

NEWS RELEASE

**CMMT's 1Q 2013 annualised distribution per unit
up 5.1% year-on-year**
Distribution per unit of 2.18 sen for the quarter

Kuala Lumpur, 16 April 2013 – CapitaMalls Malaysia REIT Management Sdn. Bhd. (“CMRM”), the manager of CapitaMalls Malaysia Trust (“CMMT”), is pleased to announce that CMMT achieved a distribution per unit (“DPU”) of 2.18 sen for the quarter from 1 January 2013 to 31 March 2013 (“1Q 2013”), 4.3% higher than the DPU of 2.09 sen for the first quarter of 2012 (“1Q 2012”). The annualised DPU of 8.84 sen represents an increase of 5.1% over the same period last year¹ and translates to an annualised distribution yield of 4.7% based on CMMT’s closing price of RM1.87 per unit on 15 April 2013.

As CMMT’s DPU is paid out twice a year, unitholders can expect to receive their DPU for 1Q 2013, along with their DPU for 2Q 2013, in August 2013.

For the quarter under review, CMMT achieved distributable income of RM38.5 million, 4.6% higher than the RM36.8 million for 1Q 2012. This was underpinned by net property income of RM51.5 million, an increase of 5.7% over the RM48.8 million for 1Q 2012.

Mr David Wong Chin Huat, Chairman of CMRM, said, “We continue to be positive about the long-term prospects of Malaysia’s retail sector. Malaysia’s economy grew 5.6% last year and is forecast to expand between 5.0% and 6.0%² this year, buoyed by strong domestic demand underpinned by robust investment spending and consumption demand. The macroeconomic environment augurs well for retail sales, which are forecast to grow in tandem by 6.0%³ this year. As a dedicated retail real estate investment trust, CMMT is well-positioned to benefit from this growth trend.”

¹ As 2012 was a leap year, the DPU was annualised based on 366 days.

² Source: Bank Negara Annual Report 2012.

³ Source: Retail Group Malaysia.

Ms Sharon Lim, CEO of CMRM, said, “CMMT’s portfolio of four quality malls in Penang, Kuala Lumpur, Selangor and Kuantan continued to perform well in the first quarter, with a nearly-full occupancy rate of 98.7% across the portfolio.”

“The asset enhancement initiatives at our malls are on track. Last month, East Coast Mall embarked on a refurbishment exercise to improve the trade mix and increase retail space by converting some of the car park bays on the third floor and re-configuring some existing areas. The exercise, costing an estimated RM60.0 million, is expected to be completed before the end of next year. We will continue to upgrade our malls to further enhance the shopping experience and help drive shopper traffic.”

Summary of CMMT’s results

	1Q 2013	1Q 2012	Change (%)
Gross revenue (RM’000)	74,384	71,403	4.2
Net property income (RM’000)	51,544	48,777	5.7
Distributable income (RM’000)	38,543	36,839	4.6
DPU (sen)			
For the quarter	2.18	2.09	4.3
Annualised DPU	8.84	8.41	5.1
Annualised distribution yield			
Based on closing price of RM1.87 per unit on 15 April 2013	4.7%	N.M.	N.M.

N.M. – Not meaningful

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 only “pure-play” shopping mall real estate investment trust (“REIT”) in Malaysia with an income- and geographically-diversified portfolio of four shopping malls.

The quality shopping malls are strategically located in key urban centres across Malaysia: Gurney Plaza in Penang, a majority interest in Sungei Wang Plaza in Kuala Lumpur, The Mines in Selangor and East Coast Mall in Kuantan, Pahang. The portfolio has a total net lettable area of over 2.4 million square feet (“sq ft”). As at 31 March 2013, the total asset size of CMMT is about RM3.1 billion.

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 102 shopping malls across 52 cities in the five countries of Singapore, China, Malaysia, Japan and India, with a total property value of approximately S\$31.7 billion (HK\$198.1 billion) and a total GFA of approximately 95.1 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 CapitaMall Crystal in Beijing, Hongkou Plaza in Shanghai and Raffles City Shanghai; and CapitaMall Jinniu in Chengdu. The portfolio also includes Gurney Plaza in Penang, Malaysia; Olinas Mall 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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