



**For immediate release  
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**NEWS RELEASE**

**CMMT reports maiden results following successful IPO  
*Achieves RM21.1 million income available for distribution for 3Q 2010***

**Kuala Lumpur, Malaysia, 15 October 2010** – In CapitaMalls Malaysia Trust’s (“CMMT”) first reported results since its listing on 16 July 2010, CapitaMalls Malaysia REIT Management Sdn. Bhd. (“CMRM”), the manager of CMMT, is pleased to announce today that CMMT has achieved RM21.1 million income available for distribution for the quarter from 14 July 2010<sup>1</sup> to 30 September 2010 (“3Q 2010”). CMMT recorded gross revenue of RM43.4 million and net property income of RM30.3 million for this quarter.

The available distribution per unit (“DPU”) for 3Q 2010 is 1.56 sen. With an annualised DPU of 7.22 sen, CMMT is on track to achieve its forecast DPU of 7.16 sen for Forecast Period 2010<sup>2</sup> as stated in its listing prospectus. The annualised distribution yield based on CMMT’s closing price of RM1.11 per unit on 15 October 2010 is 6.5%.

As disclosed in the prospectus, CMMT intends to distribute 100% of its income available for distribution to its unitholders for Forecast Period 2010. CMMT’s first distribution will be paid by 28 February 2011.

Mr Kee Teck Koon, Chairman of CMRM, said, “CMMT is pleased that we have had a successful IPO and strong demand for our units since, with our retail price going up from RM0.98 then to RM1.11 today. CMMT has also delivered a good set of results for the quarter in accordance with its forecast. Going forward, Malaysia’s retail industry is expected to grow 6.1% this year – the fastest growth in three years. With an attractive portfolio of three strategically-located shopping malls in Penang, Kuala Lumpur and Selangor, CMMT is well positioned to benefit from the expected growth in retail consumption in Malaysia.”

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<sup>1</sup> 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.

<sup>2</sup> Forecast Period 2010 is the eight-month period ending 31 December 2010.

Ms Sharon Lim, CEO of CMRM, said, “CMMT’s portfolio performed well in 3Q 2010, with shopper traffic growing 19% and occupancy rate maintained at a nearly-full 98%. We will continue to invest in asset enhancement initiatives and in optimising our portfolio. We are committed to enhancing the attractiveness of our existing malls and increasing our property yields. In addition, we are actively exploring acquisition opportunities to grow our current portfolio.”

### Summary of CMMT’s results

	3Q 2010 *
Gross revenue (RM’000)	43,385
Net property income (RM’000)	30,307
Income available for distribution (RM’000)	21,092
<b>Available DPU (sen)</b>	
For the period	1.56
Annualised DPU	7.22
<b>Annualised distribution yield</b>	
RM1.10 per unit (closing price on 30 September 2010)	6.6%
RM1.11 per unit (closing price on 15 October 2010)	6.5%

\* No comparative figures are available as this is the first set of interim financial statements of CMMT prepared by CMRM in compliance with the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

### About CapitaMalls Malaysia Trust ([www.capitamallsmalaysia.com](http://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 RM2.13 billion in a valuation conducted 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](http://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 89 shopping malls across 49 cities in the five countries of Singapore, China, Malaysia, Japan and India, with a total property value of approximately S\$22.6 billion and a total GFA of approximately 70.6 million sq ft.

Shopping malls in the portfolio include ION Orchard, a strategically located luxury shopping mall at Singapore's premier shopping address, 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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