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For immediate release  
18 April 2011

NEWS RELEASE

## **CMMT achieves RM26.0 million distributable income for 1Q 2011** ***Distribution per unit is 1.90 sen for the quarter***

**Kuala Lumpur, 18 April 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 RM26.0 million for the quarter from 1 January 2011 to 31 March 2011 ("1Q 2011"). CMMT recorded gross revenue of RM52.7 million and net property income of RM36.8 million for the quarter.

The distribution per unit ("DPU") for 1Q 2011 is 1.90 sen, in line with forecast. The annualised DPU of 7.71 sen was driven by stronger cyclical retail sales typical for the first quarter of the year. Going forward, CMMT is on track to achieve its forecast DPU of 7.46 sen for 2011 as disclosed in its circular to unitholders dated 23 February 2011. As stated in its listing prospectus, CMMT intends to distribute to its unitholders 100.0% of its distributable income for the financial year ending 31 December 2011.

On 22 April 2011, CMMT will be giving an advance income distribution of 1.74 sen per unit to its eligible unitholders for the period from 1 January to 24 March 2011 – the period before the placement of new CMMT units for the acquisition of Gurney Plaza Extension.

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Mr Kee Teck Koon, Chairman of CMRM, said, “Bank Negara Malaysia has projected that the country’s economy will grow between 5.0% and 6.0% this year, underpinned by strong domestic demand. Under the Tenth Malaysia Plan covering 2011 to 2015 unveiled by the Malaysian government, retail sales are also targeted to grow 8.3% each year. This will benefit CMMT’s portfolio of strategically-located shopping malls in the key urban centres of Malaysia.”

Ms Sharon Lim, CEO of CMRM, said, “CMMT’s position as the largest “pure-play” shopping mall REIT in Malaysia has been further strengthened with the acquisition of Gurney Plaza Extension in Penang last month. We also saw strong take-up for the placement of new CMMT units to fund this acquisition, as investors continue to seek to participate in CMMT’s growth.”

“For the quarter, CMMT had strong rental increases for renewal tenancies of 7.6% over the preceding rental across our portfolio while occupancy went up to 98.7%, reflecting the high demand for retail space in our malls. Given the solid performance, CMMT is on track to achieve our forecast of 7.46 sen distribution per unit this year. We will continue to enhance our malls and marketing activities to help our tenants post higher sales, which will increase our rental income for our unitholders’ benefit.”

#### **Summary of CMMT’s results**

	<b>1Q 2011*</b>
Gross revenue (RM’000)	52,679
Net property income (RM’000)	36,759
Distributable income (RM’000)	25,992
<b>DPU (sen)</b>	
For the quarter	1.90
Annualised DPU	7.71
<b>Annualised distribution yield</b>	
RM1.12 per unit (closing price on 15 April 2011)	6.9%

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

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**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 RM1.7 billion, while its portfolio has been valued at RM2.37 billion.

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 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 2.02 million square feet (“sq ft”).

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 92 shopping malls across 49 cities in the five countries of Singapore, China, Malaysia, Japan and India, with a total property value of approximately S\$24.1 billion and a total GFA of approximately 73.7 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

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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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