



CapitaMall
Trust

CAPITAMALL TRUST

Singapore's First & Largest REIT

Full Year 2013 Financial Results Annexes

22 January 2014



Portfolio Lease Expiry Profile

as at 31 December 2013⁽¹⁾

	Number of Leases	Gross Rental Income per Month ⁽²⁾	
		S\$'000	% of Total
2014	696 ⁽³⁾	12,401	21.0
2015	1,028	18,353	31.0
2016	930	16,146	27.3
2017 & Beyond	300	12,209	20.7
Total	2,954	59,109	100.0

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

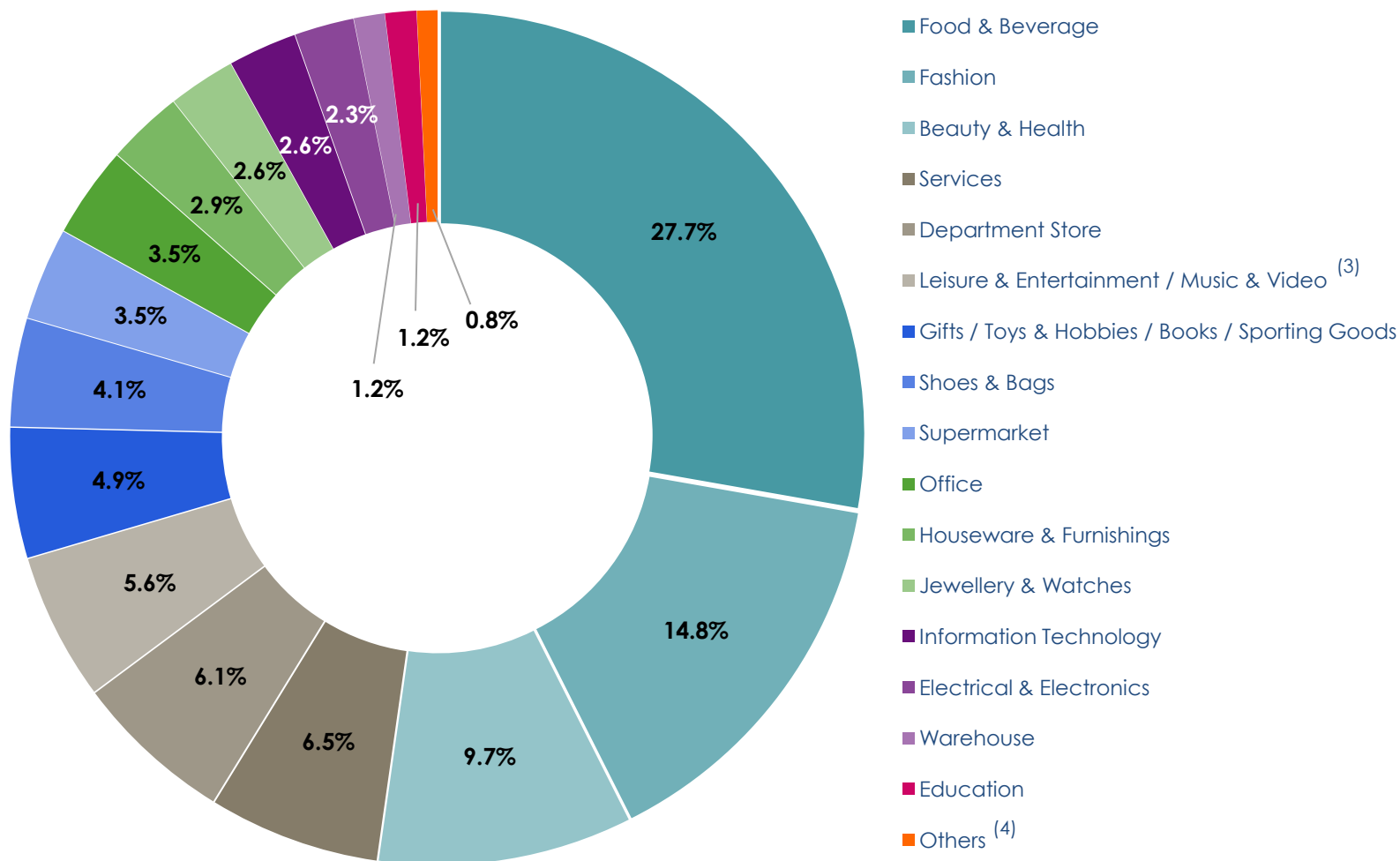
(2) Based on expiry month of the lease.

(3) Of which 568 leases are retail leases.



Well Diversified Trade Mix Across the Portfolio⁽¹⁾

By Gross Rent for the Month of December 2013⁽²⁾



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

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

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

(4) Others include Art Gallery and Luxury.



Top 10 Tenants

10 Largest Tenants⁽¹⁾ by Gross Rental Contribute 21.4% of Total Gross Rental
No Single Tenant Contributes More than 3.2% of Total Gross Rental

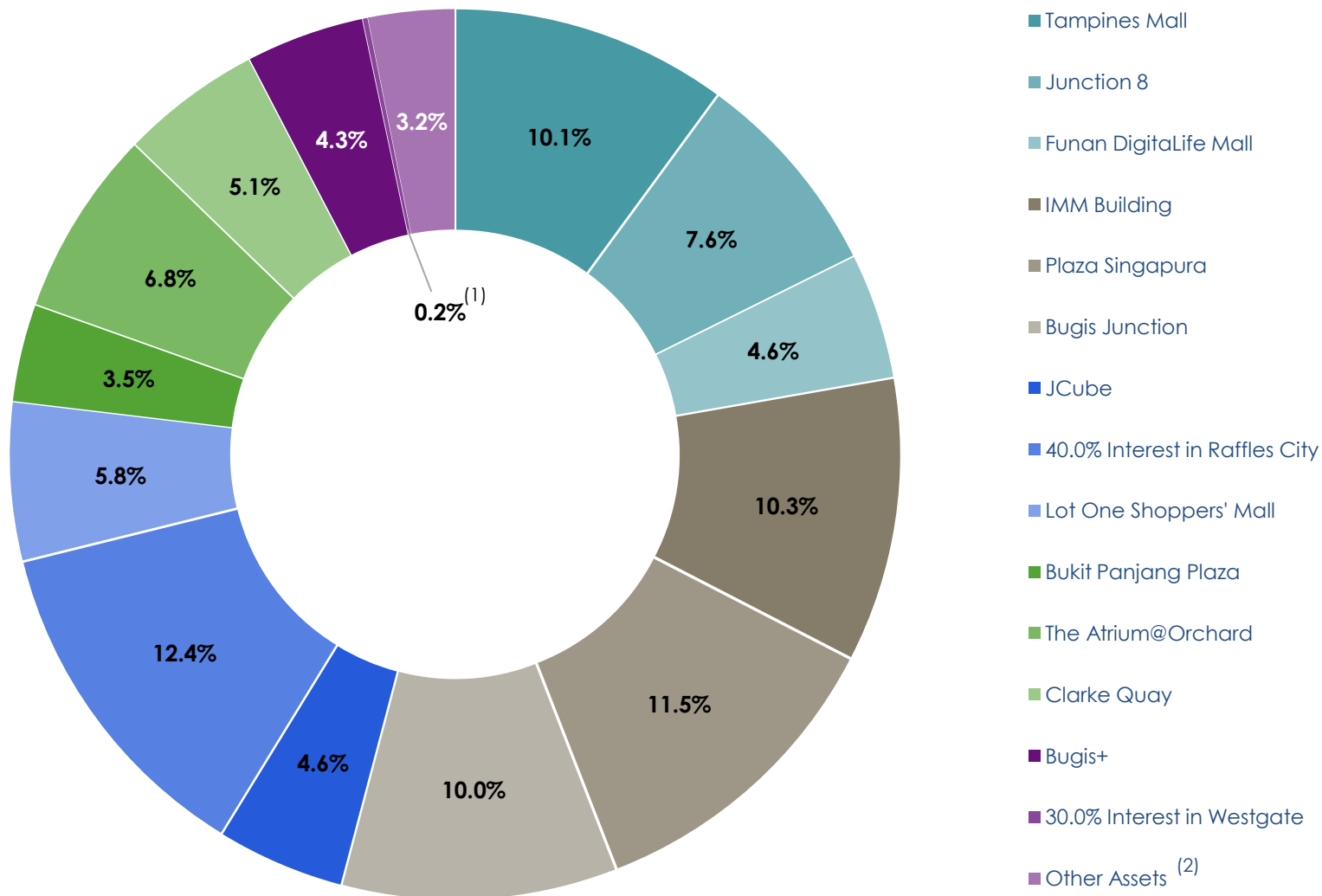
Tenant	Trade Sector	% of Gross Rental
RC Hotels (Pte) Ltd	Hotel	3.2%
Cold Storage Singapore (1983) Pte Ltd	Supermarket/ Beauty & Health / Services/ Warehouse	2.7%
Temasek Holdings (Private) Ltd	Office	2.5%
Wing Tai Clothing Pte Ltd	Fashion / Food & Beverage	2.4%
Robinson & Co. (Singapore) Pte Ltd	Department Store/ Beauty & Health	2.4%
NTUC	Supermarket / Beauty & Health / Food Court /Services	1.9%
BHG (Singapore) Pte. Ltd	Department Store	1.9%
Jay Gee Enterprises (Pte.) Ltd	Fashion/ Beauty & Health / Sporting Goods & Apparel/ Shoes & Bags	1.7%
Auric Pacific Group Limited	Food & Beverage	1.6%
McDonald's Restaurants Pte. Ltd.	Food & Beverage	1.1%

(1) Include CMT's 40.0% interest in Raffles City Singapore; based on actual gross rental income for the month of December 2013 and exclude gross turnover rental.



FY 2013 Total Gross Revenue by Property

Percentage of Portfolio by FY 2013 Total Gross Revenue



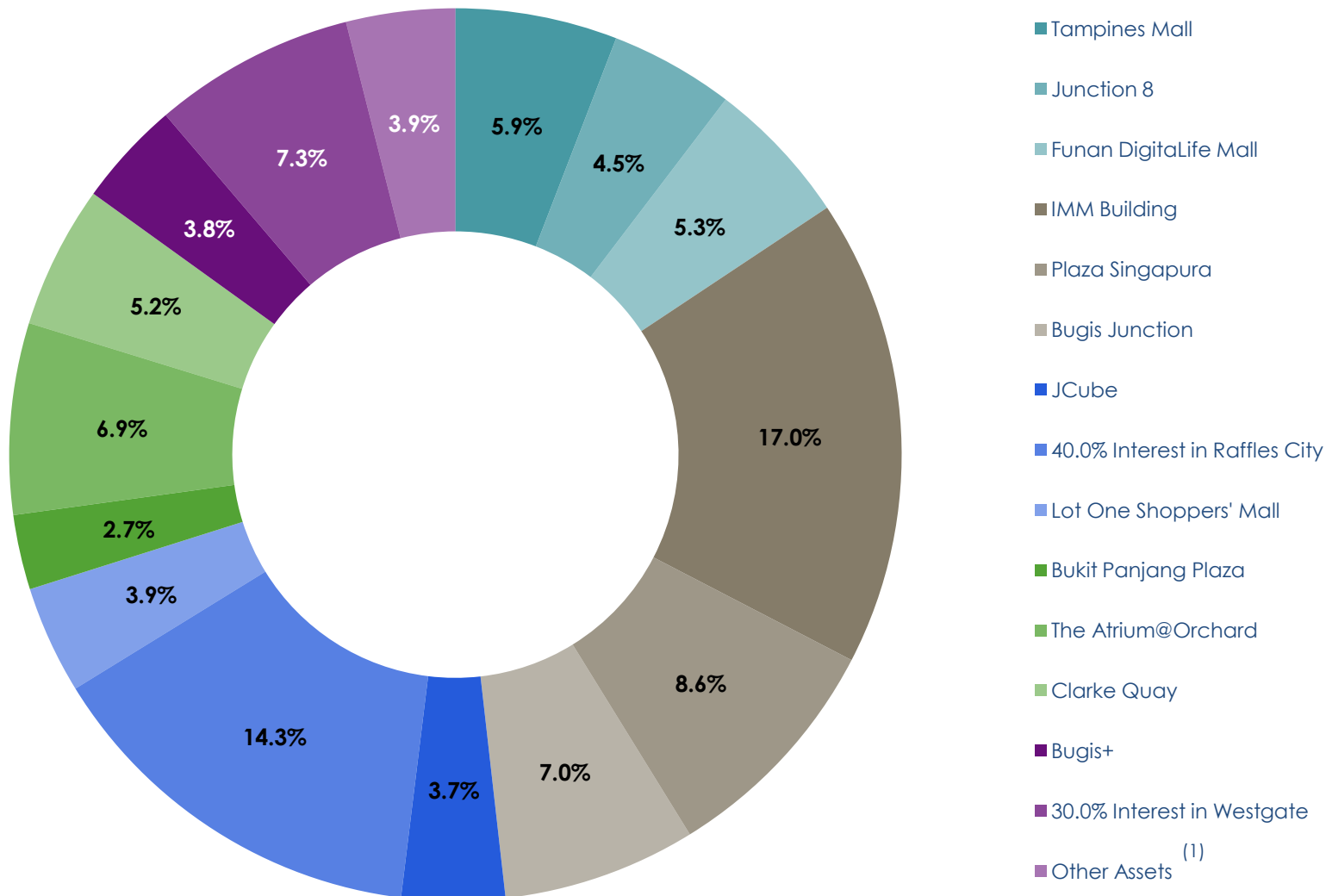
(1) Refers to the 30.0% interest in Westgate.

(2) Include Sembawang Shopping Centre and Rivervale Mall.



Net Lettable Area by Property

Percentage of Portfolio by Net Lettable Area as at 31 December 2013



(1) Include Sembawang Shopping Centre and Rivervale Mall.

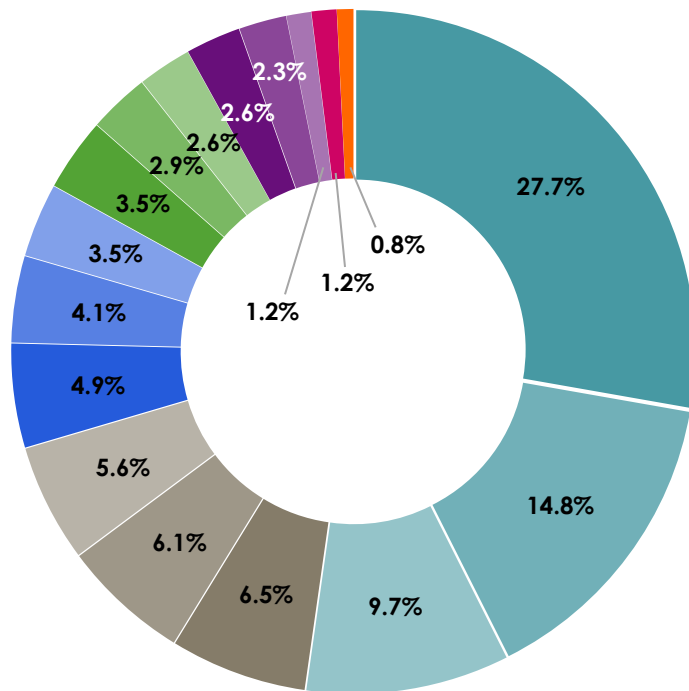


Well Diversified Trade Mix

CMT PORTFOLIO⁽¹⁾

By Gross Rent⁽²⁾

For the month of December 2013



■ Food & Beverage

■ Fashion

■ Beauty & Health

■ Services

■ Department Store

■ Leisure & Entertainment / Music & Video⁽³⁾

■ Gifts / Toys & Hobbies / Books / Sporting Goods

■ Shoes & Bags

■ Supermarket

■ Office

■ Houseware & Furnishings

■ Jewellery & Watches

■ Information Technology

■ Electrical & Electronics

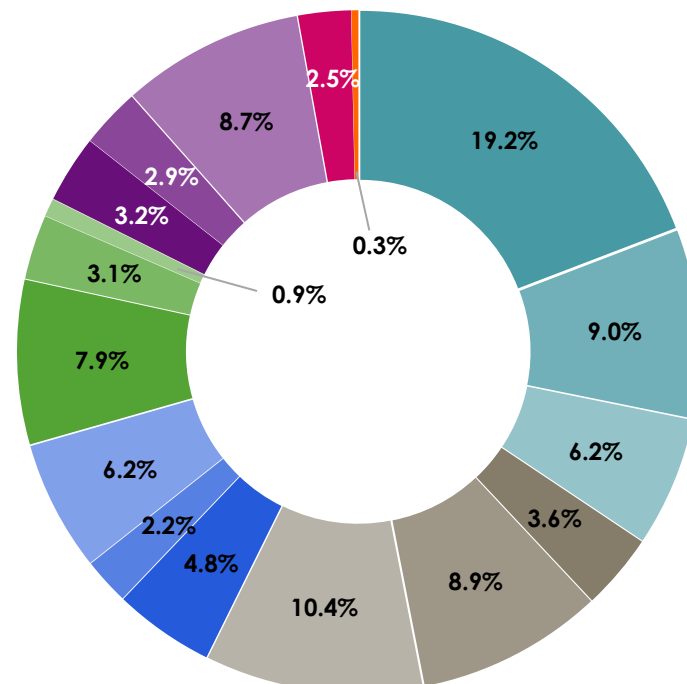
■ Warehouse

■ Education

■ Others⁽⁴⁾

By Net Lettable Area

As at 31 December 2013



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

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

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

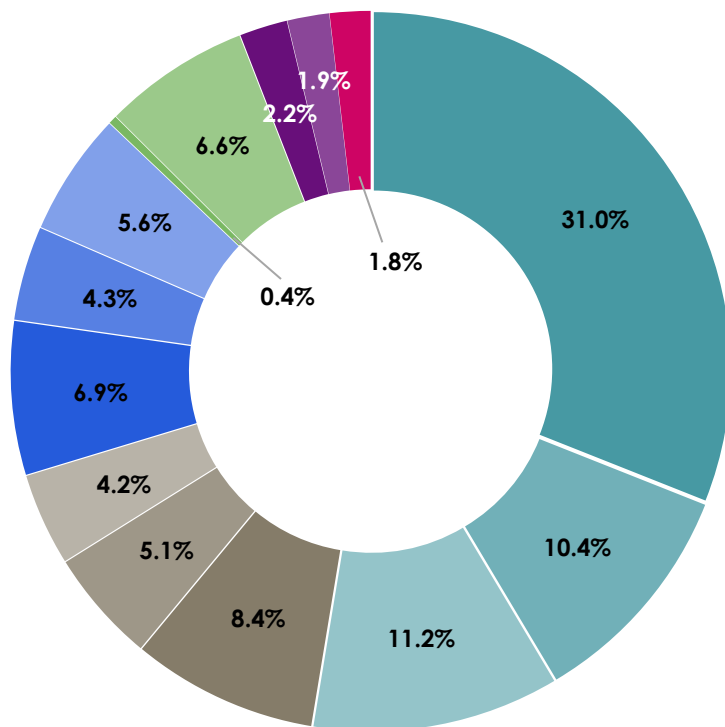
(4) Others include Art Gallery and Luxury.



Tampines Mall - Trade Mix

By Gross Rent⁽¹⁾

For the month of December 2013



■ Food & Beverage

■ Fashion

■ Beauty & Health

■ Services

■ Department Store

■ Leisure & Entertainment / Music & Video

■ Gifts / Toys & Hobbies / Books / Sporting Goods

■ Shoes & Bags

■ Supermarket

■ Office

■ Houseware & Furnishings

■ Jewellery & Watches

■ Information Technology

■ Electrical & Electronics

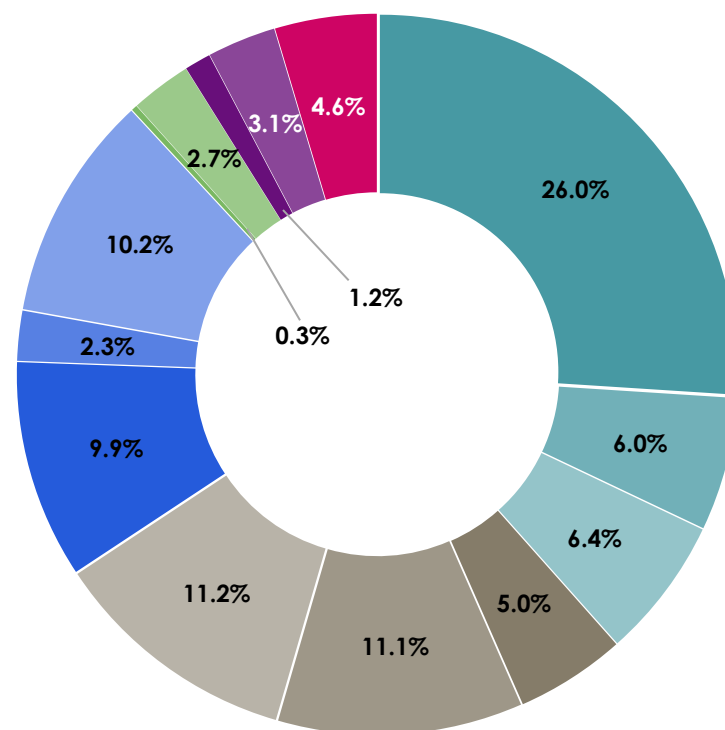
■ Warehouse

■ Education

■ Others⁽²⁾

By Net Lettable Area

As at 31 December 2013



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

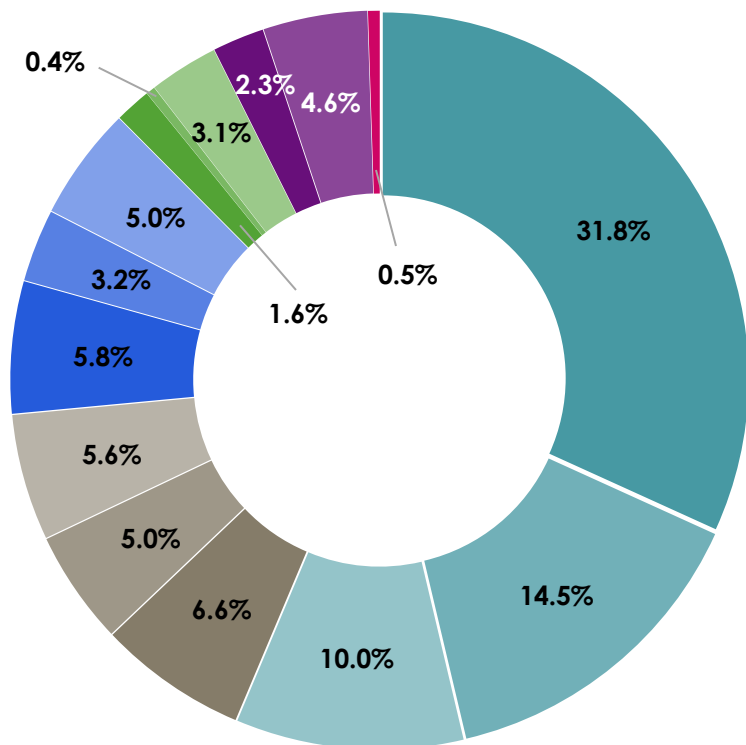
(2) Others include Art Gallery and Luxury.



Junction 8 - Trade Mix

By Gross Rent⁽¹⁾

For the month of December 2013



Food & Beverage

Fashion

Beauty & Health

Services

Department Store

Leisure & Entertainment / Music & Video

Gifts / Toys & Hobbies / Books / Sporting Goods

Shoes & Bags

Supermarket

Office

Houseware & Furnishings

Jewellery & Watches

Information Technology

Electrical & Electronics

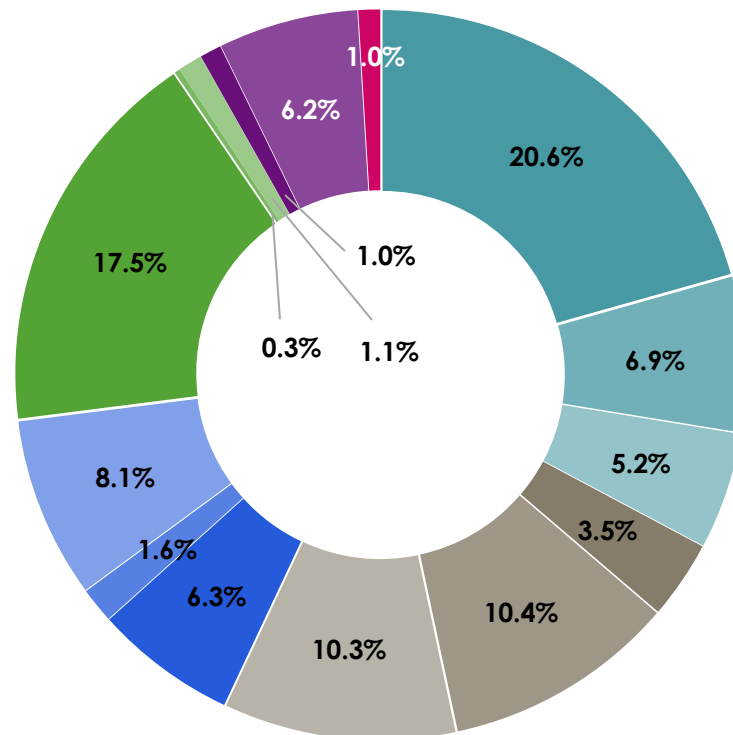
Warehouse

Education

Others⁽²⁾

By Net Lettable Area

As at 31 December 2013



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

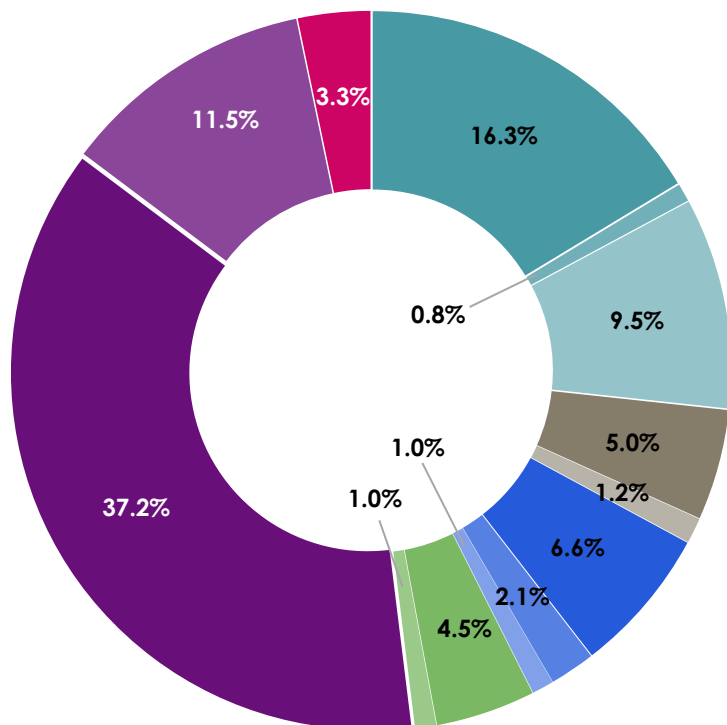
(2) Others include Art Gallery and Luxury.



Funan Digitalife Mall - Trade Mix

By Gross Rent⁽¹⁾

For the month of December 2013



■ Food & Beverage

■ Fashion

■ Beauty & Health

■ Services

■ Department Store

■ Leisure & Entertainment / Music & Video

■ Gifts / Toys & Hobbies / Books / Sporting Goods

■ Shoes & Bags

■ Supermarket

■ Office

■ Houseware & Furnishings

■ Jewellery & Watches

■ Information Technology

■ Electrical & Electronics

■ Warehouse

■ Education

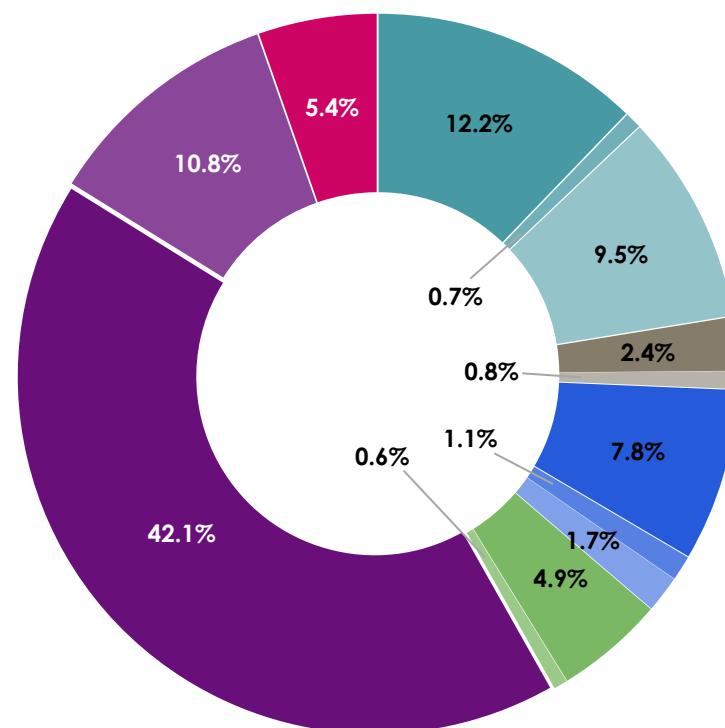
■ Others⁽²⁾

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

(2) Others include Art Gallery and Luxury.

By Net Lettable Area

As at 31 December 2013

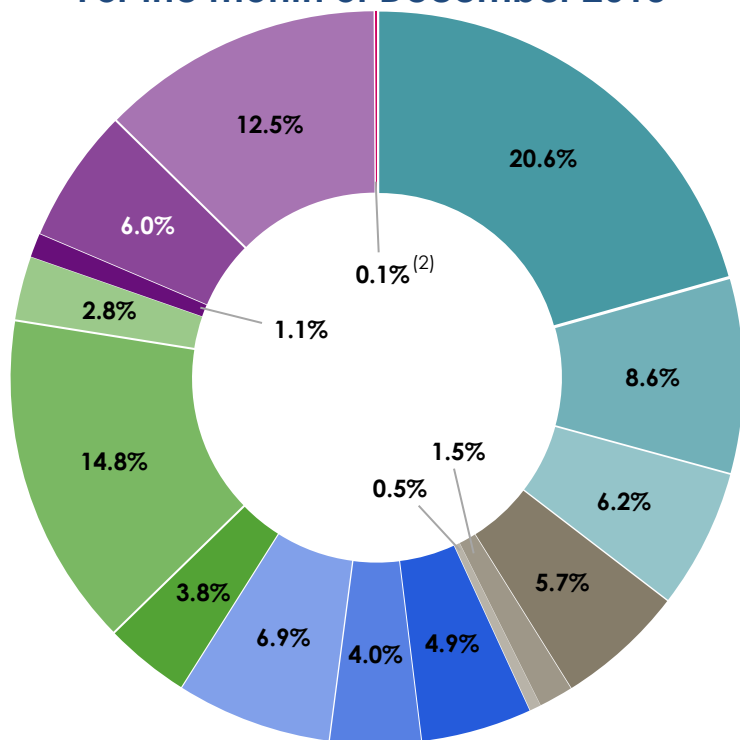




IMM Building- Trade Mix

By Gross Rent⁽¹⁾

For the month of December 2013



Food & Beverage

Fashion

Beauty & Health

Services

Department Store

Leisure & Entertainment / Music & Video

Gifts / Toys & Hobbies / Books / Sporting Goods

Shoes & Bags

Supermarket

Office

Houseware & Furnishings

Jewellery & Watches

Information Technology

Electrical & Electronics

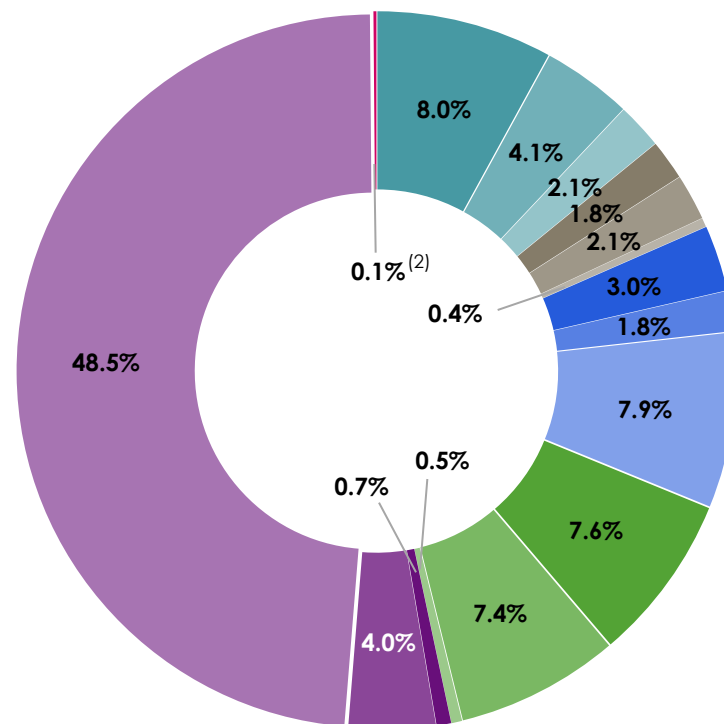
Warehouse

Education

Others⁽³⁾

By Net Lettable Area

As at 31 December 2013



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

(2) Refers to proportion contributed by Education.

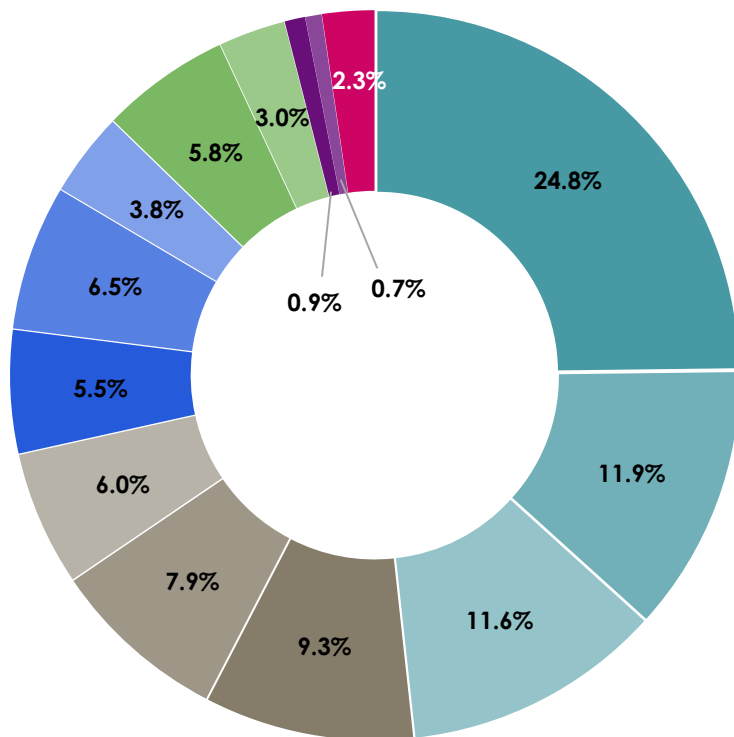
(3) Others include Art Gallery and Luxury.



Plaza Singapura- Trade Mix

By Gross Rent⁽¹⁾

For the month of December 2013



Food & Beverage

Fashion

Beauty & Health

Services

Department Store

Leisure & Entertainment / Music & Video

Gifts / Toys & Hobbies / Books / Sporting Goods

Shoes & Bags

Supermarket

Office

Houseware & Furnishings

Jewellery & Watches

Information Technology

Electrical & Electronics

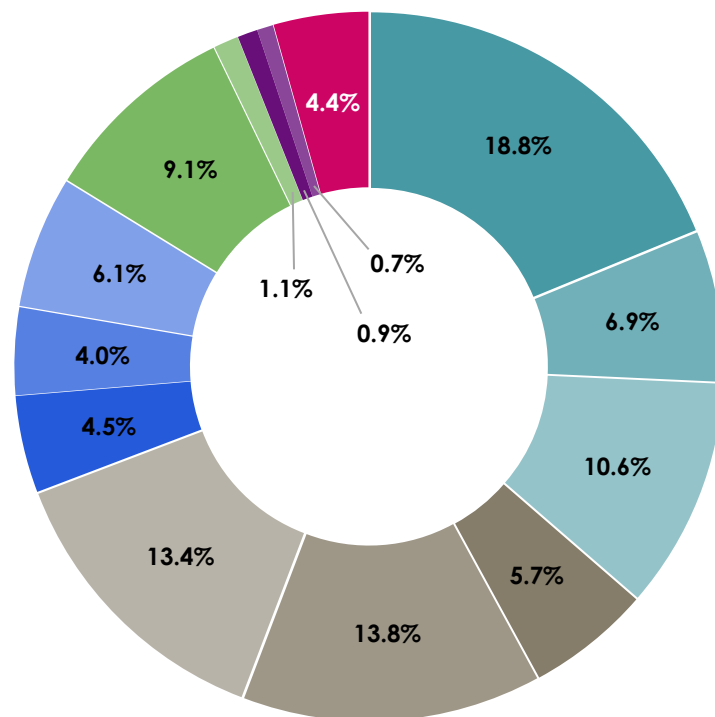
Warehouse

Education

Others⁽²⁾

By Net Lettable Area

As at 31 December 2013



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

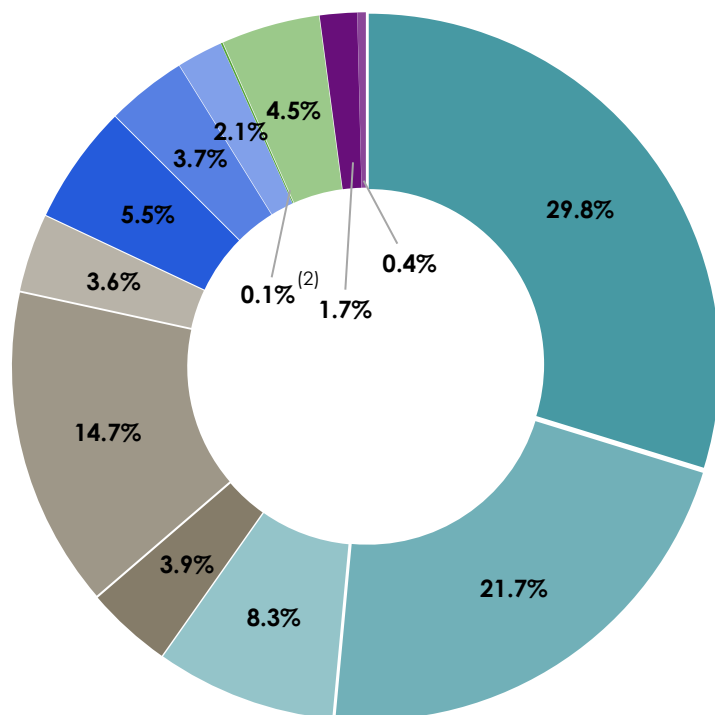
(2) Others include Art Gallery and Luxury.



Bugis Junction - Trade Mix

By Gross Rent⁽¹⁾

For the month of December 2013



Food & Beverage

Fashion

Beauty & Health

Services

Department Store

Leisure & Entertainment / Music & Video

Gifts / Toys & Hobbies / Books / Sporting Goods

Shoes & Bags

Supermarket

Office

Houseware & Furnishings

Jewellery & Watches

Information Technology

Electrical & Electronics

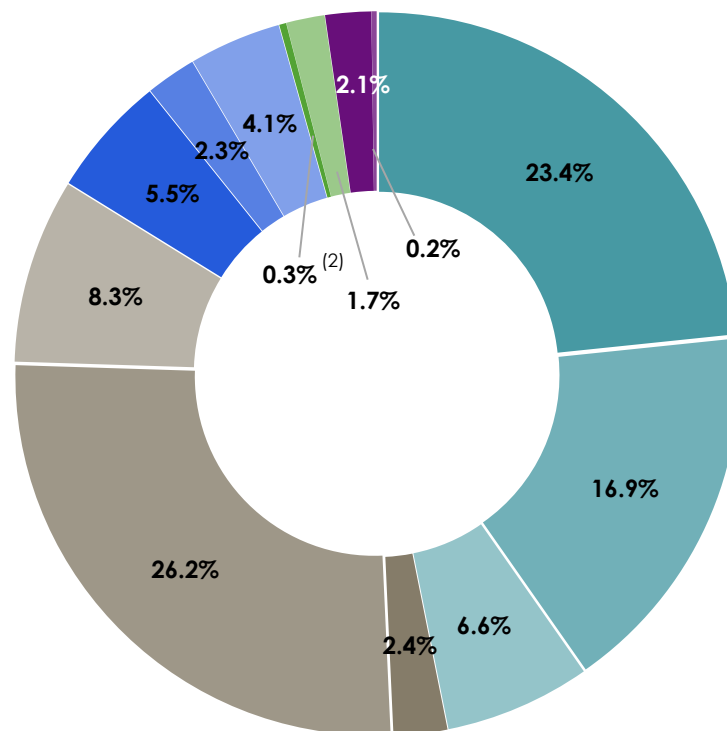
Warehouse

Education

Others⁽³⁾

By Net Lettable Area

As at 31 December 2013



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

(2) Refers to proportion contributed by Office.

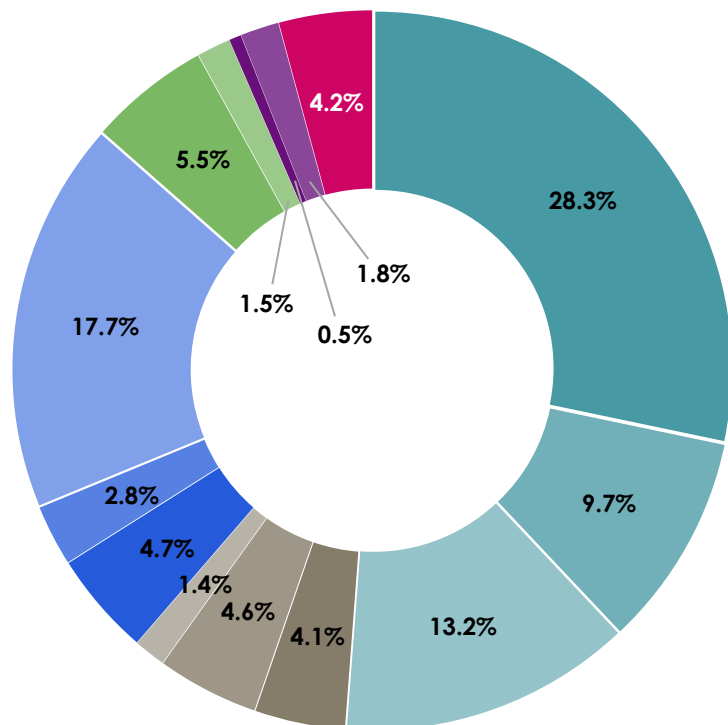
(3) Others include Art Gallery and Luxury.



Sembawang Shopping Centre - Trade Mix

By Gross Rent⁽¹⁾

For the month of December 2013



■ Food & Beverage

■ Fashion

■ Beauty & Health

■ Services

■ Department Store

■ Leisure & Entertainment / Music & Video

■ Gifts / Toys & Hobbies / Books / Sporting Goods

■ Shoes & Bags

■ Supermarket

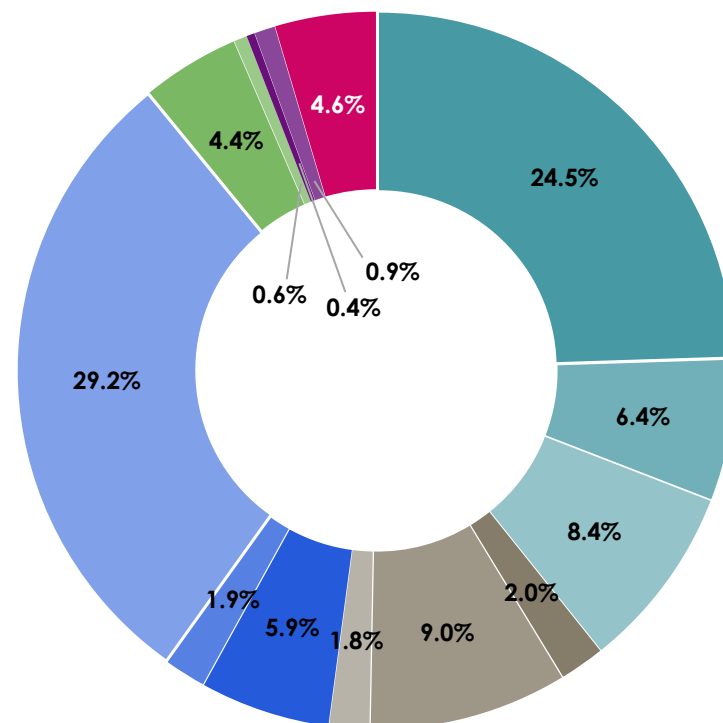
■ Office

■ Houseware & Furnishings

■ Jewellery & Watches

By Net Lettable Area

As at 31 December 2013



■ Information Technology

■ Electrical & Electronics

■ Warehouse

■ Education

■ Others⁽²⁾

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

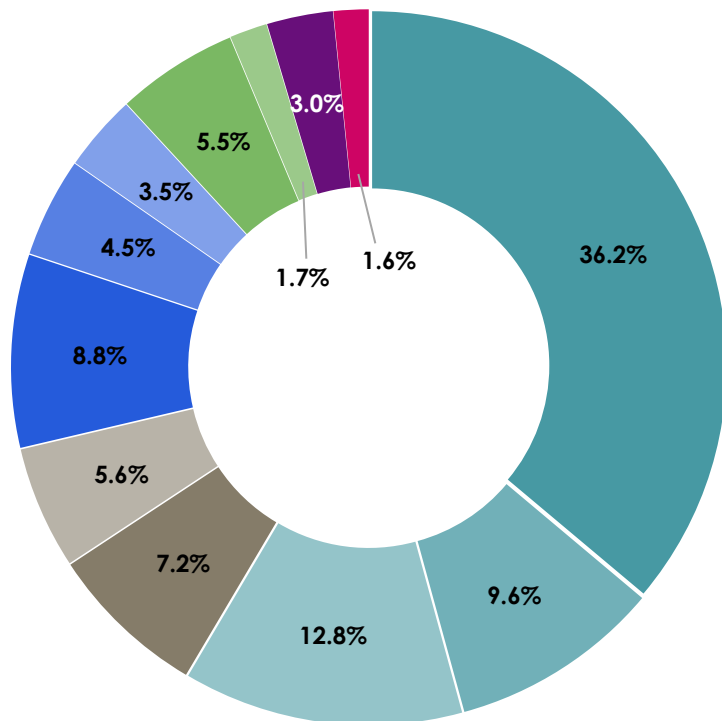
(2) Others include Art Gallery and Luxury.



JCube - Trade Mix

By Gross Rent⁽¹⁾

For the month of December 2013



■ Food & Beverage

■ Fashion

■ Beauty & Health

■ Services

■ Department Store

■ Leisure & Entertainment / Music & Video

■ Gifts / Toys & Hobbies / Books / Sporting Goods

■ Shoes & Bags

■ Supermarket

■ Office

■ Houseware & Furnishings

■ Jewellery & Watches

■ Information Technology

■ Electrical & Electronics

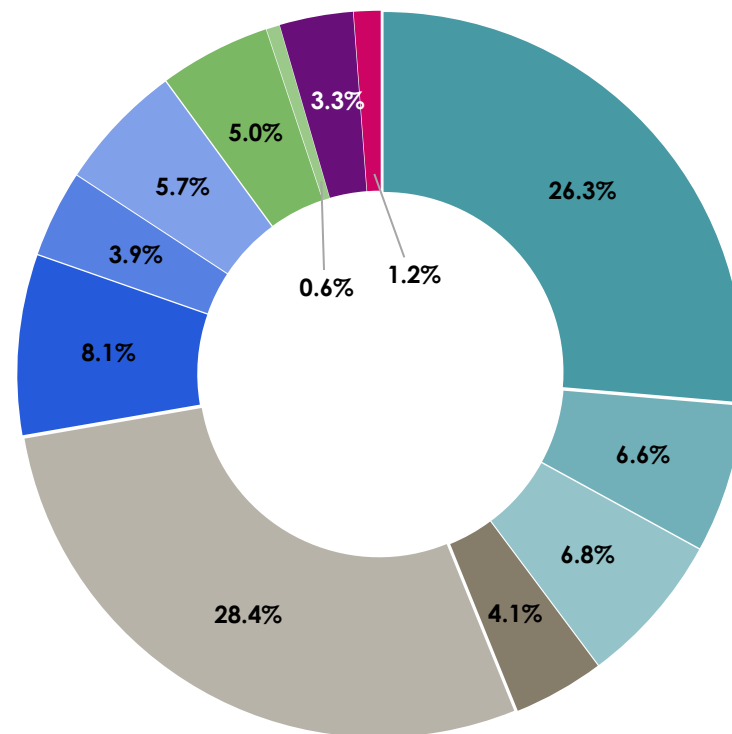
■ Warehouse

■ Education

■ Others⁽²⁾

By Net Lettable Area

As at 31 December 2013



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

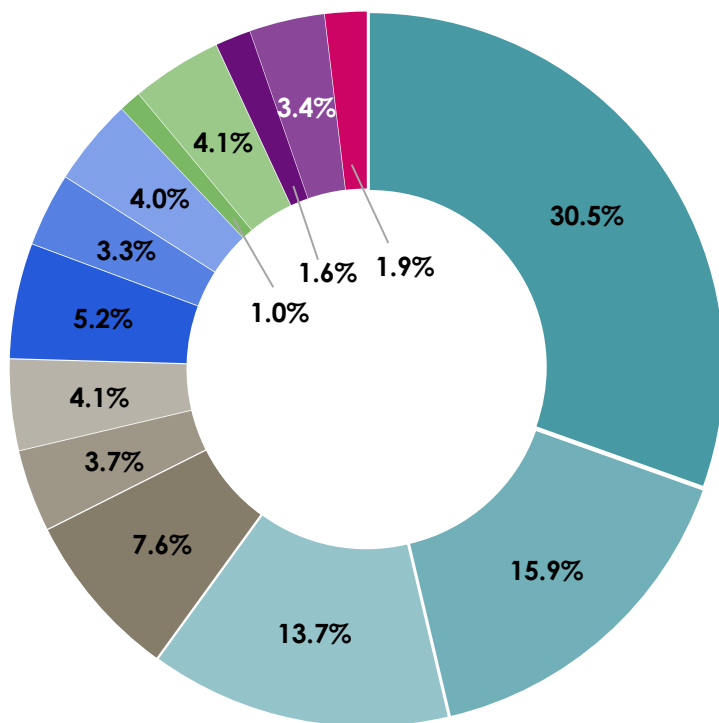
(2) Others include Art Gallery and Luxury.



Lot One Shoppers' Mall - Trade Mix

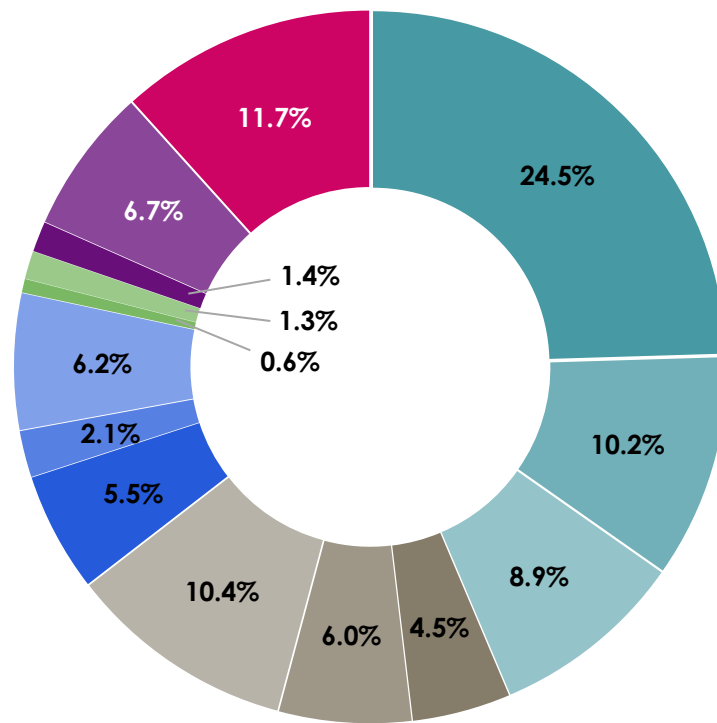
By Gross Rent⁽¹⁾

For the month of December 2013



By Net Lettable Area

As at 31 December 2013



Food & Beverage

Fashion

Beauty & Health

Services

Department Store

Leisure & Entertainment / Music & Video

Gifts / Toys & Hobbies / Books / Sporting Goods

Shoes & Bags

Supermarket

Office

Houseware & Furnishings

Jewellery & Watches

Information Technology

Electrical & Electronics

Warehouse

Education

Others⁽²⁾

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

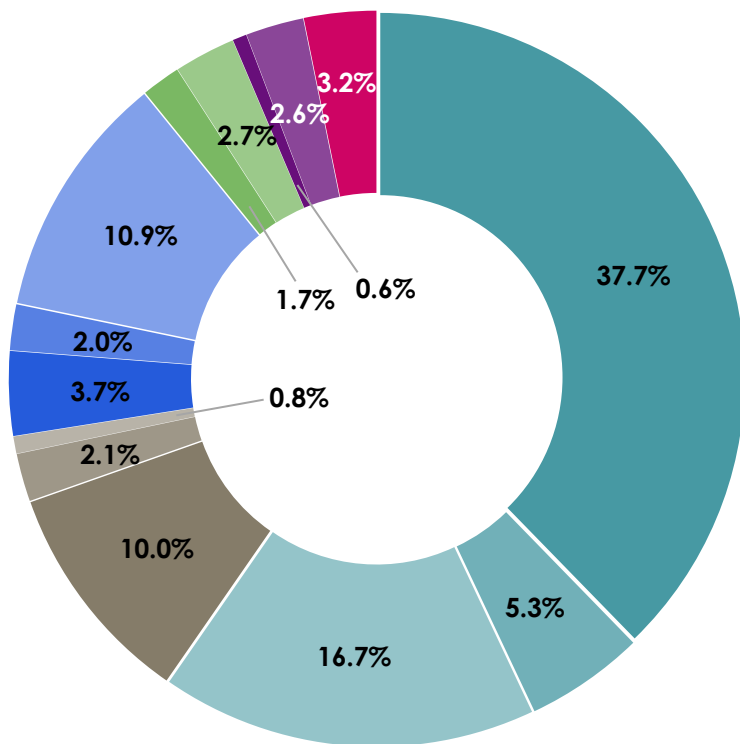
(2) Others include Art Gallery and Luxury.



Bukit Panjang Plaza - Trade Mix

By Gross Rent⁽¹⁾

For the month of December 2013



■ Food & Beverage

■ Fashion

■ Beauty & Health

■ Services

■ Department Store

■ Leisure & Entertainment / Music & Video

■ Gifts / Toys & Hobbies / Books / Sporting Goods

■ Shoes & Bags

■ Supermarket

■ Office

■ Houseware & Furnishings

■ Jewellery & Watches

■ Information Technology

■ Electrical & Electronics

■ Warehouse

■ Education

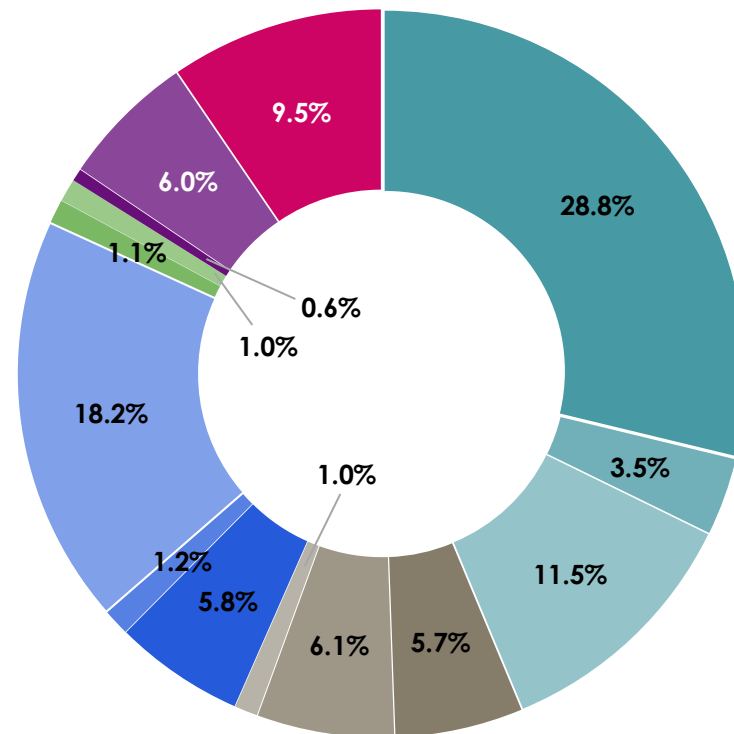
■ Others⁽²⁾

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

(2) Others include Art Gallery and Luxury.

By Net Lettable Area

As at 31 December 2013

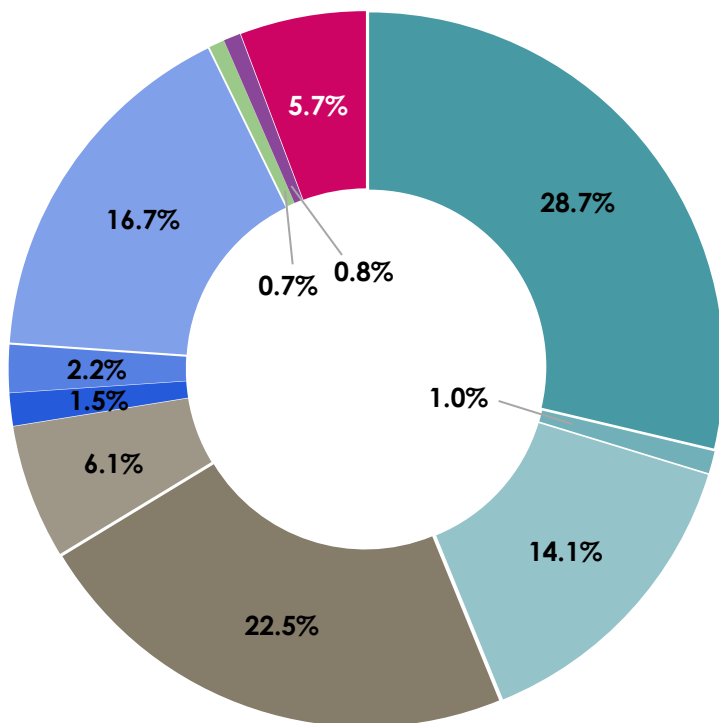




Rivervale Mall - Trade Mix

By Gross Rent⁽¹⁾

For the month of December 2013



Food & Beverage

Fashion

Beauty & Health

Services

Department Store

Leisure & Entertainment / Music & Video

Gifts / Toys & Hobbies / Books / Sporting Goods

Shoes & Bags

Supermarket

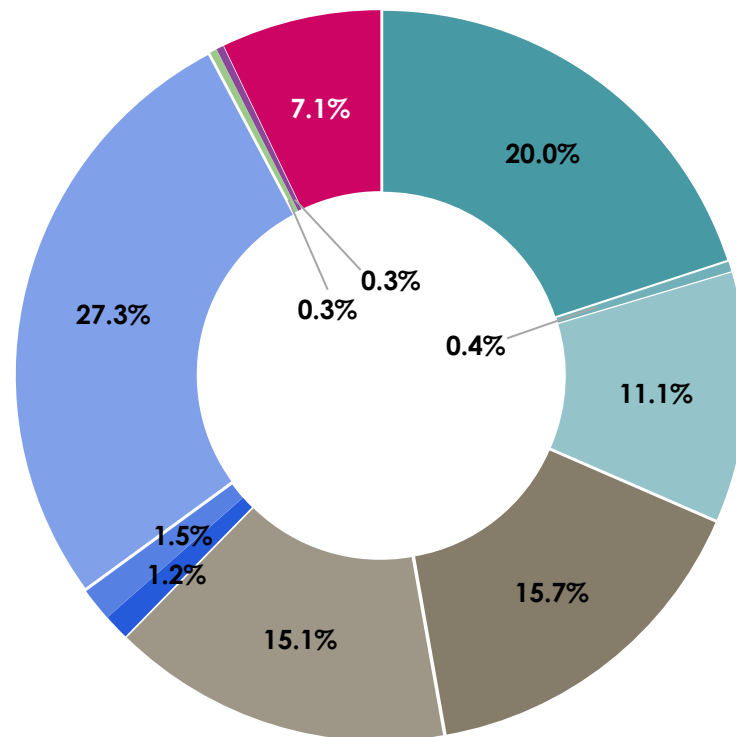
Office

Houseware & Furnishings

Jewellery & Watches

By Net Lettable Area

As at 31 December 2013



Information Technology

Electrical & Electronics

Warehouse

Education

Others⁽²⁾

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

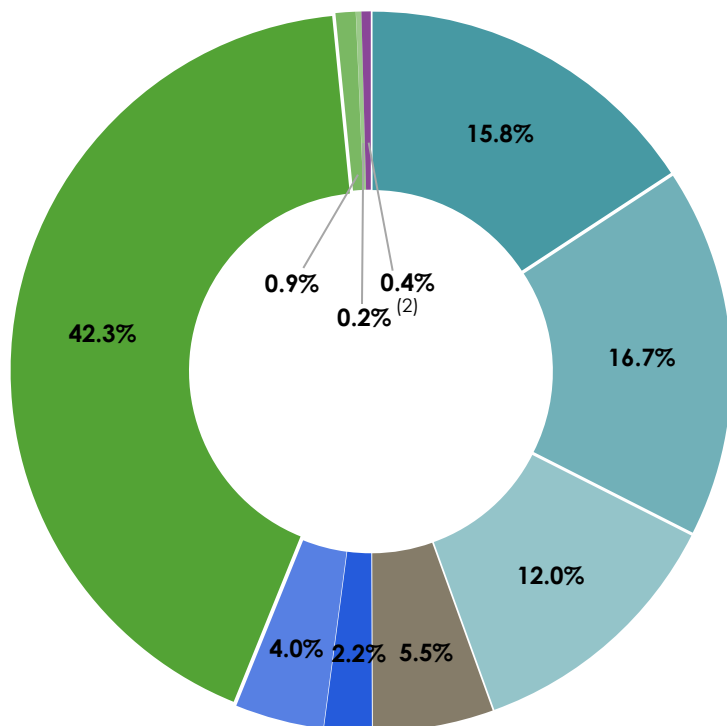
(2) Others include Art Gallery and Luxury.



The Atrium@Orchard - Trade Mix

By Gross Rent⁽¹⁾

For the month of December 2013



■ Food & Beverage

■ Fashion

■ Beauty & Health

■ Services

■ Department Store

■ Leisure & Entertainment / Music & Video

■ Gifts / Toys & Hobbies / Books / Sporting Goods

■ Shoes & Bags

■ Supermarket

■ Office

■ Houseware & Furnishings

■ Jewellery & Watches

■ Information Technology

■ Electrical & Electronics

■ Warehouse

■ Education

■ Others⁽³⁾

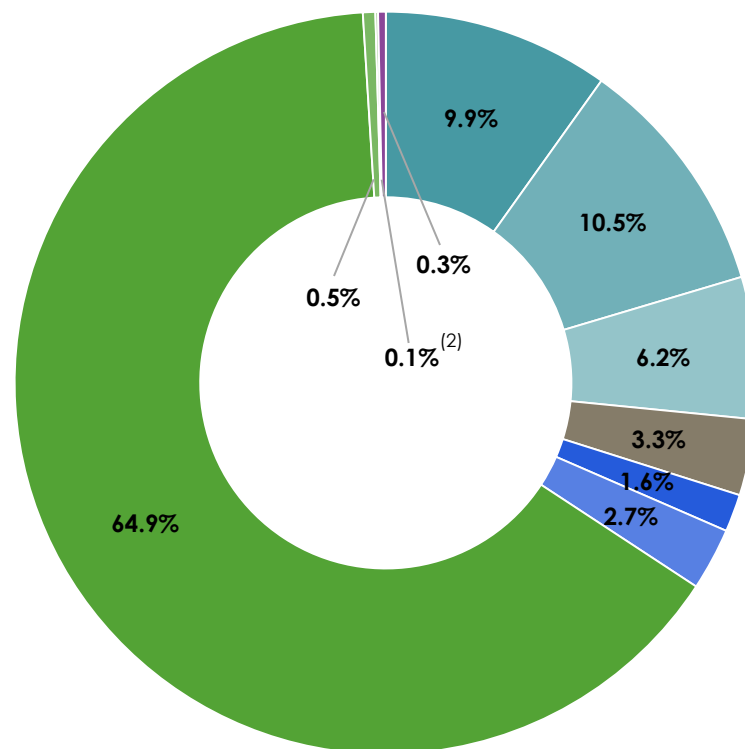
(1) Based on committed gross rental income and excludes gross turnover rental.

(2) Refers to proportion contributed by Jewellery & Watches.

(3) Others include Art Gallery and Luxury.

By Net Lettable Area

As at 31 December 2013

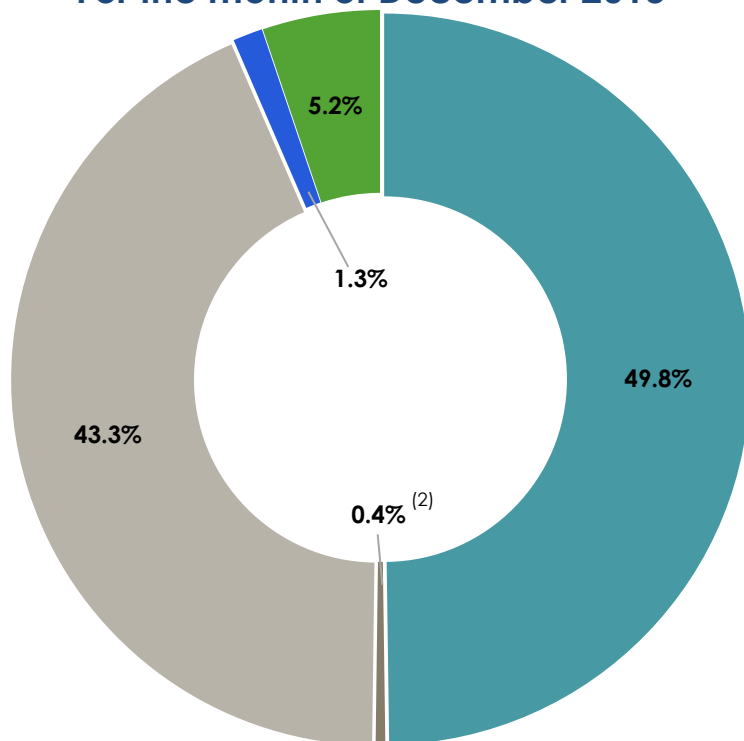




Clarke Quay - Trade Mix

By Gross Rent⁽¹⁾

For the month of December 2013



■ Food & Beverage

■ Fashion

■ Beauty & Health

■ Services

■ Department Store

■ Leisure & Entertainment / Music & Video

■ Gifts / Toys & Hobbies / Books / Sporting Goods

■ Shoes & Bags

■ Supermarket

■ Office

■ Houseware & Furnishings

■ Jewellery & Watches

■ Information Technology

■ Electrical & Electronics

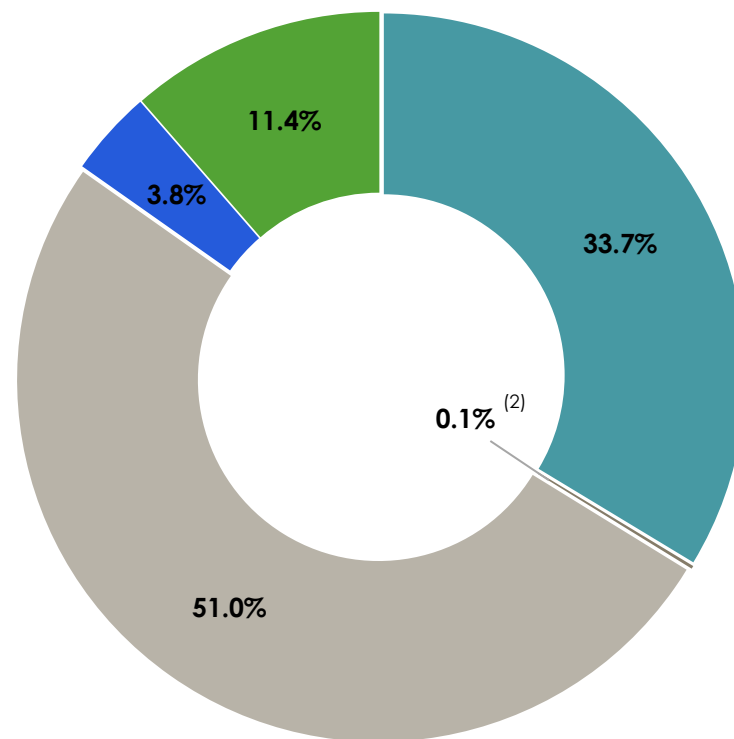
■ Warehouse

■ Education

■ Others ⁽³⁾

By Net Lettable Area

As at 31 December 2013



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

(2) Refers to proportion contributed by Services.

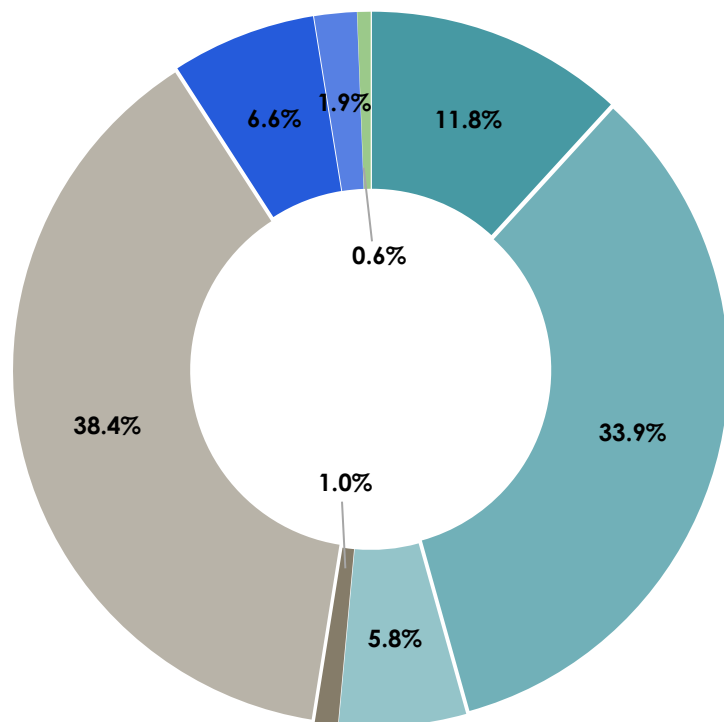
(3) Others include Art Gallery and Luxury.



Bugis+ - Trade Mix

By Gross Rent⁽¹⁾

For the month of December 2013



Food & Beverage

Fashion

Beauty & Health

Services

Department Store

Leisure & Entertainment / Music & Video⁽²⁾

Gifts / Toys & Hobbies / Books / Sporting Goods

Shoes & Bags

Supermarket

Office

Houseware & Furnishings

Jewellery & Watches

Information Technology

Electrical & Electronics

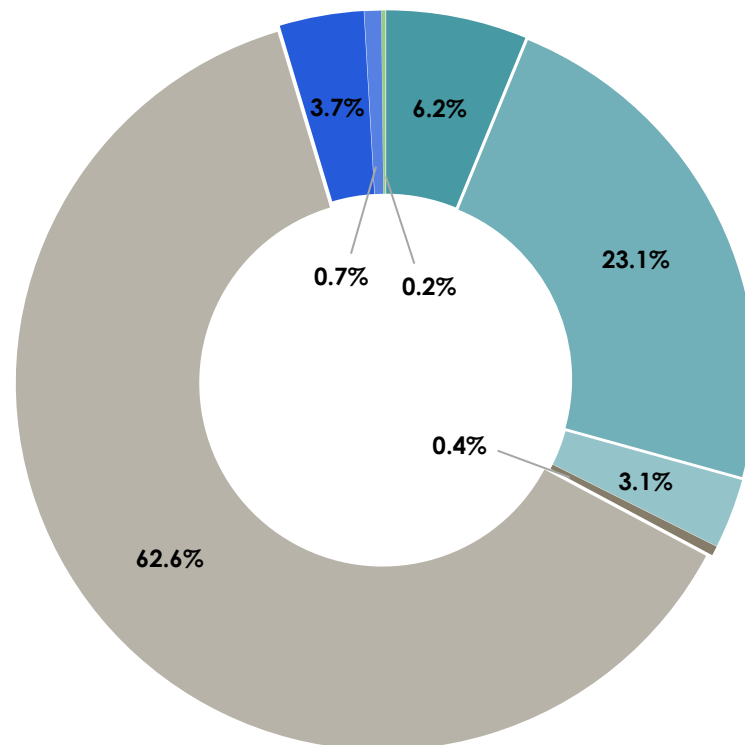
Warehouse

Education

Others⁽³⁾

By Net Lettable Area

As at 31 December 2013



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

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

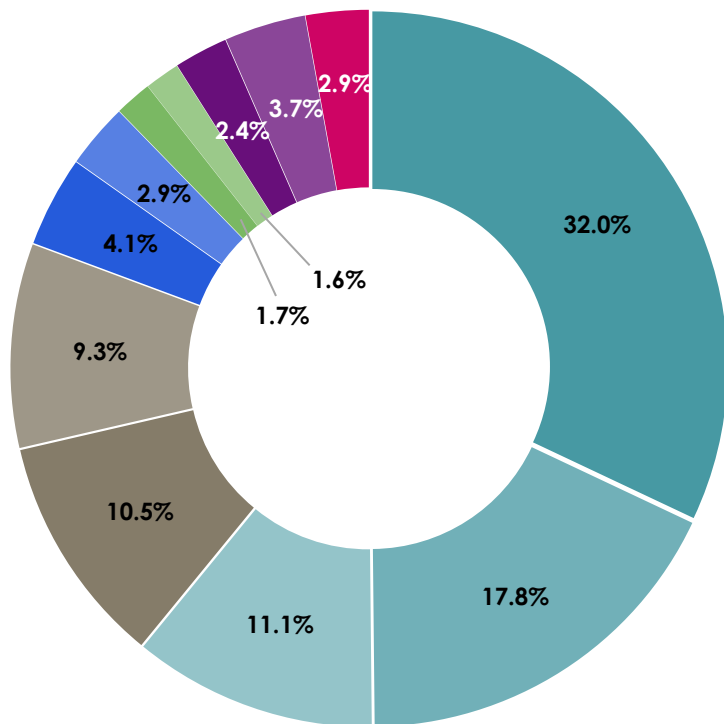
(3) Others include Art Gallery and Luxury.



Westgate - Trade Mix

By Gross Rent⁽¹⁾

For the month of December 2013



Food & Beverage

Fashion

Beauty & Health

Services

Department Store

Leisure & Entertainment / Music & Video

Gifts / Toys & Hobbies / Books / Sporting Goods

Shoes & Bags

Supermarket

Office

Houseware & Furnishings

Jewellery & Watches

Information Technology

Electrical & Electronics

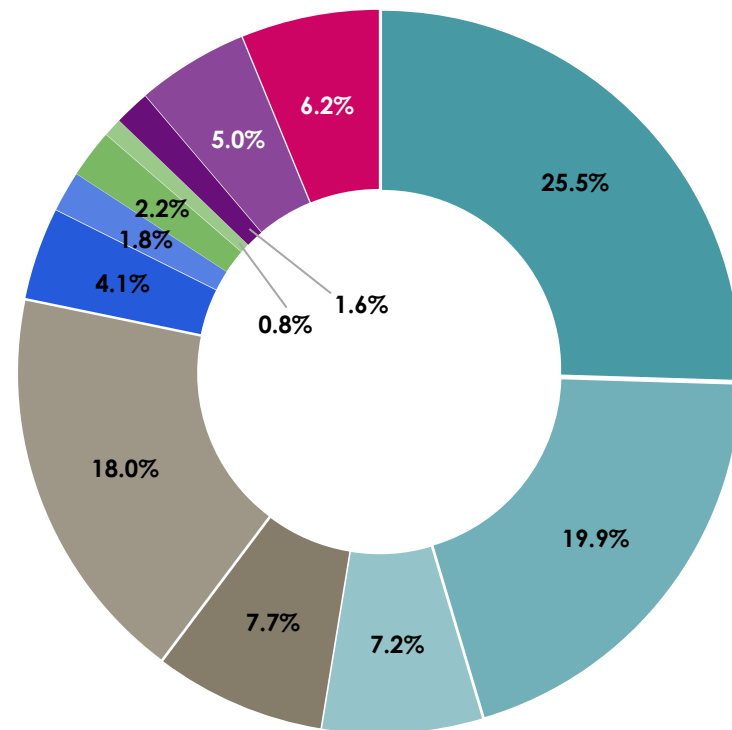
Warehouse

Education

Others⁽²⁾

By Net Lettable Area

As at 31 December 2013

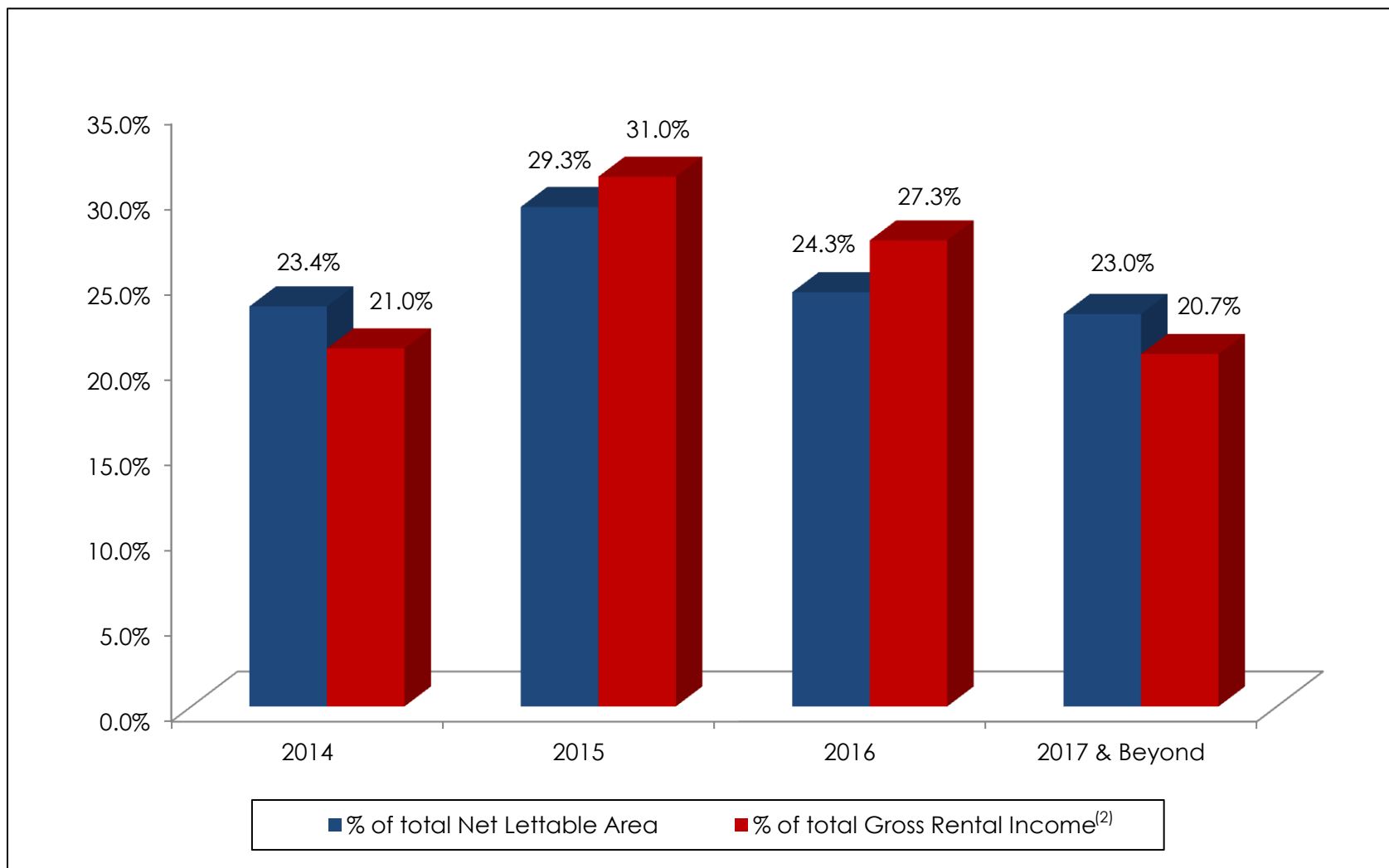


(1) Based on committed gross rental income and excludes gross turnover rental.

(2) Others include Art Gallery and Luxury.



Lease Expiry Profile – Portfolio⁽¹⁾

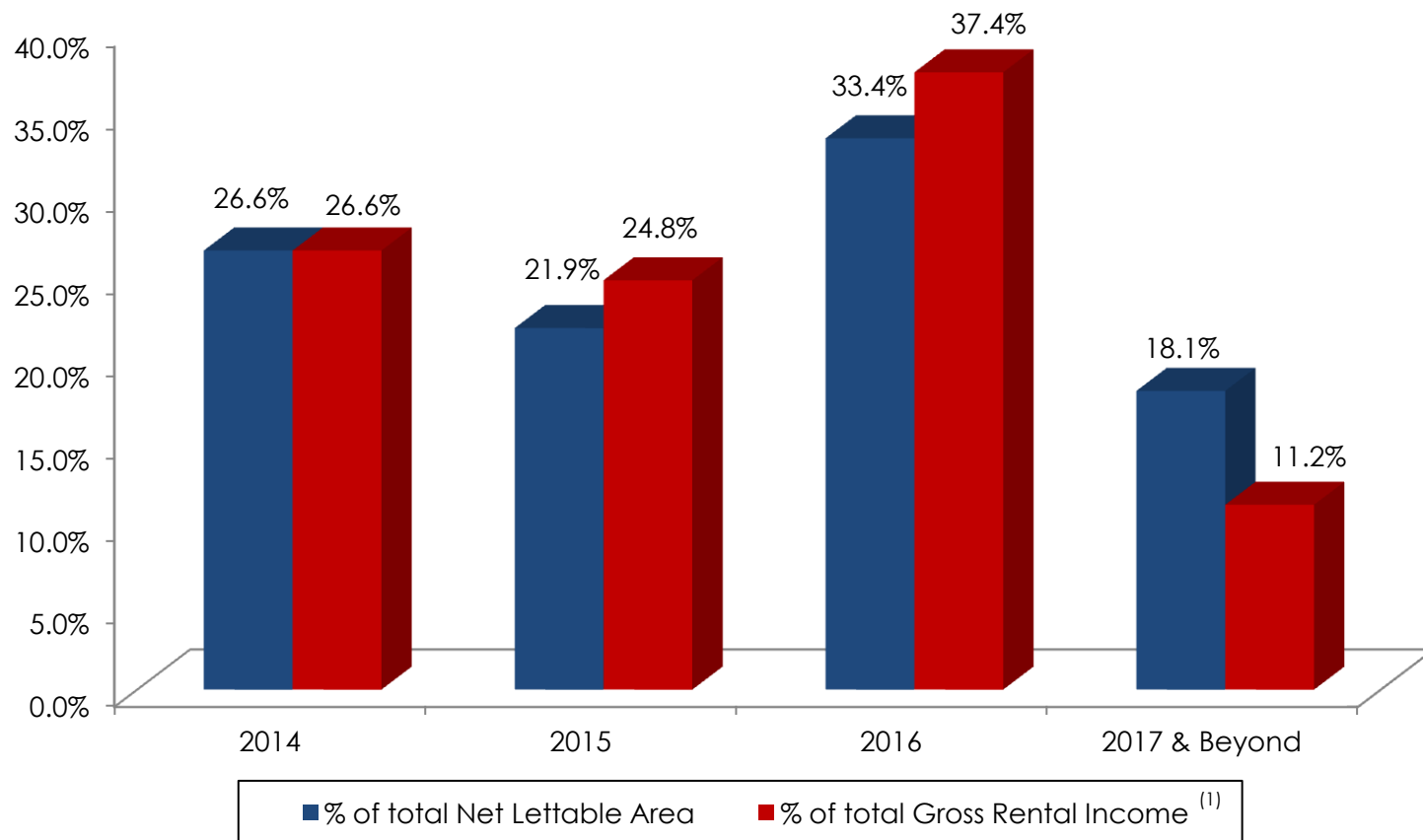


(1) Includes CMT's 40.0% interest in Raffles City Singapore (retail and office leases, excluding hotel lease).

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



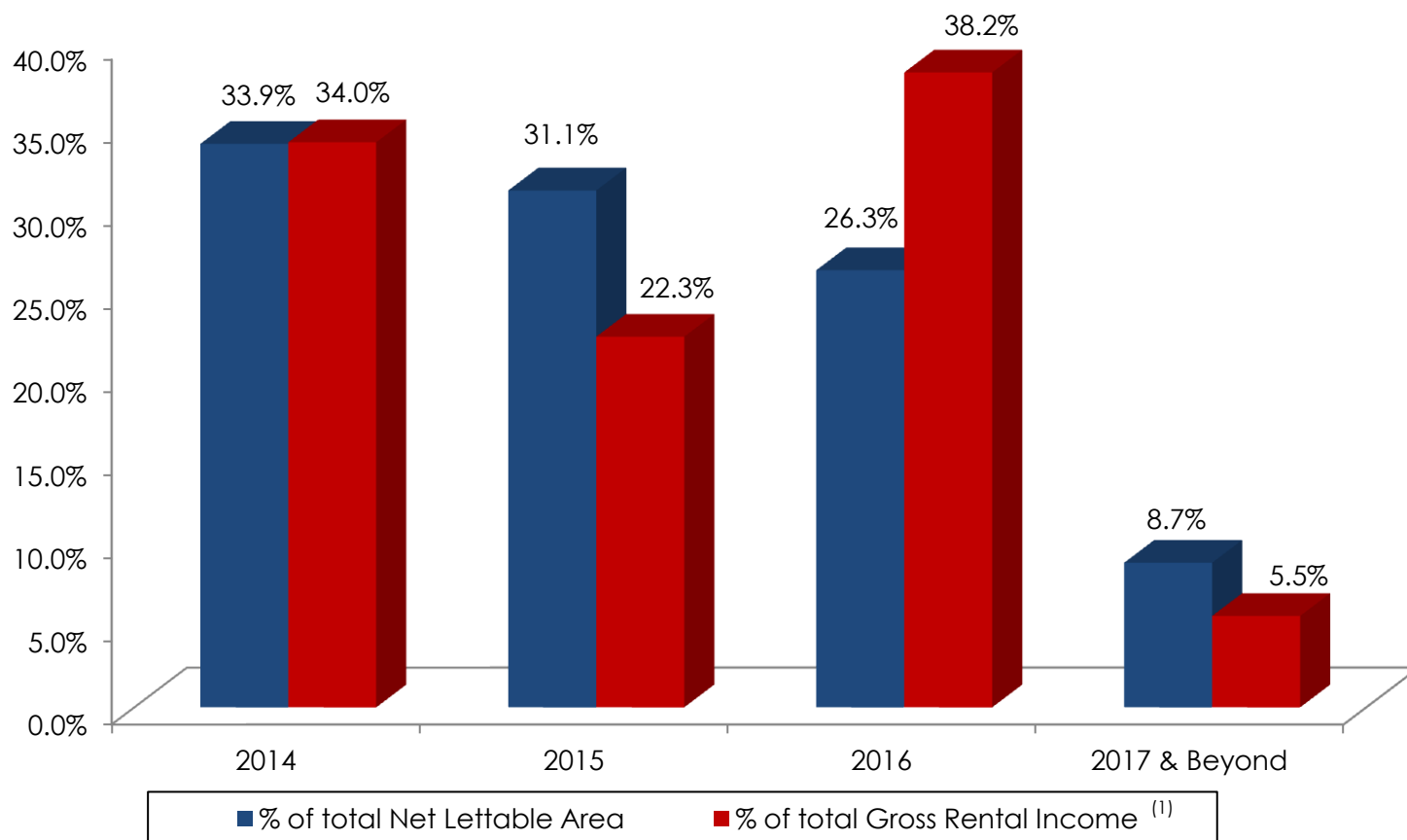
Lease Expiry Profile – Tampines Mall



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



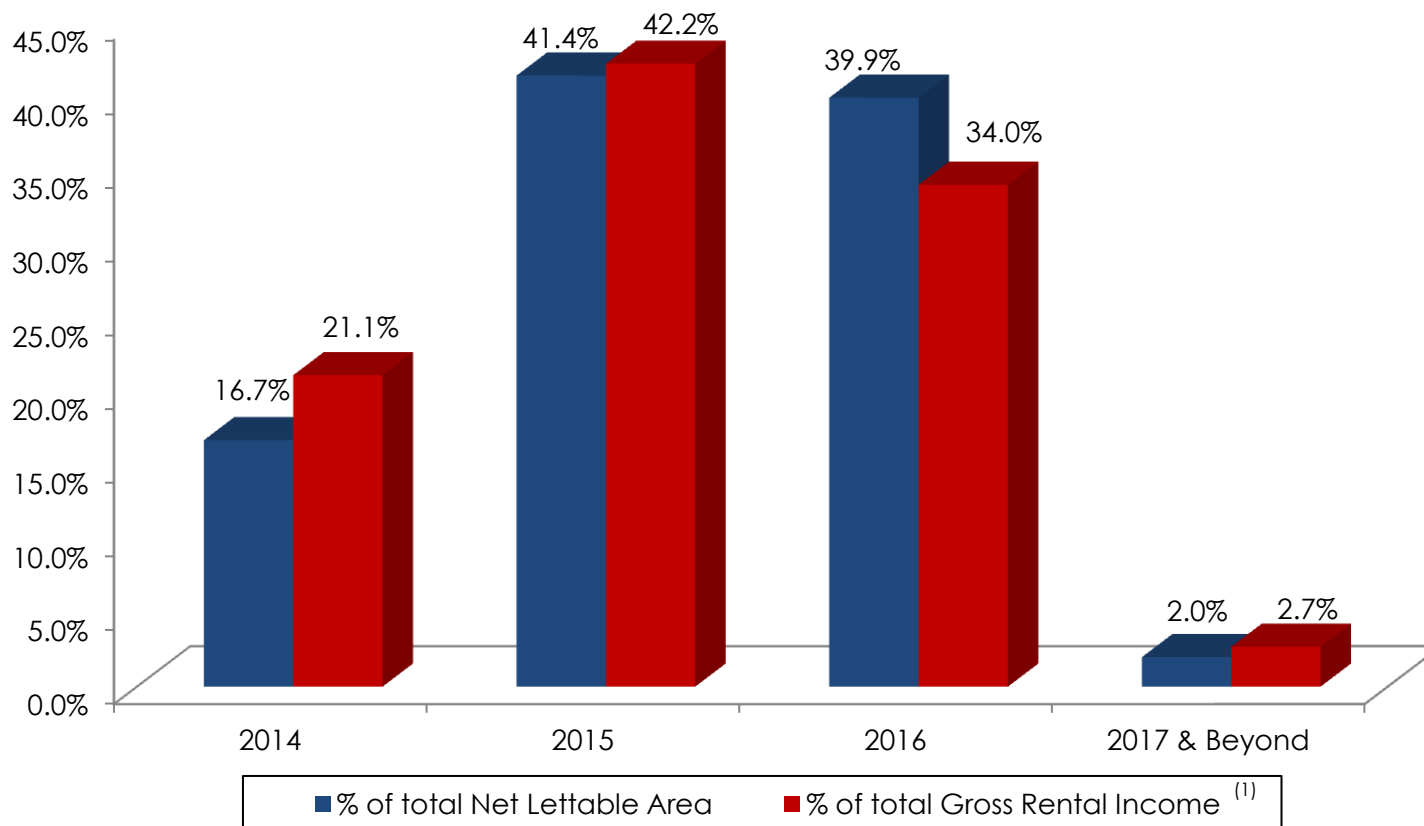
Lease Expiry Profile – Junction 8



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



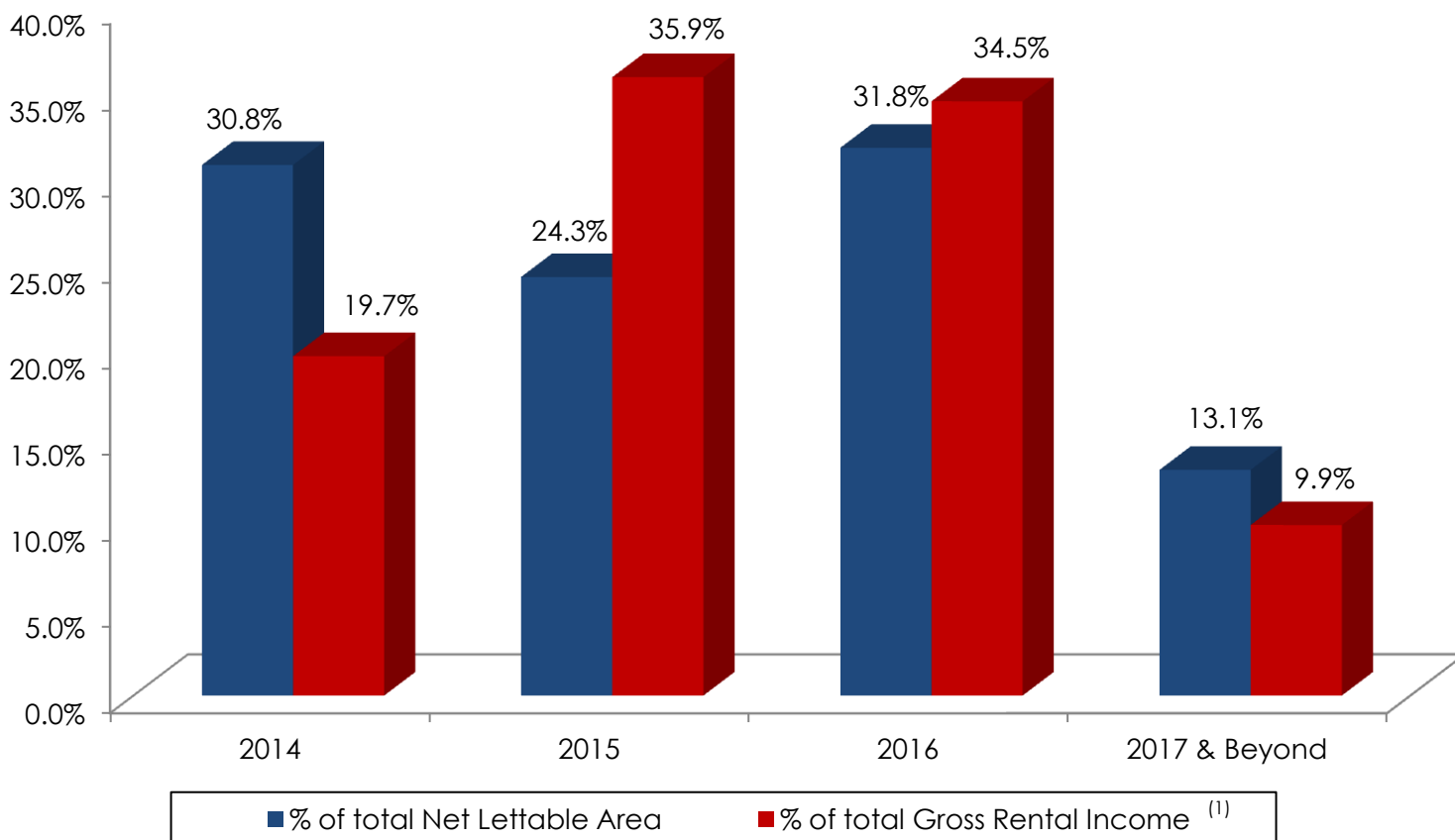
Lease Expiry Profile – Funan DigitaLife Mall



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



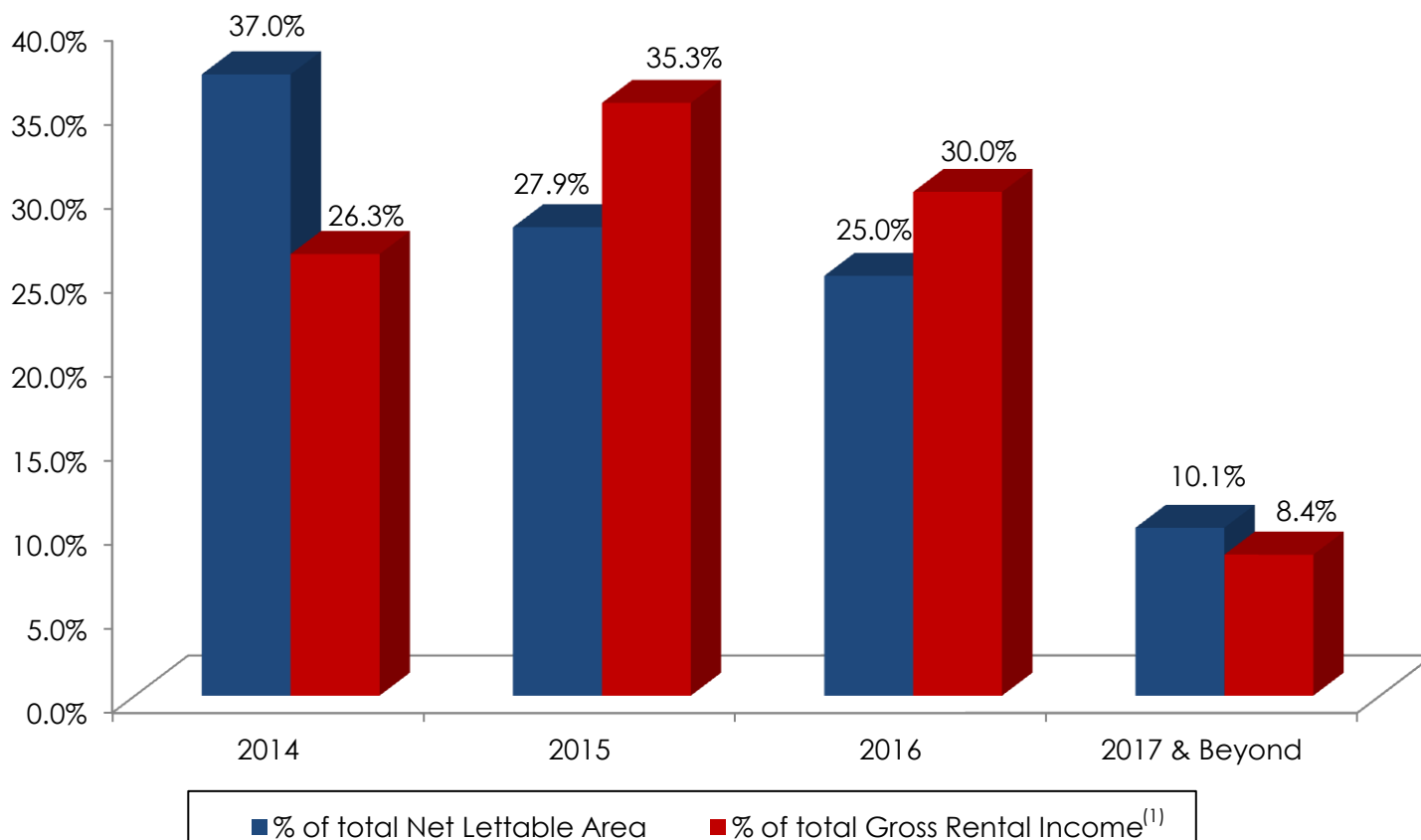
Lease Expiry Profile – IMM Building



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



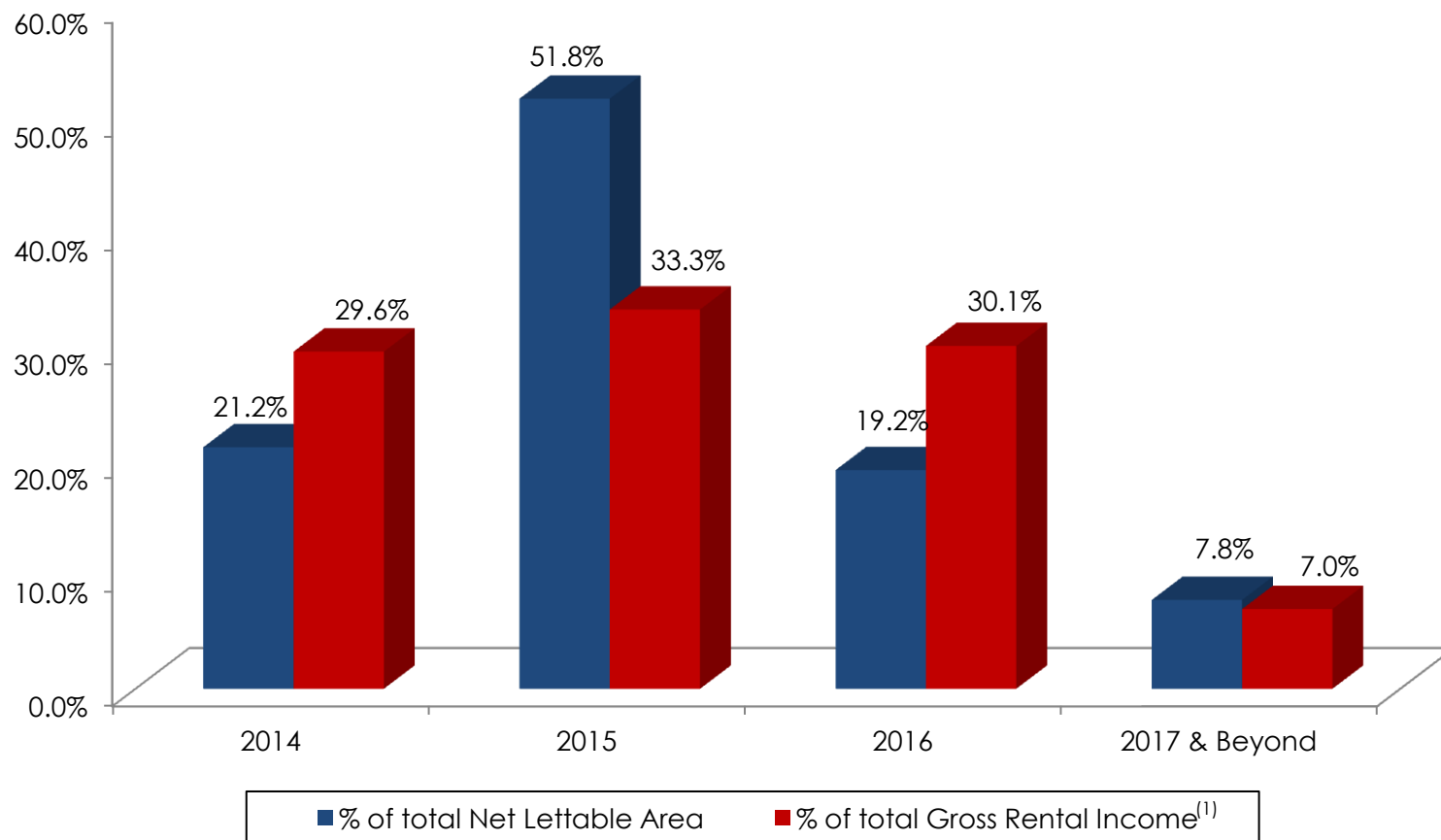
Lease Expiry Profile – Plaza Singapura



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



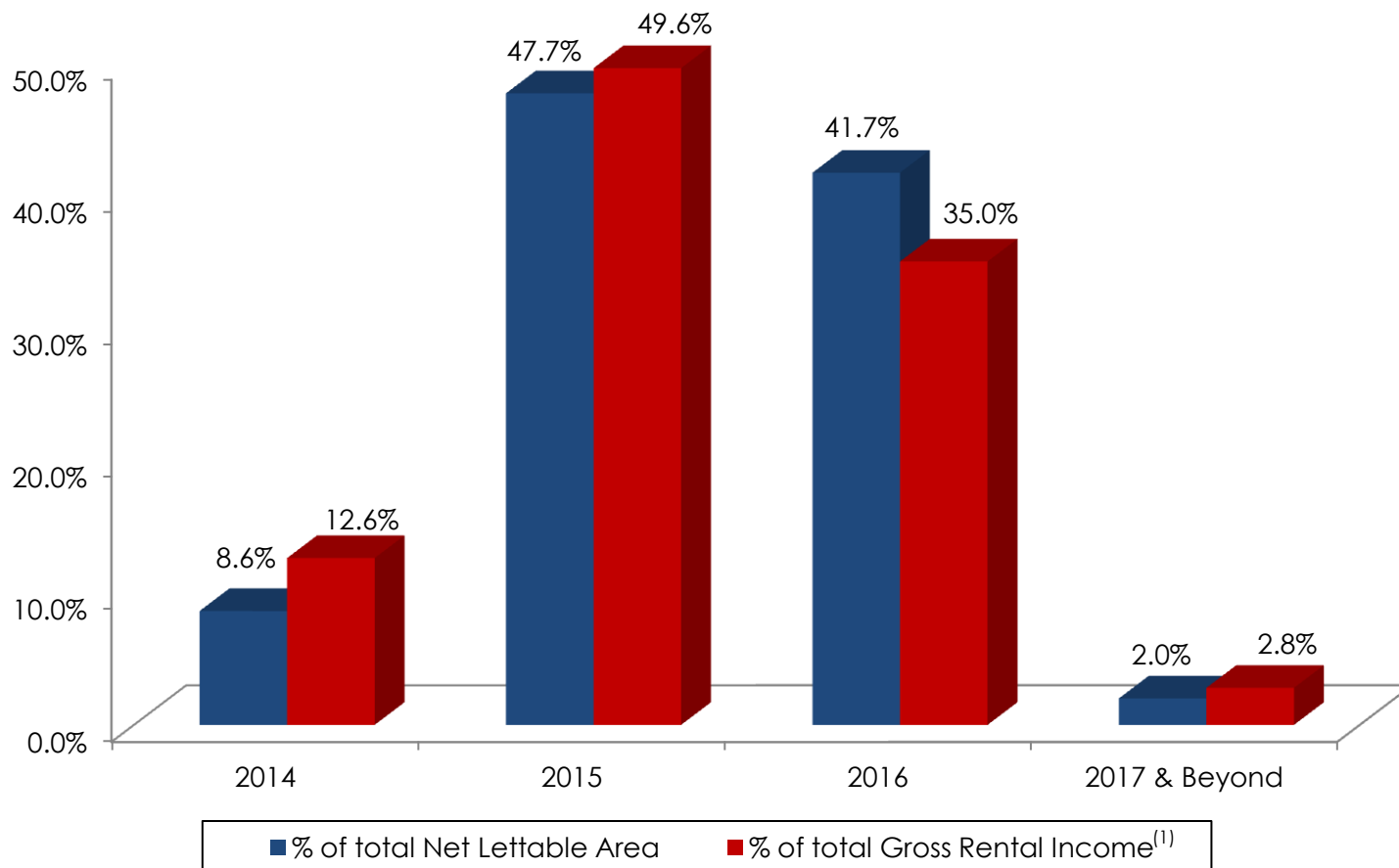
Lease Expiry Profile – Bugis Junction



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



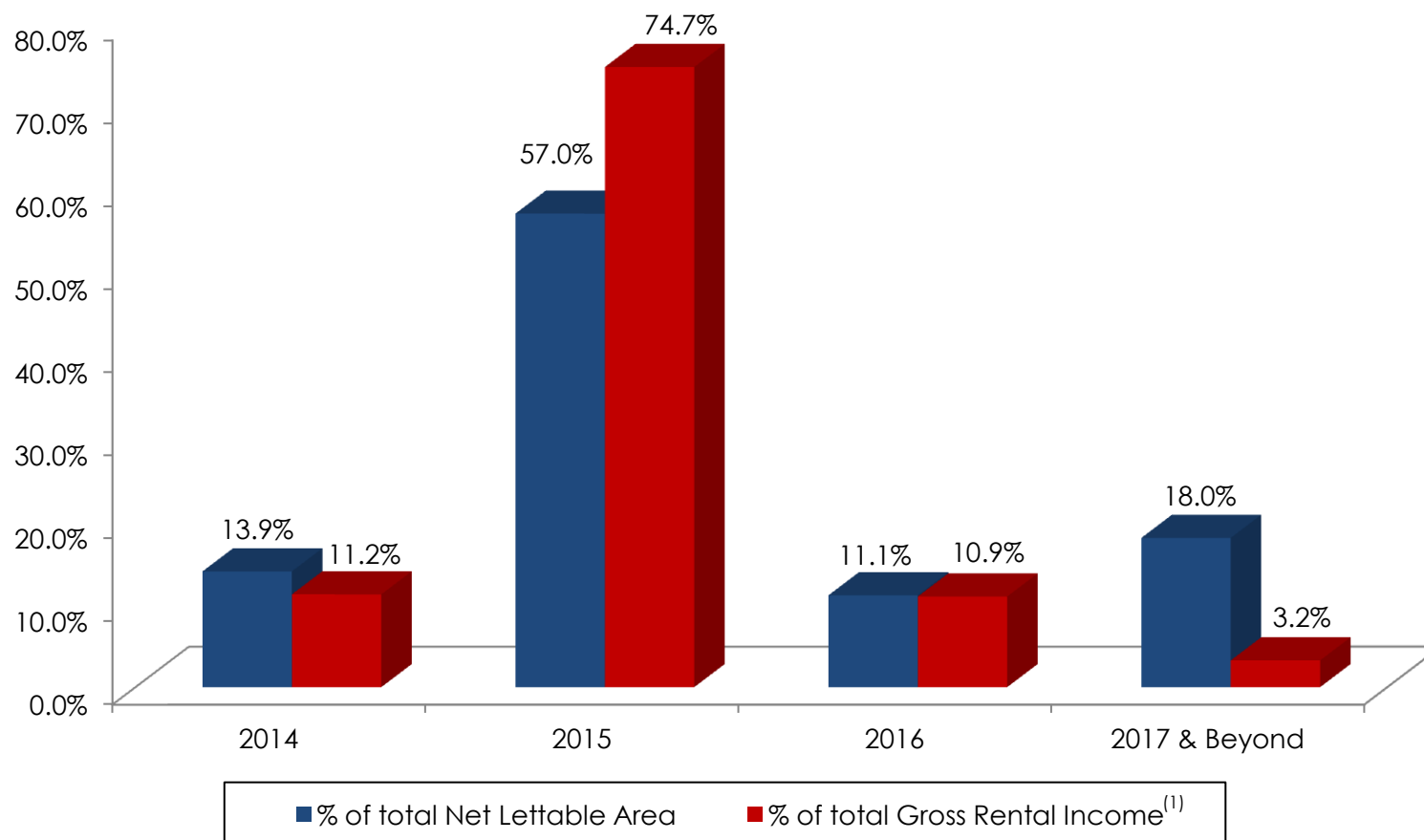
Lease Expiry Profile – Sembawang Shopping Centre



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



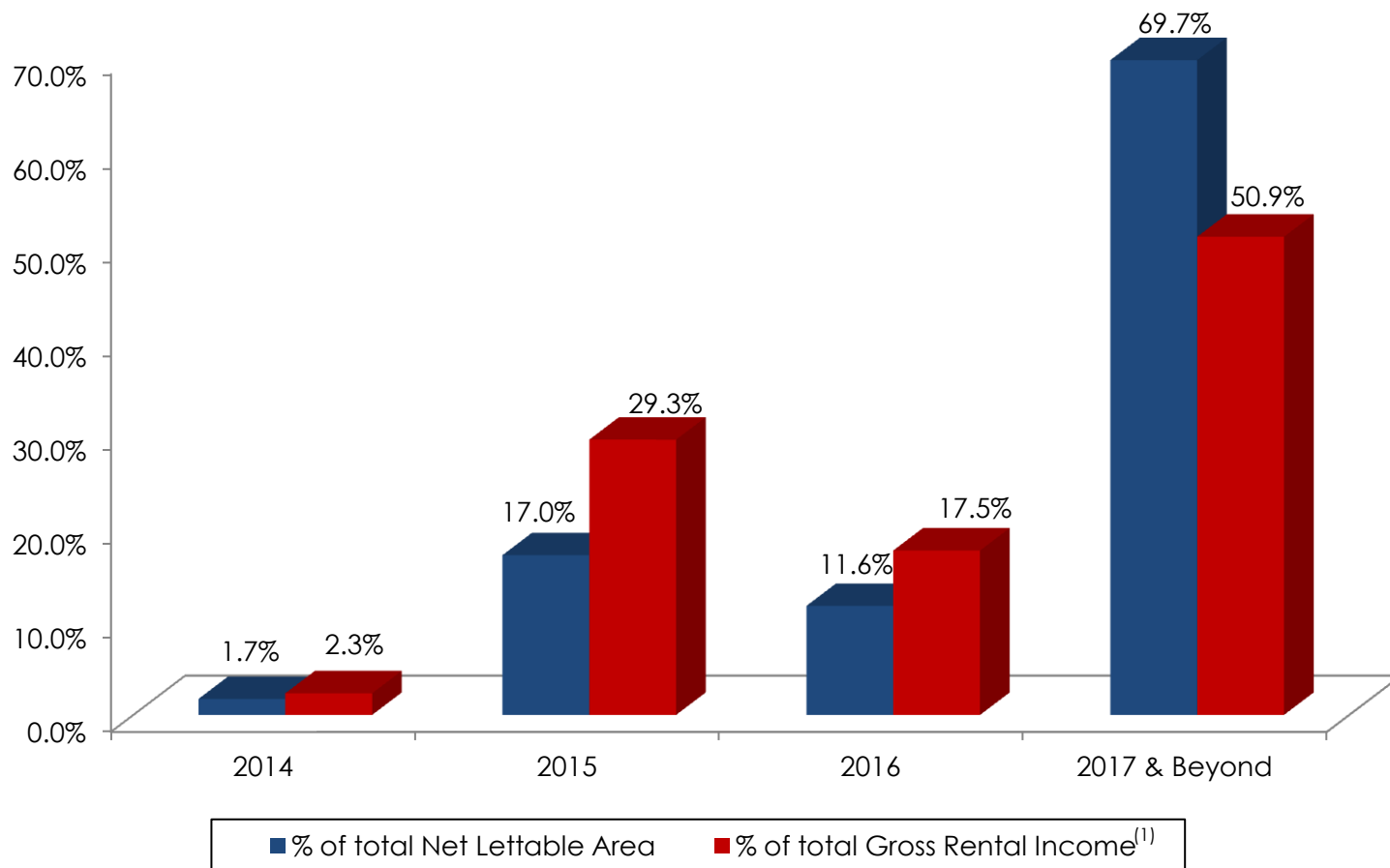
Lease Expiry Profile – JCube



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



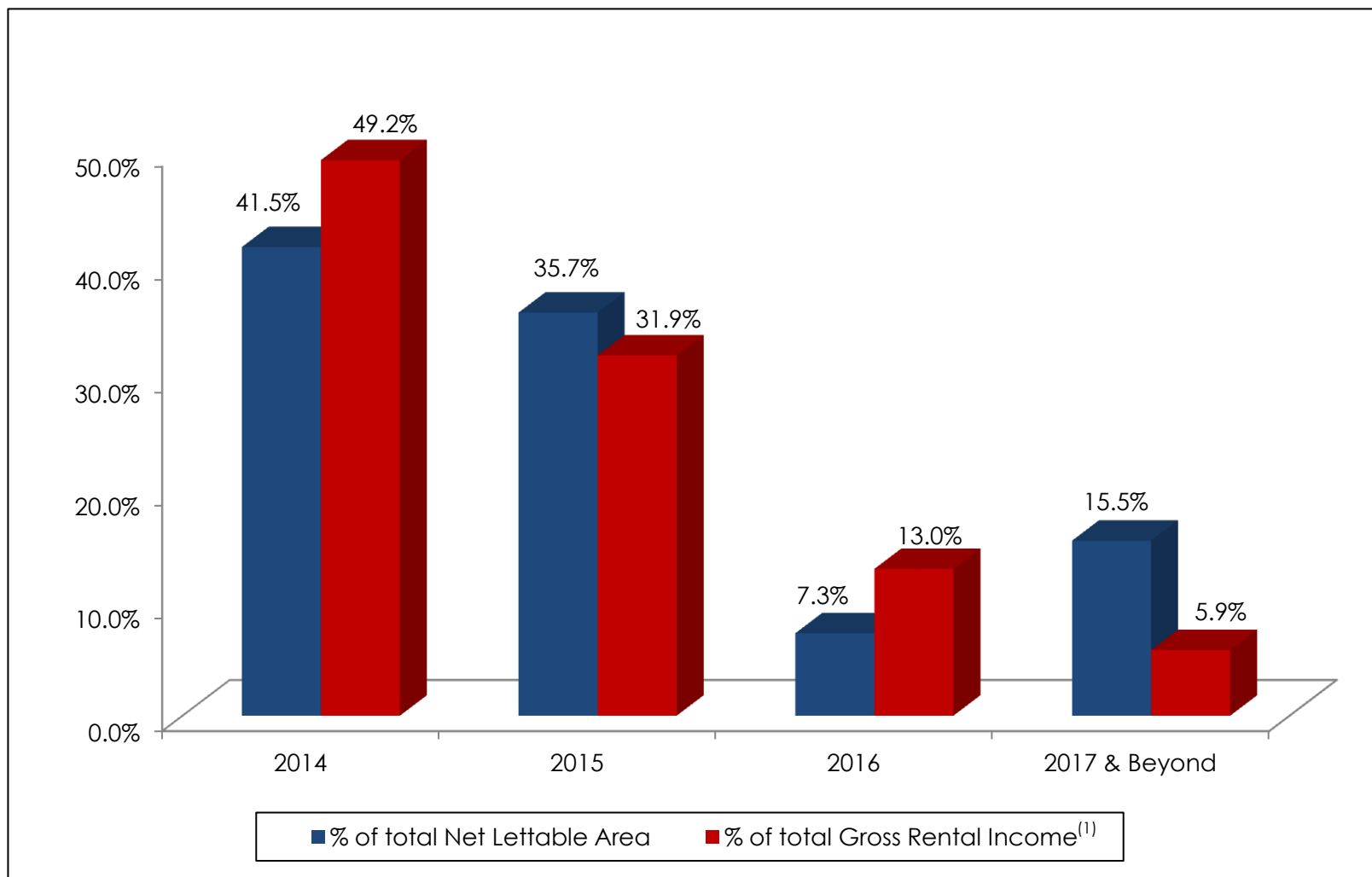
Lease Expiry Profile – The Atrium@Orchard



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



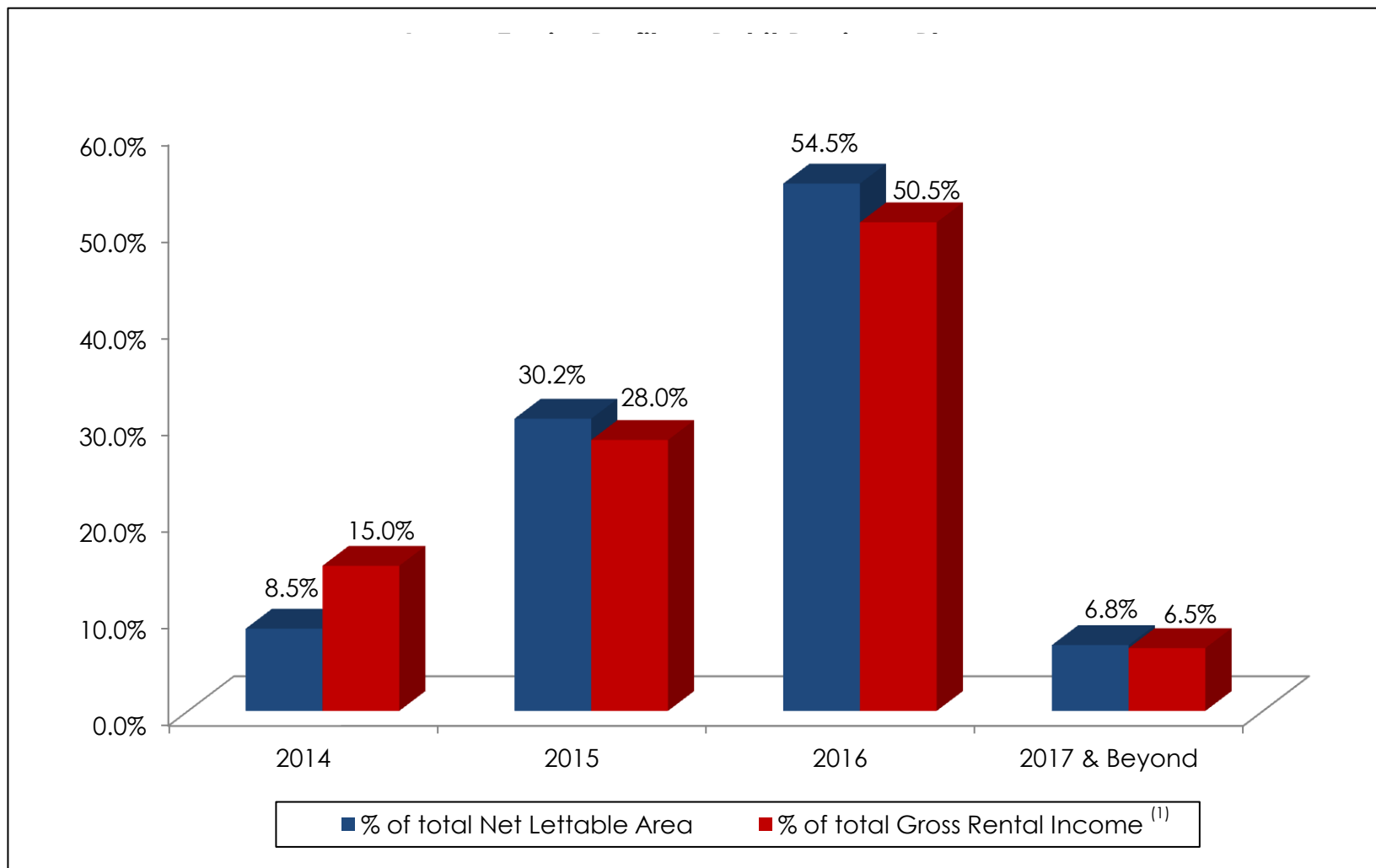
Lease Expiry Profile – Lot One Shoppers' Mall



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



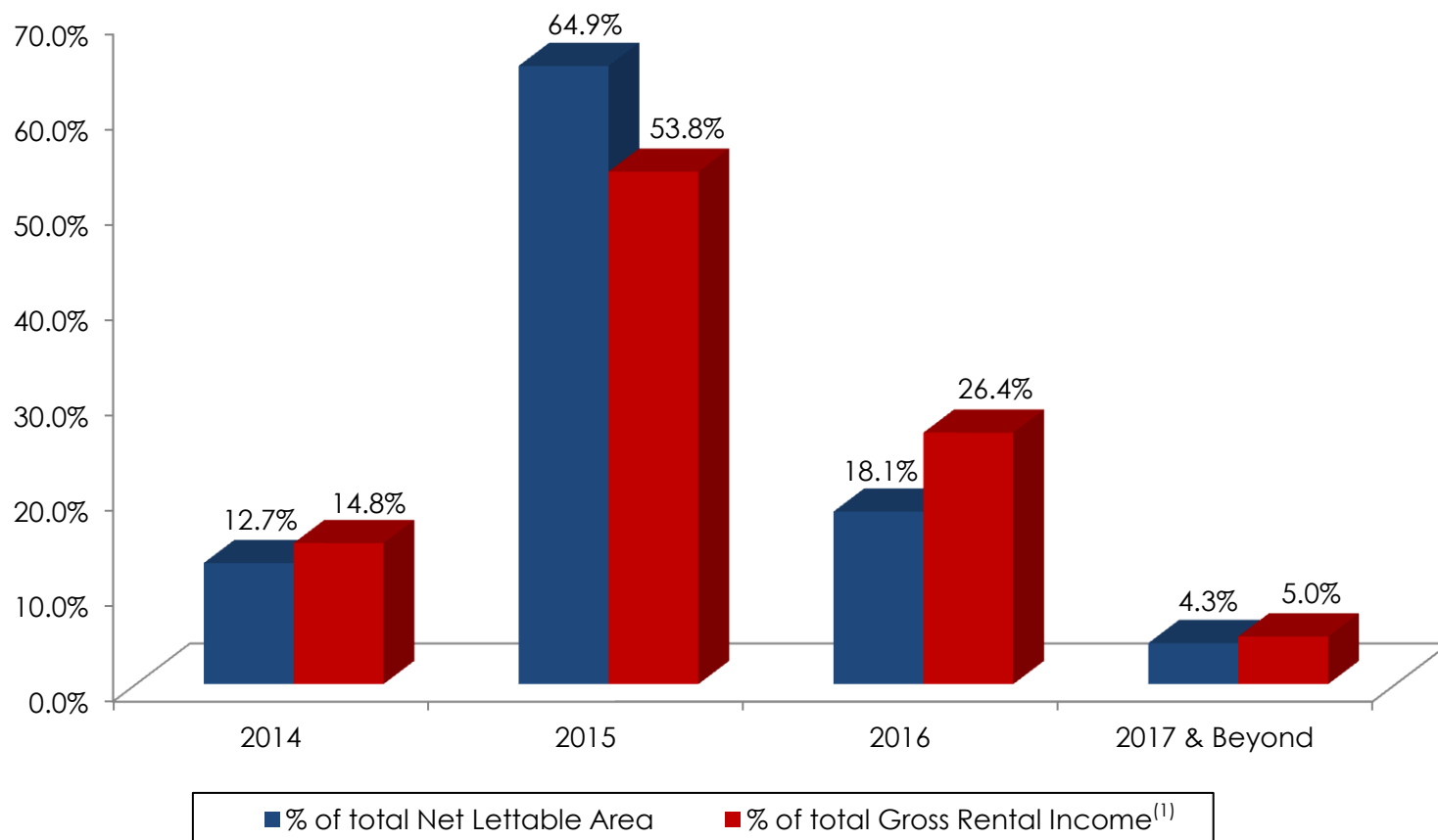
Lease Expiry Profile – Bukit Panjang Plaza



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



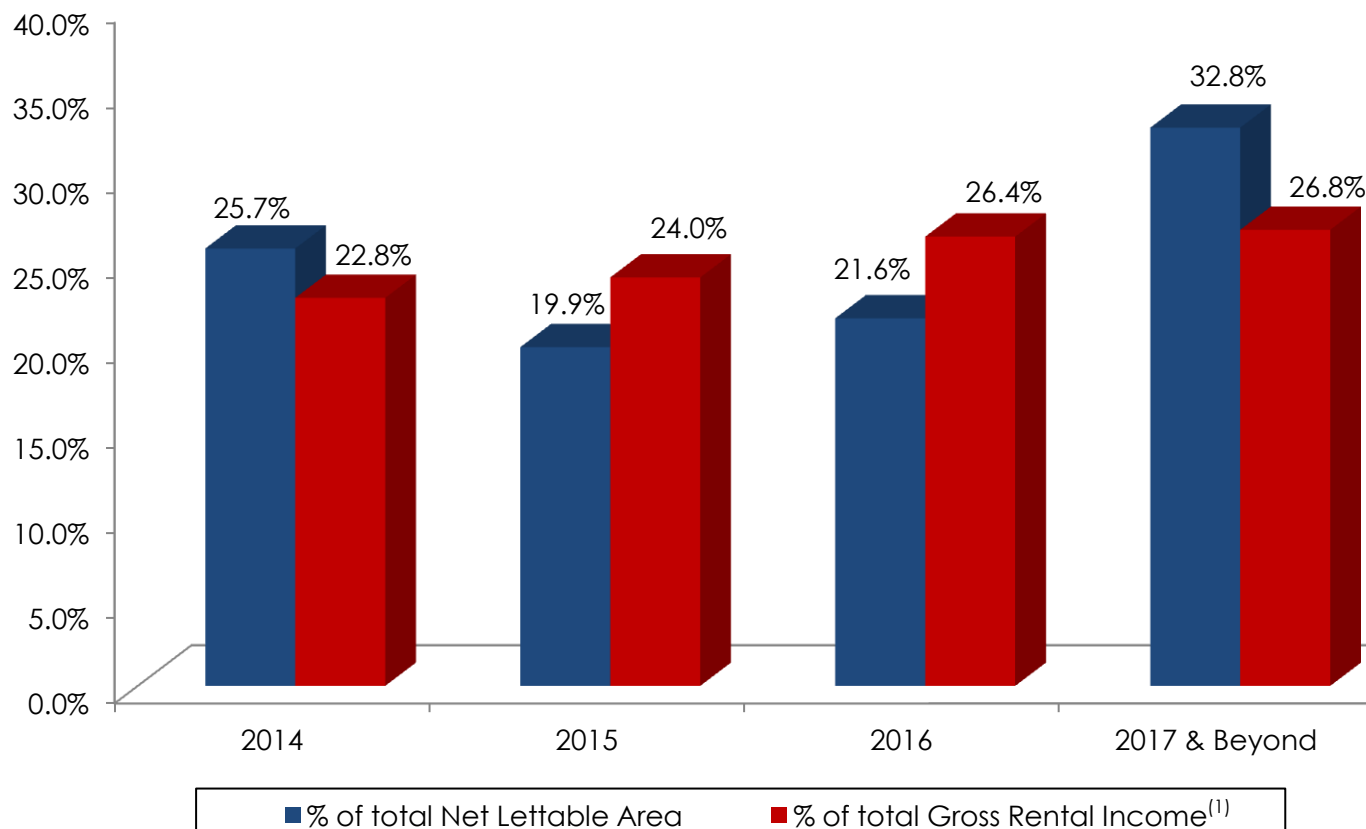
Lease Expiry Profile – Rivervale Mall



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



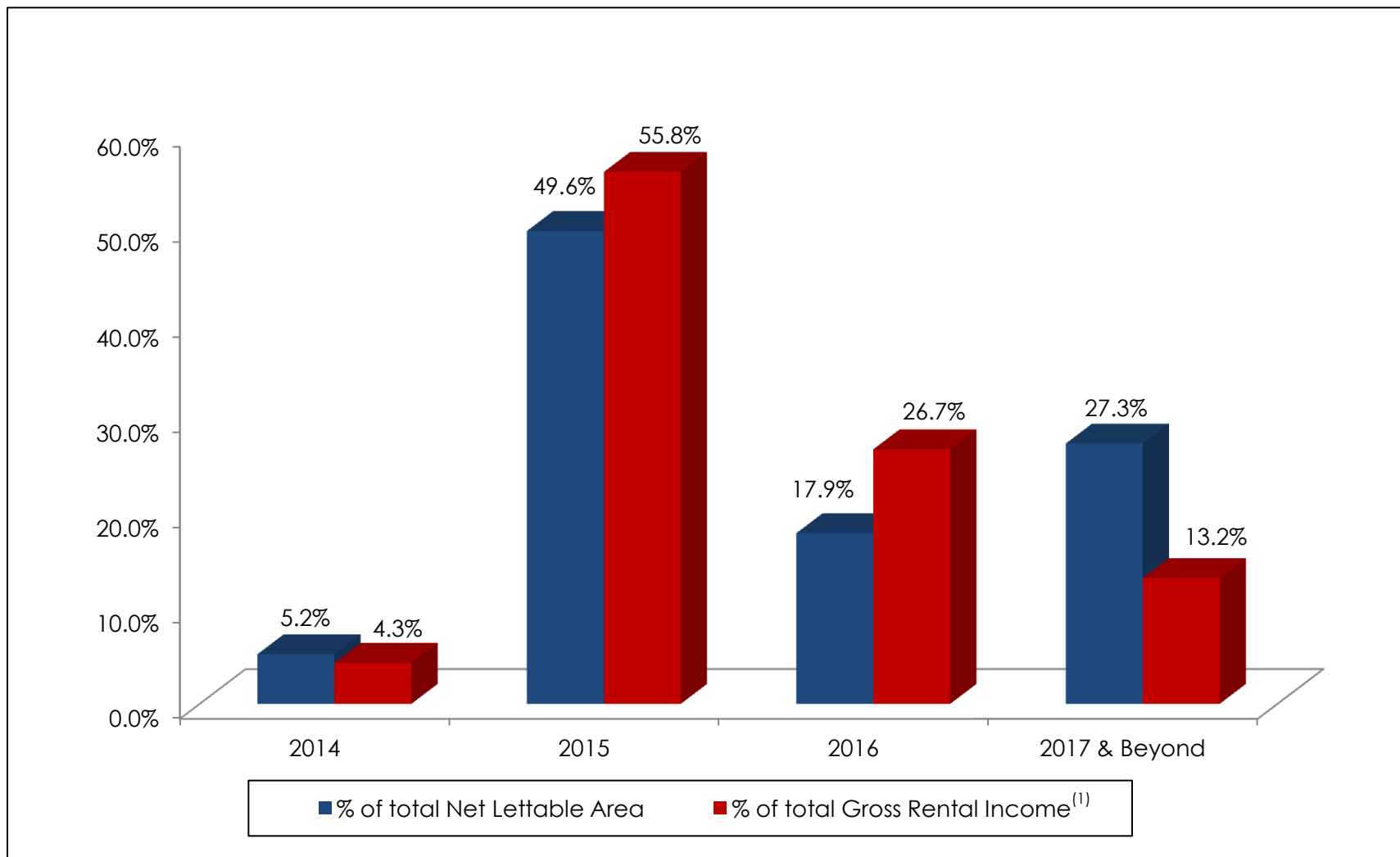
Lease Expiry Profile – Clarke Quay



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



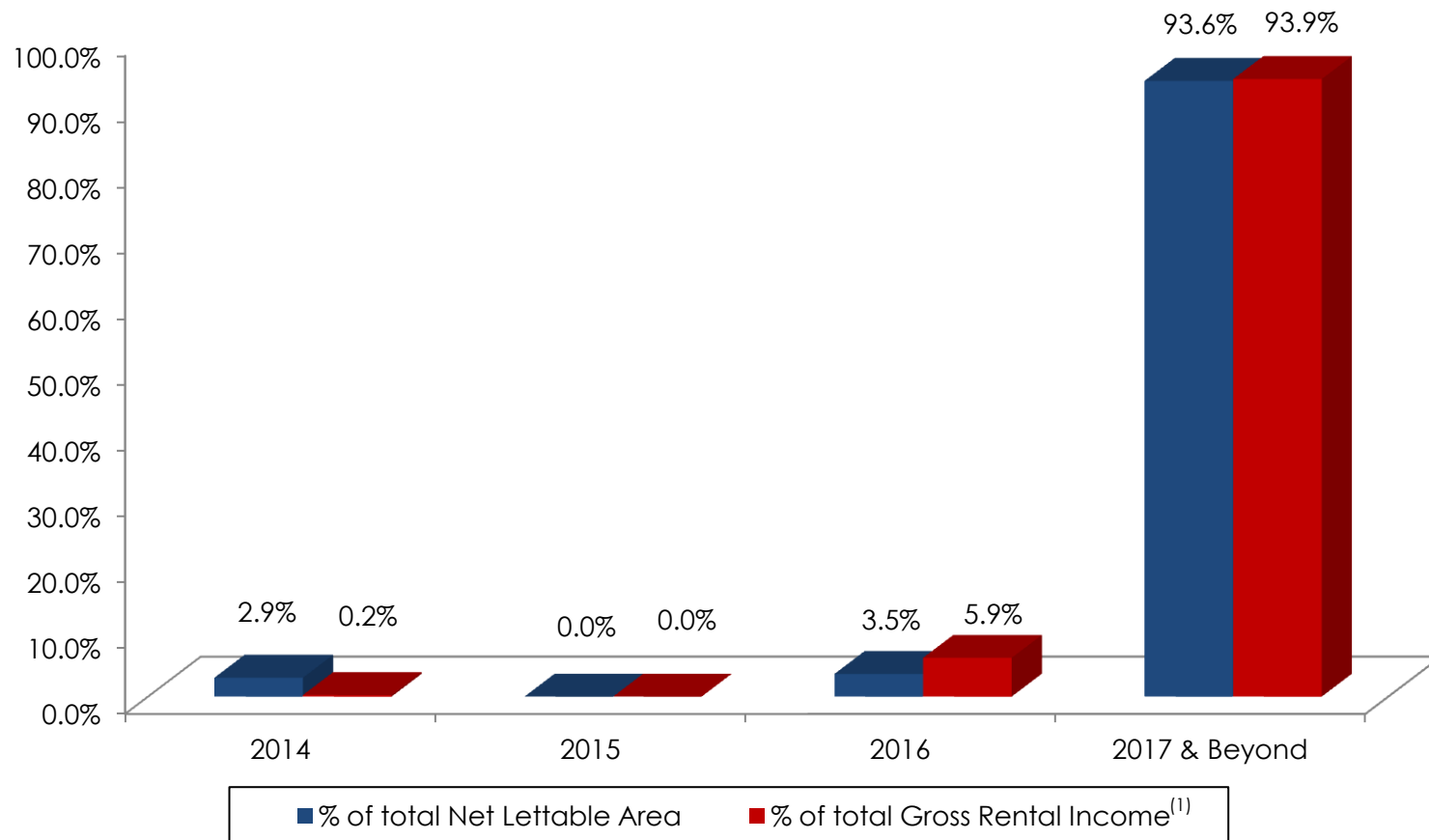
Lease Expiry Profile – Bugis+



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



Lease Expiry Profile – Westgate



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



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Thank you

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