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NEWS RELEASE

CMMT's 1Q 2012 distribution per unit rises 10.0% year-on-year

Distribution per unit of 2.09 sen for the quarter

Kuala Lumpur, 19 April 2012 – CapitaMalls Malaysia REIT Management Sdn. Bhd. ("CMRM"), the manager of CapitaMalls Malaysia Trust ("CMMT"), is pleased to announce today that CMMT recorded a distribution per unit ("DPU") of 2.09 sen for the quarter from 1 January 2012 to 31 March 2012 ("1Q 2012"), 10.0% higher than the DPU of 1.90 sen for the first quarter of 2011 ("1Q 2011"). The annualised DPU of 8.41 sen translates to an annualised distribution yield of 6.1% based on CMMT's closing price of RM1.39 per unit on 18 April 2012.

As CMMT's DPU is paid out twice a year, unitholders can expect to receive their DPU for 1Q 2012, along with their DPU for 2Q 2012, in August 2012.

For the quarter under review, CMMT achieved distributable income of RM36.8 million (41.7% higher than the RM26.0 million for 1Q 2011) on the back of net property income of RM48.8 million (32.7% higher than the RM36.8 million for 1Q 2011) and gross revenue of RM71.4 million (35.5% higher than the RM52.7 million for 1Q 2011).

The better performance in 1Q 2012 was mainly due to the full quarter contributions from the acquisition of East Coast Mall in Kuantan as well as higher rental rates from new and renewed leases, including those attributable to the successful completion of the 2011 asset enhancement works at Gurney Plaza in Penang.

Mr Kee Teck Koon, Chairman of CMRM, said, "The prospects of the Malaysian retail sector remain positive. Despite a challenging global economic environment, Malaysia's economy is projected to grow by between 4.0% and 5.0%[1] in 2012. Domestic consumption is expected to remain resilient, supported by measures announced in the 2012 Budget, including the upward revision of public sector wages and the one-off financial assistance for low-income and middle-income groups. This bodes well for retail sales, which are expected to grow by 6.0%[2] this year. CMMT's portfolio of malls is located in key urban centres within Penang, Kuala Lumpur, Selangor and Pahang and focused on necessity shopping, and thus well-positioned to benefit from this growth. Moreover, with Bank Negara keeping its Overnight Policy Rate[3] steady at

[1] Source: Bank Negara Annual Report 2011.
[2] Source: Retail Group Malaysia, on behalf of the Malaysian Retailers Association.
[3] The interest rate set by Bank Negara, at which depository institutions such as banks lend to each other overnight.

3.0%, financing costs will remain stable, and this will contribute positively to CMMT's performance this year."

Ms Sharon Lim, CEO of CMRM, said, "This quarter is the first full quarter contribution from East Coast Mall as we completed the acquisition on 14 November 2011. East Coast Mall accounted for about half of the increase in our net property income for 1Q 2012 versus 1Q 2011. Gurney Plaza was also a significant contributor to the increase, largely as a result of our acquisition of Gurney Plaza Extension on 28 March 2011 and the asset enhancement initiatives which were completed in late 2011."

"Apart from being able to contribute immediately to our bottom line, the acquisitions of East Coast Mall and Gurney Plaza Extension have provided our unitholders with further income and geographical diversifications. In addition, unitholders enjoyed a growth of 10.0% in DPU for 1Q 2012 versus 1Q 2011, which is a reflection of our effective management strategies. We will continue to pursue more of such investment opportunities as well as implement asset enhancements, tenant remixing and other operating initiatives, to further improve yields and returns for our unitholders."

Summary of CMMT's results

	1Q 2012	1Q 2011	Change (%)
Gross revenue (RM'000)	71,403	52,679	35.5
Net property income (RM'000)	48,777	36,759	32.7
Distributable income (RM'000)	36,839	25,992	41.7
DPU (sen)			
For the quarter	2.09	1.90	10.0
Annualised DPU	8.41	7.71	9.1
Annualised distribution yield			
Based on closing price of RM1.39 per unit on 18 April 2012	6.1%		

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 has a market capitalisation of over RM2.4 billion, and its portfolio is independently valued at about RM2.8 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 four shopping malls which are strategically located in key urban centres across Malaysia. The four malls are 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").

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 97 shopping malls across 51 cities in the five countries of Singapore, China, Malaysia, Japan and India, with a total property value of approximately S$29.4 billion (HK$181.1 billion) and a total GFA of approximately 87.4 million sq ft.

Shopping malls in the portfolio include ION Orchard and Plaza Singapura – which are located on 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; 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

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