



For immediate release  
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NEWS RELEASE

**CMMT's 3Q 2013 distribution per unit up 6.1% year-on-year**  
***Distribution per unit of 2.26 sen for 3Q 2013***

**Kuala Lumpur, 24 October 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 2.26 sen for the quarter ended 30 September 2013 ("3Q 2013"), 6.1% higher than the DPU of 2.13 sen for the same quarter last year ("3Q 2012"). The annualised DPU of 8.97 sen for 3Q 2013 represents an increase of 5.9% over the same period last year<sup>1</sup>, and translates to an annualised distribution yield of 5.8% based on CMMT's closing price of RM1.54 per unit on 23 October 2013.

As CMMT's DPU is paid out twice a year, unitholders can expect to receive their DPU for 3Q 2013, together with their DPU for the quarter ending 31 December 2013, by March 2014.

For 3Q 2013, CMMT achieved distributable income of RM40.0 million, 6.2% higher than the RM37.7 million for 3Q 2012. This was underpinned by net property income of RM51.8 million, which grew 5.7% from RM49.0 million for 3Q 2012.

Mr David Wong Chin Huat, Chairman of CMRM, said, "Malaysia's 2013 growth forecast remains a respectable 4.5% to 5.0%<sup>2</sup>, despite being adjusted downward in August as a result of the weak external environment. Resilient domestic demand has been the anchor of Malaysia's growth and should continue to be going forward. As a dedicated retail real estate investment trust, CMMT is well-positioned to benefit from this growth as our malls are primarily focused on necessity shopping."

Ms Sharon Lim, CEO of CMRM, said, "Our portfolio of malls continued to deliver growth in the third quarter, registering a 5.7% increase in net property income year-on-year."

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

<sup>2</sup> Source: Bank Negara.

“The asset enhancement initiatives at our malls are on track. These include storm water rectification works at The Mines, reconfiguration works on the fourth floor of Gurney Plaza, as well as the reconfiguration of existing areas and conversion of some car park bays on the third floor of East Coast Mall into retail space. In addition, shoppers can look forward to the completion of Sungei Wang Plaza’s refurbishment works by this year-end.”

### Summary of CMMT’s results

Periods: 1 July to 30 September (“3Q”) and 1 January to 30 September (“YTD”)

	3Q 2013	3Q 2012	Change (%)	YTD 2013	YTD 2012	Change (%)
Gross revenue (RM’000)	77,364	72,654	6.5	226,302	215,436	5.0
Net property income (RM’000)	51,767	48,980	5.7	153,811	146,528	5.0
Distributable income (RM’000)	40,011	37,660	6.2	117,023	111,810	4.7
<b>DPU (sen)</b>						
For the period	2.26	2.13	6.1	6.61	6.33	4.4
Annualised DPU	8.97	8.47	5.9	8.84	8.46	4.5
<b>Annualised distribution yield</b>						
Based on closing price of RM1.54 per unit on 23 October 2013	5.8%	N.M.	N.M.	5.7%	N.M.	N.M.

*N.M. – Not meaningful*

### 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 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 30 September 2013, the total asset size of CMMT is about RM3.2 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](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 103 shopping malls across 52 cities in the five countries of Singapore, China, Malaysia, Japan and India, with a total property value of approximately S\$34.0 billion (RM87.3 billion) and a total GFA of approximately 95.9 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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