
CAPITAMALL TRUST

2014 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT AND DISTRIBUTION ANNOUNCEMENT

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Summary of CMT Results

	FY 2012 ¹	FY 2013 ¹	2014	
			1 January to 31 March	1 April to 30 June
	Actual	Actual	Actual	Actual
Gross Revenue (S\$'000)	573,218	637,590	164,749	164,291
Net Property Income (S\$'000)	380,728	438,715	114,304	114,042
Amount Available for Distribution (S\$'000)	332,223	367,321	102,440	96,601
Distributable Income (S\$'000)	316,934 ²	356,188 ²	89,127 ³	93,401 ³
Distribution Per Unit ("DPU") (cents)				
For the period	9.46¢	10.27¢	2.57¢	2.69¢
Annualised	9.46¢	10.27¢	10.42¢	10.79¢

Footnotes:

1. FY 2012 and FY 2013 had been restated to take into account the retrospective adjustments relating to Financial Reporting Standards ("FRS") 111 Joint Arrangements (Please refer to paragraph 5). The adoption of FRS 111 has no impact on the total return for the period after tax and distributable income to holders of units in CMT ("Units" and holders of Units, "Unitholders").
2. Capital distribution of S\$15.3 million and capital distribution and tax-exempt income of S\$7.6 million received from CapitaRetail China Trust ("CRCT") in FY 2012 and FY 2013 respectively, had been retained for general corporate and working capital purposes. Tax-exempt special preference dividend income from CapitaRetail Singapore Limited ("CRS") of S\$3.5 million received in FY 2013 had also been retained for general corporate and working capital purposes.
3. In 2Q 2014, CMT had retained S\$3.2 million of its taxable income available for distribution to Unitholders. Including the S\$8.0 million retained in 1Q 2014, the total retained taxable income amounted to S\$11.2 million. CMT is committed to distribute 100% of its taxable income available for distribution to Unitholders for the financial year ended 31 December 2014. Capital distribution and tax-exempt income of S\$5.3 million received from CRCT in 1Q 2014 had been retained for general corporate and working capital purposes.

DISTRIBUTION & BOOKS CLOSURE DATE

Distribution	For 1 April 2014 to 30 June 2014
Distribution type	Taxable income
Distribution rate	Taxable income distribution of 2.69 cents per Unit
Books closure date	1 August 2014
Payment date	29 August 2014

INTRODUCTION

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 is the first Real Estate Investment Trust (“REIT”) listed on Singapore Exchange Securities Trading Limited (the “SGX-ST”) in July 2002.

The principal activity of CMT is to own and invest in quality income producing real estate, which is used or substantially used for retail purposes with the primary objective of achieving an attractive level of return from rental income and for long term capital growth.

CMT's current portfolio comprises 16 shopping malls which are strategically located in the suburban areas and downtown core of Singapore - Tampines Mall, Junction 8, Funan DigitalLife Mall, IMM Building (“IMM”), Plaza Singapura, Bugis Junction, Sembawang Shopping Centre, JCube, a 40.0% stake in Raffles City Singapore (“RCS”) held through RCS Trust, Lot One Shoppers' Mall, 90 out of 91 strata lots in Bukit Panjang Plaza, Rivervale Mall, The Atrium@Orchard, Clarke Quay, Bugis+ and a 30.0% stake in Westgate held through Infinity Mall Trust (“IMT”).

CMT owns approximately 15.0% interest in CRCT, the first China shopping mall REIT listed on the SGX-ST in December 2006.

CMT also took a 30.0% stake in IMT and Infinity Office Trust (“IOT”, collectively, the “Infinity Trusts”) in May 2011. The Infinity Trusts own a retail mall and office development, namely Westgate and Westgate Tower, at Jurong Gateway. Westgate has commenced operations on 2 December 2013 while Westgate Tower is expected to be completed by end 2014. On 3 January 2014, JG2 Trustee Pte. Ltd., in its capacity as trustee of IOT granted options to purchase office strata units of Westgate Tower to Westgate Commercial Pte. Ltd. (“WCPL”) and Westgate Tower Pte. Ltd. (“WTPL”) for S\$579.4 million. WCPL and WTPL have exercised the options on 23 January 2014.

The S\$350.0 million 2.125% convertible bonds due 19 April 2014 (the “Convertible Bonds due 2014”) have been redeemed upon maturity. The last day for any of the Convertible Bonds due 2014 to be converted into Units was 4 April 2014. There has been no conversion of the Convertible Bonds due 2014 since the date of their issue.

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1(a)(i) Statements of Total Return and Distribution Statements (2Q 2014 vs 2Q 2013)

Statements of Total Return	Group			Trust		
	2Q 2014 S\$'000	2Q 2013 ¹ S\$'000	% Change	2Q 2014 S\$'000	2Q 2013 S\$'000	% Change
Gross rental income	151,134	148,409	1.8	151,134	148,409	1.8
Car park income	4,623	4,652	(0.6)	4,623	4,652	(0.6)
Other income	8,534	7,241	17.9	8,534	7,241	17.9
Gross revenue	164,291	160,302	2.5	164,291	160,302	2.5
Property management fees	(6,217)	(6,018)	3.3	(6,217)	(6,018)	3.3
Property tax	(13,720)	(14,462)	(5.1)	(13,720)	(14,462)	(5.1)
Other property operating expenses ²	(30,312)	(30,604)	(1.0)	(30,312)	(30,604)	(1.0)
Property operating expenses	(50,249)	(51,084)	(1.6)	(50,249)	(51,084)	(1.6)
Net property income	114,042	109,218	4.4	114,042	109,218	4.4
Interest income ³	2,583	964	NM	2,627	1,560	68.4
Investment income ⁴	-	-	-	13,830	13,406	3.2
Asset management fees	(10,303)	(9,754)	5.6	(10,303)	(9,754)	5.6
Trust expenses	(944)	(963)	(2.0)	(943)	(962)	(2.0)
Finance costs	(28,161)	(26,893)	4.7	(28,161)	(26,893)	4.7
Net income before share of results of associate and joint ventures	77,217	72,572	6.4	91,092	86,575	5.2
Share of results (net of tax) of:						
- Associate ⁵	2,373	2,371	0.1	-	-	-
- Joint ventures ⁶	32,903	22,590	45.7	-	-	-
Net income	112,493	97,533	15.3	91,092	86,575	5.2
Net change in fair value of financial derivatives ⁷	1,948	2,200	(11.5)	1,948	2,200	(11.5)
Dilution loss on interest in associate	(10)	(113)	(91.2)	-	-	-
Net change in fair value of investment properties	132,945	93,014	42.9	132,945	93,014	42.9
Total return for the period before taxation	247,376	192,634	28.4	225,985	181,789	24.3
Taxation	-	(7)	NM	-	(7)	NM
Total return for the period	247,376	192,627	28.4	225,985	181,782	24.3

Distribution Statements

Net income before share of results of associate and joint ventures	77,217	72,572	6.4	91,092	86,575	5.2
Net effect of non-tax deductible items ⁸	5,553	7,450	(25.5)	5,509	6,852	(19.6)
Distribution from joint venture ⁹	13,830	13,406	3.2	-	-	-
Net loss / (profit) from subsidiaries ¹⁰	1	(1)	NM	-	-	-
Amount available for distribution to Unitholders	96,601	93,427	3.4	96,601	93,427	3.4
Distributable income to Unitholders ¹¹	93,401	87,727	6.5	93,401	87,727	6.5

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Footnotes:

1. 2Q 2013 had been restated to take into account the retrospective adjustments relating to FRS 111 Joint Arrangements.
2. Included as part of the other property operating expenses are the following:

	Group ¹ and Trust		
	2Q 2014 S\$'000	2Q 2013 S\$'000	% Change
Depreciation and amortisation	230	342	(32.7)
Bad debts written off	7	14	(50.0)

3. Includes interest income on unitholders' loans extended to infinity Trusts.
4. Investment income relates to distribution income from RCS Trust.
5. Share of result of associate relates to the equity accounting of CRCT's result on a 3-month lag basis.
6. This relates to the Group's 40.0% interest in RCS Trust and 30.0% interest in Infinity Trusts.

Details are as follows:

	Group		
	2Q 2014 ^(A) S\$'000	2Q 2013 S\$'000	% Change
Share of results of joint ventures			
- Gross revenue	28,711	22,486	27.7
- Property operating expenses	(8,173)	(6,074)	34.6
- Net property income	20,538	16,412	25.1
- Finance costs	(5,482)	(3,365)	62.9
- Net change in fair value of investment properties	19,567	11,011	77.7
- Others ^(B)	(1,720)	(1,468)	17.2
	32,903	22,590	45.7

^(A) The increase was mainly due to the commencement of operations of Westgate from 2 December 2013.

^(B) Includes asset management fees of RCS Trust.

7. This relates to the fair value changes of the interest rate swap.
8. Included in the non-tax deductible items are the following:

	Group			Trust		
	2Q 2014 S\$'000	2Q 2013 ¹ S\$'000	% Change	2Q 2014 S\$'000	2Q 2013 S\$'000	% Change
Non-tax deductible items						
- Trustee's fees	293	280	4.6	293	280	4.6
- Temporary differences and other adjustments ^(A)	5,260	7,170	(26.6)	5,216	6,572	(20.6)
Net effect of non-tax deductible items	5,553	7,450	(25.5)	5,509	6,852	(19.6)

^(A) 2Q 2014 included the amortisation costs relating to Convertible Bonds due 2014 and other non-tax deductible items that are non-income generating. 2Q 2013 included the amortisation costs relating to the outstanding S\$98.25 million in principal amount of S\$650.0 million 1.0% convertible bonds due 2013 (the "Convertible Bonds due 2013") and Convertible Bonds due 2014, collectively known as "Convertible Bonds" and other non-tax deductible items that are non-income generating.

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9. *These relate to taxable income from RCS Trust.*
10. *For 2Q 2014, net loss from subsidiary relates to CMT MTN Pte. Ltd. ("CMT MTN"). For 2Q 2013, net profit from subsidiaries relate to CMT MTN and CRS.*
11. *CMT is committed to distribute 100% of its taxable income available for distribution to Unitholders for the financial year ended 31 December 2014. For 2Q 2014, CMT had retained S\$3.2 million of its taxable income available for distribution to Unitholders for distribution in FY 2014.*
- In 2Q 2013, CMT had retained S\$5.7 million of its taxable income available for distribution to Unitholders for distribution in FY 2013.*

NM – not meaningful

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1(a)(i) Statements of Total Return and Distribution Statements (1H 2014 vs 1H 2013)

Statements of Total Return	Group			Trust		
	1H 2014 S\$'000	1H 2013 ¹ S\$'000	% Change	1H 2014 S\$'000	1H 2013 S\$'000	% Change
Gross rental income	302,519	292,595	3.4	302,519	292,595	3.4
Car park income	8,928	9,049	(1.3)	8,928	9,049	(1.3)
Other income	17,593	14,305	23.0	17,593	14,305	23.0
Gross revenue	329,040	315,949	4.1	329,040	315,949	4.1
Property management fees	(12,450)	(11,956)	4.1	(12,450)	(11,956)	4.1
Property tax	(28,246)	(27,441)	2.9	(28,246)	(27,441)	2.9
Other property operating expenses ²	(59,998)	(58,806)	2.0	(59,998)	(58,806)	2.0
Property operating expenses	(100,694)	(98,203)	2.5	(100,694)	(98,203)	2.5
Net property income	228,346	217,746	4.9	228,346	217,746	4.9
Interest income ³	5,105	2,086	NM	5,193	3,269	58.9
Investment income ⁴	-	-	-	32,575	28,271	15.2
Asset management fees	(20,672)	(19,244)	7.4	(20,672)	(19,244)	7.4
Trust expenses	(1,882)	(2,099)	(10.3)	(1,881)	(2,098)	(10.3)
Finance costs	(57,545)	(54,256)	6.1	(57,545)	(54,256)	6.1
Net income before share of results of associate and joint ventures	153,352	144,233	6.3	186,016	173,688	7.1
Share of results (net of tax) of:						
- Associate ⁵	7,827	12,723	(38.5)	-	-	-
- Joint Ventures ⁶	46,237	34,402	34.4	-	-	-
Net income	207,416	191,358	8.4	186,016	173,688	7.1
Net change in fair value of financial derivatives ⁷	3,897	3,627	7.4	3,897	3,627	7.4
Dilution (loss) / gain on interest in associate	(445)	2,137	NM	-	-	-
Net change in fair value of investment properties	132,945	93,014	42.9	132,945	93,014	42.9
Total return for the period before taxation	343,813	290,136	18.5	322,858	270,329	19.4
Taxation	-	(7)	NM	-	(7)	NM
Total return for the period	343,813	290,129	18.5	322,858	270,322	19.4

Distribution Statements

Net income before share of results of associate and joint ventures	153,352	144,233	6.3	186,016	173,688	7.1
Net effect of non-tax deductible items ⁸	13,113	14,654	(10.5)	13,025	13,469	(3.3)
Distribution from associate ⁹	5,313	1,840	NM	-	-	-
Distribution from joint venture ¹⁰	27,262	26,431	3.1	-	-	-
Net loss / (profit) from subsidiaries ¹¹	1	(1)	NM	-	-	-
Amount available for distribution to Unitholders	199,041	187,157	6.3	199,041	187,157	6.3
Distributable income to Unitholders ¹²	182,528	173,017	5.5	182,528	173,017	5.5

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Footnotes:

1. 1H 2013 had been restated to take into account the retrospective adjustments relating to FRS 111 Joint Arrangements (Please refer to paragraph 5).

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

Group ¹ and Trust		
1H 2014 S\$'000	1H 2013 S\$'000	% Change
Depreciation and amortisation	486	665 (26.9)
Bad debts written off	8	21 (61.9)

3. Includes interest income on the unitholders' loans extended to Infinity Trusts.

4. Investment income relates to distribution income from RCS Trust and CRCT.

5. Share of result of associate relates to the equity accounting of CRCT's result on a 3-month lag basis.

6. This relates to the Group's 40.0% interest in RCS Trust and 30.0% interest in Infinity Trusts.

Details are as follows:

Group		
1H 2014 ^(A) S\$'000	1H 2013 S\$'000	% Change
Share of results of joint ventures		
- Gross revenue	57,094	45,078 26.7
- Property operating expenses	(16,189)	(12,066) 34.2
- Net property income	40,905	33,012 23.9
- Finance costs	(10,841)	(6,696) 61.9
- Net change in fair value of investment properties	19,567	11,011 77.7
- Others ^(B)	(3,394)	(2,925) 16.0
	46,237	34,402 34.4

^(A) The increase was mainly due to the commencement of operations of Westgate from 2 December 2013.

^(B) Includes asset management fees of RCS Trust.

7. This relates to the fair value changes of the interest rate swap.

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

Group			Trust		
1H 2014 S\$'000	1H 2013 ¹ S\$'000	% Change	1H 2014 S\$'000	1H 2013 S\$'000	% Change
Non-tax deductible items					
- Trustee's fees	590	553 6.7	590	553 6.7	
- Temporary differences and other adjustments ^(A)	12,523	14,101 (11.2)	12,435	12,916 (3.7)	
Net effect of non-tax deductible items	13,113	14,654 (10.5)	13,025	13,469 (3.3)	

^(A) 1H 2014 included the amortisation costs relating to Convertible Bonds due 2014 and other non-tax deductible items that are non-income generating. 1H 2013 included the amortisation costs relating to the Convertible Bonds and other non-tax deductible items that are non-income generating.

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9. *Capital distribution and tax-exempt income received from CRCT of S\$5.3 million in 1Q 2014 had been retained for general corporate and working capital purposes.*

Tax-exempt income received from CRCT of S\$1.8 million in 1Q 2013 in respect of the period 2 November to 31 December 2012 had also been retained for general corporate and working capital purposes.

10. *Distribution from joint venture relates to CMT's 40.0% interest in RCS Trust's taxable income after retaining S\$0.6 million (CMT's 40.0% share) (1H 2013: S\$0.6 million) which are available for distribution to Unitholders for distribution in FY 2014 and FY 2013.*
11. *For 1H 2014, net loss from subsidiary relates to CMT MTN. For 1H 2013, net profit from subsidiaries relate to CMT MTN and CRS.*
12. *For 1H 2014, CMT had retained S\$11.2 million of its taxable income available for distribution to Unitholders for distribution in FY 2014. CMT is committed to distribute 100% of its taxable income available for distribution to Unitholders for the financial year ended 31 December 2014. Capital distribution and tax-exempt income of S\$5.3 million received from CRCT in 1Q 2014 had also been retained for general corporate and working capital purposes.*

In 1H 2013, CMT had retained S\$12.3 million of its taxable income available for distribution to Unitholders for distribution in FY 2013. Tax-exempt income received from CRCT of S\$1.8 million in respect of the period 2 November to 31 December 2012 had also been retained for general corporate and working capital purposes.

NM – not meaningful

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1(b)(i) Statements of Financial Position

As at 30 Jun 2014 vs 31 Dec 2013

	Group			Trust		
	30 Jun 2014	31 Dec 2013 ¹	%	30 Jun 2014	31 Dec 2013	%
	S\$'000	S\$'000	Change	S\$'000	S\$'000	Change
Non-current assets						
Plant & equipment	2,105	2,210	(4.8)	2,105	2,210	(4.8)
Investment properties ²	7,428,000	7,276,000	2.1	7,428,000	7,276,000	2.1
Interests in subsidiaries	-	-	-	80	80	-
Interest in associate ³	180,960	178,808	1.2	130,836	130,836	-
Interests in joint ventures ⁴	938,085	907,003	3.4	721,712	709,764	1.7
Financial derivatives	-	4,530	NM	-	-	-
Total non-current assets	8,549,150	8,368,551	2.2	8,282,733	8,118,890	2.0
Current assets						
Trade & other receivables	23,332	21,546	8.3	23,331	21,546	8.3
Cash & cash equivalents	874,107	829,860	5.3	873,992	829,718	5.3
Total current assets	897,439	851,406	5.4	897,323	851,264	5.4
Total assets	9,446,589	9,219,957	2.5	9,180,056	8,970,154	2.3
Current liabilities						
Financial derivatives ⁵	77,183	5,132	NM	1,234	5,132	(76.0)
Trade & other payables	197,492	182,718	8.1	197,458	182,658	8.1
Short-term borrowings ⁶	873,475	150,000	NM	949,500	150,000	NM
Convertible bonds ⁷	-	348,349	NM	-	348,349	NM
Provision for taxation	-	494	NM	-	494	NM
Total current liabilities	1,148,150	686,693	67.2	1,148,192	686,633	67.2
Non-current liabilities						
Financial derivatives ⁵	45,242	116,606	(61.2)	-	-	-
Long-term borrowings ⁸	1,979,834	2,307,004	(14.2)	2,025,627	2,415,081	(16.1)
Non-current portion of security deposits	95,991	100,910	(4.9)	95,991	100,910	(4.9)
Total non-current liabilities	2,121,067	2,524,520	(16.0)	2,121,618	2,515,991	(15.7)
Total liabilities	3,269,217	3,211,213	1.8	3,269,810	3,202,624	2.1
Net assets	6,177,372	6,008,744	2.8	5,910,246	5,767,530	2.5
Unitholders' funds	6,177,372	6,008,744	2.8	5,910,246	5,767,530	2.5

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Footnotes:

1. *The Group's comparative statement of financial position as at 31 December 2013 had been restated to take into account the retrospective adjustments relating to FRS 111 Joint Arrangements (Please refer to paragraph 5).*
2. *Investment properties are stated at valuation performed by independent professional valuers as at 30 June 2014.*
3. *Interest in associate consists of investment in CRCT. Aggregate investment in CRCT amounts to 122,705,000 units in CRCT at cost of S\$130.8 million.*
4. *These relate to 40.0% interest in RCS Trust and 30.0% interest in Infinity Trusts (including the unitholders' loans to Infinity Trusts).*
5. *Financial derivative liabilities as at 30 June 2014 relate to the fair value of the interest rate and cross currency swaps.*
6. *Short-term borrowings as at 30 June 2014 relate to MTN fixed rate notes of S\$150.0 million and S\$100.0 million due in September 2014 and January 2015 respectively, as well as EMTN fixed rate notes of US\$500.0 million due in April 2015.*
7. *On 19 April 2014, the Convertible Bonds due 2014 have been fully redeemed.*

As at 31 December 2013, convertible bonds relate to the liability portion of the Convertible Bonds due 2014, net of fees and expenses incurred for the debt raising exercises amortised over 3 years.

8. *These relate mainly to the fixed rate notes and floating rate notes issued by CMT MTN through its US\$3.0 billion Euro-Medium Term Notes Programme ("EMTN Programme") and its S\$2.5 billion Medium Term Note Programme ("MTN Programme") as well as the S\$350.0 million 7-year retail bonds ("Retail Bonds") issued under the S\$2.5 billion Retail Bond programme.*

NM – not meaningful

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1(b)(ii) Aggregate Amount of Borrowings and Debt Securities

	Group		Trust	
	30 Jun 2014 S\$'000	31 Dec 2013 ¹ S\$'000	30 Jun 2014 S\$'000	31 Dec 2013 S\$'000
<u>Unsecured borrowings</u>				
Amount repayable after one year	1,985,062	2,310,277	2,030,855	2,418,354
Less: Unamortised transaction costs	(5,228)	(3,273)	(5,228)	(3,273)
	1,979,834	2,307,004	2,025,627	2,415,081
Amount repayable within one year	873,475	150,000	949,500	150,000
Convertible bonds repayable within one year	-	348,349	-	348,349
Total unsecured borrowings	2,853,309	2,805,353	2,975,127	2,913,430

Footnote:

1. Please refer to paragraph 5 for the effect of change arising from the adoption of FRS 111 Joint Arrangements.

All 14 properties held directly by CMT are unencumbered.

For information only

CMT's 40.0% share of RCS Trust's and 30.0% share of Infinity Trusts' aggregate amount of borrowings are as follows:

	For information only	
	30 Jun 2014 S\$'000	31 Dec 2013 S\$'000
<u>Secured borrowings</u>		
Amount repayable after one year	615,092	648,800
Less: Unamortised transaction costs	(2,875)	(3,544)
Total secured borrowings	612,217	645,256

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1(c) Statements of Cash Flow (2Q 2014 vs 2Q 2013)

	Group	
	2Q 2014 S\$'000	2Q 2013 ¹ S\$'000
Operating activities		
Net Income	112,493	97,533
Adjustments for:		
Interest income	(2,583)	(964)
Finance costs	28,161	26,893
Assets written off	2	1
Depreciation and amortisation	230	342
Bad debts written off	7	14
Share of result of associate	(2,373)	(2,371)
Share of results of joint ventures	(32,903)	(22,590)
Operating income before working capital changes	103,034	98,858
Changes in working capital:		
Trade and other receivables	594	244
Trade and other payables	(1,569)	3,407
Security deposits	3,969	711
Income tax paid	-	(52)
Cash flows from operating activities	106,028	103,168
Investing activities		
Interest received	1,597	885
Distribution received from joint venture	13,432	13,025
Capital expenditure on investment properties	(9,409)	(20,667)
Purchase of plant and equipment	(131)	(498)
Proceeds from disposal of plant and equipment	-	1
Cash flows from / (used in) investing activities	5,489	(7,254)
Financing activities		
Payment of issue and financing expenses	(1,319)	(916)
Redemption of Convertible Bonds	(350,000)	-
Distribution paid to Unitholders ²	(88,920)	(85,044)
Interest paid	(27,956)	(23,849)
Cash flows used in financing activities	(468,195)	(109,809)
Decrease in cash and cash equivalents	(356,678)	(13,895)
Cash and cash equivalents at beginning of the period	1,230,785	796,184
Cash and cash equivalents at end of the period	874,107	782,289

Footnotes:

1. 2Q 2013 had been restated to take into account the retrospective adjustments relating to FRS 111 Joint Arrangements.

2. Distribution for 2Q 2014 is for the period from 1 January to 31 March 2014 paid in May 2014. Distribution for 2Q 2013 is for the period from 1 January to 31 March 2013 paid in May 2013.

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1(c) Statements of Cash Flow (1H 2014 vs 1H 2013)

	Group	
	1H 2014 S\$'000	1H 2013 ¹ S\$'000
Operating activities		
Net Income	207,416	191,358
Adjustments for:		
Interest income	(5,105)	(2,086)
Finance costs	57,545	54,256
Assets written off	2	1
Depreciation and amortisation	486	665
Bad debts written off	8	21
Share of result of associate	(7,827)	(12,723)
Share of results of joint ventures	(46,237)	(34,402)
Operating income before working capital changes	206,288	197,090
Changes in working capital:		
Trade and other receivables	(1,702)	(1,715)
Trade and other payables	(201)	4,011
Security deposits	7,510	2,765
Income tax paid	(494)	(52)
Cash flows from operating activities	211,401	202,099
Investing activities		
Interest received	2,633	2,315
Distribution received from associate	5,313	1,840
Distribution received from joint venture	27,652	26,099
Capital expenditure on investment properties	(19,627)	(36,983)
Purchase of plant and equipment	(267)	(595)
Proceeds from disposal of plant and equipment	-	1
Cash flows from / (used in) investing activities	15,704	(7,323)
Financing activities		
Payment of issue and financing expenses	(3,095)	(1,540)
Loans to joint ventures	(6,728)	-
Proceeds from interest bearing loans and borrowings	412,000	-
Repayment of interest bearing loans and borrowings	-	(300,000)
Redemption of Convertible Bonds	(350,000)	-
Distributions paid to Unitholders ²	(183,009)	(164,678)
Interest paid	(52,026)	(54,423)
Cash flows used in financing activities	(182,858)	(520,641)
Increase / (decrease) in cash and cash equivalents	44,247	(325,865)
Cash and cash equivalents at beginning of the period	829,860	1,108,154
Cash and cash equivalents at end of the period	874,107	782,289

Footnotes:

1. 1H 2013 had been restated to take into account the retrospective adjustments relating to FRS 111 Joint Arrangements.
2. Distribution for 1H 2014 is for the period from 1 October to 31 December 2013 and 1 January to 31 March 2014 paid in February 2014 and May 2014 respectively. Distribution for 1H 2013 is for the period from 1 October to 29 November 2012, 30 November to 31 December 2012 and 1 January to 31 March 2013 paid in January 2013, February 2013 and May 2013 respectively.

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1(d)(i) Statements of Movements in Unitholders' Funds (2Q 2014 vs 2Q 2013)

	Group		Trust	
	2Q 2014 S\$'000	2Q 2013 S\$'000	2Q 2014 S\$'000	2Q 2013 S\$'000
Balance as at beginning of the period	6,009,504	5,765,923	5,771,747	5,575,756
Operations				
Total return for the period	247,376	192,627	225,985	181,782
Movement in hedging reserves ¹	4,845	16,405	-	-
Movement in foreign currency translation reserves ²	2,982	2,163	-	-
Movement in general reserves ²	151	128	-	-
Unitholders' transactions				
Creation of Units				
- Units issued in respect of RCS Trust's manager's asset management fees	1,434	1,391	1,434	1,391
Distributions to Unitholders ³	(88,920)	(85,044)	(88,920)	(85,044)
Net decrease in net assets resulting from Unitholders' transactions	(87,486)	(83,653)	(87,486)	(83,653)
Balance as at end of the period	6,177,372	5,893,593	5,910,246	5,673,885

Footnotes:

1. This includes CMT MTN's hedging reserve and the Group's share in Infinity Trusts' and CRCT's hedging reserve.
2. This includes the Group's share in CRCT's foreign currency translation reserve and general reserve.
3. Distribution for 2Q 2014 is for the period from 1 January to 31 March 2014 paid in May 2014. Distribution for 2Q 2013 is for the period from 1 January to 31 March 2013 paid in May 2013.

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1(d)(i) Statements of Movements in Unitholders' Funds (1H 2014 vs 1H 2013)

	Group		Trust	
	1H 2014 S\$'000	1H 2013 S\$'000	1H 2014 S\$'000	1H 2013 S\$'000
Balance as at beginning of the period	6,008,744	5,702,926	5,767,530	5,513,826
Operations				
Total return for the period	343,813	290,129	322,858	270,322
Movement in hedging reserves ¹	4,976	13,378	-	-
Movement in foreign currency translation reserves ²	(299)	(2,812)	-	-
Movement in general reserves ²	280	235	-	-
Unitholders' transactions				
Creation of Units				
- Units issued in respect of RCS Trust's manager's asset management fees	2,867	2,778	2,867	2,778
Distributions to Unitholders ³	(183,009)	(113,041)	(183,009)	(113,041)
Net decrease in net assets resulting from Unitholders' transactions	(180,142)	(110,263)	(180,142)	(110,263)
Balance as at end of the period	6,177,372	5,893,593	5,910,246	5,673,885

Footnotes:

1. This includes CMT MTN's hedging reserve and the Group's share in Infinity Trusts' and CRCT's hedging reserve.
2. This includes the Group's share in CRCT's foreign currency translation reserve and general reserve.
3. Distribution for 1H 2014 is for the period from 1 October to 31 December 2013 and 1 January to 31 March 2014 paid in February 2014 and May 2014 respectively. Distribution for 1H 2013 is for the period from 1 October to 29 November 2012, 30 November to 31 December 2012 and 1 January to 31 March 2013 paid in January 2013, February 2013 and May 2013 respectively.

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1(d)(ii) Details of any change in the issued Units (2Q 2014 vs 2Q 2013)

	Trust	
	2Q 2014 Units	2Q 2013 Units
Balance as at beginning of the period	3,459,926,121	3,457,076,253
New Units issued :		
- As payment of asset management fees ¹	758,862	662,062
Total issued Units as at end of the period	3,460,684,983	3,457,738,315

Footnote:

1. These were RCS Trust's manager's asset management fees for 1Q 2014 and 1Q 2013 which were issued in May 2014 and April 2013 respectively.

1(d)(ii) Details of any change in the issued Units (1H 2014 vs 1H 2013)

	Trust	
	1H 2014 Units	1H 2013 Units
Balance as at beginning of the period	3,459,156,692	3,456,420,674
New Units issued :		
- As payment of asset management fees ¹	1,528,291	1,317,641
Total issued Units as at end of the period	3,460,684,983	3,457,738,315

Footnote:

1. These were RCS Trust's manager's asset management fees for 4Q 2013 and 1Q 2014 which were issued in February 2014 and May 2014 respectively. For 1H 2013, these were RCS Trust's manager's asset management fees for 4Q 2012 and 1Q 2013 which were issued in February 2013 and April 2013 respectively.

Convertible Bonds due 2014

The Convertible Bonds due 2014 have been redeemed upon maturity.

The last day for any of the Convertible Bonds due 2014 to be converted into Units was 4 April 2014. There has been no conversion of the Convertible Bonds due 2014 since the date of their issue.

- 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.

- 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

Except as disclosed in paragraph 5 below, 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 2013.

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

The Group adopted a number of new standards, amendments to standards and interpretations that are effective for annual periods beginning on 1 January 2014. Other than the adoption of FRS 111 Joint Arrangements, the adoption of other new standards, amendments to standards and interpretations did not result in any significant impact on the financial statements of the Group.

Under FRS 111, interests in joint ventures are accounted for using the equity method whilst interests in joint operations are accounted for using the applicable FRSs relating to the underlying assets, liabilities, income and expense items arising from the joint operations.

In prior years, the Group's interests in its joint ventures in RCS Trust, Infinity Mall Trust and Infinity Office Trust were accounted for as jointly-controlled entities using the proportionate consolidation method. With the adoption of FRS 111 effective 1 January 2014, the Group has re-evaluated its involvement in these joint arrangements and has determined that the parties in these joint arrangements have rights to the net assets of the joint arrangements. Accordingly, these joint arrangements will be classified as joint ventures under FRS 111 and will be accounted for using the equity method. Income, expense, assets and liabilities items that were previously accounted for by proportionate consolidation are now accounted for using the equity method. Accordingly, income and expense items from RCS Trust, Infinity Mall Trust and Infinity Office Trust are now included as share of results from joint ventures instead of income and expenses of the Group.

The adoption of FRS 111 has no net financial effect on the financial position, total return or distributable income of the Group. Accordingly, the adoption of FRS 111 has no impact on earnings and distribution per unit. FRS 111 is applied retrospectively and the effects arising from the adoption of FRS 111 are as follows:

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5(a) Impact of change in accounting policy on Statements of Financial Position

Group as at 31 December 2013			
	Previously stated S\$'000	FRS 111 adjustments S\$'000	Restated S\$'000
Non-current assets			
Plant & equipment	3,249	(1,039)	2,210
Investment properties	8,799,400	(1,523,400)	7,276,000
Interest in associate	178,808	-	178,808
Interests in joint ventures	96,647	810,356	907,003
Financial derivatives	4,530	-	4,530
Total non-current assets	9,082,634	(714,083)	8,368,551
Current assets			
Inventories	244	(244)	-
Development property for sale	91,106	(91,106)	-
Trade & other receivables	10,828	10,718	21,546
Cash & cash equivalents	832,687	(2,827)	829,860
Total current assets	934,865	(83,459)	851,406
Total assets	10,017,499	(797,542)	9,219,957
Current liabilities			
Financial derivatives	5,132	-	5,132
Trade & other payables	215,198	(32,480)	182,718
Short term borrowings	150,000	-	150,000
Convertible bonds	348,349	-	348,349
Provision for taxation	494	-	494
Total current liabilities	719,173	(32,480)	686,693
Non-current liabilities			
Financial derivatives	118,552	(1,946)	116,606
Long term borrowings	2,952,260	(645,256)	2,307,004
Loans from joint venture partners	102,292	(102,292)	-
Non-current portion of security deposits and others	116,478	(15,568)	100,910
Total non-current liabilities	3,289,582	(765,062)	2,524,520
Total liabilities	4,008,755	(797,542)	3,211,213
Net assets	6,008,744	-	6,008,744
Unitholders' funds	6,008,744	-	6,008,744

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5(b) Impact of change in accounting policy on Statements of Total Return and Distribution Statements

	Group 1H 2013		
	Previously stated S\$'000	FRS 111 adjustments S\$'000	Restated S\$'000
Gross rental income	335,497	(42,902)	292,595
Car park income	10,202	(1,153)	9,049
Other income	15,312	(1,007)	14,305
Gross revenue	361,011	(45,062)	315,949
Property management fees	(13,730)	1,774	(11,956)
Property tax	(31,321)	3,880	(27,441)
Other property operating expenses	(65,202)	6,396	(58,806)
Property operating expenses	(110,253)	12,050	(98,203)
Net property income	250,758	(33,012)	217,746
Interest income	2,100	(14)	2,086
Asset management fees	(22,033)	2,789	(19,244)
Trust expenses	(2,249)	150	(2,099)
Finance costs	(60,952)	6,696	(54,256)
Net income before share of results of associate and joint ventures	167,624	(23,391)	144,233
Share of results (net of tax) of:			
- Associate	12,723	-	12,723
- Joint ventures	-	34,402	34,402
Net income	180,347	11,011	191,358
Net change in fair value of financial derivatives	3,627	-	3,627
Dilution gain on interest in associate	2,137	-	2,137
Net change in fair value of investment properties	104,025	(11,011)	93,014
Total return for the period before taxation	290,136	-	290,136
Taxation	(7)	-	(7)
Total return for the period	290,129	-	290,129

Distribution Statements

Net income before share of results of associate and joint ventures	167,624	(23,391)	144,233
Net effect of non-tax deductible items	18,161	(3,507)	14,654
Distribution from associate	1,840	-	1,840
Distribution from joint venture	-	26,431	26,431
Net profit less loss from joint ventures / subsidiaries	(468)	467	(1)
Amount available for distribution to Unitholders	187,157	-	187,157
Distributable income to Unitholders	173,017	-	173,017

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6 Earnings per Unit ("EPU") and DPU for the financial period

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

	Group		Trust	
	2Q 2014	2Q 2013	2Q 2014	2Q 2013
EPU				
<u>Basic EPU</u>				
Weighted average number of Units in issue	3,460,401,452	3,457,527,328	3,460,401,452	3,457,527,328
Based on weighted average number of Units in issue ¹	7.15¢	5.57¢	6.53¢	5.26¢
<u>Diluted EPU</u>				
Weighted average number of Units in issue (Diluted)	3,467,408,792	3,640,023,623	3,467,408,792	3,640,023,623
Based on diluted basis ²	7.14¢	5.42¢	6.52¢	5.12¢
DPU				
Number of Units in issue at end of the period	3,460,684,983	3,457,738,315	3,460,684,983	3,457,738,315
Based on the number of Units in issue at end of the period	2.69¢	2.53¢	2.69¢	2.53¢

Footnotes:

- In computing the EPU, total return for the period after tax and the weighted average number of Units at the end of the period are used.*
- In computing diluted EPU for the three months period ended 30 June 2014, the total return for the period after tax and the weighted average number of Units at the end of the period are adjusted for the effects of all dilutive potential Units arising from the assumed conversion of the Convertible Bonds due 2014 at the conversion price of S\$2.1955 to Units.*

In computing diluted EPU for the three months period ended 30 June 2013, the total return for the period after tax and the weighted average number of Units at the end of the period are adjusted for the effects of all dilutive potential Units arising from the assumed conversion of the Convertible Bonds due 2013 at the conversion price of S\$3.39 and Convertible Bonds due 2014 at the conversion price of S\$2.2427 to Units.

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	Group		Trust	
	1H 2014	1H 2013	1H 2014	1H 2013
EPU				
<u>Basic EPU</u>				
Weighted average number of Units in issue	3,460,020,566	3,457,190,755	3,460,020,566	3,457,190,755
Based on weighted average number of Units in issue ¹	9.94¢	8.39¢	9.33¢	7.82¢
<u>Diluted EPU</u>				
Weighted average number of Units in issue (Diluted)	3,542,811,709	3,640,953,959	3,542,811,709	3,640,953,959
Based on diluted basis ²	9.80¢	8.22¢	9.21¢	7.67¢
DPU				
Number of Units in issue at end of the period	3,460,684,983	3,457,738,315	3,460,684,983	3,457,738,315
Based on the number of Units in issue at end of the period	5.26¢	4.99¢	5.26¢	4.99¢

Footnotes:

1. In computing the EPU, total return for the period after tax and the weighted average number of Units at the end of the period are used.
2. In computing diluted EPU for the six months period ended 30 June 2014, the total return for the period after tax and the weighted average number of Units at the end of the period are adjusted for the effects of all dilutive potential Units arising from the assumed conversion of the Convertible Bonds due 2014 at the conversion price of S\$2.1955 to Units.

In computing diluted EPU for the six months period ended 30 June 2013, the total return for the period after tax and the weighted average number of Units at the end of the period are adjusted for the effects of all dilutive potential Units arising from the assumed conversion of the Convertible Bonds due 2013 at the conversion price of S\$3.39 and Convertible Bonds due 2014 at the conversion price of S\$2.2427 to Units.

7 Net asset value (“NAV”) backing per Unit based on issued Units at end of the period

	Group		Trust	
	30 Jun 2014	31 Dec 2013	30 Jun 2014	31 Dec 2013
Number of Units issued at end of the period	3,460,684,983	3,459,156,692	3,460,684,983	3,459,156,692
NAV (\$'000)	6,177,372	6,008,744	5,910,246	5,767,530
NAV per Unit ¹ (\$)	1.79	1.74	1.71	1.67
Adjusted NAV per Unit (excluding the distributable income) (\$)	1.76	1.71	1.68	1.64

Footnote:

1. NAV per Unit is computed based on net asset value over the issued Units at end of the period.

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8 Review of the performance

Income Statements

Gross revenue

Property operating expenses

Net property income

Interest income

Asset management fees

Trust expenses

Finance costs

Net income before share of results of associate and joint ventures

Group			
2Q 2014	2Q 2013 ¹	1H 2014	1H 2013 ¹
S\$'000	S\$'000	S\$'000	S\$'000
164,291	160,302	329,040	315,949
(50,249)	(51,084)	(100,694)	(98,203)
114,042	109,218	228,346	217,746
2,583	964	5,105	2,086
(10,303)	(9,754)	(20,672)	(19,244)
(944)	(963)	(1,882)	(2,099)
(28,161)	(26,893)	(57,545)	(54,256)
77,217	72,572	153,352	144,233

Distribution Statements

Net income before share of results of associate and joint ventures

Net effect of non-tax deductible items

Distribution from associate

Distribution from joint venture

Net loss / (profit) from subsidiaries

Amount available for distribution to Unitholders

Distributable income to Unitholders

DPU (in cents)

For the period

Annualised

Group			
2Q 2014	2Q 2013 ¹	1H 2014	1H 2013 ¹
S\$'000	S\$'000	S\$'000	S\$'000
77,217	72,572	153,352	144,233
5,553	7,450	13,113	14,654
-	-	5,313	1,840
13,830	13,406	27,262	26,431
1	(1)	1	(1)
96,601	93,427	199,041	187,157
93,401 ²	87,727 ³	182,528 ²	173,017 ³
2.69 ²	2.53 ³	5.26 ²	4.99 ³
10.79 ²	10.15 ³	10.61 ²	10.06 ³

Footnotes:

1. 2Q 2013 and 1H 2013 had been restated to take into account the retrospective adjustments relating to FRS 111 Joint Arrangements.
2. CMT is committed to distribute 100% of its taxable income available for distribution to Unitholders for the financial year ended 31 December 2014. In 2Q 2014, CMT had retained S\$3.2 million of its taxable income available for distribution to Unitholders. Including the S\$8.0 million retained in 1Q 2014, the total retained taxable income amounted to S\$11.2 million. Capital distribution and tax-exempt income of S\$5.3 million received from CRCT in 1Q 2014 had also been retained for general corporate and working capital purposes.
3. In 2Q 2013, CMT had retained S\$5.7 million of its taxable income available for distribution to Unitholders for distribution in FY 2013. Including the S\$6.6 million retained in 1Q 2013, total retention amounted to S\$12.3 million. Tax-exempt income received from CRCT of S\$1.8 million in respect of the period 2 November to 31 December 2012 had also been retained for general corporate and working capital purposes.

2Q 2014 vs 2Q 2013

Gross revenue for 2Q 2014 was S\$164.3 million, an increase of S\$4.0 million or 2.5% over 2Q 2013. IMM accounted for S\$0.8 million increase in gross revenue after completion of its Asset Enhancement Initiative ("AEI") in June 2013. The other malls accounted for S\$3.2 million increase in gross revenue mainly due to higher rental achieved on new and renewed leases and staggered rental.

Property operating expenses for 2Q 2014 were S\$50.2 million, a decrease of S\$0.8 million or 1.6% from 2Q 2013. The decrease was mainly due to lower property tax, maintenance and utilities expenses.

Asset management fees at S\$10.3 million were S\$0.5 million or 5.6% higher than 2Q 2013 due to higher deposited property and revenue.

Finance costs for 2Q 2014 of S\$28.2 million were S\$1.3 million higher than the same quarter last year. The increase was mainly due to the 2 tranches of fixed rate notes issued in 4Q 2013, the floating rate notes issued in February 2014 under the MTN programme as well as the issuance of S\$350.0 million Retail Bonds in February 2014. This was partially offset by the redemption of the Convertible Bonds due 2013 and Convertible Bonds due 2014 upon maturity.

1H 2014 vs 1H 2013

Gross revenue for 1H 2014 was S\$329.0 million, an increase of S\$13.1 million or 4.1% over 1H 2013. IMM accounted for S\$2.3 million increase in gross revenue after completion of its AEI in June 2013. Bugis Junction accounted for S\$0.4 million increase in gross revenue after the completion of phase 1 AEI in October 2013 partially offset by lower rental income due to the commencement of phase 2 AEI in March 2014. The other malls accounted for S\$10.4 million increase in gross revenue mainly due to higher rental achieved on new and renewed leases and staggered rental.

Property operating expenses for 1H 2014 were S\$100.7 million, an increase of S\$2.5 million or 2.5% from 1H 2013. The increase was mainly due to higher property tax, maintenance and marketing expenses, partially offset by lower utilities expenses.

Asset management fees at S\$20.7 million were S\$1.4 million or 7.4% higher than 1H 2013 due to higher deposited property and revenue.

Finance costs for 1H 2014 of S\$57.5 million were S\$3.3 million higher than 1H 2013. The increase was mainly due to the 2 tranches of fixed rate notes issued in 4Q 2013, the floating rate notes issued in February 2014 under the MTN programme as well as the issuance of S\$350.0 million Retail Bonds in February 2014. This was partially offset by the redemption of S\$300.0 million Retail Bonds on 25 February 2013 and the redemption of the Convertible Bonds due 2013 and Convertible Bonds due 2014 upon maturity.

9 Variance from Previous Forecast / Prospect Statement

CMT has not disclosed any forecast to the market.

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

According to advance estimates by Ministry of Trade and Industry, the Singapore economy grew by 2.1% year-on-year in 2Q 2014. On a seasonally-adjusted quarter-on-quarter annualised basis, the economy contracted by 0.8%. The growth forecast for 2014 is maintained at between 2.0% and 4.0%.

The retail sales index (excluding motor vehicle sales) decreased by 1.4% in April 2014 and increased by 0.1% in May 2014, based on figures released by Singapore Department of Statistics. CMT has a strong portfolio of quality shopping malls which are well-connected to public transportation networks and are strategically located either in large population catchments or within popular shopping and tourist destinations. This, coupled with the large and diversified tenant base of the portfolio, will contribute to the stability and sustainability of the malls' occupancy rates and rental revenues.

Going forward, the Manager of CMT will continue to focus on sustaining DPU growth.

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11 Distributions

11(a) Current financial period

Any distributions declared for the current financial period? Yes.

Name of distribution : Distribution for 1 April 2014 to 30 June 2014

Distribution Type	Distribution Rate Per Unit (cents)
Taxable Income	2.69
Total	2.69

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 Singapore income 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 in Singapore.

Qualifying foreign non-individual investors will receive their distributions after deduction of tax at the rate of 10%. This is based on the announcement in the Singapore Budget 2010 that the existing income tax concession for listed REITs on distributions made to non-resident non-individual investors will be renewed for the period 18 February 2010 to 31 March 2015.

All other investors will receive their distributions after deduction of tax at the rate of 17%.

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 1 April 2013 to 30 June 2013

Distribution Type	Distribution Rate Per Unit (cents)
Taxable Income	2.53
Total	2.53

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 Singapore income 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 in Singapore.

Qualifying foreign non-individual investors will receive their distributions after deduction of tax at the rate of 10%. This is based on the announcement in the Singapore Budget 2010 that the existing income tax concession for listed REITs on distributions made to non-resident non-individual investors will be renewed for the period 18 February 2010 to 31 March 2015.

All other investors will receive their distributions after deduction of tax at the rate of 17%.

CAPITAMALL TRUST
2014 SECOND QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION
ANNOUNCEMENT

	Remarks	: NA
11(c)	Date payable	: 29 August 2014
11(d)	Books closure date	: 1 August 2014
12	<u>If no distribution has been declared/recommended, a statement to that effect</u>	
	NA	
13	<u>Interested Person Transactions</u>	
	CMT has not obtained a general mandate from Unitholders for Interested Person Transactions.	
14	<u>Confirmation pursuant to Rule 705(5) of the Listing Manual</u>	
	To the best of our knowledge, nothing has come to the attention of the Board of Directors of the Manager which may render the unaudited interim financial results of the Group and the Trust (comprising the statements of financial position as at 30 June 2014, statements of total return & distribution statements, statements of cash flow and statements of movements in unitholders' funds for the six months ended on that date), together with their accompanying notes, to be false or misleading, in any material respect.	
	On behalf of the Board of Manager	
	Ho Chee Hwee Simon Director	Tan Wee Yan, Wilson Chief Executive Officer

15 Use of Proceeds from Equity Fund Raising

Net proceeds of S\$245.7 million from Private Placement in November 2011 ("Private Placement")

S\$22.4 million of the net proceeds (which is equivalent to 9.1% and 9.0% of the net proceeds and gross proceeds of the Private Placement, respectively) from the Private Placement has been used to pay for certain committed capital expenditure and asset enhancement initiatives of the portfolio of properties of CMT. Such use is in accordance with the stated use and in accordance with the percentage of the gross proceeds of the Private Placement allocated to such use.

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)

Goh Mei Lan
Company Secretary
23 July 2014