



CAPITAMALL TRUST

2008 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT AND DISTRIBUTION ANNOUNCEMENT

TABLE OF CONTENTS

Item No.	Description	Page No.
-	Summary of CMT Group Results	2
-	Introduction	3
1(a)	Statement of Total Return & Distribution Statement	4 – 7
1(b)(i)	Balance Sheet	8 – 9
1(b)(ii)	Aggregate Amount of Borrowings and Debt Securities	9 - 10
1(c)	Cash Flow Statement	11 - 13
1d(i)	Statement of Changes in Unitholders' Funds	13 - 14
1d(ii)	Details of Any Change in the Units	15
2 & 3	Audit Statement	15 – 16
4 & 5	Changes in Accounting Policies	16
6	Earnings Per Unit ("EPU") and Distribution Per Unit ("DPU")	16 - 17
7	Net Asset Value ("NAV") Per Unit	17
8	Review of the Performance	18 – 19
9	Variance from Previous Forecast / Prospect Statement	20 – 22
10	Outlook & Prospects	22 – 23
11 & 12	Distribution	23 – 24
13	Confirmation Pursuant to Rule 705(4) of the Listing Manual	24

**CAPITAMALL TRUST
2008 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

Summary of CMT Group Results

	FY 2006	FY 2007	1 April to 30 June 2008		
	Actual	Actual	Actual	Forecast ¹	% Change
Gross Revenue (S\$'000)	331,728	431,860	125,632	119,822	4.8
Net Property Income (S\$'000)	217,641	287,775	83,640	80,168	4.3
Amount Available for Distribution (S\$'000)	169,403	211,190	57,617	57,460	0.3
Distributable Income (S\$'000)	169,403	211,190	58,647 ²	57,556 ²	1.7
Distribution Per Unit ("DPU") (cents)					
For the period	11.69¢	13.34¢	3.52¢	3.46¢	1.7
Annualised	11.69¢ ³	13.34¢ ³	14.16¢	13.92¢	1.7

Footnotes:

1. For CMT and CRS malls, the forecast is based on the forecast shown in Forecast Consolidated Statement of Total Return and Distributable Income of CMT and its subsidiaries dated 22 January 2008. The forecast for RCS Trust is based on the forecast shown in the joint announcement with CapitaCommercial Trust ("CCT") on 9 June 2008.
2. Actual for the period includes release of S\$1.0 million of net capital distribution income (after interest expense of S\$0.9 million) from CapitaRetail China Trust ("CRCT") retained in 1Q 2008.
3. Refers to actual DPU for the respective years.

For a meaningful analysis/comparison of the actual results against the forecast for the CMT malls as stated in the Forecast Consolidated Statement of Total Return and Distribution Income of CMT and its subsidiaries dated 22 January 2008 and for RCS Trust as stated in the forecast shown in the joint announcement with CCT on 9 June 2008 respectively, please refer to paragraph 9 of this announcement.

DISTRIBUTION & BOOK CLOSURE DATE

Distribution	For 1 April 2008 to 30 June 2008
Distribution type	i) Taxable Income ii) Capital
Distribution rate	i) Taxable income distribution of 3.46 cents per unit ii) Capital distribution of 0.06 cents per unit
Book closure date	25 July 2008
Payment date	27 August 2008

CAPITAMALL TRUST
2008 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT

INTRODUCTION

CapitaMall Trust (“CMT”) was established under a trust deed dated 29 October 2001 entered into between CapitaMall Trust Management Limited (as manager of CMT) (the “Manager”) and HSBC Institutional Trust Services (Singapore) Limited (as trustee of CMT) (the “Trustee”), as amended.

CMT was originally held privately under a private trust until 15 July 2002 and was subsequently listed on the Singapore Exchange Securities Trading Limited (“SGX-ST”).

As at 31 December 2002, CMT held 3 properties, Tampines Mall, Junction 8 and Funan The IT Mall (presently known as Funan DigitaLife Mall). CMT acquired IMM Building on 26 June 2003. On 17 December 2003, CMT invested S\$58 million in the Class E Bonds of CapitaRetail Singapore Limited (“CRS”), an associate, which owns CapitaRetail BPP Trust (owner of 90 strata units in Bukit Panjang Plaza), CapitaRetail Lot One Trust (owner of Lot One Shoppers’ Mall) and CapitaRetail Rivervale Trust (owner of Rivervale Mall). CMT acquired its fifth property, Plaza Singapura, on 2 August 2004.

CMT acquired Sembawang Shopping Centre on 10 June 2005 while 100.0% of the strata area of Hougang Plaza was progressively acquired on 20 June 2005 (13.6%), 30 June 2005 (78.8%), 16 August 2005 (4.3%) 10 May 2006 (2.7%) and 7 June 2006 (0.6%). On 31 October 2005, CMT completed the acquisitions of Bugis Junction and Jurong Entertainment Centre.

On 1 September 2006, the acquisition of Raffles City by RCS Trust was completed. RCS Trust is an unlisted special purpose trust established under a trust deed dated 18 July 2006 entered into between HSBC Institutional Trust Services (Singapore) Limited (as trustee-manager of RCS Trust), 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% owned by CMT and 60% owned by CCT.

On 2 November 2006, CMT invested in 20.0% in CapitaRetail China Trust (“CRCT”), a real estate investment trust (“REIT”) listed on the SGX on 8 December 2006. It is established with the objective of investing on a long-term basis in a diversified portfolio of income-producing real estate used primarily for retail purposes and located primarily in the People’s Republic of China. CMT’s investment in CRCT is for 95.1 million units at the unit price of S\$0.981 or S\$93.3 million.

On a recurring basis, as the results of CRCT are not expected to be announced in sufficient time to be included in CMT Group’s results for the same calendar quarter, CMT Group will equity account the results of CRCT based on a 3 month lag time.

On 13 April 2007, CMT established up a wholly-owned subsidiary, CMT MTN Pte. Ltd. (“CMT MTN”) to provide treasury services, including on-lending to CMT the proceeds from issuances of notes under an unsecured multicurrency medium term note programme.

On 1 June 2007, CMT acquired the balance 72.8% of the Class E Bonds of CRS which were not held by CMT then. CMT was 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 malls in Singapore.

On 5 February 2008, to maintain its 20.0% interest in CRCT, CMT subscribed 27,605,000 units in CRCT at an aggregate value of S\$37,543,000. With this investment, CMT holds an aggregate of 122,705,000 units in CRCT at total cost of S\$130,836,000.

On 27 February 2008, the Class E Bonds were redeemed by CRS. In addition, S\$213,000,000 Junior Bonds Due 2018 (“Junior Bonds”) was issued by CRS and fully subscribed by CMT. CMT is the sole owner of the Junior Bonds and continues to effectively own 100.0% of the beneficial interest in the property portfolio of CRS.

On 22 May 2008, CMT entered into a sales and purchase agreement to acquire The Atrium@Orchard.

CAPITAMALL TRUST
2008 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT

1(a)(i) Statement of total return (2Q 2008 vs 2Q 2007)

	Group			Trust		
	2Q 2008 ¹ S\$'000	2Q 2007 S\$'000	% Change	2Q 2008 ² S\$'000	2Q 2007 S\$'000	% Change
Gross rental income	116,345	95,888	21.3	83,787	76,285	9.8
Car park income	3,545	2,840	24.8	2,428	2,164	12.2
Other income	5,742	5,186	10.7	4,374	4,519	(3.2)
Gross revenue	125,632	103,914	20.9	90,589	82,968	9.2
Property management fees	(4,690)	(3,859)	21.5	(3,368)	(3,046)	10.6
Property tax	(12,786)	(10,538)	21.3	(8,985)	(8,761)	2.6
Other property operating expenses ³	(24,516)	(22,444)	9.2	(18,134)	(18,944)	(4.3)
Property operating expenses	(41,992)	(36,841)	14.0	(30,487)	(30,751)	(0.9)
Net property income	83,640	67,073	24.7	60,102	52,217	15.1
Interest income	590	231	NM	5,240	2,411	NM
Investment income ⁴	-	-	-	9,846	8,339	18.1
Asset management fees	(7,657)	(6,541)	17.1	(5,524)	(5,145)	7.4
Trust expenses	(1,460)	(838)	74.2	(1,226)	(701)	74.9
Finance costs	(22,158)	(16,199)	36.8	(15,408)	(11,714)	31.5
Net income before share of profit of associates	52,955	43,726	21.1	53,030	45,407	16.8
Share of profit of associates ⁵	292	33,722	(99.1)	-	-	-
Net income	53,247	77,448	(31.2)	53,030	45,407	16.8
Net change in fair value of investment properties	281,298	290,344	(3.1)	226,073	232,653	(2.8)
Total return for the period before taxation	334,545	367,792	(9.0)	279,103	278,060	0.4
Taxation ⁶	(368)	(91)	NM	-	-	-
Total return for the period	334,177	367,701	(9.1)	279,103	278,060	0.4

Distribution statement

Net income before share of profit of associate	52,955	43,726	21.1	53,030	45,407	16.8
Net effect of non-tax deductible items ⁷	5,991	4,671	28.3	4,587	3,407	34.6
Interest income from associate ⁸	-	824	NM	-	-	-
Net (profit) / loss from subsidiaries	(1,329)	(407)	NM	-	-	-
Amount available for distribution to unitholders	57,617	48,814	18.0	57,617	48,814	18.0
Distributable income to unitholders⁹	58,647	48,814	20.1	58,647	48,814	20.1

Footnotes :

- The Group's results for 2Q 2008 include consolidation of 100% interest in CRS (with effect from 1 June 2007), CMT MTN (with effect from 13 April 2007) and equity accounting of its associate, CRCT. The acquisition of the balance 72.8% of the Class E Bonds in CRS was completed on 1 June 2007.*

CAPITAMALL TRUST
2008 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT

2. The acquisition of the balance 72.8% of the Class E Bonds in CRS was completed on 1 June 2007.

3. Included as part of the other property operating expenses are the following:

	Group			Trust		
	2Q 2008 S\$'000	2Q 2007 S\$'000	% Change	2Q 2008 S\$'000	2Q 2007 S\$'000	% Change
Depreciation and amortization	218	584	(62.7)	153	543	(71.8)
Bad debts written off	19	13	46.2	19	13	46.2

4. Investment income for 2Q 2008 and 2Q 2007 relates to distributable income from RCS Trust for 2Q 2008 and 2Q 2007 respectively.

5. Share of profit of associate for 2Q 2008 includes the equity accounting of CRCT's results on a 3 month lag basis. Share of profit for 2Q 2007 includes the equity accounting of CRCT's results on a 3 month lag basis and CRS's results for 1 April 2007 to 31 May 2007. With effect from 1 June 2007, CRS is a subsidiary of CMT.

6. This includes 100% share in CRS's and CMT MTN's income tax. For 2Q 2007, it relates to 100% share in CRS's income tax after 1 June 2007.

7. Included in the non-tax deductible items are the following:

	Group			Trust		
	2Q 2008 S\$'000	2Q 2007 S\$'000	% Change	2Q 2008 S\$'000	2Q 2007 S\$'000	% Change
<i>Non-tax deductible items</i>						
- Asset management fees	3,281	3,318	(1.1)	2,057	2,217	(7.2)
- Trustee's fees	202	206	(1.9)	168	175	(4.0)
- Temporary differences and other adjustments	2,508	1,147	NM	2,362	1,015	NM
<i>Net effect of non-tax deductible items</i>	5,991	4,671	28.3	4,587	3,407	34.6

8. For 2Q 2007, this relates to the income received from 1 Apr 2007 to 31 May 2007 when CRS was still an associate.

9. Distributable income for 2Q 2008 includes release of S\$1.0 million of net capital distribution income (after interest expense of S\$0.9 million) from CRCT retained in 1Q 2008.

NM – not meaningful

CAPITAMALL TRUST
2008 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT

1(a)(ii) Statement of total return (1H 2008 vs 1H 2007)

	Group			Trust		
	1H 2008 ¹ S\$'000	1H 2007 S\$'000	% Change	1H 2008 ² S\$'000	1H 2007 S\$'000	% Change
Gross rental income	228,748	186,318	22.8	165,080	151,382	9.0
Car park income	6,952	5,344	30.1	4,780	4,300	11.2
Other income	10,995	9,696	13.4	8,478	8,795	(3.6)
Gross revenue	246,695	201,358	22.5	178,338	164,477	8.4
Property management fees	(9,288)	(7,566)	22.8	(6,730)	(6,129)	9.8
Property tax	(23,236)	(18,914)	22.9	(16,117)	(15,761)	2.3
Other property operating expenses ³	(45,864)	(41,246)	11.2	(33,235)	(35,406)	(6.1)
Property operating expenses	(78,388)	(67,726)	15.7	(56,082)	(57,296)	(2.1)
Net property income	168,307	133,632	25.9	122,256	107,181	14.1
Interest income	775	515	50.5	9,993	3,806	NM
Investment income ⁴	-	-	-	23,730	16,435	44.4
Asset management fees	(14,609)	(12,052)	21.2	(10,555)	(9,616)	9.8
Trust expenses	(2,458)	(1,341)	83.3	(2,019)	(1,083)	86.4
Finance costs	(41,887)	(32,374)	29.4	(27,428)	(24,221)	13.2
Net income before share of profit of associates	110,128	88,380	24.6	115,977	92,502	25.4
Share of profit of associates ⁵	1,612	34,981	(95.4)	-	-	-
Net income	111,740	123,361	(9.4)	115,977	92,502	25.4
Net change in fair value of investment properties	281,298	290,344	(3.1)	226,073	232,653	(2.8)
Total return for the period before taxation	393,038	413,705	(5.0)	342,050	325,155	5.2
Taxation ⁶	(366)	(91)	NM	-	-	-
Total return for the period	392,672	413,614	(5.1)	342,050	325,155	5.2

Distribution statement

Net income before share of profit of associate	110,128	88,380	24.6	115,977	92,502	25.4
Net effect of non-tax deductible items ⁷	8,934	10,276	(13.1)	6,165	7,810	(21.1)
Distribution income from associate ⁸	3,842	-	NM	-	-	-
Interest income from associate ⁹	-	2,063	NM	-	-	-
Net (profit) / loss from subsidiaries	(762)	(407)	87.2	-	-	-
Amount available for distribution to unitholders	122,142	100,312	21.8	122,142	100,312	21.8
Distributable income to unitholders¹⁰	116,642	95,712	21.9	116,642	95,712	21.9

CAPITAMALL TRUST
2008 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT

Footnotes :

- The Group's results for 1H 2008 include consolidation of 100% interest in CRS (with effect from 1 June 2007), CMT MTN (with effect from 13 April 2007) and equity accounting of its associate, CRCT. The acquisition of the balance 72.8% of the Class E Bonds in CRS was completed on 1 June 2007.
- The acquisition of the balance 72.8% of the Class E Bonds in CRS was completed on 1 June 2007.
- Included as part of the other property operating expenses are the following:

	Group			Trust		
	1H 2008 S\$'000	1H 2007 S\$'000	% Change	1H 2008 S\$'000	1H 2007 S\$'000	% Change
Depreciation and amortization	417	1,111	(62.5)	295	1,036	(71.5)
Bad debts written off	20	13	53.8	20	13	53.8

- Investment income for 1H 2008 relates to distributable income from RCS Trust for 1H 2008 and distributable income from CRCT for the period from 1 July 2007 to 4 February 2008. Investment income for 1H 2007 relates to distributable income from RCS Trust for 1H 2007.
- Share of profit of associate for 1H 2008 relates to the equity accounting of CRCT's results on a 3 month lag basis. Share of profit of associate for 1H 2007 relates to the equity accounting of CRCT's results on a 3 month lag basis and CRS's results for 1 Apr 2007 to 31 May 2007 (when it was still an associate). With effect from 1 June 2007, CRS is a subsidiary of CMT.
- For 1H 2008, this includes 100% share in CRS's income tax and CMT MTN's income tax. For 1H 2007, this includes 100% share in CRS's income tax after 1 June 2007.

- Included in the non-tax deductible items are the following:

	Group			Trust		
	1H 2008 S\$'000	1H 2007 S\$'000	% Change	1H 2008 S\$'000	1H 2007 S\$'000	% Change
Non-tax deductible items						
- Asset management fees	6,463	6,530	(1.0)	4,046	4,390	(7.8)
- Trustee's fees	381	392	(2.8)	316	331	(4.5)
- Temporary differences and other adjustments ^(A)	2,090	3,354	(37.7)	1,803	3,089	(41.6)
Net effect of non-tax deductible items	8,934	10,276	(13.1)	6,165	7,810	(21.1)

(A) 1H 2008 includes interest incurred in 2Q 2008 on investment in CRCT of S\$0.9 million which has been deducted against capital distribution released in 2Q 2008.

- For 1H 2008, this relates to the distribution income received from CRCT for the period 1 July 2007 to 4 February 2008. In conjunction with the equity fund raising to partly finance the acquisition of Xizhimen Mall, Beijing, CRCT declared a cumulative distribution for the period from 1 July 2007 to 4 February 2008.
- For 1H 2007, this relates to the income received from 1 Jan 2007 to 31 May 2007 when CRS is still an associate.
- CMT is committed to distribute 100% of its taxable income available for distribution to Unitholders for the full financial year ended 31 December 2008. Due to significant asset enhancement works, income streams for the coming quarters are expected to fluctuate. To be prudent, for the 1st quarter ended 31 March 2008, CMT has retained S\$5.5 million of its taxable income available for distribution to Unitholders.

For the same reason as mentioned above, CMT retained S\$4.6 million of its taxable income in 1st quarter 2007, which was fully distributed in the 4th quarter of the same year.

NM – not meaningful

CAPITAMALL TRUST
2008 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT

1(b)(i) Balance sheet

As at 30 June 2008 vs 31 Dec 2007

	Group			Trust		
	30 June 2008 S\$'000	31 Dec 2007 S\$'000	% Change	30 June 2008 S\$'000	31 Dec 2007 S\$'000	% Change
Non-current assets						
Plant & equipment	1,497	1,375	8.9	1,011	935	8.1
Investment properties ¹	6,188,460	5,777,900	7.1	4,347,500	4,021,000	8.1
Interest in subsidiaries ²	-	-	-	356,220	356,220	-
Interest in associate ³	129,388	98,053	32.0	130,836	93,293	40.2
Interest in joint venture	-	-	-	532,054	529,719	0.4
Other assets	14,458	-	NM	-	-	-
Total non-current assets	6,333,803	5,877,328	7.8	5,367,621	5,001,167	7.3
Current assets						
Inventories	176	182	(3.3)	-	-	-
Trade & other receivables	96,778	10,840	NM	107,910	22,907	NM
Cash & cash equivalents	290,836	68,918	NM	263,739	35,493	NM
Total current assets	387,790	79,940	NM	371,649	58,400	NM
Less						
Current liabilities						
Trade & other payables	107,882	116,793	(7.6)	76,133	82,200	(7.4)
Short term borrowings ⁴	273,943	150,000	82.6	267,543	150,000	78.4
Provisions for taxation	640	1,018	(37.1)	-	-	-
Total current liabilities	382,465	267,811	42.8	343,676	232,200	48.0
Net current assets / (liabilities)	5,325	(187,871)	NM	27,973	(173,800)	NM
Less						
Non-current liabilities						
Long term borrowings ⁵	2,224,285	1,892,949	17.5	1,555,515	1,240,251	25.4
Non-current portion of security deposits	73,104	70,720	3.4	56,716	55,666	1.9
Other payables	3,891	3,974	(2.1)	-	-	-
Total non-current liabilities	2,301,280	1,967,643	17.0	1,612,231	1,295,917	24.4
Net assets	4,037,848	3,721,814	8.5	3,783,363	3,531,450	7.1
Unitholders' funds	4,037,848	3,721,814	8.5	3,783,363	3,531,450	7.1

**CAPITAMALL TRUST
2008 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

Footnotes:

1. *Investment properties are stated at valuation performed by independent professional valuers as at 1 June 2008, adjusted for capital expenditure capitalised.*
2. *Interest in subsidiaries includes cost of investment in CRS and CMT MTN.*
3. *Interest in associate consists of cost of investment in CRCT. On 5 February 2008, to maintain its 20.0% interest in CRCT, CMT subscribed for 27,605,000 units in CRCT at an aggregate value of S\$37,543,000. Aggregate investment in CRCT amount to 122,705,000 units at cost of S\$130.8 million. The market value of CRCT, based on the closing price of S\$1.24 as at 30 June 2008, amounts to S\$152.2 million.*
4. *On 4 February 2008, S\$37.5 million short term borrowings were drawn down to finance the additional investment in CRCT.
On 8 May 2008, CMT MTN issued S\$80.0 million 1 year notes through its S\$1.0 billion Multicurrency Medium Term Note Programme ("MTN Programme") at 2.8% which was on lent to CMT.
At Group level, short term borrowings as at 30 June 2008 include short term borrowings of CMT's 40% interest in Raffles City of S\$6.4 million.*
5. *On 1 April 2008 and 30 April 2008, CMT MTN issued two 2-year notes through its S\$1.0 billion MTN Programme consisting of S\$155.0 million at 3.25% and S\$160.0 million at Singapore dollar swap offer rate plus 1.65% respectively. These were on lent to CMT.
At Group level, Class A to D Bonds and Revolving Credit Facility ("RCF") of CRS have been refinanced on 27 February 2008 by term loan due August 2009. RCF of S\$13.7 million has been drawn down by CRS to finance Asset Enhancement Initiatives ("AEI") works.*

1(b)(ii) Aggregate amount of borrowings and debt securities

	Group		Trust	
	30 June 2008 S\$'000	31 Dec 2007 S\$'000	30 June 2008 S\$'000	31 Dec 2007 S\$'000
Secured borrowings				
Amount repayable after one year	2,230,938	1,897,408	1,558,000	1,243,000
Less: Fees and costs in relation to debt raising exercises amortised over the tenor of secured loans	(6,653)	(4,459)	(2,485)	(2,749)
	2,224,285	1,892,949	1,555,515	1,240,251

Details of any collateral

As security for the borrowings, CMT has granted in favour of the lender 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 CMT relating to the properties.

Details of any collateral at RCS Trust

As security for the borrowings, RCS Trust has granted in favour of the lender the following:

- (i) a mortgage over Raffles City;
- (ii) an assignment and charge of the rental proceeds and tenancy agreements of units in Raffles City;
- (iii) an assignment of the insurance policies relating to Raffles City;
- (iv) an assignment of the agreements relating to the management of Raffles City; and
- (v) a charge creating a fixed and floating charge over certain assets of RCS Trust relating to Raffles City.

**CAPITAMALL TRUST
2008 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

Details of any collateral at CRS

As security for the borrowings, CRS and its subsidiaries ("CRS Group") and / or CRS has granted in favour of the lenders the following:

- (i) First or second ranking debentures creating fixed and floating charges over the assets of CRS Group;
- (ii) First or second fixed charges over the bank and other operating accounts of CRS Group;
- (iii) First or second fixed charges over the units held by CRS in its subsidiaries;
- (iv) First or second assignments of the rights, title and interest of the subsidiaries in the following:-
 - Property management agreements relating to the properties;
 - Tenancy and tenancy-related agreements and other sale and purchase agreements relating to the properties; and
 - Insurances effected over the properties;
- (v) Mortgages over each of the properties.

CAPITAMALL TRUST
2008 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT

1(c) **Cash flow statement (2Q 2008 vs 2Q 2007)**

	Group	
	2Q 2008 ¹ S\$'000	2Q 2007 S\$'000
Operating activities		
Net Income	53,247	77,448
Adjustments for:		
Interest income	(590)	(231)
Finance costs	22,158	16,199
Depreciation and amortization	218	584
Bad debts written off	19	13
Asset management fee paid/payable in units	3,281	3,318
Share of profit of associates	(292)	(33,722)
Operating income before working capital changes	78,041	63,609
Changes in working capital:		
Inventories	(3)	(12)
Trade and other receivables	(2,442)	1,110
Trade and other payables	(2,497)	10
Security deposits	2,758	6,465
Cash generated from operations	75,857	71,182
Tax paid	(288)	-
Cash generated from operating activities	75,569	71,182
Investing activities		
Interest received	589	230
Net cash outflow on purchase of subsidiary	-	(272,700)
Deposit paid for acquisition of investment property	(83,980)	-
Capital expenditure on investment properties	(101,674)	(23,820)
Purchase of plant and equipment	(158)	(99)
Cash flows from investing activities	(185,223)	(296,389)
Financing activities		
Issue and financing expenses	(787)	-
Proceeds from interest bearing loans and borrowings	404,000	296,083
Distribution to unitholders ²	(57,882)	(46,877)
Interest paid	(19,716)	(15,697)
Cash flows from financing activities	325,615	233,509
Increase / (decrease) in cash and cash equivalent	215,961	8,302
Cash and cash equivalent at beginning of period	74,875	51,490
Cash and cash equivalent at end of period	290,836	59,792

Footnotes:

- The Group's results for 2Q 2008 include proportionate consolidation of the 40% interest in Raffles City, consolidation of 100% interest in CRS (with effect from 1 June 2007) and CMT MTN (with effect from 13 April 2007) and equity accounting of its associate, CRCT.
The acquisition of the balance 72.8% of the Class E Bonds in CRS was completed on 1 June 2007.*
- Distribution for 2Q 2008 is for the period from 1 January 2008 to 31 March 2008 paid in May 2008.
Distribution for 2Q 2007 is for the period from 1 January 2007 to 31 March 2007 paid in May 2007.*

CAPITAMALL TRUST
2008 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT

1(c) Cash flow statement (1H 2008 vs 1H 2007)

	Group	
	1H 2008 ¹ S\$'000	1H 2007 S\$'000
Operating activities		
Net Income	111,740	123,361
Adjustments for:		
Interest income	(775)	(515)
Finance costs	41,887	32,374
Depreciation and amortization	417	1,111
Allowance for doubtful receivables	-	2
Bad debts written off	20	13
Asset management fee paid/payable in units	6,463	6,530
Share of profit of associates	(1,612)	(34,981)
Operating income before working capital changes	158,140	127,895
Changes in working capital:		
Inventories	6	(14)
Trade and other receivables	(2,133)	1,675
Trade and other payables	(3,654)	7,344
Security deposits	5,154	8,010
Cash generated from operations	157,513	144,910
Tax paid	(864)	-
Cash generated from operating activities	156,649	144,910
Investing activities		
Investment in associate	(37,543)	-
Interest received	773	3,037
Distribution received from associate	3,842	-
Net cash outflow on purchase of subsidiary	-	(272,700)
Deposit paid for acquisition of investment property	(83,980)	-
Capital expenditure on investment properties	(141,096)	(41,419)
Purchase of plant and equipment	(379)	(180)
Cash flows from investing activities	(258,383)	(311,262)
Financing activities		
Issue and financing expenses	(2,788)	(1,632)
Proceeds from interest bearing loans and borrowings	772,643	646,083
Repayment of interest bearing loans and borrowings	(312,789)	(332,500)
Distribution to unitholders ²	(96,782)	(99,182)
Interest paid	(36,632)	(33,826)
Cash flows from financing activities	323,652	178,943
Increase in cash and cash equivalent	221,918	12,591
Cash and cash equivalent at beginning of period	68,918	47,201
Cash and cash equivalent at end of period	290,836	59,792

CAPITAMALL TRUST
2008 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT

Footnotes:

- The Group's results for 1H 2008 include proportionate consolidation of the 40% interest in Raffles City, consolidation of 100% interest in CRS (with effect from 1 June 2007) and CMT MTN (with effect from 13 April 2007) and equity accounting of its associate, CRCT. The acquisition of the balance 72.8% of the Class E Bonds in CRS was completed on 1 June 2007.*
- Distribution for 1H 2008 is for the period from 7 November 2007 to 31 December 2007 and 1 January 2008 to 31 March 2008 paid in February 2008 and May 2008 respectively. Distribution for 1H 2007 is for the period from 1 October 2006 to 31 December 2006 and 1 January 2007 to 31 March 2007 paid in February 2007 and May 2007 respectively.*

1(d)(i) Statement of changes in unitholders' funds (2Q 2008 vs 2Q 2007)

As at 30 June 2008 vs 30 June 2007

	Group		Trust	
	2Q 2008 ¹ S\$'000	2Q 2007 S\$'000	2Q 2008 ² S\$'000	2Q 2007 S\$'000
Balance as at beginning of period	3,743,157	2,972,131	3,558,629	2,923,599
Operations				
Total return for the period / net increase in net assets resulting from operations	334,177	367,701	279,103	278,060
Movement in hedging reserve³	14,935	4,449	-	-
Movement in foreign currency translation reserve³	(82)	(1,412)	-	-
Movement in general reserve³	30	-	-	-
Unitholders' transactions				
Creation of units				
- Management fee paid / payable in units	2,057	2,215	2,057	2,215
- Units issued / to be issued in respect of RCS Trust's manager's asset management fees	1,193	1,039	1,193	1,039
- Units issued in respect of acquisition fees for CRS ⁴	-	1,334	-	1,334
Issue expenses	263	-	263	-
Distribution to unitholders ⁵	(57,882)	(46,877)	(57,882)	(46,877)
Net decrease in net assets resulting from unitholders' transactions	(54,369)	(42,289)	(54,369)	(42,289)
Balance as at end of period	4,037,848	3,300,580	3,783,363	3,159,370

Footnotes:

- Group's results include consolidation of 100% interest in CRS (with effect from 1 June 2007), CMT MTN (with effect from 13 April 2007) and equity accounting of its associate, CRCT. The acquisition of the balance 72.8% of the Class E Bonds in CRS was completed on 1 June 2007.*
- The acquisition of the balance 72.8% of the Class E Bonds in CRS was completed on 1 June 2007.*
- This includes Group's 20.0% share in CRCT's hedging reserves, general reserves and foreign currency translation reserves and CRS's hedging reserves.*
- 322,685 new units were issued on 21 June 2007 as payment of acquisition fees for the acquisition of CRS.*
- Distribution for 2Q 2008 is for the period from 1 January 2008 to 31 March 2008 paid in May 2008. Distribution for 2Q 2007 is for the period from 1 January 2007 to 31 March 2007 paid in May 2007.*

CAPITAMALL TRUST
2008 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT

1(d)(i) Statement of changes in unitholders' funds (1H 2008 vs 1H 2007)

As at 30 June 2008 vs 30 June 2007

	Group		Trust	
	1H 2008 ¹ S\$'000	1H 2007 S\$'000	1H 2008 ² S\$'000	1H 2007 S\$'000
Balance as at beginning of period	3,721,814	2,975,814	3,531,450	2,925,628
Operations				
Total return for the period / net increase in net assets resulting from operations	392,672	413,614	342,050	325,155
Movement in hedging reserve³	16,554	3,977	-	-
Movement in foreign currency translation reserve³	(3,037)	(1,412)	-	-
Movement in general reserve³	(18)	-	-	-
Unitholders' transactions				
Creation of units				
- Management fee paid / payable in units	4,046	4,388	4,046	4,388
- Units issued / to be issued in respect of RCS Trust's manager's asset management fees	2,336	2,047	2,336	2,047
- Units issued in respect of acquisition fees for CRS ⁴	-	1,334	-	1,334
Issue expenses	263	-	263	-
Distribution to unitholders ⁵	(96,782)	(99,182)	(96,782)	(99,182)
Net decrease in net assets resulting from unitholders' transactions	(90,137)	(91,413)	(90,137)	(91,413)
Balance as at end of period	4,037,848	3,300,580	3,783,363	3,159,370

Footnotes:

- Group's results include consolidation of 100% interest in CRS (with effect from 1 June 2007), CMT MTN (with effect from 13 April 2007) and equity accounting of its associate, CRCT. The acquisition of the balance 72.8% of the Class E Bonds in CRS was completed on 1 June 2007.*
- The acquisition of the balance 72.8% of the Class E Bonds in CRS was completed on 1 June 2007.*
- This includes Group's 20.0% share in CRCT's hedging reserves, general reserves and foreign currency translation reserves and CRS's hedging reserves.*
- 322,685 new units were issued on 21 June 2007 as payment of acquisition fees for the acquisition of CRS.*
- Distribution for 1H 2008 is for the period from 7 November 2007 to 31 December 2007 and 1 January 2008 to 31 March 2008 paid in February 2008 and May 2008 respectively. Distribution for 1H 2007 is for the period from 1 October 2006 to 31 December 2006 and 1 January 2007 to 31 March 2007 paid in February 2007 and May 2007 respectively.*

**CAPITAMALL TRUST
2008 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

1(d)(ii) Details of any change in the issued and issuable units (2Q 2008 vs 2Q 2007)

	Trust	
	2Q 2008 Units	2Q 2007 Units
Balance as at beginning of period	1,663,318,801	1,562,576,356
New units issued :		
- As payment of asset management fees ¹	980,310	866,363
- As payment of acquisition fees for CRS	-	322,685
Issued units as at end of period	1,664,299,111	1,563,765,404
New units to be issued		
- As payment of asset management fees ²	686,270	545,368
Total issued and issuable units as at end of period	1,664,985,381	1,564,310,772

Footnotes:

1. *These were the performance component of the asset management fees for 1Q 2008 and 1Q 2007 which were issued in May 2008 and May 2007 respectively.*
2. *These were the performance component of the asset management fees for 2Q 2008 (which will be issued in August 2008) and 2Q 2007 (that have been issued in August 2007).*

1(d)(ii) Details of any change in the issued and issuable units (1H 2008 vs 1H 2007)

	Trust	
	1H 2008 Units	1H 2007 Units
Balance as at beginning of period	1,662,392,686	1,561,440,705
New units issued :		
- As payment of asset management fees ¹	1,906,425	2,002,014
- As payment of acquisition fees for CRS	-	322,685
Issued units as at end of period	1,664,299,111	1,563,765,404
New units to be issued		
- As payment of asset management fees ²	686,270	545,368
Total issued and issuable units as at end of period	1,664,985,381	1,564,310,772

Footnotes:

1. *These were the performance component of the asset management for 4Q 2007 and 1Q 2008 which were issued in February 2008 and May 2008 respectively. For 1H 2007, the units were issued for 4Q 2006 and 1Q 2007 in February 2007 and May 2007 respectively.*
2. *These were the performance component of the asset management fees for 2Q 2008 (which will be issued in August 2008) and 2Q 2007 (that have been issued in August 2007).*

2 Whether the figures have been audited, or reviewed and in accordance with which standard (eg. the Singapore Standard on Auditing 910 (Engagement to Review Financial Statements), or an equivalent standard)

The figures have not been audited nor reviewed by our auditors.

**CAPITAMALL TRUST
2008 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

- 3 Where the figures have been audited or reviewed, the auditor's report (including any qualifications or emphasis of matter)**

Not applicable.

- 4 Whether the same accounting policies and methods of computation as in the issuer's most recent audited annual financial statements have been complied**

The Group has applied the same accounting policies and methods of computation in the preparation of the financial statements for the current reporting period compared with the audited financial statements for the year ended 31 December 2007.

- 5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change**

Nil

- 6 Earnings per unit ("EPU") and distribution per unit ("DPU") for the financial period (2Q 2008 vs 2Q 2007)**

In computing the EPU, the weighted average number of units as at the end of each period is used for the computation. The diluted EPU is the same as the basic EPU as there are no dilutive instruments in issue during the period.

In computing the DPU, the number of units as at the end of each period is used.

	Group		Trust	
	2Q 2008	2Q 2007	2Q 2008	2Q 2007
Weighted average number of units in issue	1,663,972,701	1,563,179,517	1,663,972,701	1,563,179,517
Earnings per unit ("EPU")¹				
Based on weighted average number of units in issue	20.08¢	23.52¢	16.77¢	17.79¢
Based on fully diluted basis	20.08¢	23.52¢	16.77¢	17.79¢
Number of units in issue at end of period	1,664,299,111	1,563,765,404	1,664,299,111	1,563,765,404
Distribution per unit "DPU")				
Based on the number of units in issue at end of period	3.52¢	3.12 ¢	3.52¢	3.12 ¢

Footnote:

1. In computing the EPU, total return for the period after tax and the weighted average number of units for the period are used.

	Group		Trust	
	1H 2008	1H 2007	1H 2008	1H 2007
Weighted average number of units in issue	1,663,472,740	1,562,653,727	1,663,472,740	1,562,653,727
Earnings per unit ("EPU")¹				
Based on weighted average number of units in issue	23.61¢	26.47¢	20.56¢	20.81¢
Based on fully diluted basis	23.61¢	26.47¢	20.56¢	20.81¢
Number of units in issue at end of period	1,664,299,111	1,563,765,404	1,664,299,111	1,563,765,404
Distribution per unit "DPU")				
Based on the number of units in issue at end of period	7.00 ¢ ²	6.12 ¢ ²	7.00 ¢ ²	6.12 ¢ ²

**CAPITAMALL TRUST
2008 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

Footnotes:

1. *In computing the EPU, total return for the period after tax and the weighted average number of units for the period are used.*
2. *DPU for 1H 2008 is after retaining S\$5.5 million of taxable income available for distribution to Unitholders. DPU for 1H 2007 is after retaining S\$4.6 million of taxable income available for distribution to Unitholders.*

7 Net asset value (“NAV”) backing per unit based on issued and issuable units at the end of the period

	Group	
	30 June 08	31 Dec 07
NAV per unit	\$2.43	\$2.24
Adjusted NAV per unit (excluding the distributable income)	\$2.39	\$2.21

	Trust	
	30 June 08	31 Dec 07
NAV per unit	\$2.27	\$2.12
Adjusted NAV per unit (excluding the distributable income)	\$2.24	\$2.10

CAPITAMALL TRUST
2008 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT

8 **Review of the performance**

	Group				
	2Q 2008	2Q 2007	1Q 2008	1H 2008	1H 2007
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
<u>Income statement</u>					
Gross revenue	125,632	103,914	121,063	246,695	201,358
Property operating expenses	(41,992)	(36,841)	(36,396)	(78,388)	(67,726)
Net property income	83,640	67,073	84,667	168,307	133,632
Interest income	590	231	185	775	515
Asset management fees	(7,657)	(6,541)	(6,952)	(14,609)	(12,052)
Trust expenses	(1,460)	(838)	(998)	(2,458)	(1,341)
Finance costs	(22,158)	(16,199)	(19,729)	(41,887)	(32,374)
Net income before share of profit of associates	52,955	43,726	57,173	110,128	88,380

	Group				
	2Q 2008	2Q 2007	1Q 2008	1H 2008	1H 2007
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
<u>Distribution statement</u>					
Net income	52,955	43,726	57,173	110,128	88,380
Net effect of non-tax deductible items	5,991	4,671	3,834	8,934 ¹	10,276
Distribution income from associate	-	-	3,842	3,842	-
Interest income from associate	-	824	-	-	2,063
Net (profit) / loss from subsidiaries	(1,329)	(407)	567	(762)	(407)
Amount available for distribution to unitholders	57,617	48,814	65,416	122,142	100,312
Distributable income to unitholders	58,647²	48,814	57,995³	116,642⁴	95,712⁵
Distribution per unit (in cents)					
For the period	3.52 ²	3.12	3.48 ³	7.00 ⁴	6.12 ⁵
Annualised	14.16 ²	12.51	14.00 ³	14.08 ⁴	12.34 ⁵

Footnotes:-

- 1H 2008 includes interest incurred in 2Q 2008 on investment in CRCT of S\$0.9 million which has been deducted against capital distribution released in 2Q 2008.*
- After releasing S\$1.0 million of net capital distribution income (after interest expense of S\$0.9 million) from CRCT retained in 1Q 2008.*
- After retaining S\$5.5 million of taxable income available for distribution to Unitholders and approximately S\$1.9 million of gross capital distribution income from CRCT.*
- After retaining S\$5.5 million of taxable income available for distribution to Unitholders and distributing S\$1.0 million of net distribution income (after interest expense of S\$0.9 million) from CRCT retained in 1Q 2008.*
- After retaining S\$4.6 million of taxable income available for distribution to Unitholders.*

**CAPITAMALL TRUST
2008 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

2Q 2008 vs 2Q 2007

Gross revenue for 2Q 2008 was S\$125.6 million, an increase of S\$21.7 million or 20.9% over 2Q 2007. This was mainly due to increase in revenue of S\$11.1 million from the three malls under CRS which contributed three months of revenue in 2Q 2008 compared with one month contribution of revenue in 2Q 2007. The other malls accounted for another S\$7.6 million increase in revenue mainly due to new and renewal leases as well as higher revenue from IMM Building, Plaza Singapura and Bugis Junction with the completion of Asset Enhancement Initiatives ("AEI") works. CMT's 40% interest in Raffles City accounted for another S\$3.0 million.

Property operating expenses for 2Q 2008 was S\$42.0 million, an increase of S\$5.2 million or 14.0% over 2Q 2007, mainly due to higher expenses from the 3 malls under CRS for three months in 2Q 2008 for same reasons given above.

Asset management fees was S\$7.7 million, an increase of S\$1.1 million or 17.1% over S\$6.5 million in 2Q 2007 for reasons given earlier as well as higher revenue generated and higher property values under management.

Finance costs for 2Q 2008 of S\$22.2 million was S\$6.0 million or 36.8% higher than the same quarter last year. This was mainly attributed to the interest cost of S\$2.2 million incurred by CRS and interest of S\$3.7 million on the four tranches of notes totaling S\$545.0 million issued through CMT MTN's S\$1 billion Multicurrency Medium Term Note Programme ("MTN Programme") during 12 December 2007 to 8 May 2008.

2Q 2008 vs 1Q 2008

Gross revenue for 2Q 2008 was S\$125.6 million compared with S\$121.1 million for 1Q 2008, an increase of S\$4.6 million or 3.8%. This was mainly due to new and renewal leases.

Property operating expenses was S\$42.0 million compared with S\$36.4 million for 1Q 2008, an increase of S\$5.6 million or 15.4% which was mainly due to increase in property tax, marketing and maintenance expenses.

Asset management fees was S\$7.7 million, an increase of S\$0.7 million or 10.1% against 1Q 2008 due to higher revenue and higher property values under management.

Finance costs for 2Q 2008 of S\$22.2 million was S\$2.4 million or 12.3% higher than the same quarter last year. This was mainly attributed to the interest of S\$2.5 million incurred on the three tranches of notes totaling S\$395 million issued in April and May 2008 through CMT MTN's S\$1 billion MTN Programme.

1H 2008 vs 1H 2007

Gross revenue for 1H 2008 was S\$246.7 million, an increase of S\$45.3 million or 22.5% over 1H 2007. This was mainly due to higher revenue of S\$25.2 million from the three malls under CRS. The other malls accounted for another S\$13.8 million increase in revenue mainly due to new and renewal leases as well as higher revenue from IMM Building, Plaza Singapura and Bugis Junction following the completion of AEI works. CMT's 40% interest in Raffles City accounted for S\$6.3 million in revenue.

Property operating expenses for 1H 2008 was S\$78.4 million, an increase of S\$10.7 million or 15.7% over 1H 2007 mainly due to the three malls under CRS acquired on 1 June 2007.

Asset management fees for 1H 2008 was S\$14.6 million, an increase of S\$2.6 million over 1H 2007. This was mainly due to higher revenue and higher property values under management

Finance costs for 1H 2008 of S\$41.9 million was S\$9.5 million or 29.4% higher than 1H 2007. This was mainly attributed to finance costs of S\$6.2 million incurred by CRS and S\$4.6 million incurred on the four tranches of notes totaling \$545.0 million issued through CMT MTN's S\$1 billion MTN Programme during 12 December 2007 to 8 May 2008. Finance cost for 1H 2007 included transaction costs of S\$1.4 million incurred for the refinancing of the S\$350.0 million Commercial Mortgage-Backed Securities ("CMBS") under Silver Maple and other short term borrowings.

**CAPITAMALL TRUST
2008 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

9 Variance between the forecast or prospectus statement (if disclosed previously) and the actual results

Below mentioned only relates to review of the results of Group¹.

9(i) Income statement (Actual vs Forecast)

	Actual 2Q 2008 S\$'000	Forecast ² 2Q 2008 S\$'000	% Change
Gross rental income	116,345	111,942	3.9
Car park income	3,545	3,238	9.5
Other income	5,742	4,642	23.7
Gross revenue	125,632	119,822	4.8
Property management fees	(4,690)	(4,523)	3.7
Property tax	(12,786)	(10,787)	18.5
Other property operating expenses	(24,516)	(24,344)	0.7
Property operating expenses	(41,992)	(39,654)	5.9
Net property income	83,640	80,168	4.3
Interest income	590	19	NM
Asset management fees	(7,657)	(7,127)	7.4
Trust expenses	(1,460)	(756)	93.1
Finance costs	(22,158)	(19,940)	11.1
Net income before share of profit of associates	52,955	52,364	1.1

NM – not meaningful

Footnotes:

1. Group results include proportionate consolidation of the 40% interest in Raffles City, consolidation of 100% interest in CRS and CMT MTN (with effect from 13 April 2007) and equity accounting of its associate, CRCT.
2. For CMT and CRS malls, the forecast is based on the forecast shown in Forecast Consolidated Statement of Total Return and Distributable Income of CMT and its subsidiaries dated 22 January 2008. The forecast for RCS Trust is based on the forecast shown in the joint announcement with CCT on 9 June 2008.

9(ii) Distribution statement (Actual vs Forecast)

	Actual 2Q 2008 S\$'000	Forecast ¹ 2Q 2008 S\$'000	% Change
Net income before share of profit of associates	52,955	52,364	1.1
Net effect of non-tax deductible items	5,991	5,062	18.4
Net (profit) / loss from subsidiaries	(1,329)	34	NM
Amount available for distribution to unitholders	57,617	57,460	0.3
Distributable income to unitholders ²	58,647	57,556	1.7
Distribution per unit (in cents)			
For the period	3.52	3.46	1.7
Annualised	14.16	13.92	1.7

NM – not meaningful

CAPITAMALL TRUST
2008 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT

Footnotes:

1. For CMT and CRS malls, the forecast is based on the forecast shown in Forecast Consolidated Statement of Total Return and Distributable Income of CMT and its subsidiaries dated 22 January 2008. The forecast for RCS Trust is based on the forecast shown in the joint announcement with CCT on 9 June 2008.
2. Actual for the period includes release of S\$1.0 million of net capital distribution income (after interest expense of S\$0.9 million) from CRCT retained in 1Q 2008.

9(iii) Breakdown of gross revenue

	Actual 2Q 2008 S\$'000	Forecast ¹ 2Q 2008 S\$'000	% Change
Tampines Mall	15,570	14,534	7.1
Junction 8	12,028	11,372	5.8
Funan DigitalLife Mall	7,368	7,062	4.3
IMM Building	18,409	17,720	3.9
Plaza Singapura	17,903	17,718	1.0
Bugis Junction	16,050	15,043	6.7
Sembawang Shopping Centre ² , Hougang Plaza and Jurong Entertainment Centre	3,261	3,014	8.2
	90,589	86,463	4.8
40% interest in Raffles City	19,292	18,783	2.7
Bukit Panjang Plaza, Lot One Shoppers' Mall and Rivervale Mall	15,751	14,576	8.1
Gross revenue	125,632	119,822	4.8

Footnotes:

1. For CMT and CRS malls, the forecast is based on the forecast shown in Forecast Consolidated Statement of Total Return and Distributable Income of CMT and its subsidiaries dated 22 January 2008. The forecast for RCS Trust is based on the forecast shown in the joint announcement with CCT on 9 June 2008.
2. Asset enhancement works for Sembawang Shopping Centre commenced in March 2007.

9(iv) Breakdown of net property income

	Actual 2Q 2008 S\$'000	Forecast ¹ 2Q 2008 S\$'000	% Change
Tampines Mall	10,881	10,311	5.5
Junction 8	8,072	7,631	5.8
Funan DigitalLife Mall	4,604	4,438	3.7
IMM Building	11,977	11,539	3.8
Plaza Singapura	12,596	12,568	0.2
Bugis Junction	10,337	9,482	9.0
Sembawang Shopping Centre ² , Hougang Plaza and Jurong Entertainment Centre	1,635	1,749	(6.5)
	60,102	57,718	4.1
40% interest in Raffles City	13,488	13,355	1.0
Bukit Panjang Plaza, Lot One Shoppers' Mall and Rivervale Mall	10,050	9,095	10.5
Net property income	83,640	80,168	4.3

**CAPITAMALL TRUST
2008 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

Footnotes:

1. For CMT and CRS malls, the forecast is based on the forecast shown in Forecast Consolidated Statement of Total Return and Distributable Income of CMT and its subsidiaries dated 22 January 2008. The forecast for RCS Trust is based on the forecast shown in the joint announcement with CCT on 9 June 2008.
2. Asset enhancement works for Sembawang Shopping Centre commenced in March 2007.

9(v) Review of the performance

Gross revenue for 2Q 2008 was S\$125.6 million, an increase of S\$5.8 million or 4.8% over the forecast for the same period. All malls under CMT portfolio performed better than forecast by 1.0% to 8.2% mainly due to higher rental rates achieved on new and renewal leases. Other income also contributed to the increase by S\$1.1 million.

Property operating expenses for the period was S\$42.0 million, which is S\$2.3 million higher than forecast for the same period.

Asset management fees for the period was S\$7.7 million or an increase of S\$0.5 million over forecast for the same period mainly due to higher revenue and higher property values under management.

Finance cost for the period was S\$22.2 million, which is S\$2.2 million higher than the forecast for the same period. This was mainly due to the interest of S\$2.5 million incurred on the three tranches of notes totaling S\$395 million issued in April and May 2008 through CMT MTN's S\$1 billion MTN Programme. The increase was partially offset by the lower interest from the Class A to D Bonds and RCF of CRS that were refinanced in February 2008 at an overall all-in rate of 3.1% which is lower than the interest rate assumed in the forecast.

10 Commentary on the competitive conditions of the industry in which the Group operates and any known factors or events that may affect the Group in the next reporting period and the next 12 months

Singapore economic growth moderated in 2Q 2008. Advance estimates by the Ministry of Trade and Industry showed that real gross domestic product (GDP) rose by 1.9% on a year-on-year basis, down from 6.9% increase in 1Q 2008. The slowdown mainly reflected a sharp contraction in biomedical manufacturing output. Wholesale and retail trade sector continues to post healthy growth during the quarter.

The retail market continues to perform well in 1Q 2008. According to Jones Lang LaSalle ("JLL"), Orchard malls witnessed the highest average rental growth of 0.5% quarter-on-quarter to reach S\$35.50 psf per month in 1Q 2008. This was followed by growth of 0.4% and 0.2% in other city areas and suburban areas, respectively. As of 1Q 2008, average rents were S\$24.20 psf per month in suburban malls and S\$22.60 psf per month in malls located at other city areas.

A supply crunch is still evident at prime locations with demand pressure to ease only in 2009 with the completion of several new large-scale retail malls. Riding on the back of strong demand, all retail submarkets have shown stable if not improvement in their occupancy levels. Anticipated strong growth in the tourism market, spurred by the target opening of both Singapore's integrated resorts by 2010 and the hosting of the inaugural 2010 Youth Olympics, will continue to attract strong leasing interests in the near future.

There will be a total of 4.5 million sq ft of new retail space entering the market in 2008 and 2009. As most of the future supply are of good quality or extension of established malls, they are expected to be well-received by the market and will likely achieve high pre-commitment rate prior to their completion. Retail occupancy, therefore, will remain healthy.

Retail rents are likely to increase further in 2008, albeit at a more moderate rate, with robust demand balanced by an increase in supply. JLL forecasted rental growth of 2.9% to 3.4% by end-2008 with stronger upsides in the Orchard and Marina areas as future attractions and events are centered on these areas.

A deeper than expected US recession due to financial market turbulence remains one of the downside risks. Nonetheless, Singapore GDP growth forecast for 2008 is maintained at 4.0-6.0% with expected support from domestic-oriented sectors. Rising inflation is also becoming a concern as it could dampen consumer spending. Official forecast of inflation for 2008 has been revised upward from 4.5-5.5% to 5.0-6.0%. However, moderation in inflation is expected in the second half of the year, particularly as the impact of GST increase wears off.

**CAPITAMALL TRUST
2008 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

Outlook for 2008

The manager of CMT is optimistic to deliver the projected distribution of 13.90 cents as stated in the forecast announced on 22 January 2008, barring any unforeseen circumstances.

11 Distributions

11(a) Current financial period

Any distributions declared for the current financial period? Yes.

Name of distribution : Distribution for 01 April 2008 to 30 June 2008

Distribution Type	Distribution Rate (cents)
Taxable Income	3.46
Capital	0.06
Total	3.52

Par value of units : NA

Tax rate : Taxable Income Distribution

Qualifying investors and individuals (other than those who hold their units through a partnership) will generally receive pre-tax distributions. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession.

Qualifying foreign non-individual investors will receive their distributions after deduction of tax at the rate of 10%.

All other investors will receive their distributions after deduction of tax at the rate of 18%.

Capital Distribution

Capital distribution represents a return of capital to unitholders for Singapore income tax purposes and is therefore not subject to Singapore income tax. For unitholders who are liable to Singapore income tax on profits from sale of CMT units, the amount of capital distribution will be applied to reduce the cost base of their CMT units for Singapore income tax purposes.

Remarks : NA

11(b) Corresponding period of the preceding financial period

Any distributions declared for the corresponding period of the immediate preceding financial period? Yes.

Name of distribution : Distribution for 01 April 2007 to 30 June 2007

Distribution type : Income

Distribution rate : 3.12 cents per unit

Par value of units : NA

Tax rate : Qualifying investors and individuals (other than those who hold their units through a partnership) will generally receive pre-tax distributions. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession.

Qualifying foreign non-individual investors will receive their distributions after deduction of tax at the rate of 10%.

All other investors will receive their distributions after deduction of tax at the rate of 18%.

**CAPITAMALL TRUST
2008 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT**

	Remarks	: NA
11(c)	Date payable	: 27 August 2008
11(d)	Book closure date	: 25 July 2008

12 If no distribution has been declared/recommended, a statement to that effect

NA

13 Confirmation pursuant to Rule 705(4) of the Listing Manual

To the best of our knowledge, nothing has come to the attention of the Board of Directors of the manager of CapitaMall Trust (the "**Manager**") which may render the unaudited interim financial results of the Group and the Trust (comprising the balance sheets, consolidated statement of total return, statement of changes in unitholders' funds and consolidated cash flow statement, together with their accompanying notes) as at 30 June 2008 and the results of the business, changes in unitholders' funds and cash flows of the Group for the 6 months ended on that date, to be false or misleading in any material respect.

On behalf of the Board of the Manager

Kee Teck Koon
Director

Pua Seck Guan
Chief Executive Officer

This release may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other companies and venues for the sale/distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses, including employee wages, benefits and training, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.

BY ORDER OF THE BOARD
CAPITAMALL TRUST MANAGEMENT LIMITED
(Company registration no. 200106159R)
(as Manager of CapitaMall Trust)

Kannan Malini
Company Secretary
17 July 2008