

PORTFOLIO DETAILS

SINGAPORE

Name	Location	Holding Entity	Effective Stake (%)	GFA (sqm)	Total Net Lettable (sqm)	Tenure	Total Book Value as at 31 Dec 2010 S\$'000 ¹⁵
Bugis Junction	Victoria Street	CapitaMall Trust	29.85%	53,708	39,084	99 years expiring in September 2089	815,000
Bukit Panjang Plaza	Jelebu Road	CapitaMall Trust	29.85%	19,998	14,077	99 years expiring in November 2093	255,000
Clarke Quay	River Valley Road	CapitaMall Trust	29.85%	33,593	27,373	99 years expiring in January 2089	274,000
Funan DigitaLife Mall	North Bridge Road	CapitaMall Trust	29.85%	44,788	27,748	99 years expiring in December 2078	330,000
Hougang Plaza	Upper Serangoon Road	CapitaMall Trust	29.85%	7,399	7,000	99 years expiring in February 2090	N.A. ³
IMM Building	Jurong East	CapitaMall Trust	29.85%	132,494	87,672	60 years expiring in January 2049	659,000
ION Orchard	Orchard Road	Joint Venture	50.00%	87,367	58,139	99 years expiring in March 2105	2,609,000
Junction 8	Bishan	CapitaMall Trust	29.85%	34,981	23,295	99 years expiring in August 2090	580,000
JCube (under development to be completed in 2011)	Jurong East	CapitaMall Trust	29.85%	26,113	N.A.	99 years expiring in February 2090	N.A. ³
Lot One Shoppers' Mall	Choa Chu Kang	CapitaMall Trust	29.85%	28,010	20,285	99 years expiring in November 2092	437,000
One-North (under development to be completed in 2012)	Vista Xchange Green	Directly Held	100.00%	Total 62,000 (comprising 24,000 commercial & 38,000 civic, cultural & institutional)	N.A.	60 years expiring in October 2067	208,477
Plaza Singapura	Orchard Road	CapitaMall Trust	29.85%	70,956	46,277	Freehold	1,034,000
Raffles City Singapore	North Bridge Road	CapitaMall Trust	11.94%	320,737	74,376	99 years expiring in July 2078	2,693,000
Rivervale Mall	Rivervale Crescent	CapitaMall Trust	29.85%	10,149	7,537	99 years expiring in December 2096	N.A. ³
Sembawang Shopping Centre	Sembawang Road	CapitaMall Trust	29.85%	18,394	11,928	999 years expiring in March 2884	N.A. ³

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Tampines Mall	Tampines Central	CapitaMall Trust	29.85%	44,076	30,513	99 years expiring in August 2091	792,000
The Atrium@ Orchard	Orchard Road	CapitaMall Trust	29.85%	50,233	34,757	99 years expiring in August 2107	590,000
Bedok Site (under development to be completed in 2015) ²	New Upper Changi Road / Bedok North Drive	Joint Venture	50.00%	87,158	N.A.	99 years ⁴	N.A.

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Aidemengdun Mall	Daoli District, Harbin	CapitaRetail China Development Fund II	45.00%	43,851	27,347	Expiring in September 2042	71,954
Anyang Mall	Beiguan District, Anyang	CapitaRetail China Development Fund	45.00%	36,352	25,111	Expiring in March 2046	43,608
Anzhen Mall	Chaoyang District, Beijing	CapitaRetail China Trust	27.35%	43,442	43,442	Expiring in October 2034/ March 2042/ June 2042	169,676
Chengnanyuan Mall	Qing Yun Pu District, Nanchang	CapitaRetail China Development Fund	45.00%	44,186	37,490	Expiring in February 2045	47,969
Chikan Mall	Chikan District, Zhanjiang	CapitaRetail China Development Fund	45.00%	47,266	33,249	Expiring in December 2044	55,502
Cuiwei Mall	Haidian District, Beijing	CapitaRetail China Development Fund	45.00%	56,363	35,458	Commercial: Expiring in May 2046 Underground carpark: Expiring in May 2056	202,184
Duanzhou Mall	Duanzhou District, Zhaoqing	CapitaRetail China Development Fund	45.00%	44,840	32,663	Expiring in May 2055	51,141
Fucheng Mall	Fucheng District, Mianyang	CapitaRetail China Development Fund	45.00%	Phase 1: 46,802 Phase 2: 45,000	Phase 1: 34,206 Phase 2: N.A.	Phase 1: Expiring in September 2044 Phase 2: Expiring in June 2047	61,448

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Gaoxin Mall	Gaoxin District, Weifang	CapitaRetail China Development Fund	45.00%	43,033	36,254	Expiring in October 2044	49,159
Guicheng Mall	Nanhai District, Foshan	Directly held jointly with CapitaRetail China Development Fund	73.05%	49,070	35,966	Expiring in August 2044	73,341
Jiangbin Mall	Licheng District, Quanzhou	CapitaRetail China Development Fund	45.00%	43,096	30,136	Expiring in February 2045	45,194
Jingyang Mall	Hedong District, Deyang	CapitaRetail China Development Fund	45.00%	39,678	29,617	Expiring in November 2045	49,555
Jinniu Mall	Jinniu District, Chengdu	CapitaRetail China Development Fund	45.00%	Phase 1: 57,884 Phase 2: 90,624	Phase 1: 48,185 Phase 2: N.A.	Expiring in October 2044	107,832
Jiulong Mall	Chaoyang District, Beijing	CapitaRetail China Trust	27.35%	49,463	49,463	Expiring in July 2042	96,137
Jiulongpo Mall	Jiulongpo District, Chongqing	Directly held jointly with CapitaRetail China Development Fund	73.05%	43,167	38,965	Expiring in October 2042	55,502
Jinshui Mall	Zhongzhou Road, Zhengzhou	CapitaRetail China Incubator Fund	30.00%	54,165	35,182	Expiring in July 2045	103,867
Liuquan Mall	Zhangdian District, Zibo	CapitaRetail China Development Fund	45.00%	43,851	30,430	Expiring in March 2045	46,383
Longzhimeng Hongkou (under development to be opened in 2011)	Hongkou District, Shanghai	CapitaRetail China Development Fund II	22.50%	227,513	N.A.	Expiring in September 2057	1,052,548
Longzhimeng Minhang (under development to be opened in 2011)	Minhang District, Shanghai	CapitaRetail China Incubator Fund	15.00%	146,843	N.A.	Expiring in December 2053	499,118
Luwan Project (under development to be completed in 2015) ²	Luwan District, Shanghai	Held with joint-venture partner	66.00%	127,564	N.A.	Expiring in July 2056	N.A.
Maonan Mall	Maogang District, Maoming	Directly held jointly with CapitaRetail China Development Fund	73.05%	37,882	28,472	Expiring in November 2044	42,221

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Meili Mall (under development to be completed in 2013) ²	Chenghua District, Chengdu	Directly Held	100.00%	58,350	N.A.	Expiring in August 2044	N.A.
Nanan Mall	Cuiping District, Yibin	CapitaRetail China Development Fund	45.00%	37,568	27,491	Expiring in May 2045	39,824
Nancheng Mall	Nancheng District, Dongguan	CapitaRetail China Development Fund	45.00%	44,489	32,731	Expiring in January 2055	63,232
Peace Plaza	Shahekou District, Dalian	CapitaRetail China Incubator Fund	30.00%	157,576	105,149	Expiring in November 2035	342,921
Qibao Mall	Minhang District, Shanghai	CapitaRetail China Trust	27.35%	72,729	50,622	Master lease expiring in January 2024	68,386
Raffles City Shanghai	Huangpu District, Shanghai	Raffles City China Fund	8.38%	139,593	110,241	Expiring in April 2045	1,046,205
Raffles City Beijing	Dongcheng District, Beijing	Raffles City China Fund	15.00%	110,997	Total 62,414 (comprising 40,440 office & 21,974 retail)	Retail: Expiring in April 2046 Integrated use and car park: Expiring in April 2056	555,809
Raffles City Changning (under development to be completed in 2015)	Changning District, Shanghai	Held with joint-venture partner	17.10%	237,327	N.A.	Expiring in November 2055	1,058,495 ⁵
Raffles City Chengdu (under development to be completed in 2012)	Wuhou District, Chengdu	Raffles City China Fund	15.00%	243,138	N.A.	Expiring in December 2046	415,667
Raffles City Hangzhou (under development to be completed in 2013/14)	Qianjiang New Town, Hangzhou	Raffles City China Fund	15.00%	300,894	N.A.	Expiring in March 2049	506,056
Raffles City Ningbo (under development to be completed in 2012)	Jiangbei District, Ningbo	Raffles City China Fund	15.00%	101,358	N.A.	Commercial: Expiring in August 2047 Residential: Expiring in August 2077	221,015

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Rizhao Mall (under development to be completed in 2011)	Junction of Haiqu East Road and Qingdao Road, Rizhao	CapitaRetail China Incubator Fund	30.00%	77,458	N.A.	Expiring in November 2043	80,477
Saihan Mall	Saihan District, Huhhot	CapitaRetail China Trust	27.35%	41,938	29,649	Expiring in March 2041	60,259
Shapingba Mall ²	Shapingba District, Chongqing	CapitaRetail China Incubator Fund	30.00%	41,877	26,721	Master lease expiring in December 2023	N.A.
Shawan Mall	Jinniu District, Chengdu	CapitaRetail China Incubator Fund	30.00%	38,612	25,499	Commercial: Expiring in January 2046 Underground carpark: Expiring in January 2076	66,404
Taiyanggong Mall (under development to be completed in 2012) ²	Chaoyang District, Beijing	CapitaRetail China Development Fund II	45.00%	83,691	N.A.	Expiring in August 2044	N.A.
Taohualun Mall	Heshan District, Yiyang	CapitaRetail China Development Fund	45.00%	33,317	23,313	Expiring in June 2045	37,662
Tianfu Mall (under development to be completed in 2013)	Gaoxin District, Chengdu	Directly held	100.00%	212,684	N.A.	Expiring in February 2048	82,261
TianjinOne Mall	Hexi District, Tianjin	CapitaRetail China Incubator Fund	30.00%	59,305	39,885	Expiring in September 2054	121,905
Wangjing Mall	Chaoyang District, Beijing	CapitaRetail China Trust	27.35%	68,010	55,871	Expiring in May 2043/ May 2053	269,976
Weiyang Mall	Weiyang District, Yangzhou	CapitaRetail China Development Fund	45.00%	52,536	34,764	Expiring in July 2039/ April 2045	65,413
Xiangcheng Mall	Xiangcheng District, Zhangzhou	Directly held jointly with CapitaRetail China Development Fund	73.05%	39,170	30,326	Expiring in December 2043	51,537

CHINA

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Ximao Mall (under development to be opened in 2011) ²	Haidian District, Beijing	CapitaRetail China Development Fund II	45.00%	72,649	39,688	Commercial: Expiring in January 2043 Underground carpark: Expiring in January 2053	N.A.
Xindicheng Mall (under development to be completed in 2012)	Yanta District, Xi'an	CapitaRetail China Development Fund II	45.00%	159,900	N.A.	Expiring in December 2043	96,731
Xinwu Mall	Xinwu District, Wuhu	Joint venture between CapitaRetail China Trust and CapitaRetail China Development Fund	36.00%	45,634	38,210	Expiring in May 2044	33,499
Xinxiang Mall	Hongqi District, Xinxiang	CapitaRetail China Development Fund	45.00%	38,093	25,394	Expiring in November 2045	48,366
Xizhimen Mall	Xizhimenwai Avenue, Beijing	CapitaRetail China Trust	27.35%	83,075	51,336	Underground commercial and retail use: Expiring in August 2004 Integrated use: Expiring in August 2054	410,315
Xuefu Mall (under development to be opened in 2011)	Nangang District, Harbin	CapitaRetail China Development Fund II	45.00%	96,635	N.A.	Expiring in December 2045	88,604
Yuhuating Mall	Yuhua District, Changsha	Directly held jointly with CapitaRetail China Development Fund	73.05%	62,080	47,168	Expiring in March 2044	81,865
Yushan Mall	Yushan Town, Kunshan	CapitaRetail China Development Fund	45.00%	39,595	28,125	Expiring in May 2045	51,339
Zhengzhou Mall	Erqi District, Zhengzhou	CapitaRetail China Trust	27.35%	92,356	92,356	Expiring in May 2042	106,841
Zhongshan Mall (under development to be opened in 2012)	Qiaokou District, Wuhan	CapitaRetail China Development Fund II	45.00%	112,769	N.A.	Expiring in June 2044	105,849

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MALAYSIA

Name	Location	Holding Entity	Effective Stake (%)	GFA (sqm)	Total Net Lettable (sqm)	Tenure	Total Book Value as at 31 Dec 2010 S\$'000 ¹⁵
Gurney Plaza	Persiaran Gurney, Penang	CapitaMalls Malaysia Trust	41.74%	102,836	65,542	Freehold	358,304
Gurney Plaza Extension ^{6,7}	Persiaran Gurney, Penang	CapitaMalls Malaysia Trust	41.74%	19,603	13,003	Freehold	N.A.
The Mines	Jalan Dulang, Selangor	CapitaMalls Malaysia Trust	41.74%	116,786	66,880	99 years expiring in March 2091	226,870
Sungei Wang Plaza (Strata Parcels) ⁸	Jalan Sultan Ismail, Kuala Lumpur	CapitaMalls Malaysia Trust	41.74%	47,483	42,093	Freehold	311,842
Queensbay Mall (Strata Parcels) ^{9,10}	Bayan Lepas, Penang	Held through subsidiaries and an asset-backed securitization structure	100.00%	85,115	82,902	Freehold	N.A.

JAPAN

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Co-op Kobe	Nishinomiya-shi, Hyogo	CapitaRetail Japan Fund Private Limited	26.29%	7,970	7,969	Freehold	64,131
Chitose Mall	Chitose, Hokkaido	CapitaRetail Japan Fund Private Limited	26.29%	26,336	15,737	Freehold	19,757
Ito Yokado Eniwa	Eniwa, Hokkaido	CapitaRetail Japan Fund Private Limited	26.29%	14,843	14,842	Freehold	37,318
Izumiya Hirakata	Hirakata-shi, Osaka	CapitaRetail Japan Fund Private Limited	26.29%	20,044	20,041	Freehold	119,952
La Park Mizue	Mizue, Edogawa-ku, Tokyo	CapitaRetail Japan Fund Private Limited	26.29%	18,914	18,428	Freehold	103,331

JAPAN

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Narashino Shopping Center	Funabashi-shi, Chiba	CapitaRetail Japan Fund Private Limited	26.29%	12,783	10,736	Freehold	58,643
Vivit Square	Funabashi-shi, Chiba	CapitaRetail Japan Fund Private Limited	26.29%	69,444	48,825	Freehold	281,142

INDIA

Name	Location	Holding Entity	Effective Stake (%)	GFA (sqm)	Total Net Lettable (sqm)	Tenure	Total Book Value as at 31 Dec 2010 S\$'000 ¹⁵
Cochin Mall (under development to be completed in 2014)	Ernakulam District, Cochin	CapitaRetail India Development Fund	11.36% ¹¹	102,215	N.A.	Freehold	79,605
Forum Value Mall, Bangalore	Whitefield, Bangalore	CapitaRetail India Development Fund	15.91%	46,817	46,817 ¹²	Freehold	79,334
Graphite India, Bangalore (under development to be completed in 2014) ¹³	Whitefield, Bangalore	CapitaRetail India Development Fund	22.27%	97,731	N.A.	Freehold	69,101
Hyderabad Mall (under development to be completed in 2013)	Kukatpally, Hyderabad	CapitaRetail India Development Fund	11.14%	79,125	N.A.	Freehold	77,418
Jalandhar Mall (under development to be completed in 2013)	Jalandhar	CapitaRetail India Development Fund	29.54%	103,194	N.A.	Freehold	38,047
Mangalore Mall ¹⁴ (under development to be completed in 2013)	Pandeshwar Road, Mangalore	CapitaRetail India Development Fund	15.14%	45,916	N.A.	Freehold	40,483
Mysore Mall (under development to be completed in 2013)	Abba Road/ Hyder Ali Road, Mysore	CapitaRetail India Development Fund	22.27%	33,417	N.A.	Freehold	21,488

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Nagpur Mall (under development to be completed in 2013)	Umrer Road, Nagpur	CapitaRetail India Development Fund	29.54%	124,610	N.A.	Freehold	55,395
The Celebration Mall, Udaipur (under development to be completed in 2011)	Udaipur	CapitaRetail India Development Fund	37.27%	36,048	N.A.	99 years expiring in May 2103	53,282

Note:

Total book value of properties held by our subsidiaries (where effective stake is more than 50.00%): \$593.3 million, representing 10.2% of net assets attributable to equity holders of the Company.

Excludes our interest in Horizon Realty Fund, which we do not manage.

Our effective interests in properties are based on our direct interests and our interests in the private real estate funds, CMT, CRCT and CMMT as at 31 December 2010.

- In general, under the Regulations of China concerning the Grant and Assignment of the Rights to Use State-Owned Land Use Rights in Urban Areas, the use of state land is up to 40 years for commercial (which includes wholesale and retail).
- We do not have equity interests in these properties as at 31 December 2010. For details of the nature and types of property interests we have in our portfolio, please refer to page 119 of our CMA prospectus dated 17 November 2009.
- Total valuation of these properties is S\$428.3 million.
- The tenure expiry date is not issued by the authorities yet.
- Based on the agreed land value in the Sale and Purchase Agreement.
- Gurney Plaza Extension is considered as part of Gurney Plaza.
- Signed, with completion subject to regulatory and unitholders' approvals and a placement of new units in CMMT. Effective stake subject to change after completion.
- Refers to approximately 61.9% of the aggregate surveyed retail floor area of Sungei Wang Plaza and 100% of carpark bays. All information in this table pertains solely to this strata area.
- Refers to approximately 90.7% of the retail strata area and 100% of the carpark bays.
- Signed, with completion subject to, among other things, regulatory approvals for the asset-backed securitisation structure.
- Held through a combination of equity and debentures.
- NLA for India includes loading for common area.
- Asset plan is currently under review.
- The India Development Fund owns a 49.00% interest in a special purpose vehicle that has a 68.00% interest in the property.
- Based on valuation adopted as at 31 December 2010.