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NEWS RELEASE

CMMT records net property income of RM53.6 million for 1Q 2015

Distribution per unit is 2.25 sen for the quarter

Kuala Lumpur, 15 April 2015 – CapitaMalls Malaysia REIT Management Sdn. Bhd. ("CMRM"), the manager of CapitaMalls Malaysia Trust ("CMMT"), announced today that CMMT recorded net property income of RM53.6 million for the quarter from 1 January 2015 to 31 March 2015 ("1Q 2015") – 2.1% higher than the RM52.5 million for the same quarter last year ("1Q 2014"). The increase was mainly due to contribution from East Coast Mall in Kuantan, which completed its asset enhancement works.

With a distributable income of RM40.0 million, the distribution per unit ("DPU") for 1Q 2015 was therefore 2.25 sen. The annualised DPU of 9.13 sen translates to an annualised distribution yield of 6.0% based on CMMT's closing price of RM1.53 per unit on 14 April 2015. As CMMT's DPU is paid out on a half yearly basis, unitholders can expect to receive their DPU for 1Q 2015, along with their DPU for the quarter ending 30 June 2015, by August 2015.

Mr David Wong Chin Huat, Chairman of CMRM, said, "Despite a challenging external environment, the Malaysian economy is expected to remain on a steady growth path. Malaysia's Gross Domestic Product is forecast to expand by between 4.5% and 5.5%[1] this year, underpinned by strong domestic fundamentals and a resilient export sector. With the introduction of the Goods and Services Tax this month, we expect consumer spending to be cautious as consumers adjust to it. However, we expect that our portfolio of day-to-day necessity shopping malls, which has proven to be resilient during different economic cycles, will continue to deliver steady returns for unitholders."

Ms Low Peck Chen, CEO of CMRM, said, "For the quarter under review, East Coast Mall turned in a solid performance following the completion of its two-year asset enhancement works in 2014, registering 15.7% growth in net property income. This is a reflection of our expertise in enhancing our assets' value to further improve returns for our unitholders."

[1] Source: Bank Negara Malaysia Annual Report 2014.

"This year, we also expect to complete our proposed acquisition of Tropicana City Mall and Tropicana City Office Tower, thereby increasing CMMT's property asset value by approximately 17.3% to about RM3.8 billion, and total net lettable area by approximately 21.6% to about 3 million square feet."

"Despite the temporary impact of the nearby Mass Rapid Transit construction works on Sungei Wang Plaza and other external headwinds, we remain confident that the consistent performances of the other malls in our geographically diversified portfolio will help to cushion the effect and continue to provide stable returns for unitholders."

Ms Low added, "As part of our on-going efforts to strengthen CMMT's financial position and liquidity, we completed several initiatives during the quarter to minimise interest rate and refinancing risks. These included fixing the interest rate for a loan for another three years and extending the average term to maturity from 2.0 years to 7.3 years."

Summary of CMMT's results

	1Q 2015	**1Q 2014**	**Change (%)**
Gross revenue (RM'000)	80,983	78,972	2.5
Net property income (RM'000)	53,599	52,481	2.1
Distributable income (RM'000)	40,027	41,205	(2.9)
DPU (sen)			
For the quarter	2.25	2.32	(3.0)
Annualised DPU	9.13	9.41	(3.0)
Annualised distribution yield	6.0%[2]	6.5%[3]	(8.6)

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 a shopping mall-focused real estate investment trust ("REIT") in Malaysia with an income- and geographically-diversified portfolio of four shopping malls.

These 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 2.5 million square feet ("sq ft"). As at 31 March 2015, the total asset size of CMMT is about RM3.4 billion.

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[2] Based on closing price of RM1.53 per unit on 14 April 2015.
[3] Based on closing price of RM1.44 per unit on 15 April 2014.

CMMT is managed by CapitaMalls Malaysia REIT Management Sdn. Bhd. – a joint venture between CapitaLand Limited, one of Asia's largest real estate companies headquartered and listed in Singapore, and Malaysian Industrial Development Finance Berhad ("MIDF").

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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