



For immediate release
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NEWS RELEASE

CMMT's 3Q 2011 distribution per unit grows 26.9% year-on-year
Distribution per unit of 1.98 sen for the quarter

Kuala Lumpur, 13 October 2011 – CapitaMalls Malaysia REIT Management Sdn. Bhd. ("CMRM"), the manager of CapitaMalls Malaysia Trust ("CMMT"), is pleased to announce today its third quarter unaudited financial results from 1 July 2011 to 30 September 2011 ("3Q 2011").

For the quarter under review, CMMT recorded a distribution per unit ("DPU") of 1.98 sen, which is 26.9% higher than the DPU of 1.56 sen for the third quarter of 2010 ("3Q 2010")¹. The DPU of 1.98 sen translates to an annualised distribution yield of 6.1%, based on CMMT's closing price of RM1.28 per unit on 12 October 2011. Excluding the contribution from Gurney Plaza Extension in 3Q 2011, CMMT achieved DPU growth of 3.8% year-on-year. As CMMT's DPU is paid out twice a year, unitholders can expect to receive their DPU for 3Q 2011 in early 2012.

For 3Q 2011, CMMT achieved distributable income of RM29.7 million (40.6% higher than 3Q 2010) on the back of net property income of RM41.1 million (35.6% higher than 3Q 2010) and gross revenue of RM57.8 million (33.3% higher than 3Q 2010).

Mr Kee Teck Koon, Chairman of CMRM, said, "In our first quarterly results with comparative figures since our listing on 16 July 2010, we are pleased to report a strong set of results, boosted by the contribution from Gurney Plaza Extension in 3Q 2011, the acquisition of which was completed on 28 March 2011. Since then, we have announced another acquisition, of East Coast Mall in Kuantan, which is expected to be completed by year-end. We continue to actively look for acquisition opportunities as part of our growth strategy, to enhance unitholder value."

¹ Period from 14 July 2010 to 30 September 2010. 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.

“Malaysia’s economy grew 4.0% in the second quarter of this year, while private consumption grew even faster at 6.4%. As Malaysia’s economy is projected to grow between 5.0%¹ and 5.5%¹ for the whole of this year, we are confident that CMMT is well-positioned to benefit from this growth as our malls are essentially focused on necessity and day-to-day shopping, which should prove resilient despite the uncertain economic climate.”

Ms Sharon Lim, CEO of CMRM, said, “For the quarter, we continued to deliver our forecast with a nearly-full occupancy rate of 98.7% across our portfolio, as well as rental renewal increases of 6.7%. Our asset enhancement works at Gurney Plaza are progressing well and on track to be completed by end of this year, and will start contributing to our income from next year onwards.”

“We are also pleased to have obtained the approvals of the Securities Commission of Malaysia and Bursa Malaysia last month to proceed with the acquisition of East Coast Mall, and we are looking forward to conclude the acquisition by the end of the year. When completed, we will have a portfolio of four well-performing malls in the key urban centres of Penang, Kuala Lumpur, Selangor and Kuantan. East Coast Mall is expected to contribute over RM20.0 million of net property income a year to our existing portfolio. This will further strengthen CMMT’s position as the largest “pure-play” shopping mall REIT in Malaysia, as well as provide further income and geographical diversification.”

Summary of CMMT’s results

	3Q 2011	3Q 2010*	Change (%)
Gross revenue (RM’000)	57,836	43,385	33.3
Net property income (RM’000)	41,093	30,307	35.6
Distributable income (RM’000)	29,654	21,092	40.6
DPU (sen)			
For the quarter	1.98	1.56	26.9
Annualised DPU	7.86	7.22	8.9
Annualised distribution yield			
Based on closing price of RM1.28 per unit on 12 October 2011	6.1%	N.M.	N.M.

N.M. – not meaningful

* For the period from 14 July 2010 to 30 September 2010.

¹ Source: Budget 2012, Ministry of Finance Malaysia.

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 RM1.9 billion, while its portfolio has been valued at about RM2.43 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 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 over 2.0 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)

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 96 shopping malls across 51 cities in the five countries of Singapore, China, Malaysia, Japan and India, with a total property value of approximately S\$25.6 billion and a total GFA of approximately 78.9 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 CapitaMall Xizhimen and CapitaMall Wangjing 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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