









CapitaLand Mall Trust

CAPITALAND MALL TRUST

Singapore's First & Largest REIT

Full Year 2015 Financial Results

22 January 2016

Disclaimer

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The past performance of CapitaLand Mall Trust ('CMT') is not indicative of the future performance of CMT. Similarly, the past performance of 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 or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they will have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the Singapore Exchange Securities Trading Limited (the 'SGX-ST'). It is intended that unitholders of CMT may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This presentation is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

Contents

- Review of FY 2015
- Key Financial Highlights
- Portfolio Updates
- Asset Enhancement Initiatives ('AEI')
- Sale of Rivervale Mall
- Looking Forward

Review of FY 2015

Operational performance

3.7%
Positive rental reversion based on 594 new leases/ renewals

97.6%
as at end-Dec 2015
Portfolio occupancy rate

▲ 4.9%
y-o-y
Shopper traffic

▲ 5.3%
y-o-y
Tenants' sales per square foot

Updates on AEI

TAMPINESMALL

Completed the education hub on Level 5, new facade and covered linkway

clarke quay
wine • dine • good times

Completed the reconfiguration works in Blocks A and C

IMM
SINGAPORE'S LARGEST OUTLET MALL

Completed phase two AEI with more outlet stores and new link bridge

plaza singapura

Ongoing rejuvenation works of its interior

Acquisition of Bedok Mall

bedok mall

Completed the acquisition of all the units in Brilliance Mall Trust ('BMT') which holds Bedok Mall on 1 October 2015

Sale of Rivervale Mall

RIVERVALE MALL

Completed the sale on 15 December 2015

Key Financial Highlights



Plaza Singapura

4Q 2015 Distributable Income Up 2.8% Y-o-Y

Distributable Income

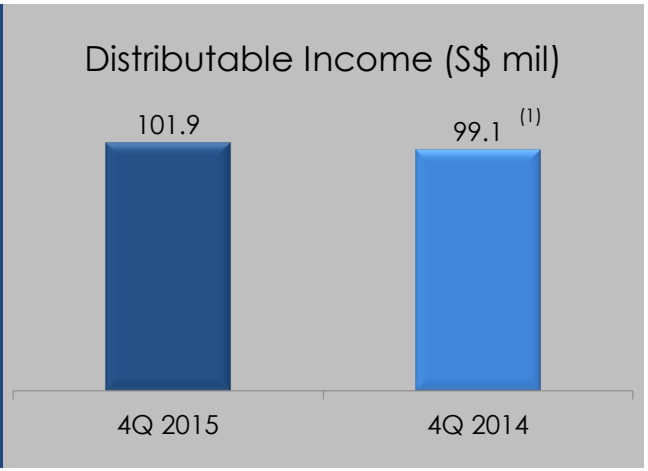
S$101.9
million

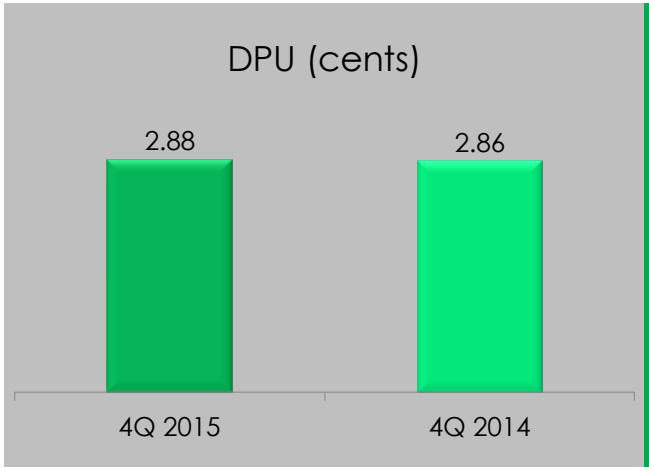
▲ **2.8% Y-o-Y**

Distribution Per Unit (DPU)

2.88
cents

▲ **0.7% Y-o-Y**





Annualised DPU

11.43
cents

▲ **0.7% Y-o-Y**

Annualised Distribution Yield

5.83
%

(Based on closing unit price of S$1.960 on 21 January 2016)

(1) Distribution for 4Q 2014 includes the release of S$11.2 million of taxable income retained in 1H 2014. In addition, CMT received partial distribution of S$30.0 million from Infinity Office Trust ('IOT') relating to the profit arising from the sale of office strata units in Westgate Tower of which S$4.5 million had been distributed as one-off other gain distribution for 4Q 2014 to Unitholders while the balance of S$25.5 million had been retained for general corporate and working capital purposes.

FY 2015 Distributable Income Up 4.4% Y-o-Y

Distributable Income

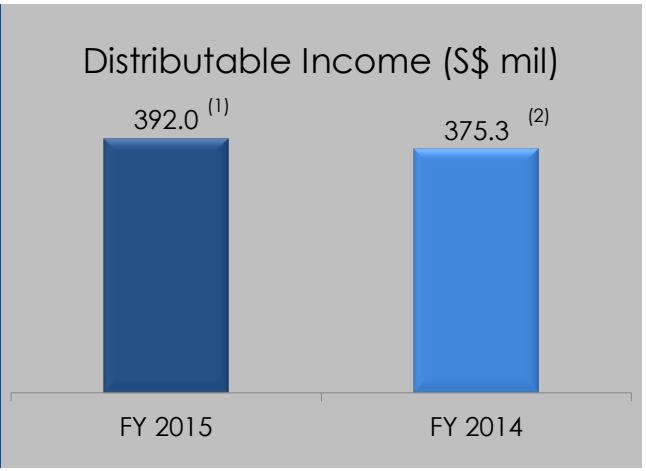
S$392.0 (1) million

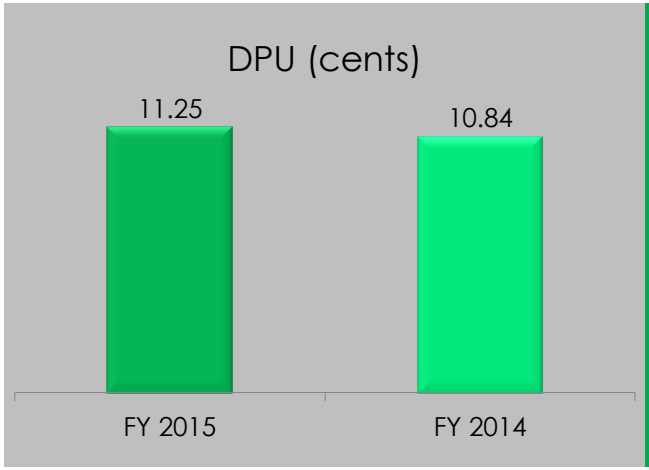
▲ **4.4% Y-o-Y**

Distribution Per Unit (DPU)

11.25 cents

▲ **3.8% Y-o-Y**





DPU

11.25 cents

▲ **3.8% Y-o-Y**

Distribution Yield

5.74 %

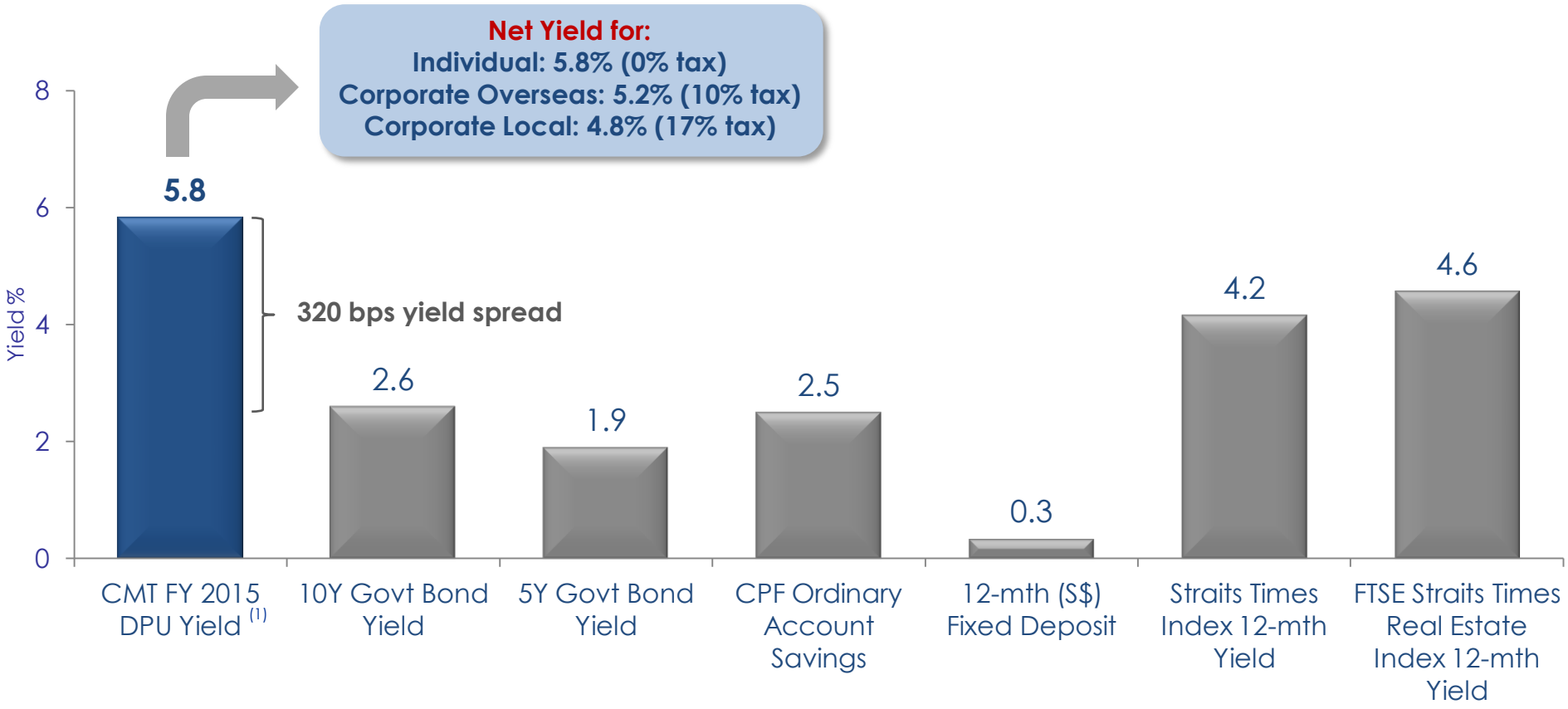
(Based on closing unit price of S$1.960 on 21 January 2016)

(1) Capital distribution and tax exempt income of S$12.5 million received from CapitaLand Retail China Trust ('CRCT') in FY 2015 had been retained for general corporate and working capital purposes.

(2) In FY 2014, CMT retained S$11.4 million of capital distribution and tax-exempt income received from CRCT for general corporate and working capital purposes. In addition, CMT received partial distribution of S$30.0 million from IOT relating to the profit arising from the sale of office strata units in Westgate Tower of which S$4.5 million had been distributed as one-off other gain distribution for 4Q 2014 to Unitholders while the balance of S$25.5 million had been retained for general corporate and working capital purposes.

Attractive Yield versus Other Investments

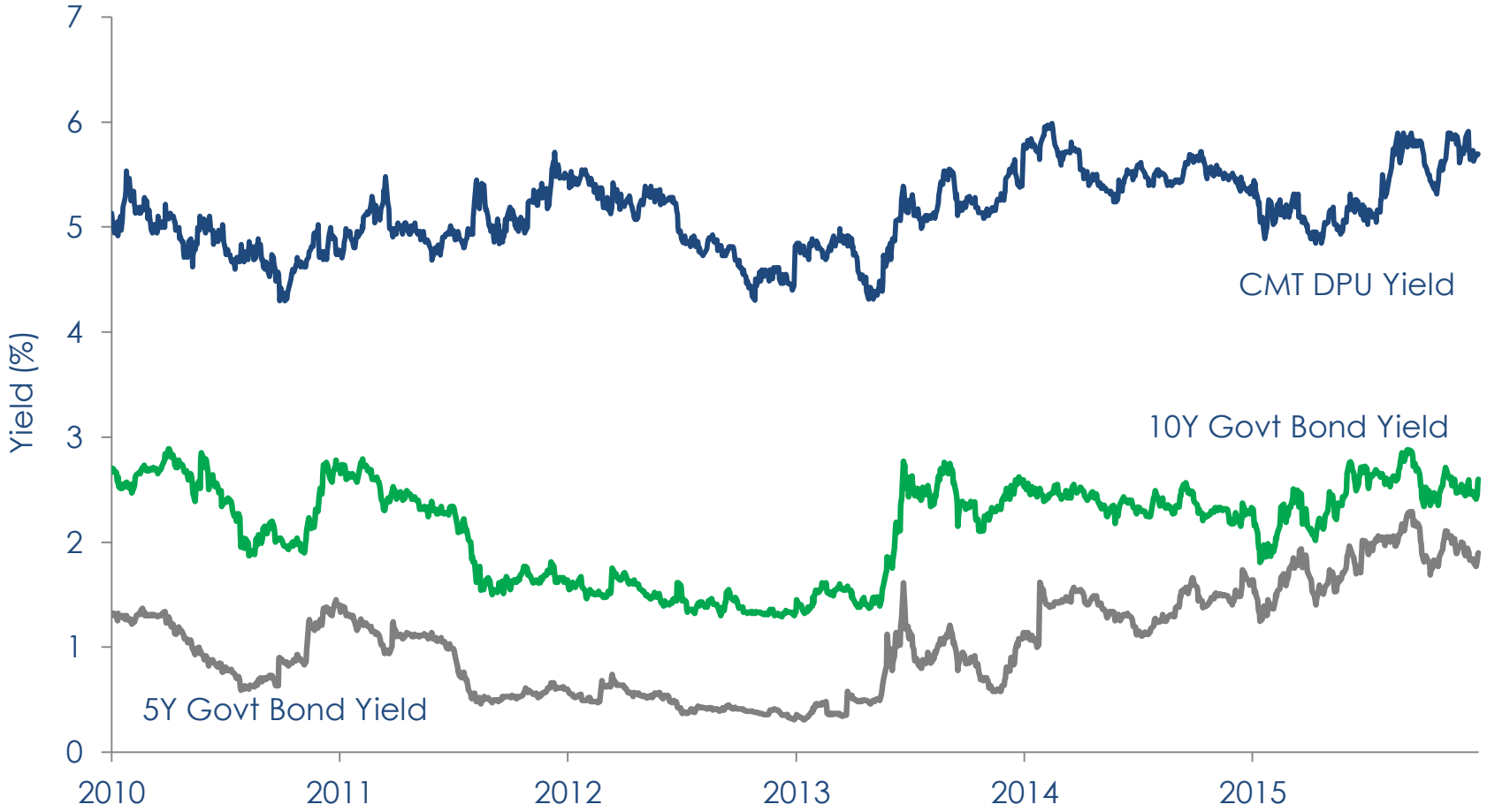
As at 31 December 2015



Sources: Bloomberg, Central Provident Fund Board, Monetary Authority of Singapore

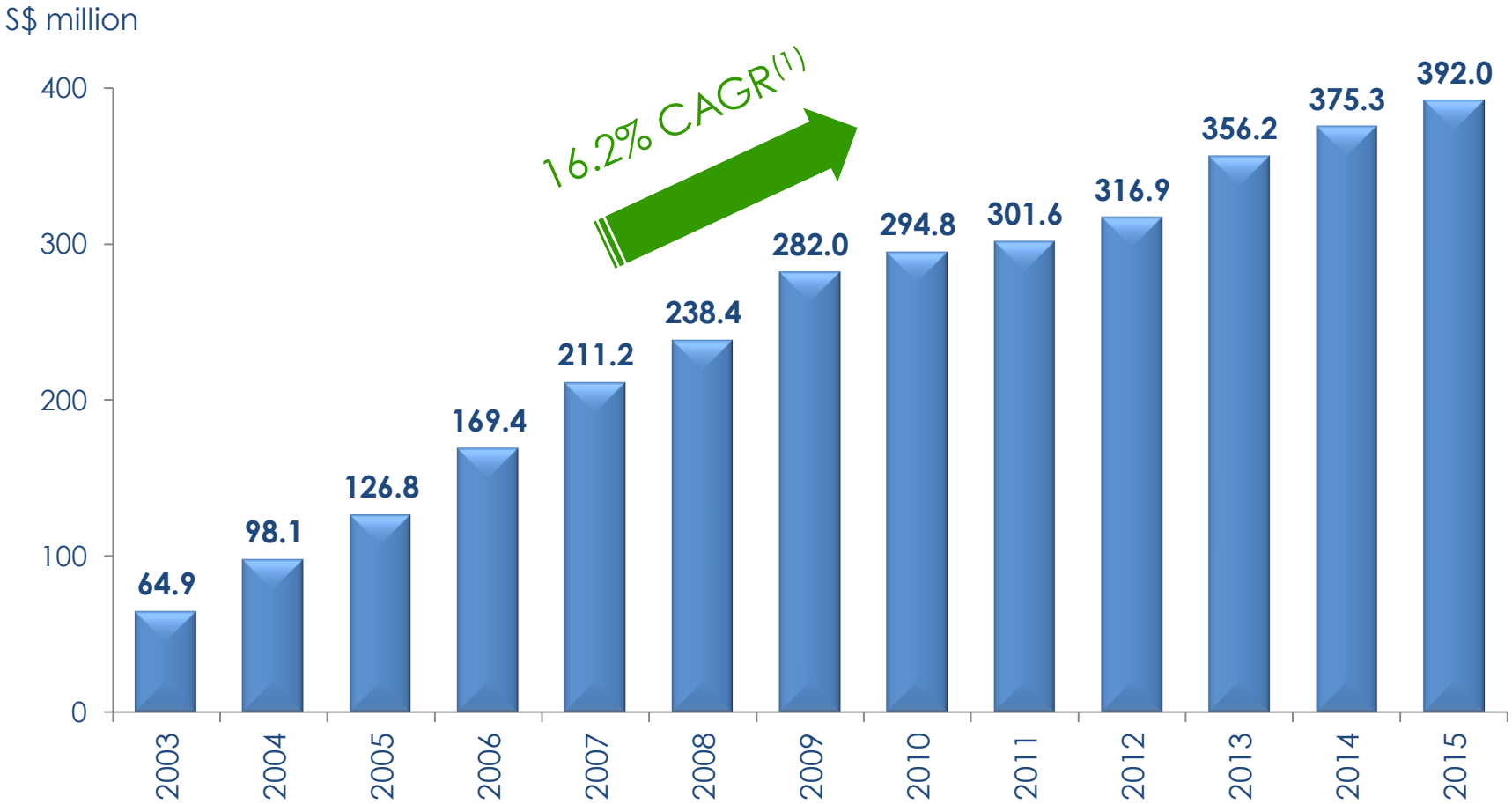
(1) Based on the DPU of 11.25 cents for the period 1 January 2015 to 31 December 2015 and the closing unit price of S$1.930 on 31 December 2015.

Historical DPU Yield versus Singapore Government Bonds



Sources: Bloomberg, Monetary Authority of Singapore

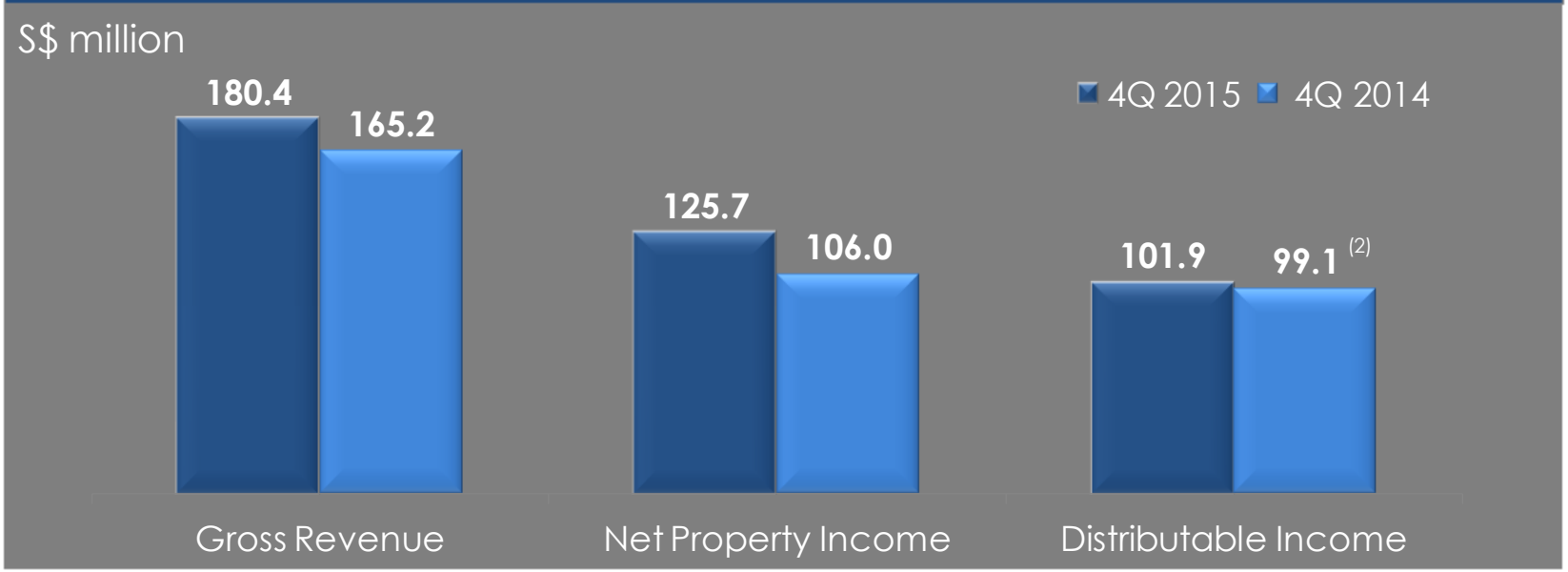
Steady Distributable Income Growth



(1) Based on compounded annual growth rate ('CAGR').

4Q 2015 Financial Performance (1)

Gross Revenue	Net Property Income	Distributable Income
S$180.4 million	**S$125.7** million	**S$101.9** million
▲ **9.2% Y-o-Y**	▲ **18.6% Y-o-Y**	▲ **2.8% Y-o-Y**

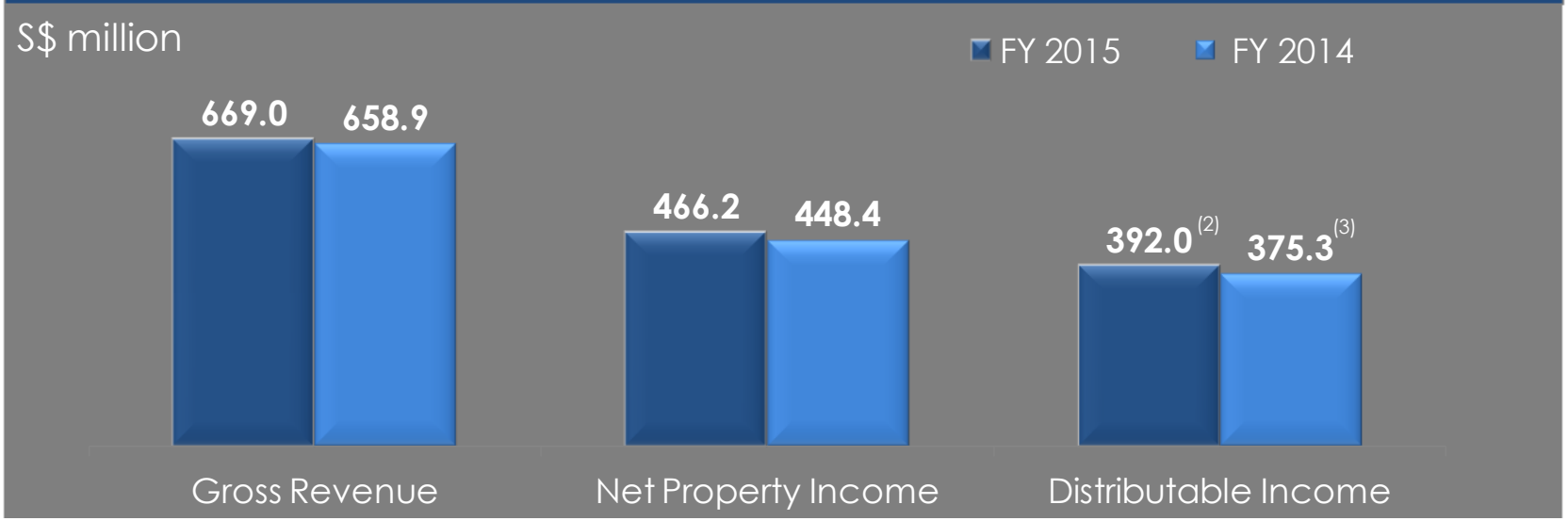


(1) The acquisition of Bedok Mall through BMT was completed on 1 October 2015 and the sale of Rivervale Mall was completed on 15 December 2015.

(2) Distribution for 4Q 2014 includes the release of S$11.2 million of taxable income retained in 1H 2014. In addition, CMT received partial distribution of S$30.0 million from IOT relating to the profit arising from the sale of office strata units in Westgate Tower of which S$4.5 million had been distributed as one-off other gain distribution for 4Q 2014 to Unitholders while the balance of S$25.5 million had been retained for general corporate and working capital purposes.

FY 2015 Financial Performance (1)

Gross Revenue	Net Property Income	Distributable Income
S$669.0 million	**S$466.2** million	**S$392.0** (2) million
▲ 1.5% Y-o-Y	▲ 4.0% Y-o-Y	▲ 4.4% Y-o-Y



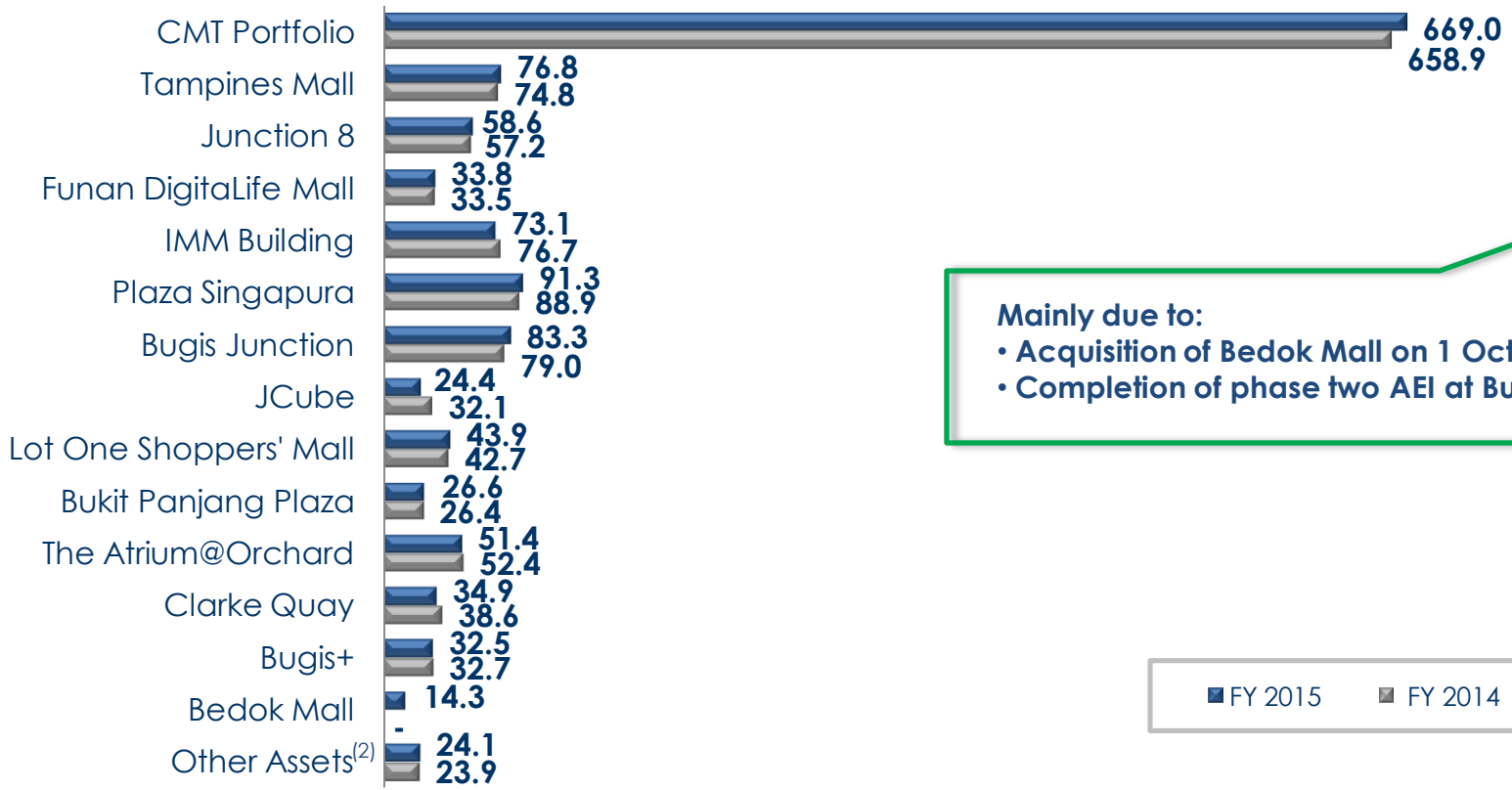
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FY 2015 Gross Revenue
increased by 1.5% versus FY 2014

On Comparable Mall Basis (1), FY 2015 Gross Revenue Down 1.0% Y-o-Y

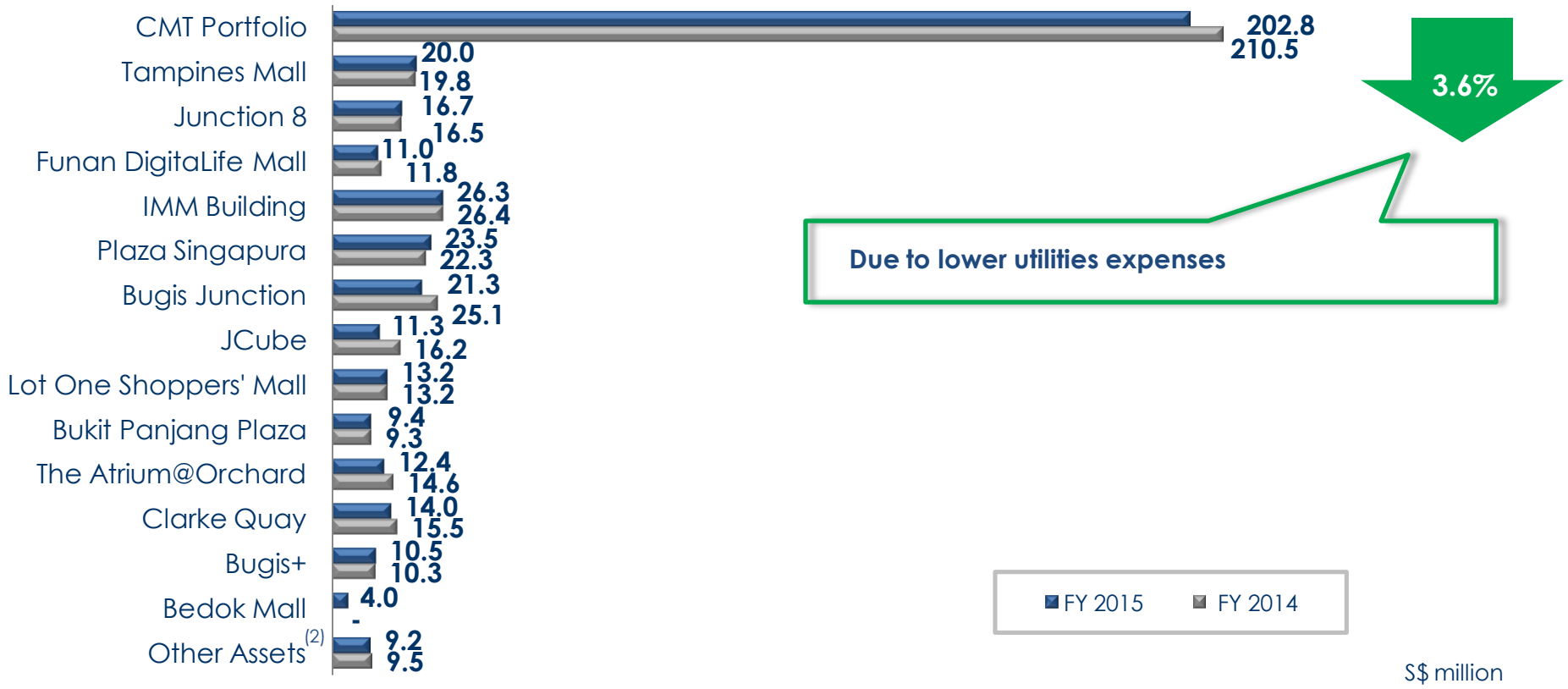


(1) Excludes IMM Building (which underwent phase two AEI from July 2014 to November 2015), Bugis Junction (which underwent phase two AEI from March 2014 to September 2014), Bedok Mall (which was acquired on 1 October 2015) and Rivervale Mall (which was sold on 15 December 2015).

(2) Includes Sembawang Shopping Centre and Rivervale Mall (which was sold on 15 December 2015).

FY 2015 Operating Expenses
decreased by 3.6% versus FY 2014

On Comparable Mall Basis [1], FY 2015 OPEX Down 4.9% Y-o-Y

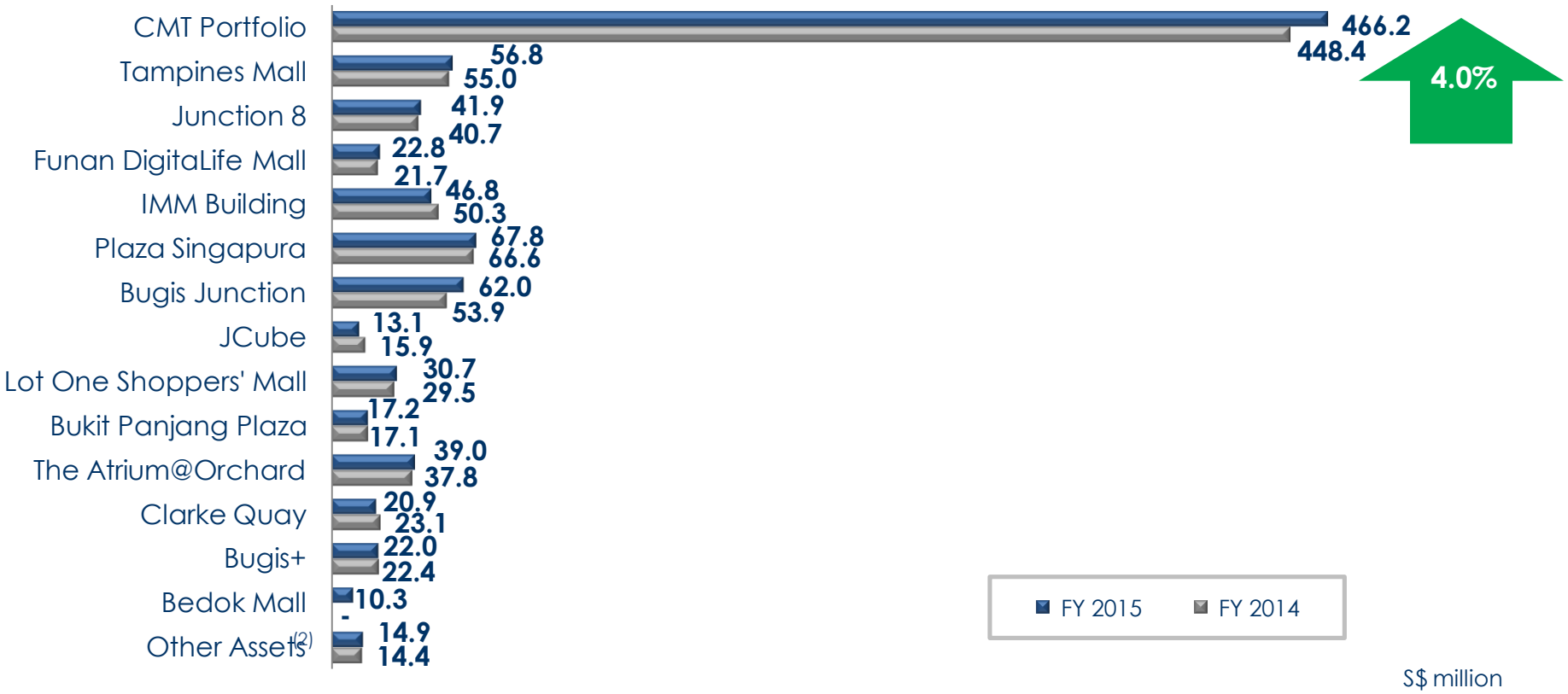


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(2) Includes Sembawang Shopping Centre and Rivervale Mall (which was sold on 15 December 2015).

FY 2015 Net Property Income
increased by 4.0% versus FY 2014

On Comparable Mall Basis [1], FY 2015 NPI Up 0.8% Y-o-Y

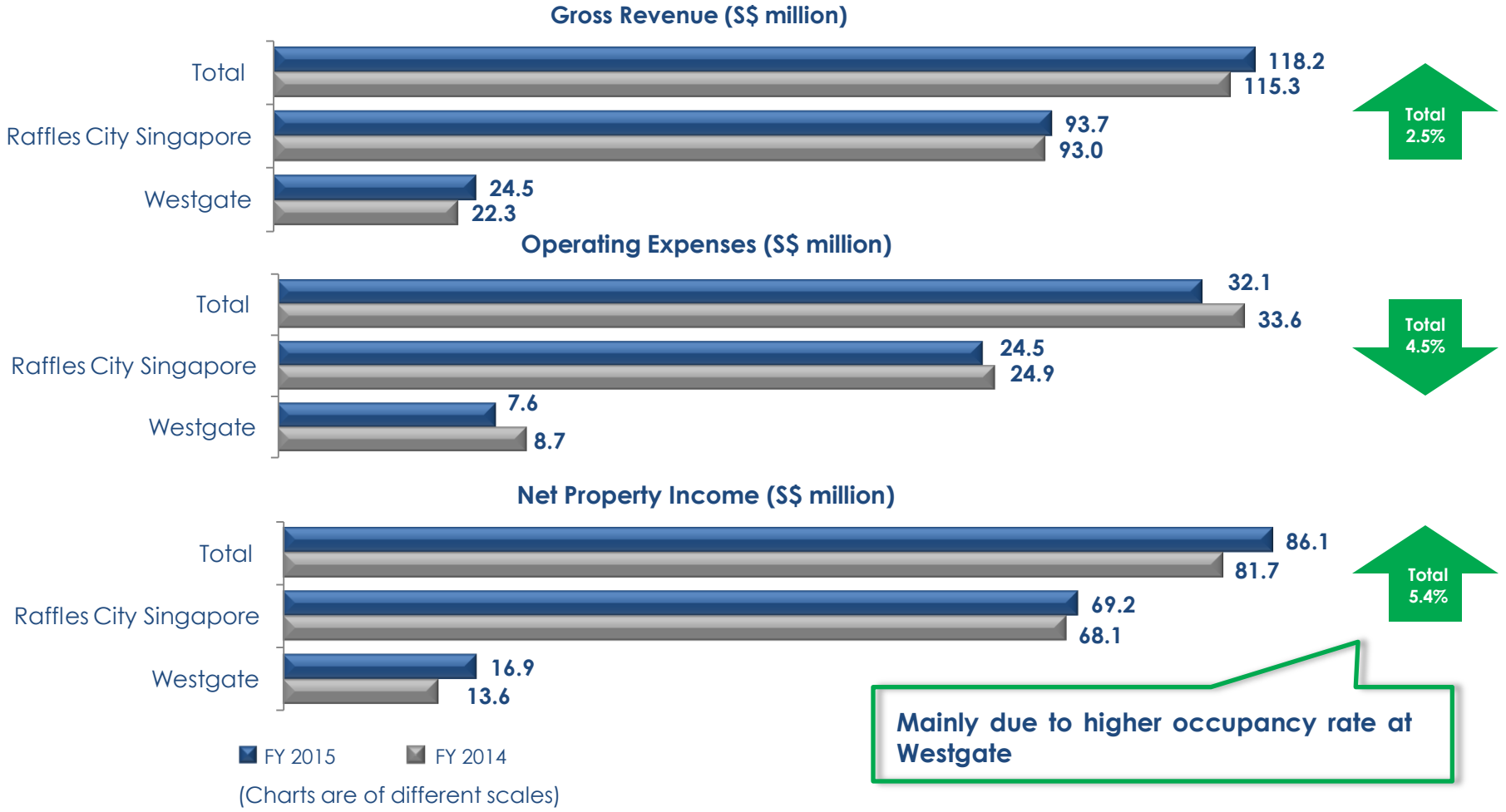


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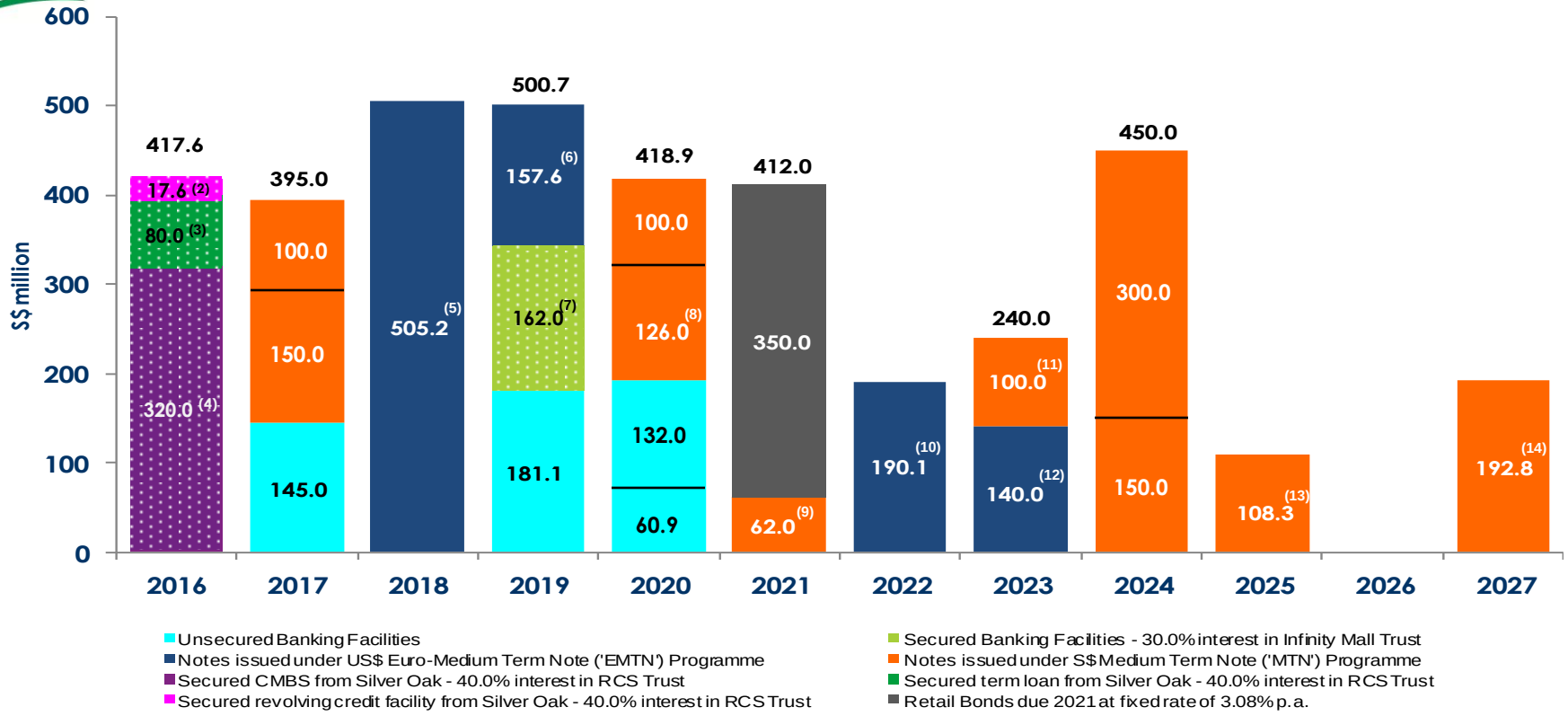
FY 2015 Performance of Joint Ventures (1)

FY 2015 Net Property Income Up 5.4% Y-o-Y



(1) This relates to CMT's 40.0% interest in Raffles City Singapore and 30.0% interest in Westgate.

Debt Maturity Profile [1] as at 31 December 2015



Silver Oak: Silver Oak Ltd CMBS: Commercial mortgage backed securities Debts with secured assets

(1) Includes CMT's share of borrowings in RCS Trust (40.0%) and Infinity Mall Trust (30.0%).
(2) Drawdown of S$44.0 million under Silver Oak from the S$300.0 million revolving credit facility. CMT's 40.0% share thereof is S$17.6 million.
(3) S$200.0 million 5-year term loan under Silver Oak. CMT's 40.0% share thereof is S$80.0 million.
(4) US$645.0 million in principal amount of Class A Secured Floating Rate Notes with expected maturity on 21 June 2016 issued pursuant to the S$10.0 billion Multicurrency Secured Medium Term Note Programme established by Silver Oak and are secured by its rights to Raffles City Singapore. The proceeds have been swapped into S$800.0 million. CMT's 40.0% share thereof is S$320.0 million.
(5) US$400.0 million 3.731% fixed rate notes ('EMTN Series 2') were swapped to S$505.2 million at a fixed rate of 3.29% p.a. in March 2012.
(6) ¥10.0 billion 1.309% fixed rate notes ('EMTN Series 4') were swapped to approximately S$157.6 million at a fixed rate of 2.79% p.a. in October 2012.
(7) S$540.0 million secured banking facilities by Infinity Mall Trust due in October 2019. CMT's 30.0% share thereof is S$162.0 million.
(8) ¥10.0 billion 1.039% fixed rate notes ('MTN Series 10') were swapped to S$126.0 million at a fixed rate of 3.119% p.a. in November 2013.
(9) ¥5.0 billion floating rate (at 3 months JPY LIBOR + 0.48% p.a.) notes ('MTN Series 12') were swapped to S$62.0 million at a fixed rate of 3.148% p.a. in February 2014.
(10) HK$1.15 billion 3.76% fixed rate notes ('EMTN Series 3') were swapped to S$190.1 million at a fixed rate of 3.45% p.a. in June 2012.
(11) ¥8.6 billion floating rate (at 3 months JPY LIBOR + 0.25% p.a.) notes ('MTN Series 16') were swapped to S$100.0 million at a fixed rate of 2.85% p.a. in February 2015.
(12) HK$885.0 million 3.28% fixed rate notes ('EMTN Series 5') were swapped to S$140.0 million at a fixed rate of 3.32% p.a. in November 2012.
(13) HK$650.0 million 3.25% fixed rate notes ('MTN Series 14') were swapped to S$108.3 million at a fixed rate of 3.25% p.a. in November 2014.
(14) HK$1.104 billion 2.77% fixed rate notes ('MTN Series 15') were swapped to S$192.8 million at a fixed rate of 3.25% p.a. in February 2015.

Key Financial Indicators

	As at 31 December 2015	As at 30 September 2015
Unencumbered Assets as % of Total Assets	100.0%	100.0%
Aggregate Leverage [1,2]	35.4%	33.8%
Net Debt / EBITDA [3]	6.0x	5.5x
Interest Coverage [4]	4.8x	4.8x
Average Term to Maturity (years)	5.3	5.8
Average Cost of Debt [5]	3.3%	3.3%
CMT's Issuer Rating [6]		**'A2'**

(1) In accordance to Property Funds Appendix, CMT's proportionate share of its joint ventures borrowings and total deposited property are included when computing the aggregate leverage.
(2) Funds raised ahead of the maturity of the existing borrowings of CMT are excluded from both borrowings and total deposited property for the purpose of computing the aggregate leverage as the funds are set aside solely for the purpose of repaying the existing borrowings of CMT.
(3) Net Debt comprises gross debt less temporary cash intended for refinancing and capital expenditure. EBITDA refers to earnings before interest, tax, depreciation and amortisation.
(4) Ratio of net investment income at CMT Group before interest and tax over interest expense from 1 January 2015 to 31 December 2015.
(5) Ratio of interest expense over weighted average borrowings.
(6) Moody's Investors Service has affirmed the 'A2' issuer rating of CMT on 16 July 2015.

Valuations and Valuation Cap Rates

	Valuation as at 31 Dec 15 S$ million	Valuation as at 30 Jun 15 S$ million	Variance S$ million	Valuation as at 31 Dec 15 S$ psf NLA	Valuation Cap Rate as at 31 Dec 15 %	Valuation Cap Rate as at 30 Jun 15 %
Tampines Mall	983.0	953.0	30.0	2,771	5.35	5.35
Junction 8	696.0	691.0	5.0	2,754	5.35	5.35
Funan DigitaLife Mall	367.0	367.0	-	1,228	5.50	5.50
IMM Building	622.0	606.0	16.0	648 (1)	Retail: 6.50 Office: 6.25 Warehouse: 7.50	Retail: 6.50 Office: 6.25 Warehouse: 7.50
Plaza Singapura	1,244.0	1,235.0	9.0	2,574	5.00	5.00
Bugis Junction	995.0	990.0	5.0	2,496	5.35	5.35
Sembawang Shopping Centre	114.0	109.0	5.0	798	5.55	5.55
JCube	288.0	288.0	-	1,393	5.50	5.50
Lot One Shoppers' Mall	510.0	505.0	5.0	2,320	5.35	5.35
Bukit Panjang Plaza	303.0	298.0	5.0	1,859	5.45	5.45
The Atrium@Orchard	735.0	733.0	2.0	1,891 (1)	Retail: 5.25 Office: 4.00	Retail: 5.25 Office: 4.00
Clarke Quay	389.0	373.0	16.0	1,332	5.50	5.50
Bugis+	340.0	340.0	-	1,585	5.70	5.70
Bedok Mall	780.0	779.0 (2)	1.0	3,506	5.20	Knight Frank: 5.10 DTZ: 5.20
Total CMT Portfolio excluding Raffles City Singapore and Westgate	**8,366.0**	**8,267.0** (3)	**99.0**	**-**	**-**	**-**
Less additions during the period			(35.9)			
Less transaction costs relating to the BMT Acquisition			(9.4)(4)			
Net increase in valuations			**53.7**			
Raffles City Singapore (40.0% interest)	1,254.4	1,248.6	5.8	N.M. (5)	Retail: 5.25 Office: 4.25 Hotel: 5.13	Retail: 5.25 Office: 4.25 Hotel: 5.13
Westgate (30.0% interest)	319.2	319.2	-	2,585	5.20	5.20
Share of Joint Ventures' investment properties	**1,573.6**	**1,567.8**	**5.8**			
Less additions during the period			(3.6)			
Net increase in valuations			**2.2**			

(1) Reflects valuation of the property in its entirety.
(2) Based on the average of the two valuations of Bedok Mall at S$778.0 million and S$780.0 million, conducted by Knight Frank Pte Ltd ('Knight Frank'), and DTZ Debenham Tie Leung (SEA) Pte Ltd ('DTZ') respectively, for the purpose of the acquisition of all the units in BMT which holds Bedok Mall ('BMT Acquisition').
(3) Rivervale Mall was sold on 15 December 2015 and its valuation of S$116.0 million as at 30 June 2015 is excluded from portfolio valuation.
(4) Refers to consolidation adjustment relating to acquisition fees and other related costs with respect to the BMT Acquisition capitalised at CMT Trust level, now adjusted as revaluation loss at CMT Group.
(5) Not meaningful because Raffles City Singapore comprises retail units, office units, hotels and convention centre.

CapitaLand Mall Trust

Healthy Balance Sheet

As at 31 December 2015

	S$'000
Non-current Assets	9,722,643
Current Assets	633,102
Total Assets	**10,355,745**
Current Liabilities	203,294
Non-current Liabilities	3,459,288
Total Liabilities	**3,662,582**
Net Assets	**6,693,163**
Unitholders' Funds	**6,693,163**
Units in Issue ('000 units)	**3,541,169**

Net Asset Value/Unit (as at 31 December 2015)	S$1.89
Adjusted Net Asset Value/Unit (excluding distributable income)	S$1.86

Distribution Details

Distribution Period	1 October to 31 December 2015
Distribution Per Unit	**2.88 cents**

Notice of Books Closure Date	22 January 2016
Last Day of Trading on 'cum' Basis	27 January 2016, 5.00 pm
Ex-Date	28 January 2016, 9.00 am
Books Closure Date	1 February 2016
Distribution Payment Date	29 February 2016

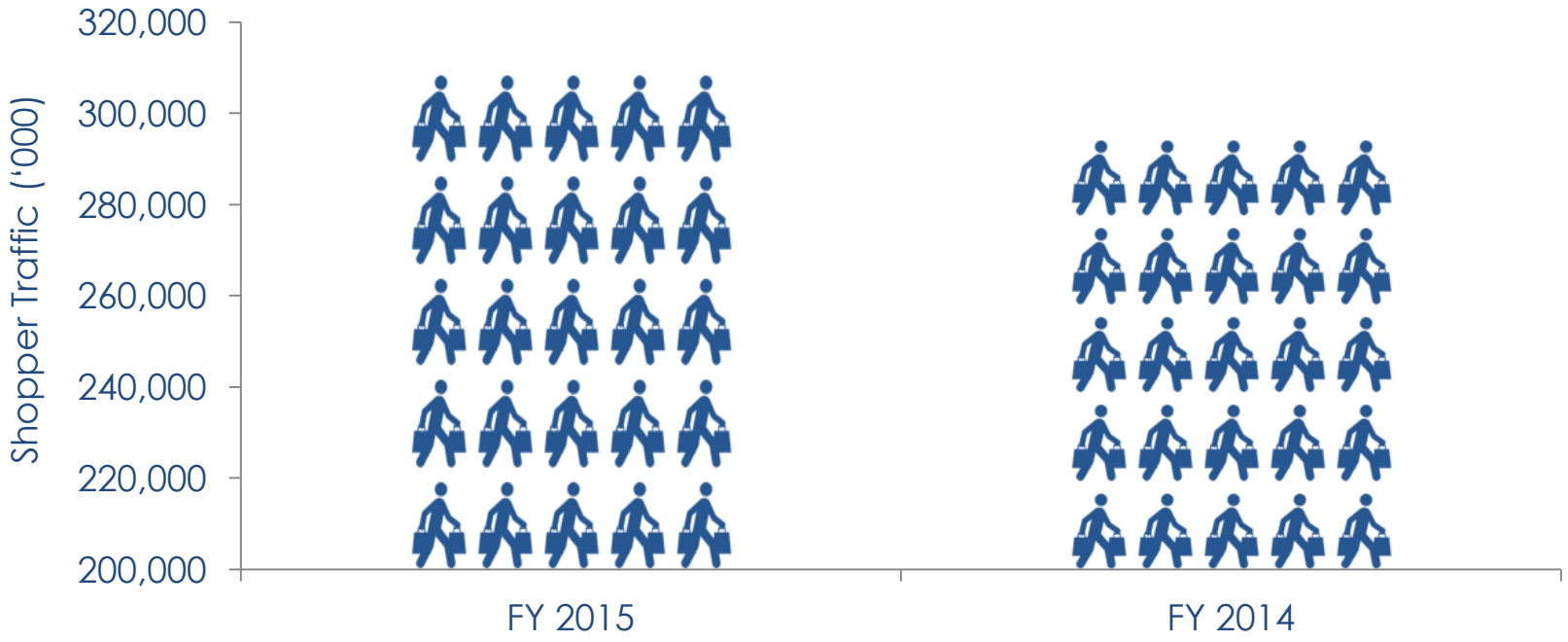
Portfolio Updates



Bugis Junction/Bugis+

Shopper Traffic (1)

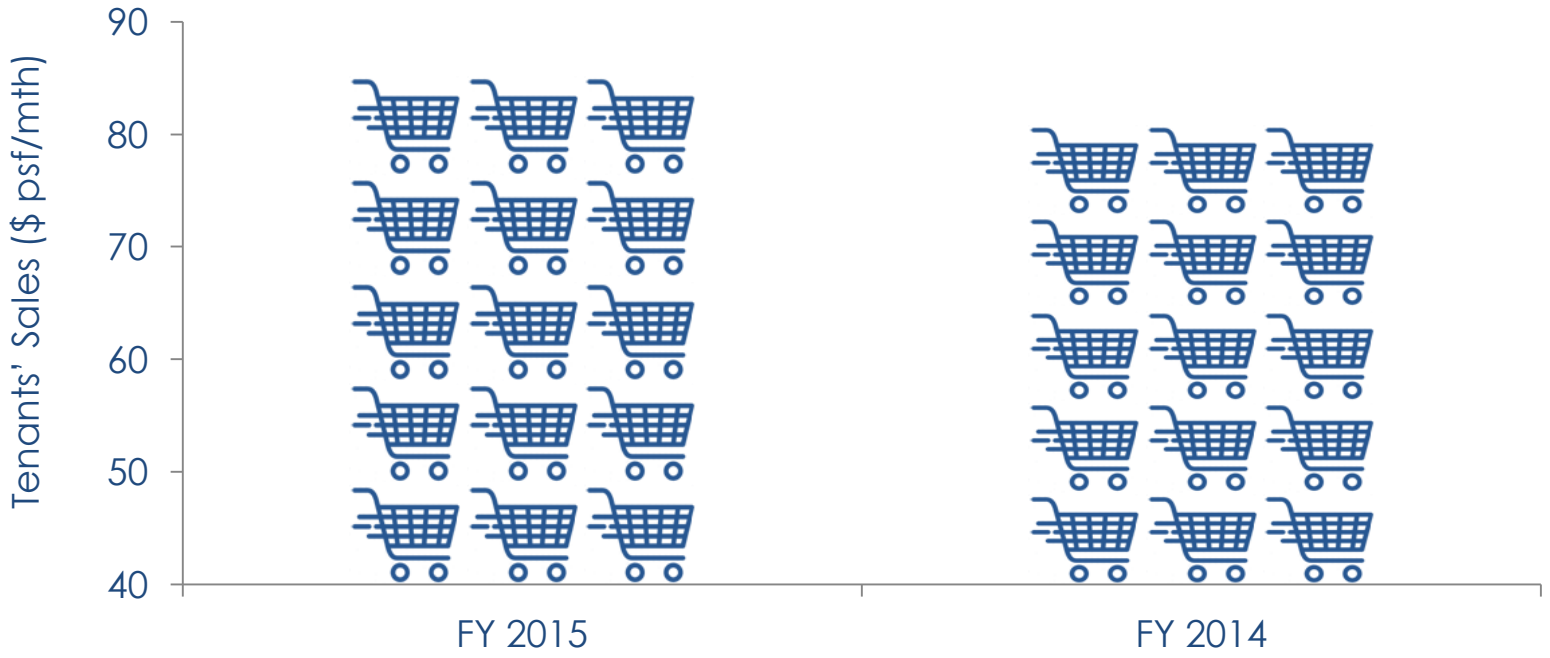
FY 2015 Increased by 4.9% Y-o-Y



(1) For comparable basis, this comprises the entire CMT portfolio of malls including Bedok Mall (which was acquired on 1 October 2015); and excludes Bugis Junction (which underwent phase two AEI from March 2014 to September 2014) as well as Rivervale Mall (which was sold on 15 December 2015).

Tenants' Sales Psf Per Month (1)

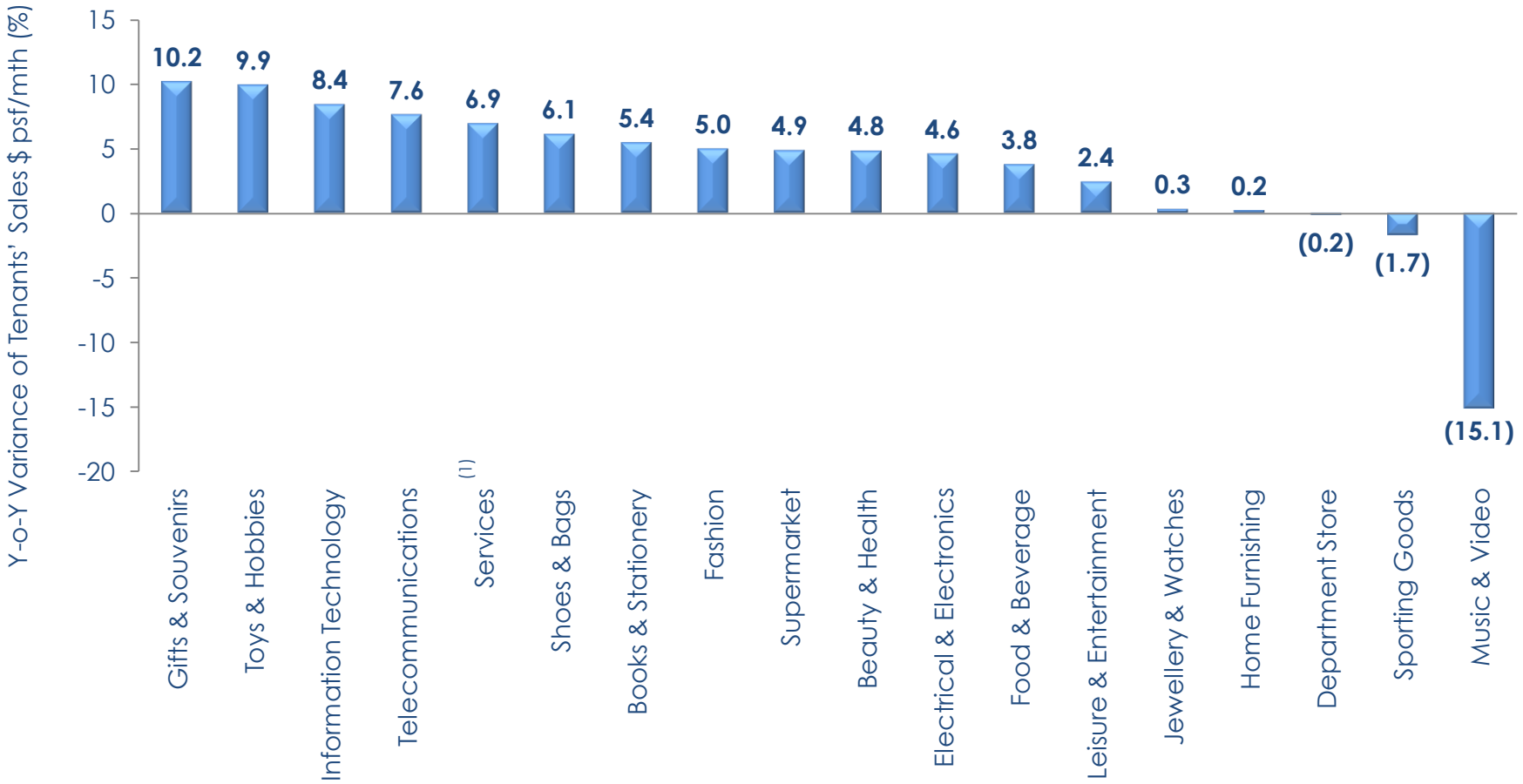
FY 2015 Increased by 5.3% Y-o-Y



(1) For comparable basis, this comprises the entire CMT portfolio of malls including Bedok Mall (which was acquired on 1 October 2015); and excludes Bugis Junction (which underwent phase two AEI from March 2014 to September 2014) as well as Rivervale Mall (which was sold on 15 December 2015).

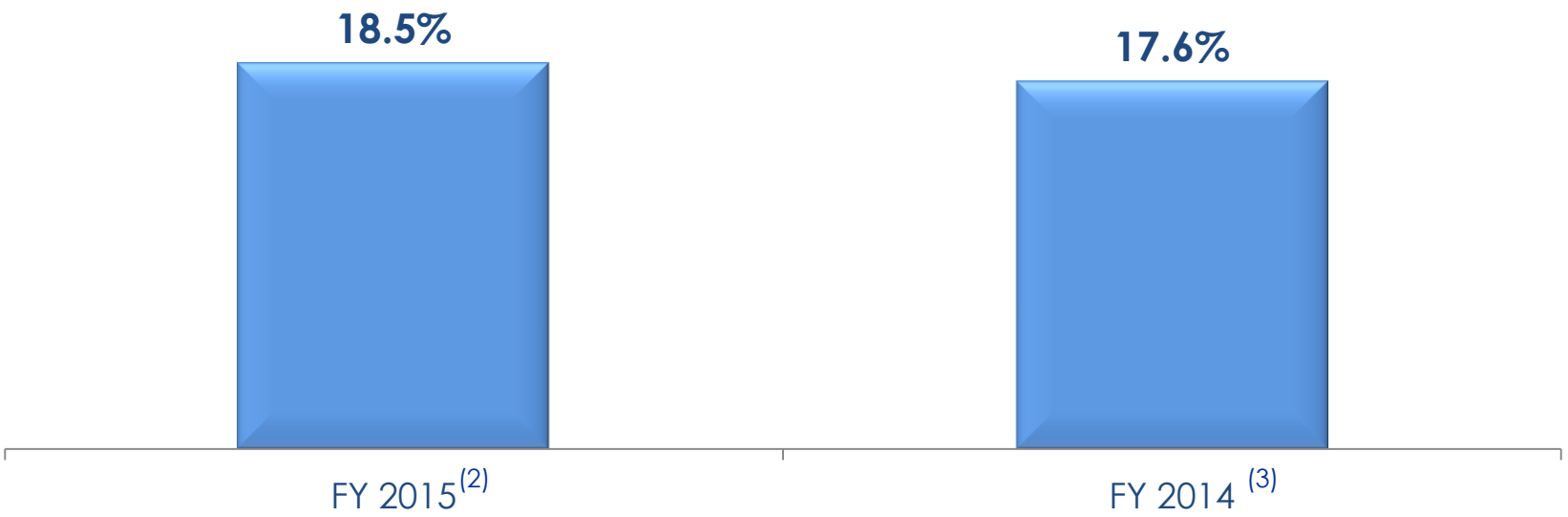
Tenants' Sales by Trade Categories in FY 2015

Improved Consumer Spending



(1) Services includes convenience stores, bridal shops, optical shops, film processing shops, florists, magazine stores, pet shops, travel agencies, cobblers/ locksmiths, laundromats and clinics.

Average Occupancy Cost (1)



(1) Occupancy cost is defined as a ratio of gross rental (inclusive of service charge, advertising & promotional charge and gross turnover rent) to tenants' sales.
(2) FY 2015 includes the entire portfolio including Bedok Mall; and excludes Bugis Junction as well as Rivervale Mall. On a comparable mall basis (including Rivervale Mall for YTD November 2015 and excluding Bugis Junction, Westgate and Bedok Mall), the occupancy cost was 17.3% for FY 2015.
(3) FY 2014 includes the entire portfolio including Rivervale Mall; and excludes Bugis Junction, Westgate and Bedok Mall.

Rental Reversions

From 1 January to 31 December 2015 (Excluding Newly Created and Reconfigured Units)					
Property	No. of Renewals / New Leases	Retention Rate (%)	Net Lettable Area		Increase in Current Rental Rates vs Preceding Rental Rates (typically committed three years ago) (%)
			Area (sq ft)	Percentage of Mall (%)	
Tampines Mall	55	83.6	75,188	21.2	6.4
Junction 8	32	81.3	25,457	10.1	6.4
Funan DigitaLife Mall	65	96.9	103,080	34.5	1.5
IMM Building	62	91.9	54,953	13.0	4.5
Plaza Singapura	74	70.3	93,542	19.4	3.4
Bugis Junction	51	76.5	49,571	12.4	5.0
Sembawang Shopping Centre	21	66.7	46,594	32.6	(0.1)
JCube	23	82.6	29,590	14.3	(14.5)
Raffles City Singapore	61	78.7	74,305	17.5	2.3
Lot One Shoppers' Mall	44	77.3	77,648	35.3	6.0
Bukit Panjang Plaza	12	66.7	21,483	13.1	4.0
The Atrium@Orchard	22	95.5	30,045	22.0	0.1
Clarke Quay	24	87.5	60,803	24.1	18.0
Bugis+	48	70.8	96,017	44.8	3.8
CMT Portfolio	**594**	**81.1**	**838,276**	**21.1**	**3.7**

Renewals Achieved for CMT Portfolio[1]

Year [2]	No. of Renewals / New Leases	Net Lettable Area		Increase in Current Rental Rates vs Preceding Rental Rates (typically committed three years ago) (%)
		Area (sq ft)	% of Total NLA	
2015	594	838,276	21.1	3.7
2014	490	898,826	22.2	6.1
2013	629	942,737	24.4	6.3
2012	446	623,388	16.9	6.0
2011	503	686,143	18.4	6.4
2010	571	898,713	25.4	6.5
2009	614	971,191	29.8	2.3
2008	421	612,379	19.0	9.6
2007	385	806,163	25.6	13.5
2006	312	511,045	16.0	8.3

(1) For IMM Building and Raffles City Singapore, only retail units were included in the analysis.
(2) As at 31 December for 2006 to 2015.

Portfolio Lease Expiry Profile for 2016 (1)

As at 31 December 2015	No. of Leases	Net Lettable Area		Gross Rental Income	
		Sq Ft ('000)	% of Mall NLA (2)	S$'000	% of Mall Income (3)
Tampines Mall	42	83.9	23.7	1,520	26.5
Junction 8	72	80.3	26.2	1,566	36.9
Funan DigitaLife Mall	67	118.0	41.6	856	35.7
IMM Building (4)	186	274.3	30.7	1,664	27.8
Plaza Singapura	79	122.5	25.4	1,960	28.2
Bugis Junction	91	93.8	23.6	1,639	25.4
Sembawang Shopping Centre	23	58.0	40.9	353	35.9
JCube	86	48.1	28.9	628	39.5
Raffles City Singapore (4)	111	203.8	25.8	1,387	29.9
Lot One Shoppers' Mall	31	20.6	9.4	488	15.2
Bukit Panjang Plaza	41	46.9	29.3	545	25.9
The Atrium@Orchard (4)	37	54.1	14.2	921	21.5
Clarke Quay	18	59.8	23.2	601	22.2
Bugis+	16	24.4	11.5	481	19.3
Westgate	28	22.0	5.5	115	6.0
Bedok Mall	9	6.0	2.7	166	3.6
Portfolio	**937 (5)**	**1,316.5**	**23.2**	**14,890**	**24.7**

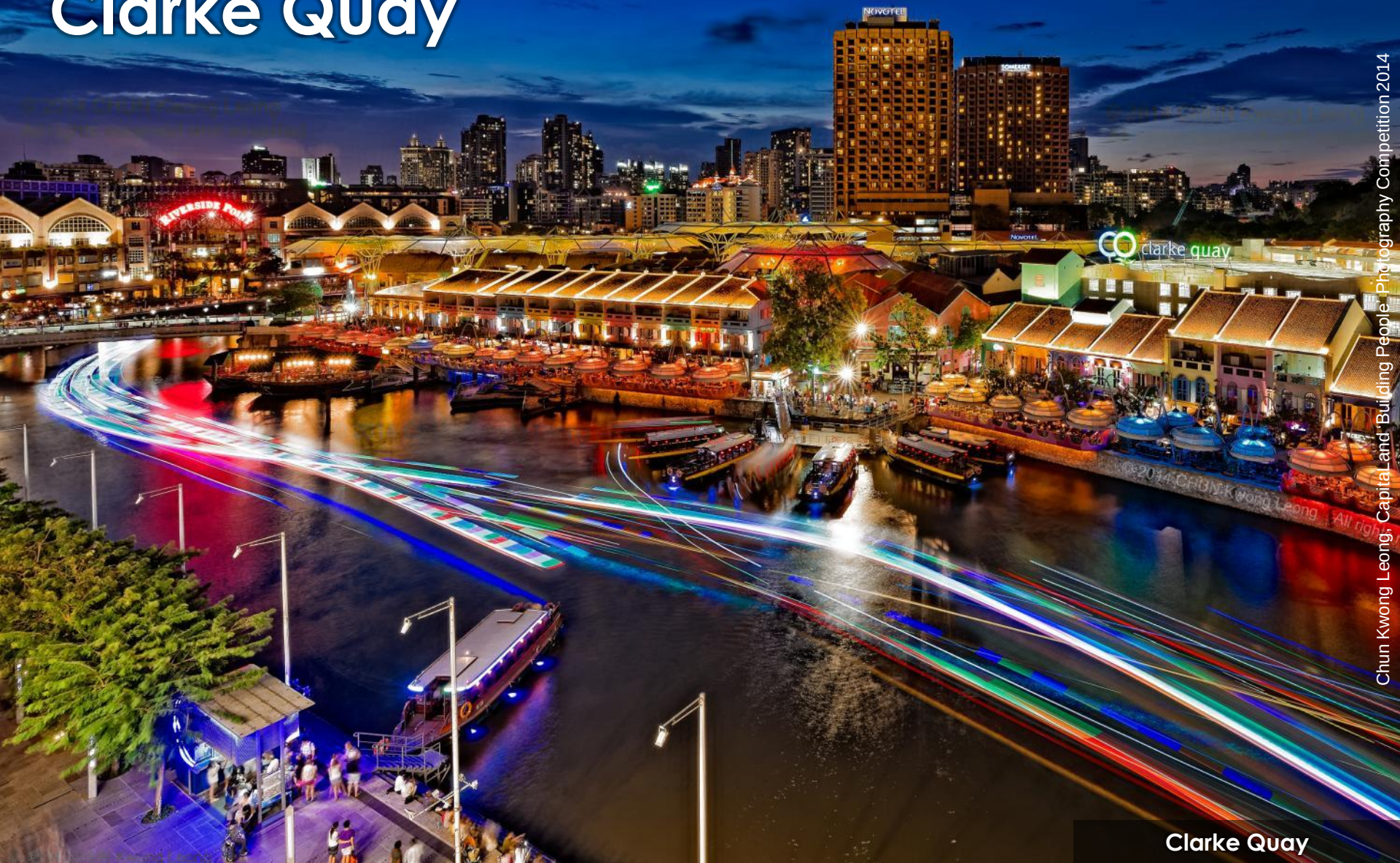
(1) Based on committed leases. Includes CMT's 40.0% interest in Raffles City Singapore (excluding hotel lease) and CMT's 30.0% interest in Westgate.
(2) As a percentage of net lettable area for each respective mall as at 31 December 2015.
(3) As a percentage of gross rental income for each respective mall and excludes gross turnover rent.
(4) Includes non-retail leases for IMM Building, Raffles City Singapore and The Atrium@Orchard.
(5) Of which 798 leases are retail leases.

High Occupancy Maintained

(%, As at 31 December)	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Tampines Mall	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	99.5	100.0
Junction 8	100.0	100.0	100.0	100.0	100.0	100.0	99.6	99.4	100.0	100.0
Funan DigitaLife Mall	99.6	99.7	99.8	99.3	100.0	100.0	100.0	98.2	97.9	95.3
IMM Building (1)	99.0	99.9	100.0	99.7	100.0	100.0	98.1	99.0	96.0 (2)	96.0
Plaza Singapura	100.0	100.0	99.8	100.0	100.0	100.0	91.3	100.0	100.0	99.7
Bugis Junction	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	99.7
Other assets (3)	100.0	100.0	100.0	99.8	99.8	80.9 (2)	100.0	100.0	100.0	99.4
Raffles City Singapore (1)	99.3	100.0	100.0	100.0	99.6	100.0	100.0	100.0	100.0	99.6
Lot One Shoppers' Mall		92.7 (2)	99.3	99.9	99.6	99.7	99.8	100.0	100.0	99.8
Bukit Panjang Plaza		99.9	100.0	99.8	100.0	100.0	100.0	99.8	100.0	97.8
The Atrium@Orchard (4)			98.0	99.1	93.5	65.5 (2)	95.3	99.5	99.9	98.2
Clarke Quay					100.0	100.0	97.9	100.0	95.9	88.2
JCube							99.6	100.0	96.0 (2)	88.0
Bugis+							99.5	100.0	100.0	99.2
Westgate								85.8	97.7	97.6
Bedok Mall										99.9
CMT Portfolio	**99.5**	**99.6**	**99.7**	**99.8**	**99.3**	**94.8**	**98.2**	**98.5**	**98.8**	**97.6**

(1) Based on retail leases only.
(2) Lower occupancy rates were mainly due to asset enhancement works.
(3) Other assets include:
  a) Sembawang Shopping Centre, except for 2007 and 2008 when it underwent an AEI;
  b) Rivervale Mall, until it was sold in 2015;
  c) Hougang Plaza, until it was sold in 2012;
  d) JCube, except from 2008 to 2011 when it underwent an AEI. The asset was classified separately from 2012 onwards; and
  e) Bugis+, which was acquired in 2011 and subsequently underwent an AEI from November 2011 to July 2012. The asset was classified separately from 2012 onwards.
(4) Includes retail and office leases.

Asset Enhancement Initiatives – Clarke Quay



Chun Kwong Leong, CapitaLand "Building People" Photography Competition 2014

Clarke Quay

Updates on Reconfiguration of Block C

Landlord Works Completed in 4Q 2015
More Than 90.0% of Reconfigured Space Committed


Ramen Keisuke Lobster King


Maziga Café & Bollywood Club


DV8 Club


Warehouse


Zouk


Privé Clarke Quay

Asset Enhancement Initiatives - IMM Building



IMM Building

Phase Two AEI Completed

Reconfiguration Works Completed with 85 Outlet Stores



2nd Storey Plan



Set Back Shop Fronts



New Void Offers Better View

Phase Two AEI Completed

Wider Offerings

Designer Fashion Outlets











Food and Beverage











Sale of Rivervale Mall



Rivervale Mall

Sale of Rivervale Mall

- Sale of Rivervale Mall at S$190.5 million was completed on 15 December 2015.
- Net gain of about S$72.7 million realised.
- Net proceeds of S$188.0 million were used to partially repay the term loans used to finance the acquisition of BMT.



Looking Forward



Bedok Mall

Looking Forward

1. **Refresh. Rejuvenate. Reinforce**
   - Redevelop **Funan DigitaLife Mall** into an integrated development to be an aspirational lifestyle destination
   - Reinforce **Clarke Quay**'s position as a premier nightspot destination
   - Refresh shoppers' experience at **Plaza Singapura**
   - Rejuvenate through enhancement works at **Tampines Mall**

2. **Explore opportunities to strengthen our portfolio**
   - Active asset management
   - Acquisition of properties
   - Greenfield developments



Bedok Mall


Clarke Quay











CapitaLand Mall Trust

Thank you

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