CapitaMall Trust

News Release

21 October 2008

For immediate release

CMT Achieves 7.3%[1] Higher Third Quarter[2] 2008 Distribution per Unit

Defensive quality portfolio expected to sustain organic growth to Unitholders

Singapore, 21 October 2008 – CapitaMall Trust Management Limited ("CMTML"), the manager of CapitaMall Trust ("CMT"), is pleased to announce a Distribution Per Unit in CMT ("DPU") for Third Quarter[2] 2008 of 3.64[3] cents (14.48 cents on an annualised basis), which is 7.3%[1] higher than the DPU for Third Quarter[4] 2007 of 13.49 cents (on an annualised basis). The annualised DPU for Year-To-Date ("YTD") September[5] 2008 of 14.21 cents also exceeds the annualised DPU for YTD September[6] 2007 of 12.73 cents by 11.6%.

CMT's distributable income[7] for Third Quarter[2] 2008 of S$60.8 million is S$1.9 million or 2.8% higher than the forecast[8] distributable income of S$58.9 million for the same period. Separately, CMT remains committed to distribute S$5.5 million of its taxable income available for distribution to Unitholders which was retained in First Quarter[9] 2008 in Fourth Quarter[10] 2008.

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1 Annualised Distribution per Unit for the period from 1 July 2008 to 30 September 2008 versus the annualised Distribution per Unit for the period from 1 July 2007 to 30 September 2007.

2 For the period 1 July 2008 to 30 September 2008.

3 The DPU in the table above is computed on the basis that none of the S$650.0 million convertible bonds due 2013 (the "Convertible Bonds") are converted into units in CMT ("Units") before the book closure date. Accordingly, the actual quantum of DPU may differ from the table above if any of the Convertible Bonds are converted into Units before the book closure date.

4 For the period 1 July 2007 to 30 September 2007.

5 For the period 1 January 2008 to 30 September 2008.

6 For the period 1 January 2007 to 30 September 2007

7 On 25 September 2008, CMT received distribution income from CapitaRetail China Trust ("CRCT") for the period 5 February 2008 to 30 June 2008. As distribution income is receivable from CRCT on a semi-annual basis, CMT is distributing the distribution received over two quarters. Hence, distribution income for Third Quarter 2008 includes approximately S$0.7 million of net capital distribution and S$0.1 million of net tax-exempt income from CRCT, both after interest expense of S$0.9 million. Approximately S$1.6 million of distribution income from CRCT in Third Quarter 2008 has been retained for distribution in Fourth Quarter 2008.

8 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.

9 For the period 1 January 2008 to 31 March 2008.

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

The Books Closure Date is on 30 October 2008, and Unitholders can expect to receive their Third Quarter[2] 2008 DPU of 3.64[3] cents per unit on 27 November 2008.

Mr Hsuan Owyang, Chairman of CMTML, said, “We are pleased to announce the better than forecast Third Quarter[2] 2008 financial results amidst the global weakening economic conditions. In the next few quarters, our key strategies will focus on active capital management, proactive management of our existing portfolio to sustain organic growth, and successful execution of on-going and committed asset enhancement initiatives. In addition, we will be conservatively cautious, review new commitments carefully and will not sacrifice our liquidity for new projects. With our well-mapped out multi-pronged strategies, resilient portfolio of assets, coupled with our experienced and committed management team, we will steer CapitaMall Trust successfully through the challenging periods ahead.”

Mr Lim Beng Chee, Chief Executive Officer-Designate of CMTML, said, “Our retailers’ sales have remained resilient over the past three quarters despite the declining consumer sentiment. Looking back, our ability to sustain close to 100.0% occupancy during the tough times in 2002-2003 is a strong testament to the defensive nature of CMT’s portfolio of assets. To-date, based on committed leases as at 30 September 2008, more than 83.0%[11] of 2009’s gross rental revenue has already been locked-in. Given the major redevelopment initiative at Sembawang Shopping Centre, coupled with opportunities to enhance the space productivity of our anchor tenants and spaces within our properties, CMT’s organic growth is expected to be sustained. More importantly, our comprehensive data system will allow us to stay on top of our tenants’ sales performance so that we can fine-tune our tenant mix promptly in the current environment.”

[11] Based on 2008 year-to-date annualised gross rental revenue.

Active Capital Management

As at 30 September 2008, CMT Group has an average cost of debt of 3.4% and a gearing of 43.3%. CMT enjoys a healthy interest cover of 3.7 times. In addition, more than 90.0% of our debt is on fixed rate as a result of our active but conservative capital management.

Within the next 8 [12] months, CMT has approximately S$267.5 million of its total debt or approximately 8.4% due for refinancing. CMT has sufficient cash and bank facilities to meet these refinancing needs up to June 2009. Concurrently, CMTML is actively putting in place the refinancing plan for the debt quantum of S$673.7 million due in August 2009.

We will continue to proactively manage our refinancing positions and our sensitivity analysis reveals that every 100 basis points increase in interest rate for the debt quantum due for refinancing in 2009 will result in approximately 0.3 cents decrease in our 2009 DPU.

Committed to Distribute 100.0% Taxable Income For Financial Year 2008

In First Quarter[9] 2008, CMT retained S$5.5 million of its taxable income available for distribution to Unitholders in view of potential vacancy voids due to multiple on-going asset enhancement initiatives which may have a varying impact on operational costs in the remaining quarters in 2008. The retained taxable income will then provide a sustainable pool of funds which will help negate the impact of the fluctuating operational cash flows, thereby providing Unitholders with stable 2008 quarterly distributions. CMT is committed to distribute 100.0% of its taxable income available for distribution for the financial year ending 31 December 2008 and expects to outperform its 2008 forecast[8] DPU of 13.90 cents to Unitholders.

[12] For the period 1 October 2008 to 31 May 2009.

Summary of CMT's Results

(1 July 2008 to 30 September 2008)

	Actual	Forecast[8]	Variance	
			Amount	%
Gross Revenue (S$'000)	129,744	121,353	8,391	6.9
Net Property Income (S$'000)	86,909	81,449	5,460	6.7
Distributable Income to Unitholders (S$'000)	60,757[7]	58,908[7]	1,849	2.8
Distribution Per Unit (cents)				
For the period 1 Jul to 30 Sep 08	3.64¢[3]	3.54¢	0.10¢	2.8
Comprises:				
- taxable income distribution	3.60¢	3.50¢	0.10¢	2.9
- tax-exempt income distribution	0.01¢	-	0.01¢	N.M
- capital distribution	0.03¢	0.04¢	(0.01¢)	(25.0)
Annualised	14.48¢[3]	14.08¢	0.40¢	2.8
- S$2.25 per unit (closing as at 30 Sep 2008)	6.44%	6.26%	0.18%	2.8%
- S$2.05 per unit (closing as at 20 Oct 2008)	7.06%	6.87%	0.19%	2.8%

N.M. – not meaningful

Gross Revenue / Net Property Income / Rental Renewals

CMT Group's gross revenue for Third Quarter[2] 2008 was S$129.7 million. This is an increase of S$8.4 million or 6.9% over the forecast[8] gross revenue for Third Quarter[2] 2008. Other than Sembawang Shopping Centre ("SSC"), which is undergoing major redevelopment works, gross revenue at all malls under the CMT Group's portfolio performed better than forecast mainly due to higher rental rates achieved on new and renewal leases.

CMT Group's Net Property Income ("NPI") for Third Quarter[2] 2008 exceeded the forecast[8] NPI for Third Quarter[2] 2008 by 6.7% or S$5.5 million. All malls within CMT Group's portfolio performed better than their respective forecast[8] NPI for Third Quarter[2] 2008, except for SSC which is undergoing major asset enhancement. Rental renewal rates for the Third Quarter[2] 2008 registered robust growth of 9.3% over preceding rental rates and 3.1% over forecast rental rates[13].

[13] Forecast rental rates for the period 1 January 2008 to 30 September 2008 is the based on the Forecast Consolidated Statement of Total Return and Distribution Income of CMT and its subsidiaries dated 22 January 2008.

Gross Turnover / Occupancy Cost / Occupancy Rates / Shopper Traffic

CMT portfolio[14] gross turnover grew 7.8% from S$76.20 per sq ft per month Year-To-Date ("YTD") September[6] 2007 to S$82.15 per sq ft per month YTD September[5] 2008. When compared over the same periods, CMT's suburban[15] malls' gross turnover increased from S$65.00-S$89.00 per sq ft per month to S$82.00-S$96.50 per sq ft per month whilst downtown[16] malls' gross turnover grew from S$63.50-S$83.00 per sq ft per month to S$68.00-S$84.50 per sq ft per month.

CMT portfolio average occupancy cost[17] remains healthy and in line with regional peers. CMT portfolio YTD September[5] 2008 held relatively steady at 16.1%[18] versus 15.7%[18] over the same period last year. Regional peers such as Westfield (Australia), CFS Retail Property Trust (Australia) and Westfield (United States) registered an average occupancy cost[17] of 16.9%[19], 15.3%[20] and 15.3%[19] respectively.

CMT portfolio occupancy rate YTD September[5] 2008 was 99.7%, holding up its strong track record of close to 100.0% occupancy year-on-year despite Singapore registering quarter-on-quarter gross domestic product contraction in some quarters since CMT was listed in 2002. Shopper traffic in Third Quarter[2] 2008 is also 11.8% higher than Third Quarter[4] 2007 on a comparable[21] mall basis.

Update on SSC

At SSC, redevelopment works, which commenced in First Quarter[22] 2007, have progressed well and is on schedule to complete by December 2008. To date, 95.0% of the total Net Lettable Area ("NLA") has been committed. Committed anchor tenants include Giant Hypermart, Daiso and Kopitiam. The other committed tenants are specialty and food and beverage tenants including Popular book store, Challenger, Dano, Pet Lovers Centre, Eu Yan Sang, Jean Yip, CitiSpa, Astons, Ajisen, Fish & Co. and Prosperous Kitchen.

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[14] Includes Tampines Mall, Junction 8, Funan DigitaLife Mall, IMM Building, Plaza Singapura, Bugis Junction, Raffles City (retail), Lot One Shoppers' Mall, Bukit Panjang Plaza and Rivervale Mall
[15] Includes Tampines Mall, Junction 8, IMM Building, Bukit Panjang Plaza, Lot One Shoppers' Mall and Rivervale Mall
[16] Includes Plaza Singapura, Bugis Junction, Funan DigitaLife Mall and Raffles City Singapore
[17] Defined as total rental over gross turnover.
[18] Based on gross turnover figures submitted by tenants in Tampines Mall, Junction 8, Bugis Junction, Plaza Singapura, IMM Building, Funan DigitaLife Mall, Raffles City, Lot One Shoppers' Mall, Bukit Panjang Plaza and Rivervale Mall.
[19] For the period January 2008 to June 2008.
[20] For the period July 2007 to June 2008.
[21] Includes the entire CMT portfolio of malls, except Hougang Plaza, Sembawang Shopping Centre and Atrium@Orchard for which traffic data is not available from Third Quarter 2007 onwards.
[22] For the period 1 January 2007 to 31 March 2007.

The redevelopment works at SSC is expected to increase average rent per Square Feet ("sq ft") per month and gross rent per month at the mall by 48.8% and 96.6% respectively. To date, 97.0% or S$6.6 million out of the S$6.8 million projected increase in gross rental revenue per annum has been committed on a stabilised basis. The entire redevelopment exercise is expected to incur a capital expenditure of S$68.4 million and is expected to achieve an ungeared return on investment of 8.0%.

Update on Jurong Entertainment Centre ("JEC"), Funan DigitaLife Mall ("Funan") and Tampines Mall

The proposed enhancement plans which have not commenced at JEC, Funan and Tampines Mall have been put on hold in view of the current high construction cost and the competitive environment for resources.

At JEC, there were plans to commence redevelopment of the mall in Fourth Quarter[10] 2008 following Urban Redevelopment Authority's approval to increase its plot ratio from 1.85 to 3.0 for full commercial development. The plot ratio increase effectively raises the Gross Floor Area ("GFA") of JEC by over 62.1%, from approximately 170,000 sq ft to approximately 275,500 sq ft, and the NLA by close to 71.4%, from approximately 110,510 sq ft to approximately 189,400 sq ft. To date, a differential premium amounting to approximately S$16.0 million has been paid to the relevant authorities.

Funan currently employs only 3.89 of its allowable gross plot ratio of 7.0. Earlier, there were proposed plans to convert the purely-retail property to a retail cum office development so as to maximise the unutilised GFA of approximately 388,000 sq ft. In June 2008, the differential premium and stamp duties of S$65.2 million have been paid to the relevant authorities to untilise the unutilised GFA.

Tampines Mall had earlier been granted a plot ratio increase, from 3.5 to 4.2, for full office development by URA. The increase in plot ratio 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 S$2,940.0 per square meter or S$25.9 million.

CMTML will explore opportunities to unlock value from these three valuable assets at an appropriate time.

Securities Investors' Association (Singapore) ("SIAS") Investors' Choice Award 2008

CMT emerged the winner of the SIAS Investors' Choice "Most Transparent Company (REIT Category)" Award 2008 for the fifth consecutive year. The prestigious award is based on key criteria such as timeliness of news release, substantiality of news releases, clarity of news release, degree of media access, frequency of corporate results, availability of segmental information and communication channels. Nominations were made by investment analysts, heads of research, fund managers and members of the mass media. CMTML would like to thank the media and investment communities for their continued support.

About CapitaMall Trust (www.capitamall.com)

CMT is the first Real Estate Investment Trust (REIT) listed on Singapore Exchange Securities Trading Limited (Singapore Exchange) in July 2002. CMT is also the largest REIT by asset size and market capitalisation and in Singapore, with an asset size and market capitalisation of approximately S$7.3 billion and S$3.7 billion (as at 30 September 2008) respectively. CMT has been assigned an "A2" rating by Moody's Investors Service. The "A2" rating is the highest rating assigned to a Singapore REIT.

CMT owns and invests in quality income-producing assets which are used, or predominantly used, for retail purposes primarily in Singapore. As at 30 September 2008, CMT Group's portfolio comprised a diverse list of over 2,100 leases with local and international retailers and achieved a committed occupancy of close to 100.0%. CMT Group's 14 quality retail malls, which are strategically located in the suburban areas and Downtown Core of Singapore, include Tampines Mall, Junction 8, Funan DigitaLife Mall, IMM Building, Plaza Singapura, Atrium@Orchard, Hougang Plaza, Sembawang Shopping Centre, Jurong Entertainment Centre, Bugis Junction, Raffles City Singapore (40.0% interest), Lot One Shoppers' Mall, Bukit Panjang Plaza and Rivervale Mall. CMT also owns a 20.0% stake in CapitaRetail China Trust, the first pure-play China retail REIT listed on the Singapore Exchange in December 2006.

CMT is managed by an external manager, CMTML, which is an indirect wholly-owned subsidiary of CapitaLand, the largest real estate company in Southeast Asia by market capitalisation.

IMPORTANT NOTICE

The past performance of CapitaMall Trust ("**CMT**") is not indicative of the future performance of CMT. Similarly, the past performance of the CapitaMall Trust Management Limited (the "**Manager**") is not indicative of the future performance of the Manager.

The value of units in CMT ("**Units**") and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that holders of Units ("**Unitholders**") may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This release may contain forward-looking statements that involve assumptions, 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 developments or companies, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), 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 the current view of management on future events.

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