



CapitaMall
Trust

CAPITAMALL TRUST

Singapore's First & Largest REIT

Full Year 2014 Financial Results Annexes

23 January 2015



Portfolio Lease Expiry Profile

as at 31 December 2014

	Number of Leases	Gross Rental Income per Month ⁽¹⁾	
		S\$'000	% of Total
2015	1,012 ⁽²⁾	15,961	28.0
2016	957	16,168	28.4
2017	851	14,909	26.1
2018 & Beyond	200	9,961	17.5
Total	3,020	56,999	100.0

(1) Includes CMT's 40.0% interest in Raffles City Singapore (office and retail leases, excluding hotel lease) and CMT's 30.0% interest in Westgate. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.

(2) Of which 835 leases are retail leases.



Gross Revenue and Net Lettable Area by Property

CMT PORTFOLIO

	% of Total Gross Revenue ⁽¹⁾	% of Total Net Lettable Area
	For FY 2014	As at 31 December 2014
Tampines Mall	9.7%	6.3%
Junction 8	7.4%	4.5%
Funan DigitalLife Mall	4.3%	5.3%
IMM Building	9.9%	16.8%
Plaza Singapura	11.5%	8.5%
Bugis Junction	10.2%	7.0%
Jcube	4.1%	3.6%
Lot One Shoppers' Mall	5.5%	3.9%
Bukit Panjang Plaza	3.4%	2.9%
The Atrium@Orchard	6.8%	6.9%
Clarke Quay	5.0%	5.1%
Bugis+	4.2%	3.8%
Other assets ⁽²⁾	3.1%	4.0%
Raffles City Singapore	12.0%	14.2%
Westgate	2.9%	7.2%
Total	100.0%	100.0%

(1) Includes CMT's 40.0% interest in Raffles City Singapore (retail and office leases, excluding hotel lease) and CMT's 30.0% interest in Westgate.

(2) Include Sembawang Shopping Centre and Rivervale Mall.



Well-Diversified Trade Mix

CMT PORTFOLIO⁽¹⁾

	% of Gross Rental Income ⁽²⁾	% of Net Lettable Area
	For the month of December 2014	As at 31 December 2014
Food & Beverage	27.3%	18.8%
Fashion	14.6%	8.7%
Beauty & Health	10.1%	6.5%
Services	6.7%	3.8%
Department Store	5.6%	8.7%
Leisure & Entertainment / Music & Video ⁽³⁾	5.5%	10.3%
Gifts / Toys & Hobbies / Books / Sporting Goods	5.2%	5.0%
Shoes & Bags	4.5%	2.3%
Supermarket	3.8%	6.6%
Office	3.4%	7.4%
Jewellery & Watches	2.6%	0.8%
Houseware & Furnishings	2.6%	2.7%
Information Technology	2.5%	3.1%
Electrical & Electronics	2.3%	3.0%
Warehouse	1.3%	9.3%
Education	1.3%	2.7%
Others ⁽⁴⁾	0.7%	0.3%
Total	100.0%	100.0%

(1) Includes CMT's 40.0% interest in Raffles City Singapore (retail and office leases, excluding hotel lease) and CMT's 30.0% interest in Westgate.

(2) Based on committed gross rental income and excludes gross turnover rent.

(3) Includes tenants approved as thematic dining, entertainment and a performance centre in Bugis+.

(4) Others include Art Gallery and Luxury.

CapitaMall Trust Full Year 2014 Financial Results *January 2015*



Top 10 Tenants

10 Largest Tenants⁽¹⁾ Contribute about 20.6% of Total Gross Rental Income
No Single Tenant Contributes More than 4.0% of Total Gross Rental Income

Tenant	Trade Sector	% of Gross Rental Income
RC Hotels (Pte) Ltd	Hotel	3.2%
Cold Storage Singapore (1983) Pte Ltd	Supermarket/ Beauty & Health / Services/ Warehouse	2.7%
Temasek Holdings (Private) Ltd	Office	2.5%
Robinson & Co. (Singapore) Pte Ltd	Department Store/ Beauty & Health	2.5%
Wing Tai Clothing Pte Ltd	Fashion / Food & Beverage	2.0%
NTUC	Supermarket / Beauty & Health / Food & Beverage/Services	1.9%
BHG (Singapore) Pte. Ltd	Department Store	1.6%
Jay Gee Enterprises (Pte.) Ltd	Fashion/ Beauty & Health / Sporting Goods & Apparel/ Shoes & Bags	1.6%
Auric Pacific Group Limited	Food & Beverage	1.4%
Isetan (Singapore) Limited	Department Store	1.2%

(1) Include CMT's 40.0% interest in Raffles City Singapore and CMT's 30.0% interest in Westgate; based on actual gross rental income for the month of December 2014 and exclude gross turnover rent.



Trade Mix – Tampines Mall

	% of Gross Rental Income ⁽¹⁾	% of Net Lettable Area
	For the month of December 2014	As at 31 December 2014
Food & Beverage	30.1%	25.0%
Beauty & Health	11.3%	6.2%
Fashion	10.5%	6.2%
Services	8.2%	5.0%
Gifts / Toys & Hobbies / Books / Sporting Goods	7.2%	9.5%
Jewellery & Watches	6.5%	2.7%
Supermarket	5.9%	11.0%
Department Store	5.4%	11.8%
Shoes & Bags	4.4%	2.4%
Leisure & Entertainment / Music & Video	3.9%	10.6%
Information Technology	2.3%	1.3%
Electrical & Electronics	2.2%	3.4%
Education	2.1%	4.9%
Total	100.0%	100.0%

(1) Based on committed gross rental income and excludes gross turnover rent.



Trade Mix – Junction 8

	% of Gross Rental Income ⁽¹⁾	% of Net Lettable Area
	For the month of December 2014	As at 31 December 2014
Food & Beverage	27.0%	15.7%
Fashion	15.5%	7.4%
Beauty & Health	11.9%	6.2%
Services	6.8%	3.7%
Gifts / Toys & Hobbies / Books / Sporting Goods	6.0%	6.6%
Department Store	5.4%	10.8%
Leisure & Entertainment / Music & Video	5.4%	10.7%
Supermarket	5.4%	8.4%
Electrical & Electronics	4.6%	6.5%
Shoes & Bags	3.4%	1.7%
Jewellery & Watches	3.1%	1.1%
Information Technology	2.3%	1.1%
Office	1.6%	18.3%
Houseware & Furnishings	1.1%	0.8%
Education	0.5%	1.0%
Total	100.0%	100.0%

(1) Based on committed gross rental income and excludes gross turnover rent.



Trade Mix – Funan DigitalLife Mall

	% of Gross Rental Income ⁽¹⁾	% of Net Lettable Area
	For the month of December 2014	As at 31 December 2014
Information Technology	35.8%	40.9%
Food & Beverage	16.8%	12.0%
Electrical & Electronics	12.8%	12.3%
Beauty & Health	9.3%	9.3%
Gifts / Toys & Hobbies / Books / Sporting Goods	6.8%	7.9%
Services	5.5%	3.4%
Houseware & Furnishings	4.0%	4.5%
Education	3.3%	5.3%
Shoes & Bags	2.1%	1.1%
Leisure & Entertainment / Music & Video	1.2%	0.8%
Jewellery & Watches	1.1%	0.6%
Supermarket	1.0%	1.6%
Fashion	0.3%	0.3%
Total	100.0%	100.0%

(1) Based on committed gross rental income and excludes gross turnover rent.



Trade Mix – IMM Building

	% of Gross Rental Income ⁽¹⁾	% of Net Lettable Area
	For the month of December 2014	As at 31 December 2014
Food & Beverage	19.2%	7.5%
Houseware & Furnishings	14.7%	7.2%
Warehouse	14.4%	52.2%
Fashion	8.7%	4.0%
Supermarket	7.0%	8.0%
Electrical & Electronics	6.0%	4.1%
Services	5.7%	1.7%
Beauty & Health	5.6%	1.8%
Gifts / Toys & Hobbies / Books / Sporting Goods	5.5%	3.3%
Shoes & Bags	4.4%	1.9%
Jewellery & Watches	3.5%	0.6%
Office	2.2%	4.5%
Department Store	1.5%	2.1%
Information Technology	1.1%	0.7%
Leisure & Entertainment / Music & Video	0.5%	0.4%
Total	100.0%	100.0%

(1) Based on committed gross rental income and excludes gross turnover rent.



Trade Mix – Plaza Singapura

	% of Gross Rental Income ⁽¹⁾	% of Net Lettable Area
	For the month of December 2014	As at 31 December 2014
Food & Beverage	22.9%	16.3%
Beauty & Health	11.5%	10.1%
Fashion	10.7%	6.2%
Services	9.6%	6.4%
Department Store	8.2%	14.8%
Shoes & Bags	7.9%	4.8%
Gifts / Toys & Hobbies / Books / Sporting Goods	6.7%	5.4%
Houseware & Furnishings	6.0%	9.2%
Leisure & Entertainment / Music & Video	5.5%	12.9%
Supermarket	3.9%	6.4%
Jewellery & Watches	3.1%	1.2%
Education	2.5%	4.7%
Information Technology	0.9%	1.0%
Electrical & Electronics	0.6%	0.6%
Total	100.0%	100.0%

(1) Based on committed gross rental income and excludes gross turnover rent.



Trade Mix – Bugis Junction

	% of Gross Rental Income ⁽¹⁾	% of Net Lettable Area
	For the month of December 2014	As at 31 December 2014
Food & Beverage	29.8%	22.4%
Fashion	21.6%	16.5%
Department Store	11.4%	26.0%
Beauty & Health	9.4%	7.2%
Gifts / Toys & Hobbies / Books / Sporting Goods	5.9%	5.7%
Jewellery & Watches	4.8%	1.8%
Shoes & Bags	4.5%	2.6%
Services	4.2%	2.6%
Leisure & Entertainment / Music & Video	3.4%	8.2%
Supermarket	2.7%	4.5%
Information Technology	1.8%	2.0%
Electrical & Electronics	0.4%	0.2%
Office	0.1%	0.3%
Total	100.0%	100.0%

(1) Based on committed gross rental income and excludes gross turnover rent.



Trade Mix – Sembawang Shopping Centre

	% of Gross Rental Income ⁽¹⁾	% of Net Lettable Area
	For the month of December 2014	As at 31 December 2014
Food & Beverage	28.8%	23.7%
Supermarket	16.6%	28.0%
Beauty & Health	12.6%	8.0%
Education	9.0%	9.2%
Fashion	8.6%	5.7%
Houseware & Furnishings	5.8%	4.7%
Gifts / Toys & Hobbies / Books / Sporting Goods	4.5%	5.7%
Department Store	4.3%	8.5%
Shoes & Bags	2.6%	1.8%
Services	2.2%	1.1%
Electrical & Electronics	1.6%	0.9%
Leisure & Entertainment / Music & Video	1.5%	1.7%
Jewellery & Watches	1.4%	0.6%
Information Technology	0.5%	0.4%
Total	100.0%	100.0%

(1) Based on committed gross rental income and excludes gross turnover rent.



Trade Mix – JCube

	% of Gross Rental Income ⁽¹⁾	% of Net Lettable Area
	For the month of December 2014	As at 31 December 2014
Food & Beverage	35.6%	26.8%
Beauty & Health	13.8%	7.5%
Fashion	12.2%	7.4%
Gifts / Toys & Hobbies / Books / Sporting Goods	10.7%	9.8%
Leisure & Entertainment / Music & Video	8.3%	31.7%
Services	6.0%	3.6%
Shoes & Bags	3.9%	2.7%
Supermarket	3.8%	6.2%
Education	2.0%	1.5%
Information Technology	1.4%	1.7%
Houseware & Furnishings	1.3%	0.7%
Jewellery & Watches	1.0%	0.4%
Total	100.0%	100.0%

(1) Based on committed gross rental income and excludes gross turnover rent.



Trade Mix – Lot One Shoppers' Mall

	% of Gross Rental Income ⁽¹⁾	% of Net Lettable Area
	For the month of December 2014	As at 31 December 2014
Food & Beverage	30.8%	24.5%
Beauty & Health	15.5%	10.1%
Fashion	14.2%	9.2%
Services	8.4%	4.8%
Gifts / Toys & Hobbies / Books / Sporting Goods	5.3%	5.5%
Supermarket	4.1%	6.2%
Leisure & Entertainment / Music & Video	3.9%	10.1%
Department Store	3.8%	6.0%
Shoes & Bags	3.5%	2.4%
Electrical & Electronics	3.4%	6.7%
Jewellery & Watches	3.0%	1.0%
Education	1.8%	11.6%
Information Technology	1.5%	1.3%
Houseware & Furnishings	0.8%	0.6%
Total	100.0%	100.0%

(1) Based on committed gross rental income and excludes gross turnover rent.



Trade Mix – Bukit Panjang Plaza

	% of Gross Rental Income ⁽¹⁾	% of Net Lettable Area
	For the month of December 2014	As at 31 December 2014
Food & Beverage	40.8%	31.7%
Beauty & Health	15.5%	11.1%
Services	10.7%	5.7%
Supermarket	9.8%	17.0%
Fashion	6.4%	3.8%
Gifts / Toys & Hobbies / Books / Sporting Goods	3.8%	5.7%
Jewellery & Watches	2.5%	1.0%
Electrical & Electronics	2.4%	5.7%
Education	2.1%	9.1%
Department Store	1.9%	5.8%
Shoes & Bags	1.5%	0.9%
Houseware & Furnishings	1.3%	1.0%
Leisure & Entertainment / Music & Video	0.7%	1.0%
Information Technology	0.6%	0.5%
Total	100.0%	100.0%

(1) Based on committed gross rental income and excludes gross turnover rent.



Trade Mix – Rivervale Mall

	% of Gross Rental Income ⁽¹⁾	% of Net Lettable Area
	For the month of December 2014	As at 31 December 2014
Food & Beverage	28.7%	20.3%
Services	22.2%	15.6%
Supermarket	16.3%	27.2%
Beauty & Health	15.1%	11.1%
Department Store	6.0%	15.1%
Education	5.6%	7.1%
Shoes & Bags	2.1%	1.5%
Gifts / Toys & Hobbies / Books / Sporting Goods	1.5%	1.1%
Fashion	1.0%	0.4%
Electrical & Electronics	0.8%	0.3%
Jewellery & Watches	0.7%	0.3%
Total	100.0%	100.0%

(1) Based on committed gross rental income and excludes gross turnover rent.



Trade Mix – The Atrium@Orchard

	% of Gross Rental Income ⁽¹⁾	% of Net Lettable Area
	For the month of December 2014	As at 31 December 2014
Office	42.2%	64.8%
Fashion	17.3%	11.2%
Food & Beverage	15.6%	9.9%
Beauty & Health	12.5%	6.6%
Services	4.8%	3.4%
Shoes & Bags	4.5%	2.3%
Gifts / Toys & Hobbies / Books / Sporting Goods	1.6%	1.0%
Houseware & Furnishings	0.9%	0.5%
Electrical & Electronics	0.4%	0.2%
Jewellery & Watches	0.2%	0.1%
Total	100.0%	100.0%

(1) Based on committed gross rental income and excludes gross turnover rent.



Trade Mix – Clarke Quay

	% of Gross Rental Income ⁽¹⁾	% of Net Lettable Area
	For the month of December 2014	As at 31 December 2014
Food & Beverage	50.9%	35.3%
Leisure & Entertainment / Music & Video	43.1%	52.6%
Office	5.6%	12.0%
Services	0.4%	0.1%
Total	100.0%	100.0%

(1) Based on committed gross rental income and excludes gross turnover rent.



Trade Mix - Bugis+

	% of Gross Rental Income ⁽¹⁾	% of Net Lettable Area
	For the month of December 2014	As at 31 December 2014
Leisure & Entertainment / Music & Video ⁽²⁾	38.0%	62.7%
Fashion	32.0%	22.0%
Food & Beverage	12.2%	6.4%
Gifts / Toys & Hobbies / Books / Sporting Goods	6.7%	3.7%
Beauty & Health	5.9%	3.1%
Shoes & Bags	2.7%	1.1%
Services	1.9%	0.8%
Jewellery & Watches	0.6%	0.2%
Total	100.0%	100.0%

(1) Based on committed gross rental income and excludes gross turnover rent.

(2) Includes tenants approved as thematic dining, entertainment and a performance centre.



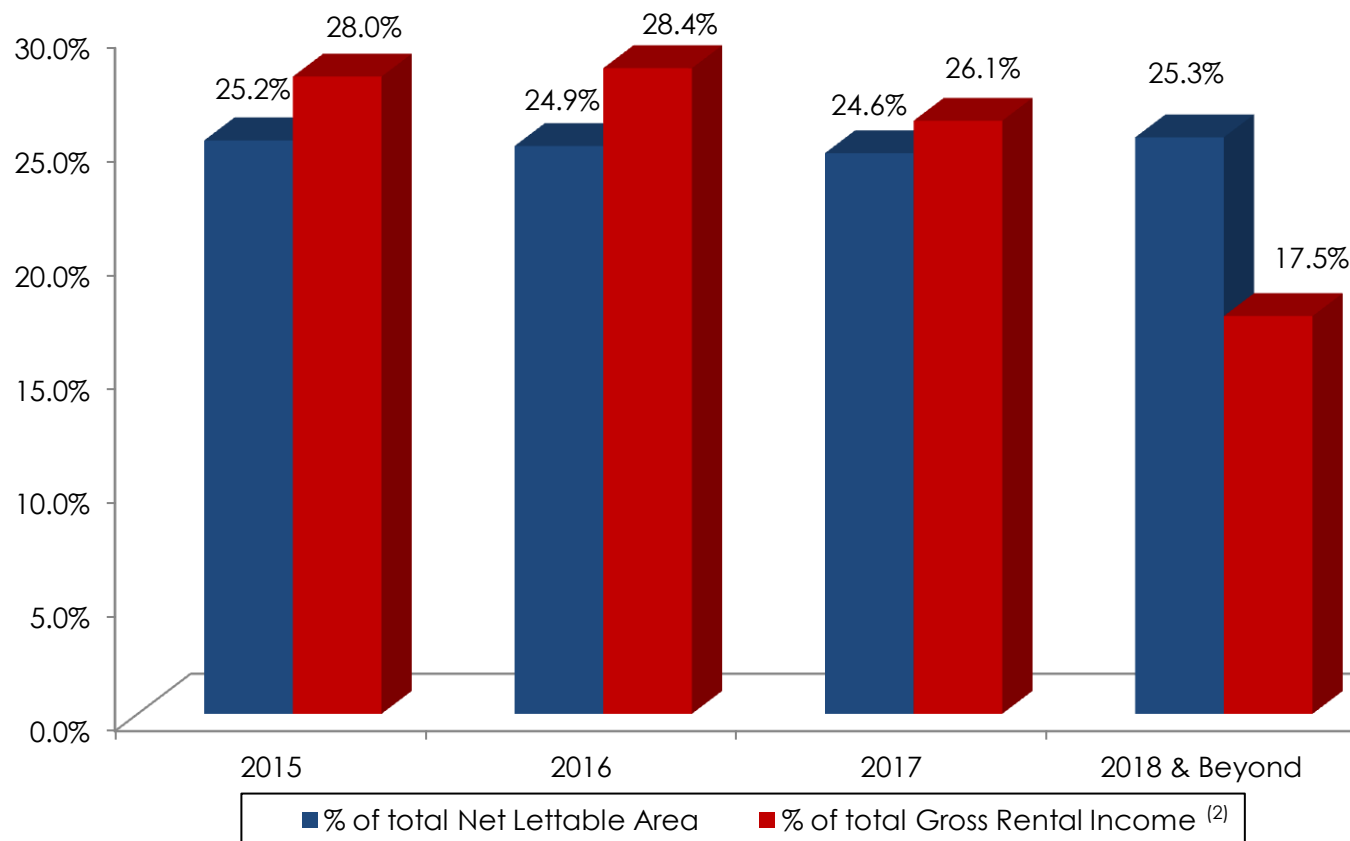
Trade Mix – Westgate

	% of Gross Rental Income ⁽¹⁾	% of Net Lettable Area
	For the month of December 2014	As at 31 December 2014
Food & Beverage	31.0%	25.1%
Fashion	17.6%	16.9%
Beauty & Health	11.5%	10.1%
Services	10.7%	7.5%
Department Store	5.8%	11.3%
Gifts / Toys & Hobbies / Books / Sporting Goods	5.3%	7.5%
Shoes & Bags	4.0%	2.6%
Education	3.1%	6.2%
Electrical & Electronics	3.1%	4.2%
Supermarket	2.8%	5.6%
Information Technology	2.3%	1.5%
Jewellery & Watches	2.0%	0.9%
Houseware & Furnishings	0.8%	0.6%
Total	100.0%	100.0%

(1) Based on committed gross rental income and excludes gross turnover rent.



Lease Expiry Profile – Portfolio⁽¹⁾

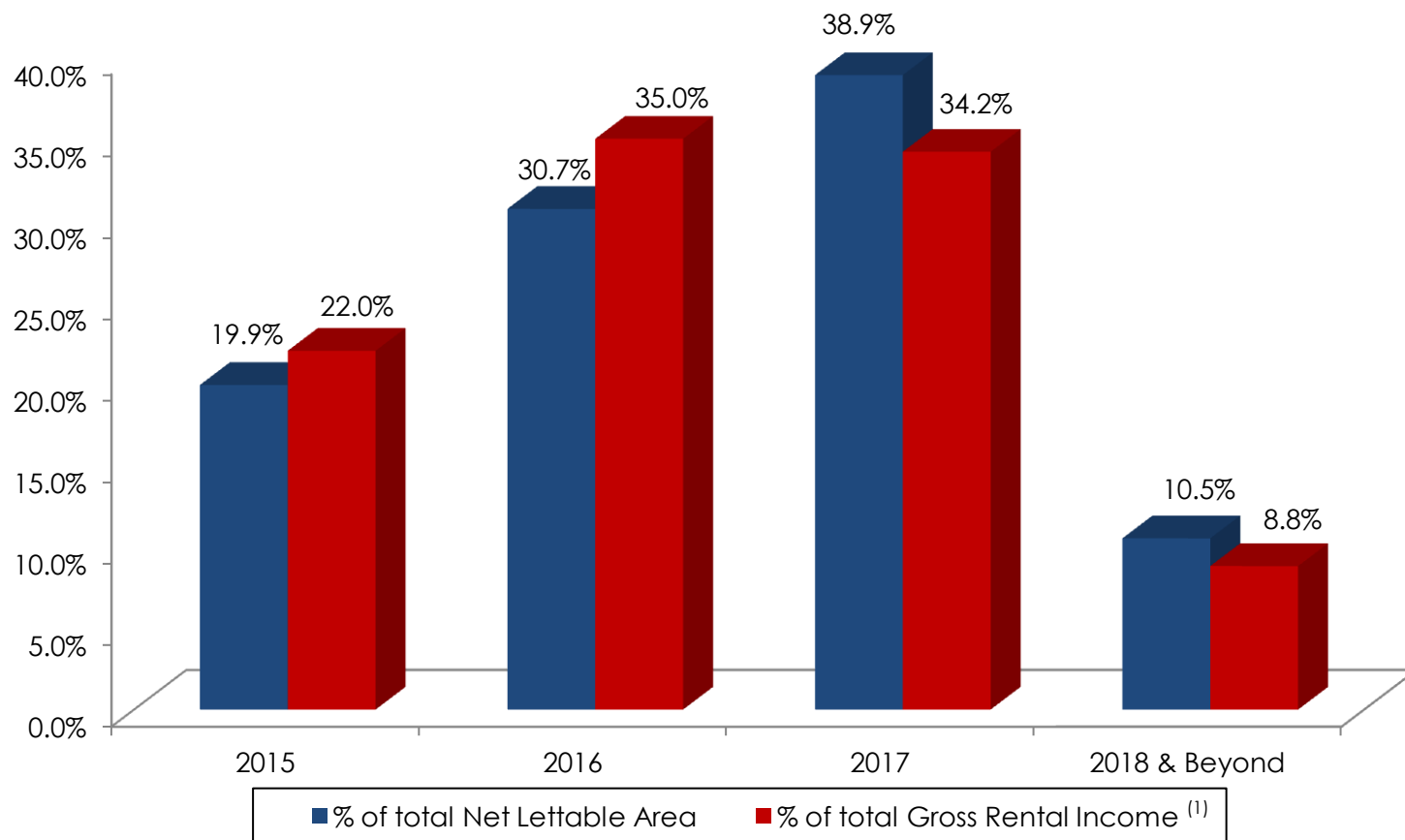


(1) Includes CMT's 40.0% interest in Raffles City Singapore (retail and office leases, excluding hotel lease) and CMT's 30.0% interest in Westgate.

(2) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.



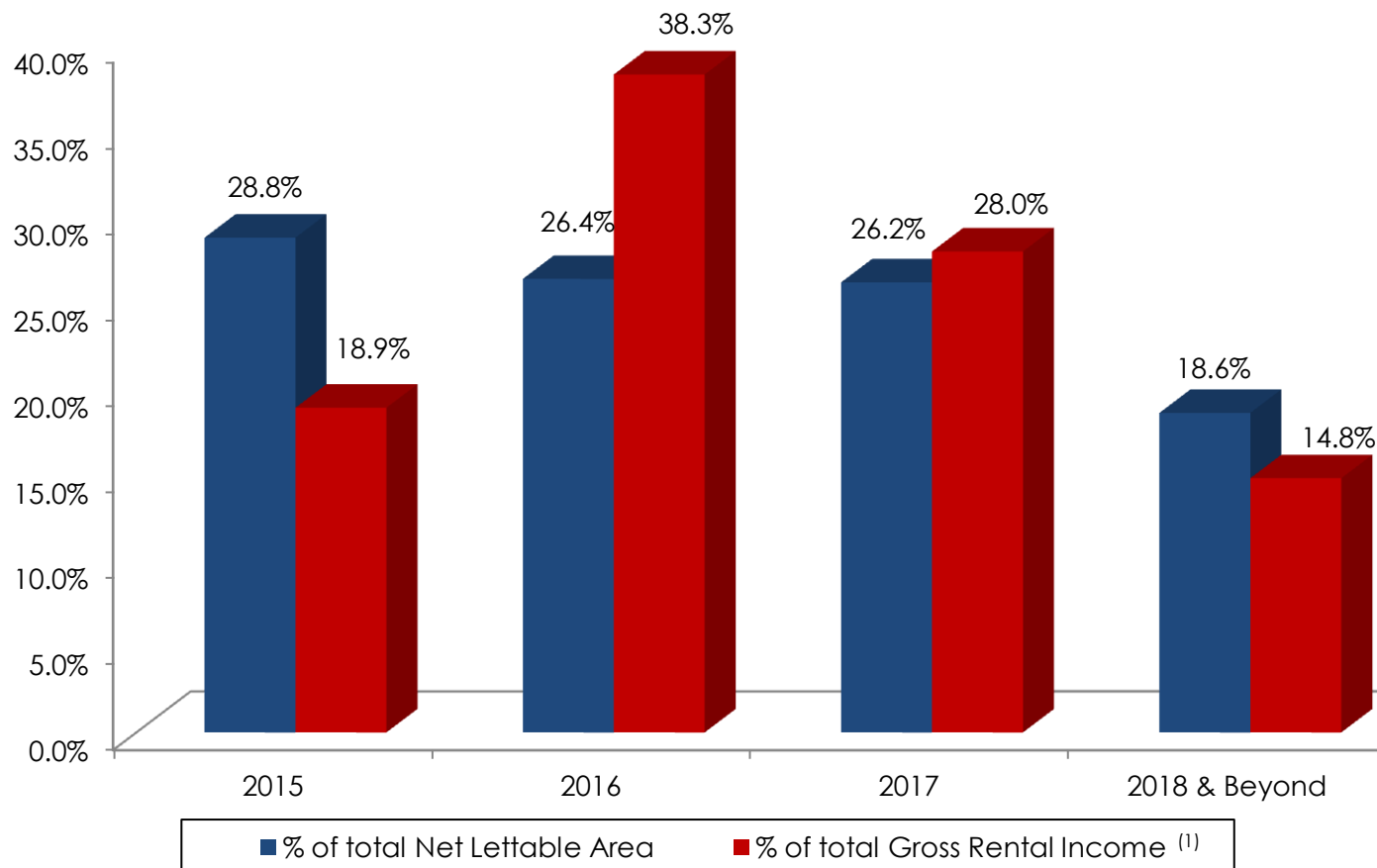
Lease Expiry Profile – Tampines Mall



(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.



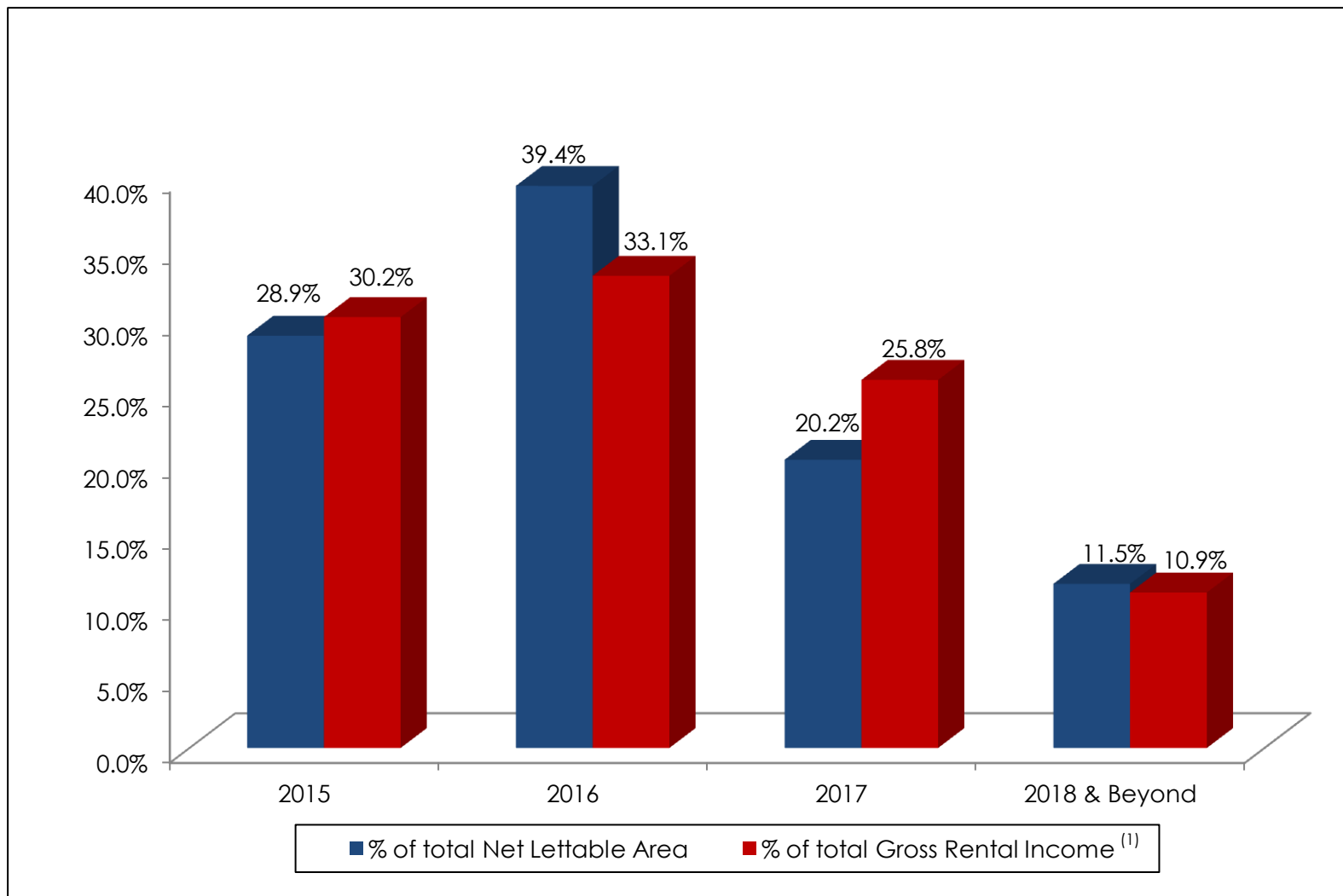
Lease Expiry Profile – Junction 8



(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.



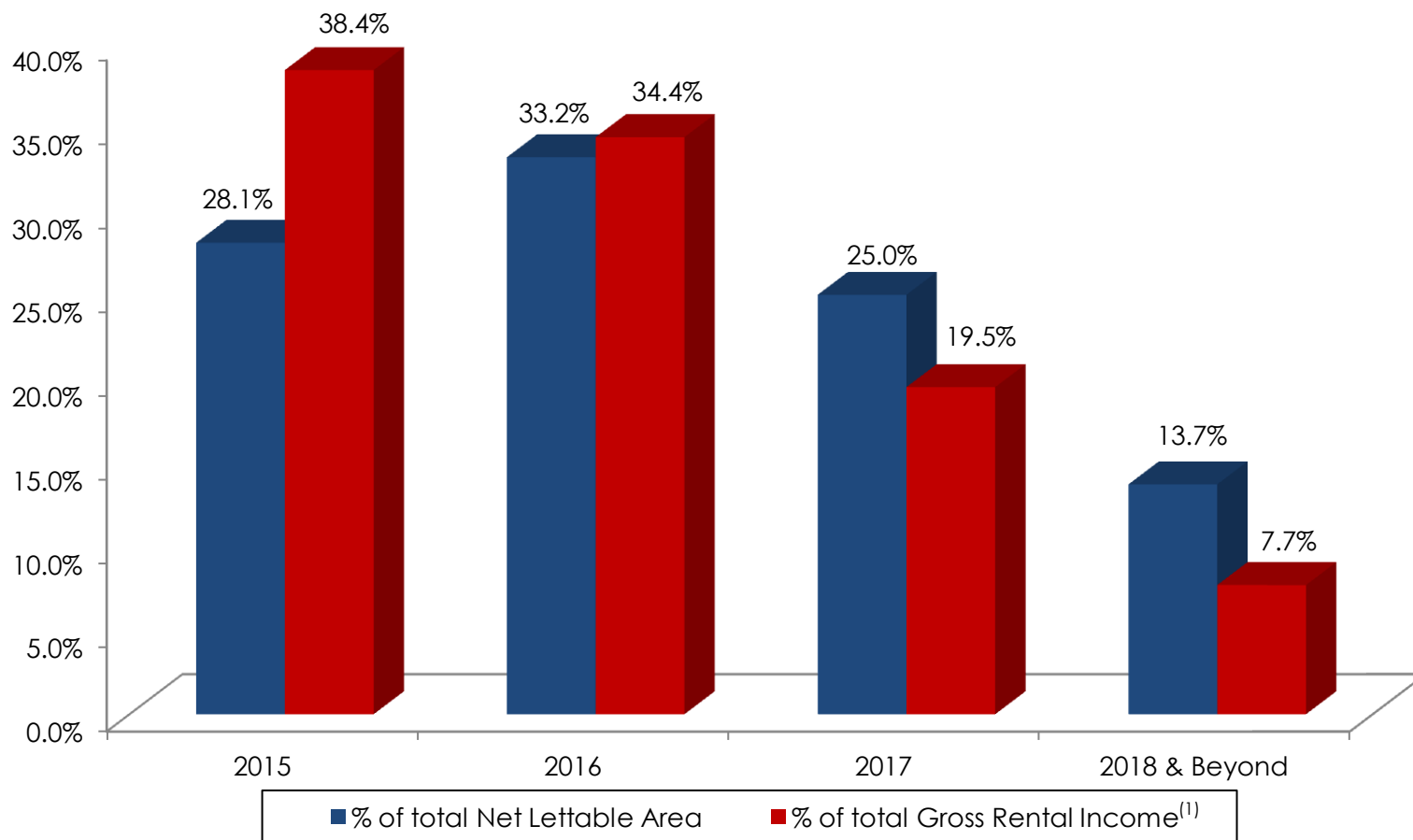
Lease Expiry Profile – Funan DigitaLife Mall



(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.



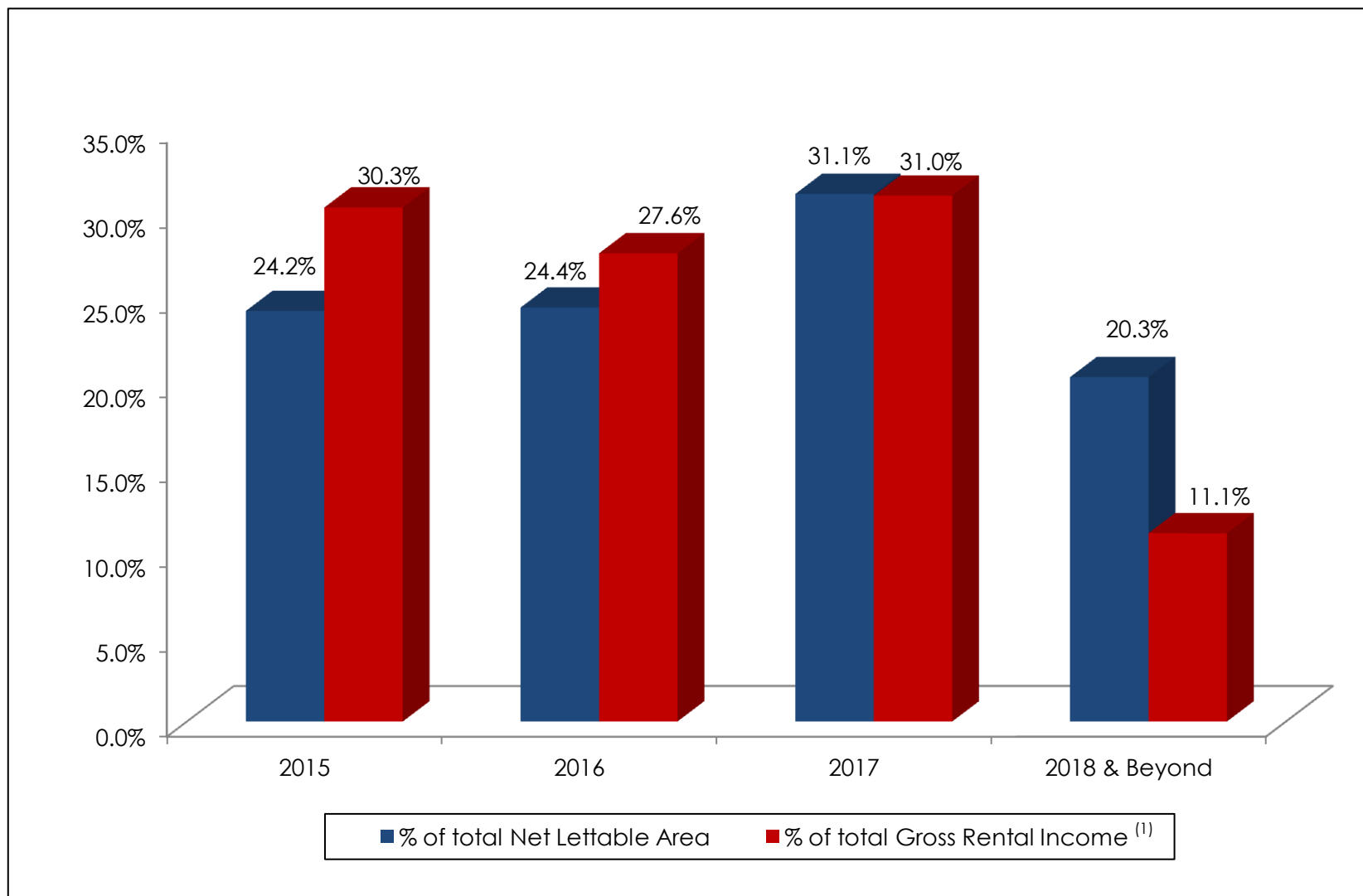
Lease Expiry Profile – IMM Building



(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.



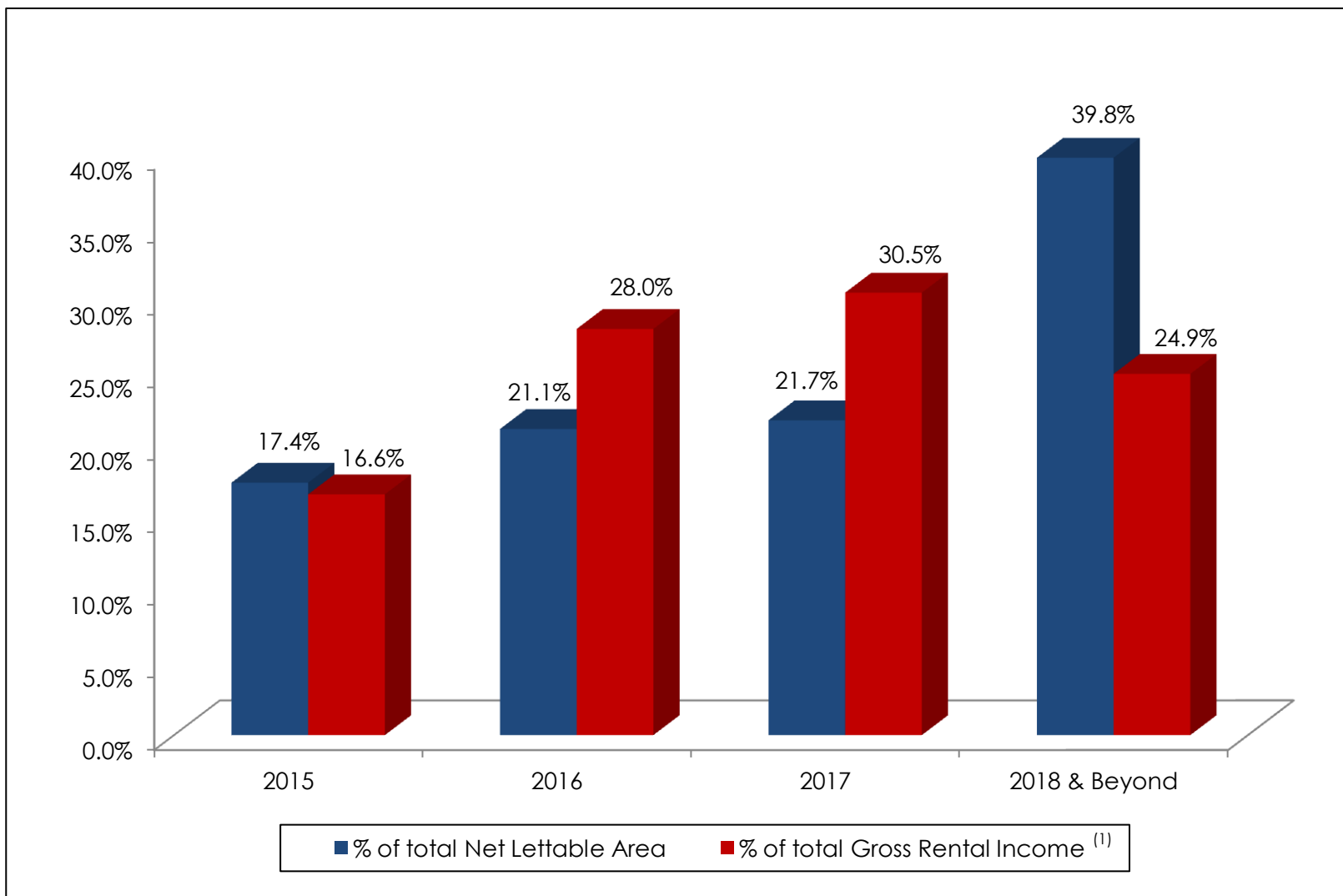
Lease Expiry Profile – Plaza Singapura



(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.



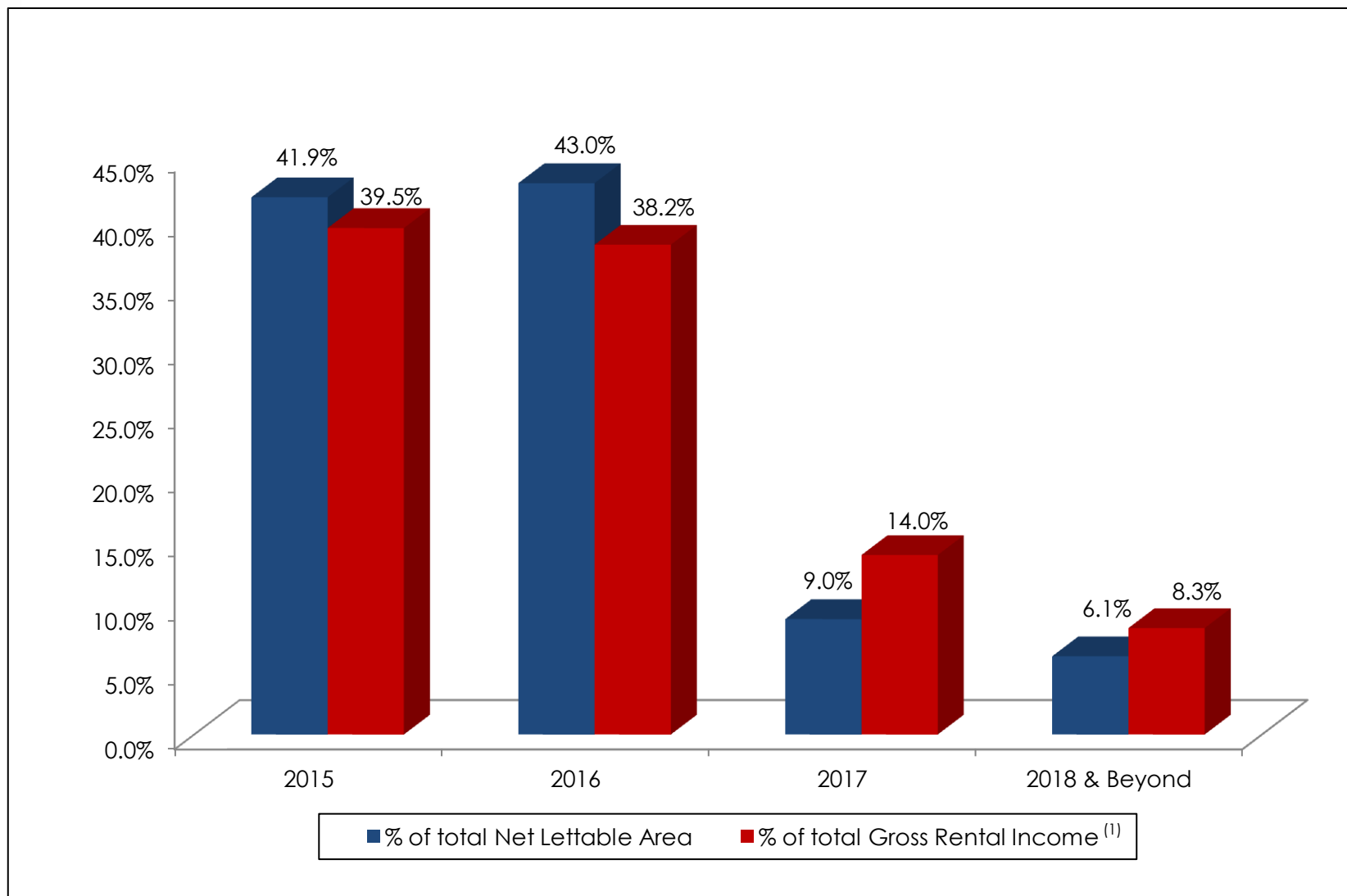
Lease Expiry Profile – Bugis Junction



(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.



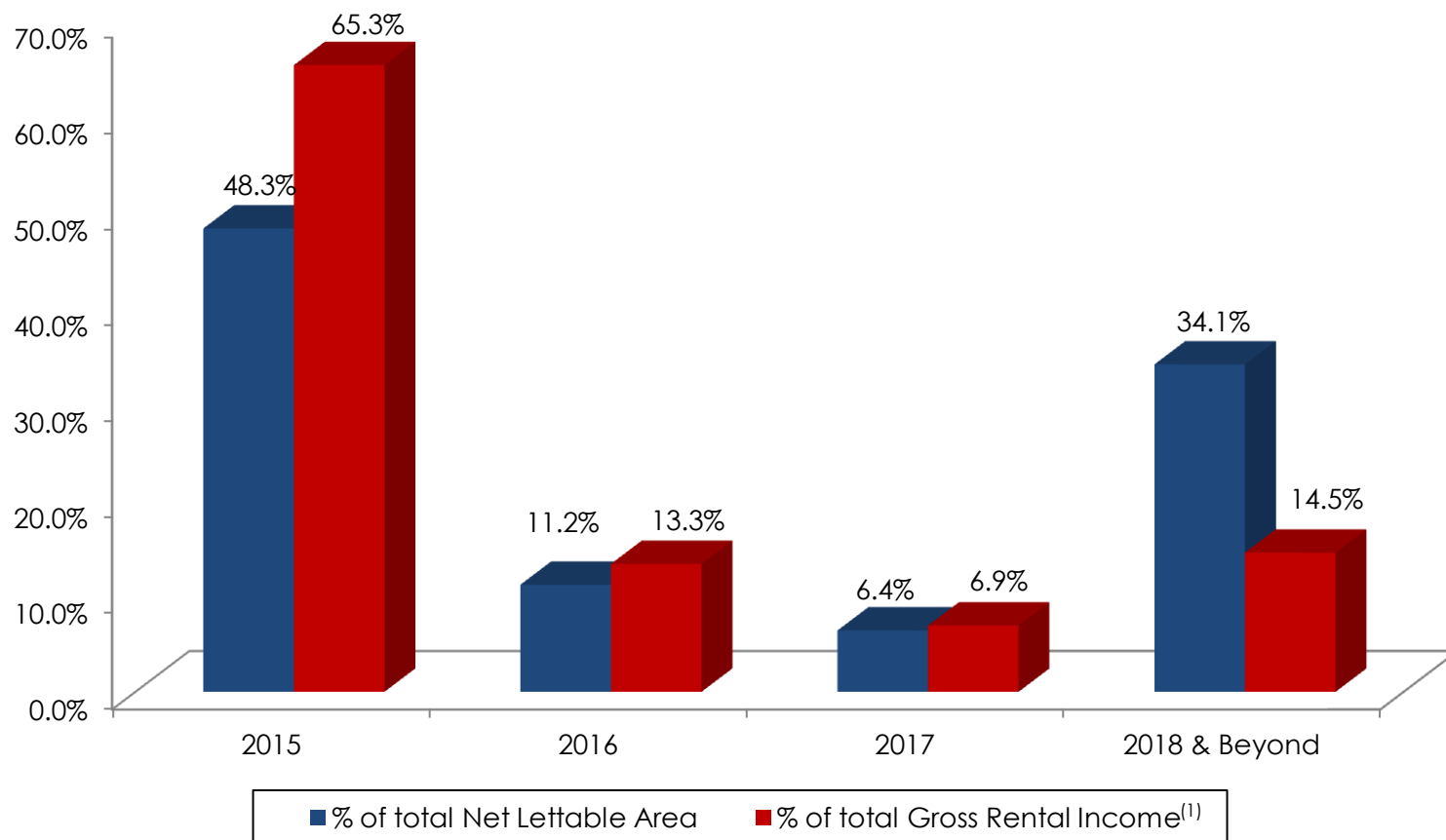
Lease Expiry Profile – Sembawang Shopping Centre



(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.



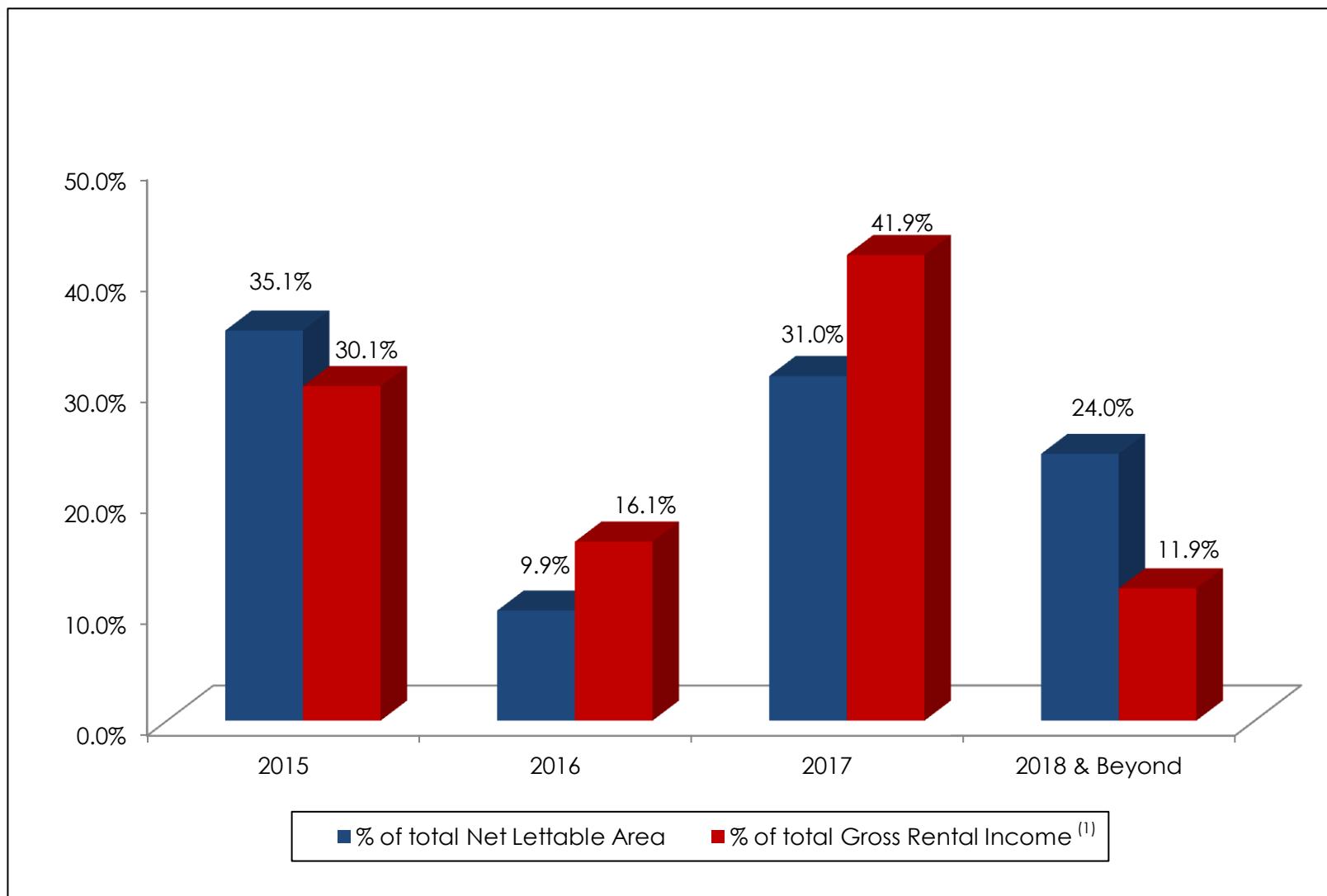
Lease Expiry Profile – JCube



(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.



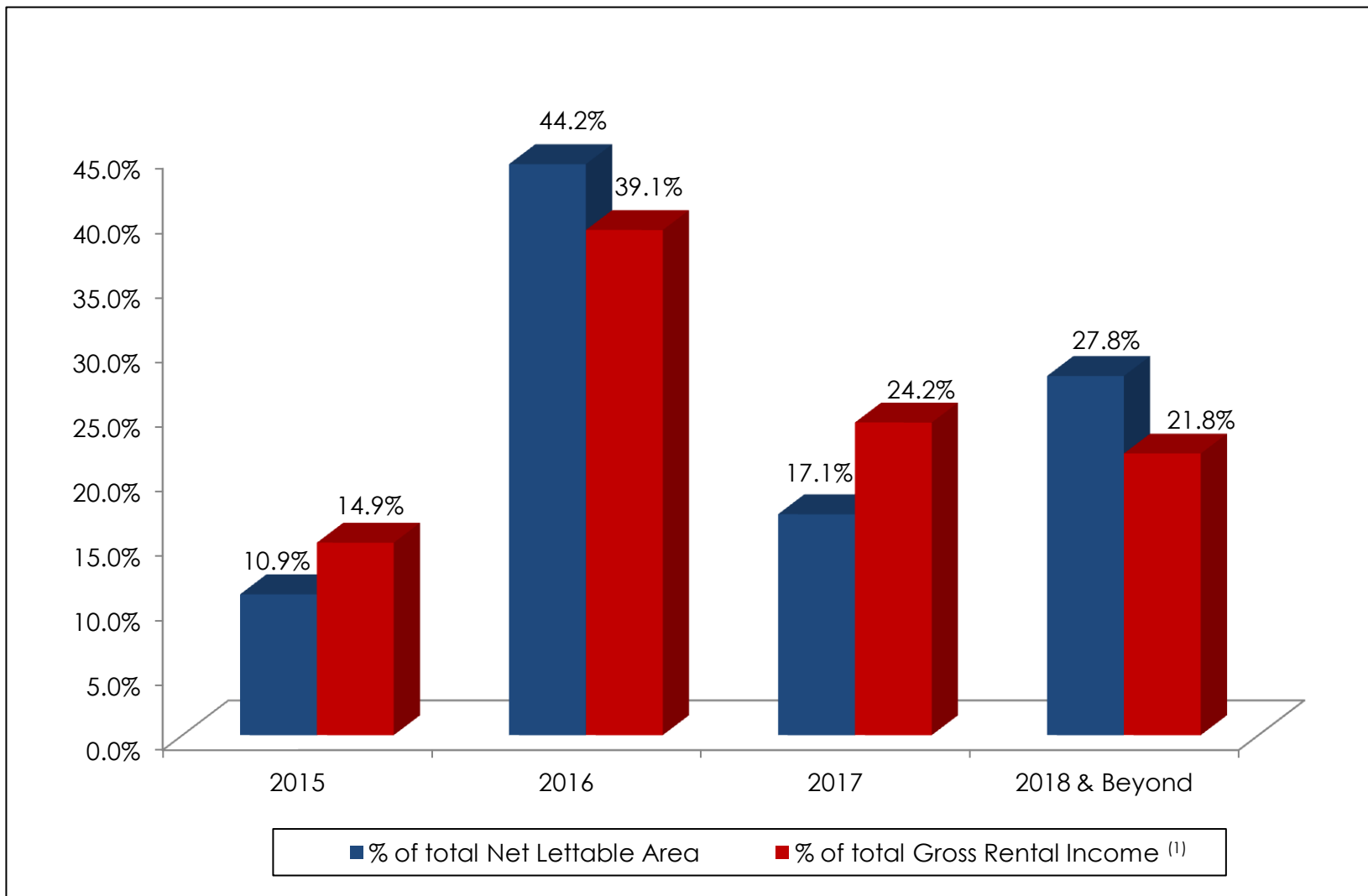
Lease Expiry Profile – Lot One Shoppers' Mall



(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.



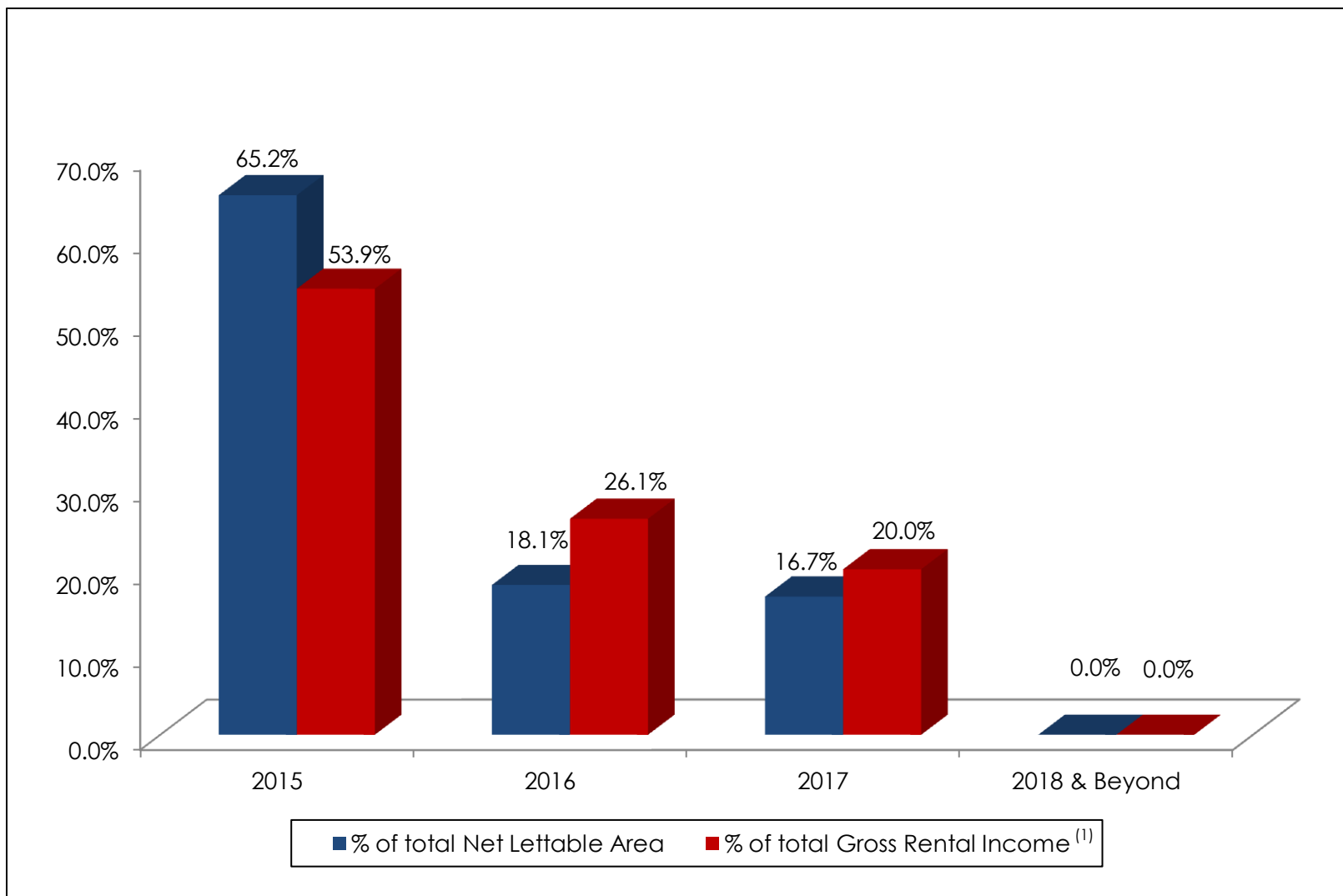
Lease Expiry Profile – Bukit Panjang Plaza



(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.



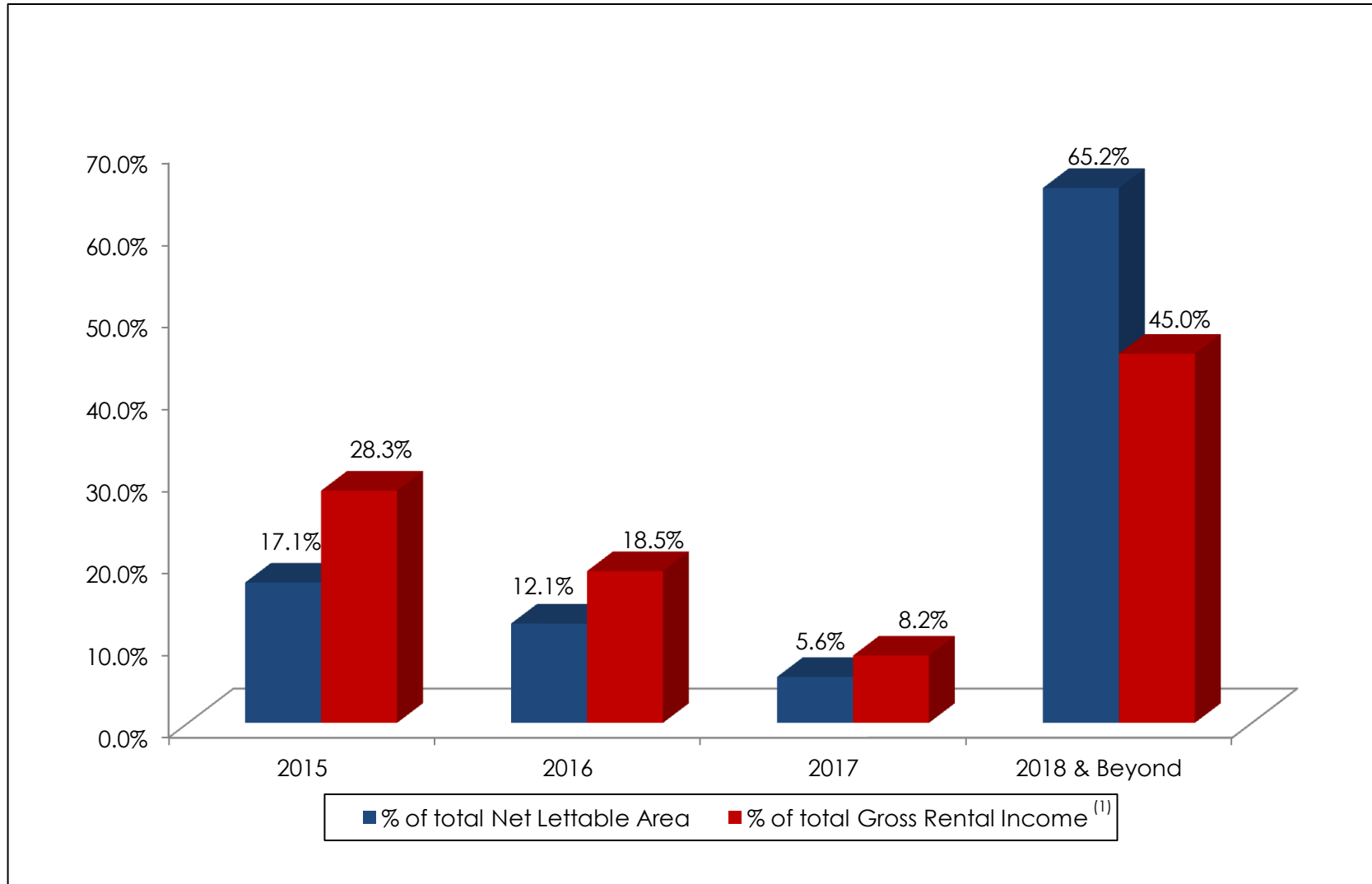
Lease Expiry Profile – Rivervale Mall



(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.



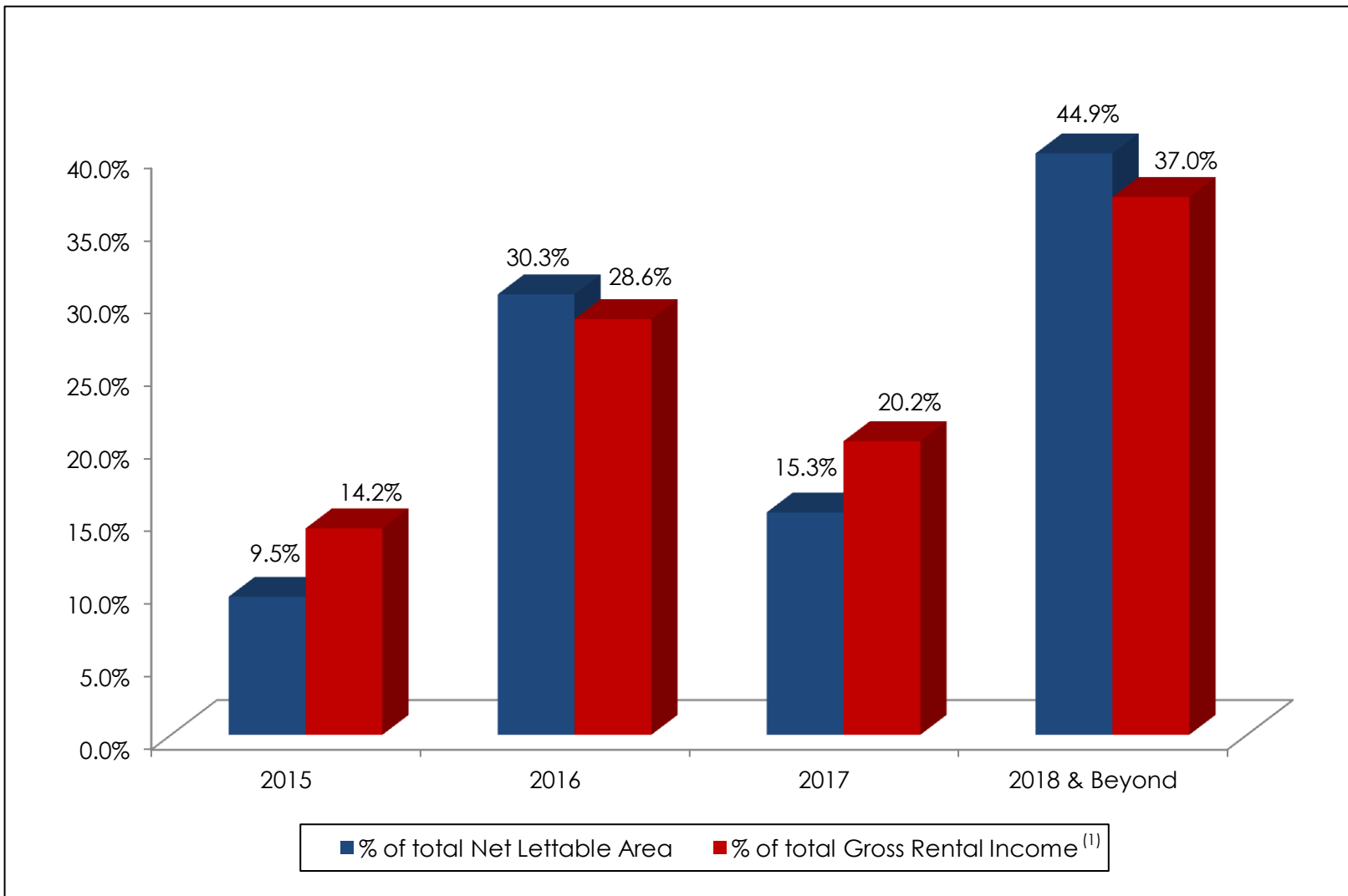
Lease Expiry Profile – The Atrium@Orchard



(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.



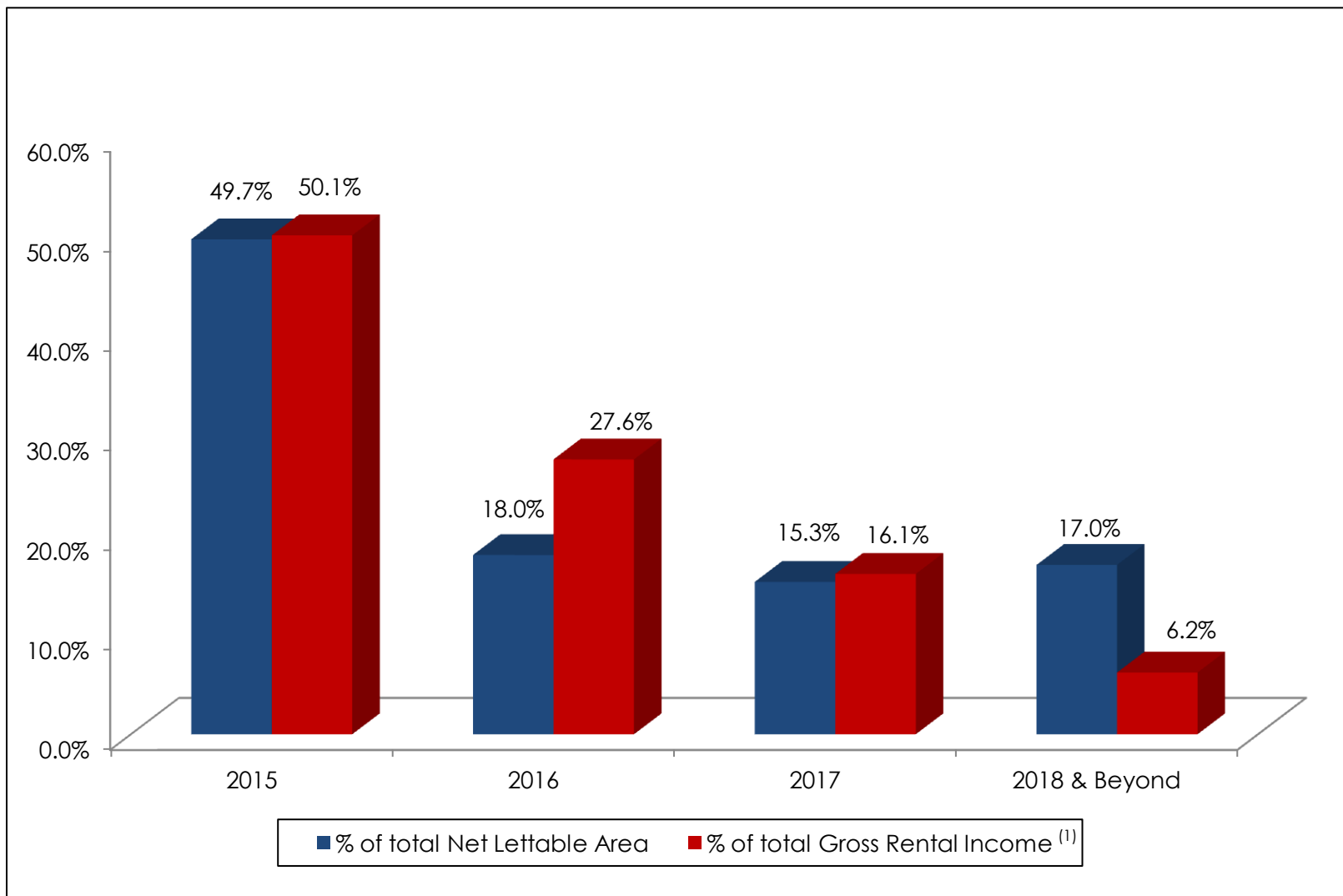
Lease Expiry Profile – Clarke Quay



(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.



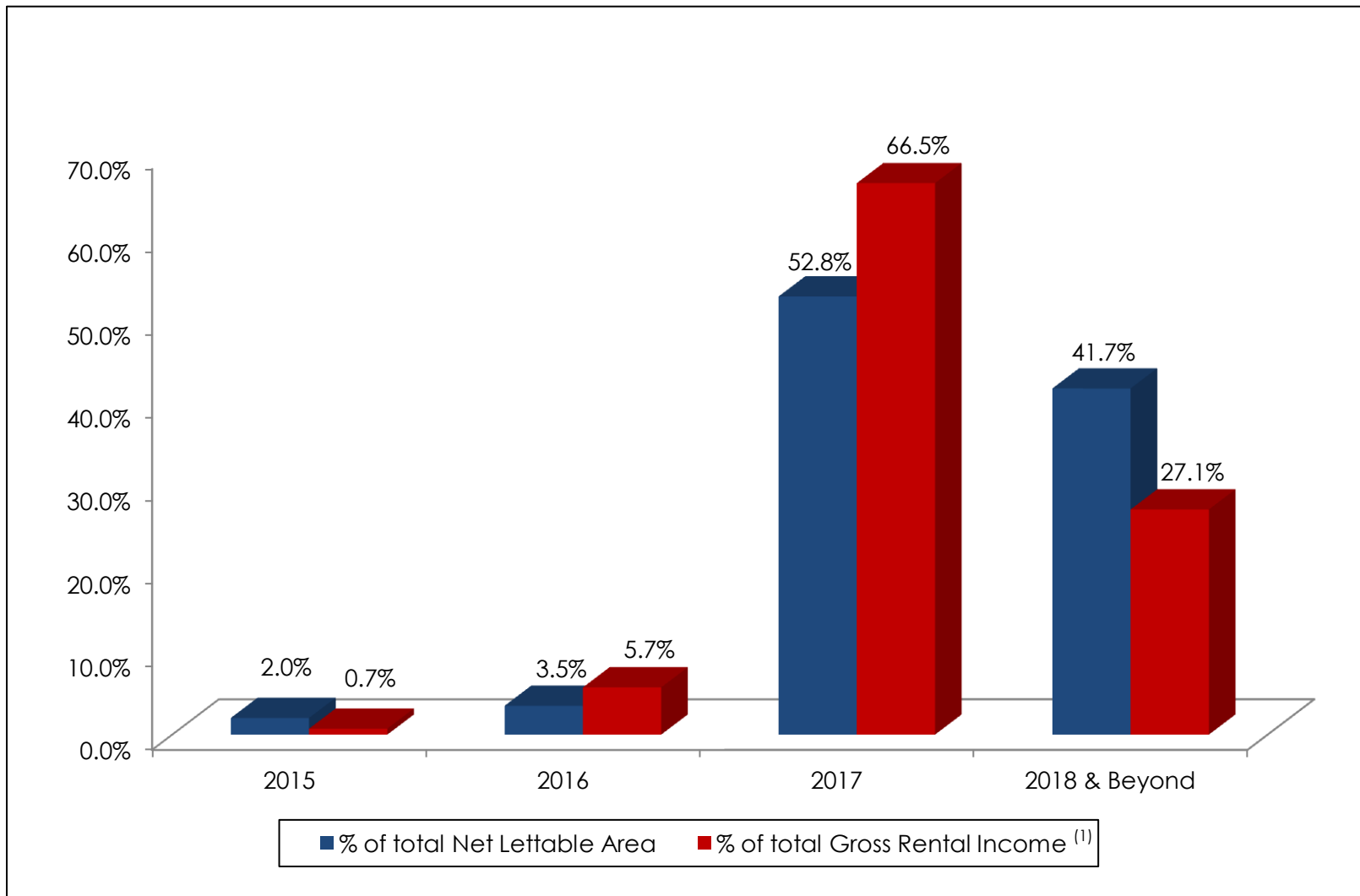
Lease Expiry Profile – Bugis+



(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.



Lease Expiry Profile – Westgate



(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rent.



CapitaMall
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Thank you

For enquiries, please contact: Ms Audrey Tan, Investor Relations,
Direct: (65) 6713 1507 Email: audrey.tan@capitaland.com
CapitaMall Trust Management Limited (<http://www.capitamall.com>)
168 Robinson Road, #30-01 Capital Tower, Singapore 068912
Tel: (65) 6713 2888; Fax: (65) 6713 2999