



For immediate release
21 January 2011

NEWS RELEASE

CMMT's 4Q 2010 distribution per unit exceeds forecast by 3.4%
***Unitholders to receive 3.4 sen per unit for the financial period
from 14 July 2010¹ to 31 December 2010***

Kuala Lumpur, 21 January 2011 – CapitaMalls Malaysia REIT Management Sdn. Bhd. ("CMRM"), the Manager of CapitaMalls Malaysia Trust ("CMMT"), is pleased to announce today that CMMT achieved distributable income of RM24.8 million for the quarter from 1 October 2010 to 31 December 2010 ("4Q 2010"). Distribution per unit ("DPU") for 4Q 2010 was 1.84 sen, which is 3.4% higher than CMMT's forecast of 1.78 sen.

For the financial period from 14 July 2010 to 31 December 2010 ("financial period ended 31 December 2010"), distributable income was RM45.9 million. Total annualised DPU for the year of 7.26 sen exceeded CMMT's forecast DPU of 7.16 sen as stated in its listing prospectus. Based on CMMT's closing price of RM1.10 per unit on 19 January 2011, the annualised distribution yield is 6.6%.

Unitholders can expect to receive their first distribution of 3.4 sen per unit for the financial period ended 31 December 2010 on 25 February 2011. This is a 100.0% payout of CMMT's distributable income, as stated in its listing prospectus. The book closure date is 9 February 2011.

Mr Kee Teck Koon, Chairman of CMRM, said, "We are pleased to have delivered a strong set of results which exceeded our forecast for the year. Looking ahead to the rest of this year, Malaysia's economy is projected to grow 5.3%, driven by domestic demand and investments from the government's Economic Transformation Programme. Retail sales in Malaysia are expected to increase in tandem by about 5.0% this year. With our quality

¹ CMMT was established on 7 June 2010 and registered with the Securities Commission of Malaysia on 9 June 2010. The acquisition by CMMT of Gurney Plaza, an interest in Sungei Wang Plaza and The Mines was completed on 14 July 2010.

portfolio of three strategically located shopping malls in the higher-growth urban centres of Penang, Kuala Lumpur and Selangor, CMMT is well positioned to capitalise on the expansion in Malaysia's retail sector."

Ms Sharon Lim, CEO of CMRM, said, "Our strong operating performance demonstrates our ability to proactively manage our assets and create value for unitholders. Our malls maintain close to full occupancy, while shopper traffic grew 16.2% for 4Q 2010 compared to the year before. We will continue to explore asset enhancements and space optimisation of our current portfolio."

"In view of the positive macroeconomic outlook for Malaysia this year, CMMT is confident of achieving our forecast DPU of 7.45 sen this year as stated in our prospectus. This year, we also expect to complete our proposed acquisition of Gurney Plaza Extension. Our sponsor CapitaMalls Asia's recent acquisition of Queensbay Mall in Penang will form the seed asset for its planned RM1.0 billion Malaysia retail property fund, which will provide a pipeline of assets for CMMT to acquire. In addition, CMMT will continue to actively pursue acquisition opportunities on our own, to increase our asset size and strengthen our position as Malaysia's largest 'pure-play' shopping mall REIT."

Summary of CMMT's results

	4Q 2010*	Financial period ended 31 December 2010*
Gross revenue (RM'000)	51,251	94,636
Net property income (RM'000)	35,518	65,825
Distributable income (RM'000)	24,818	45,910
DPU (sen)		
For the period	1.84	3.40
Annualised DPU	7.29	7.26
Annualised distribution yield		
RM1.12 per unit (closing price on 30 December 2010)	6.5%	6.5%
RM1.10 per unit (closing price on 19 January 2011)	6.6%	6.6%

* No comparative figures are available as CMMT was established in 2010.

About CapitaMalls Malaysia Trust (www.capitamallsmalaysia.com)

CapitaMalls Malaysia Trust (“CMMT”), listed on the Main Market of Bursa Malaysia Securities Berhad on 16 July 2010, is the country’s largest “pure-play” shopping mall real estate investment trust (“REIT”) by market capitalisation and property value. CMMT’s market capitalisation is about RM1.4 billion, while its portfolio has been valued at RM2.14 billion in a valuation commissioned by its Trustee, AmTrustee Berhad.

CMMT is established with the objective of investing in a portfolio of income-producing real estate primarily used for retail purposes and located primarily in Malaysia. Its initial portfolio comprises three shopping malls which are strategically located in three sites across Malaysia. The three assets are Gurney Plaza in Penang, an interest in Sungei Wang Plaza in Kuala Lumpur, and The Mines in Selangor. The portfolio has a total net lettable area of approximately 1.88 million square feet.

CMMT is managed by CapitaMalls Malaysia REIT Management Sdn. Bhd. – a joint venture between CapitaMalls Asia, one of Asia’s largest listed shopping mall developers, owners and managers, and Malaysian Industrial Development Finance Berhad (“MIDF”).

About CapitaMalls Asia (www.capitamallsasia.com)

CapitaMalls Asia Limited is one of the largest listed shopping mall developers, owners and managers in Asia by total property value of assets and geographic reach. CapitaMalls Asia has an integrated shopping mall business model encompassing retail real estate investment, development, mall operations, asset management and fund management capabilities. It has interests in and manages a pan-Asian portfolio of 91 shopping malls across 49 cities in the five countries of Singapore, China, Malaysia, Japan and India, with a total property value of approximately S\$21.9 billion and a total GFA of approximately 75.7 million sq ft.

Shopping malls in the portfolio include ION Orchard and Plaza Singapura – which are located in one of the world’s most famous shopping streets, Orchard Road – Raffles City Singapore and Clarke Quay in Singapore. Our landmark shopping malls in China are Xizhimen Mall and Wangjing Mall in Beijing; Raffles City Beijing and Raffles City Shanghai.

The portfolio also includes Gurney Plaza in Penang, Malaysia; Vivit Square in Tokyo, Japan; as well as Forum Value Mall in Bangalore, India. CapitaMalls Asia’s principal business strategy is to invest in, develop and manage a diversified portfolio of real estate used primarily for retail purposes in Asia, and to strengthen its market position as a leading developer, owner and manager of shopping malls in Asia.

IMPORTANT NOTICE

The past performance of CMMT is not indicative of the future performance of CMMT. Similarly, the past performance of CMRM (“the Manager”) is not indicative of the future performance of the Manager.

The value of units in CMMT 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 have no right to request the Manager to redeem their units while the units are listed. It is intended that holders of units may only deal in their units through trading on Bursa Malaysia Securities Berhad (“Bursa Securities”). Listing of the units on Bursa Securities does not guarantee a liquid market for the units.

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 similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.

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