

NEWS RELEASE

CMMT's 1H 2012 distribution per unit grows 7.7% year-on-year

- ***Distribution per unit of 4.20 sen for 1H 2012***
- ***Net property income increases 19.6% in 2Q 2012 – fourth consecutive quarter of double-digit growth***

Kuala Lumpur, 20 July 2012 – CapitaMalls Malaysia REIT Management Sdn. Bhd. (“CMRM”), the manager of CapitaMalls Malaysia Trust (“CMMT”), is pleased to announce today that CMMT achieved a distribution per unit (“DPU”) of 4.20 sen for the period from 1 January to 30 June 2012 (“1H 2012”), 7.7% higher than the 3.90 sen in the same period last year (“1H 2011”).

CMMT’s DPU for the quarter from 1 April 2012 to 30 June 2012 (“2Q 2012”) increased to 2.11 sen, 5.5% higher than the 2.00 sen for the same period in 2011 (“2Q 2011”). Unitholders can expect to receive their DPU for 2Q 2012, along with their DPU for 1Q 2012¹, amounting to a total of 4.20 sen per unit, next month. The annualised DPU of 8.45 sen translates to an annualised distribution yield of 5.3%, based on CMMT’s closing price of RM1.59 per unit on 19 July 2012.

For the quarter under review, CMMT achieved net property income (“NPI”) of RM48.8 million, an increase of 19.6% from the RM40.8 million for 2Q 2011, on the back of higher rental reversions from new and renewed leases, as well as the full quarter contribution from East Coast Mall, which was acquired on 14 November 2011.

Mr Kee Teck Koon, Chairman of CMRM, said, “Despite the on-going global economic uncertainty, Bank Negara has maintained Malaysia’s economic growth projection of 4.0% to 5.0% for 2012 as domestic demand remains resilient. The forecast for retail sales remains at 6.0% this year, and we have seen shopper traffic increase by 2.0% year-on-year for 2Q 2012 at our malls. Therefore, we remain confident in the prospects of the Malaysian retail sector.”

Ms Sharon Lim, CEO of CMRM, said, “We are pleased that our malls continued their growth momentum. With the addition of East Coast Mall, the portfolio achieved an increase of 19.6% in Net Property Income – the fourth consecutive quarter of double-digit growth. This was underpinned by strong rental reversions of 7.3% in the first half of this year. Our malls’

¹ CMMT’s DPU is paid out twice a year.

occupancy also remained nearly full at 99.0% for the quarter, reflecting our retailers' confidence in the attractiveness of our malls and our effective management strategies.”

“On the capital management front, CMMT has received approval from the Securities Commission of Malaysia on 6 June 2012 to establish a 20-year Medium Term Note Programme of up to RM3.0 billion in nominal value. With the programme in place, CMMT now has another avenue of capital to tap for our growth. We will continue to look for opportunities to enhance our existing portfolio, to provide unitholders with further income and geographical diversification.”

Summary of CMMT's results

	2Q 2012	2Q 2011	Change (%)	1H 2012	1H 2011	Change (%)
Gross revenue (RM'000)	71,379	57,226	24.7	142,782	109,905	29.9
Net property income (RM'000)	48,771	40,773	19.6	97,548	77,532	25.8
Distributable income (RM'000)	37,312	29,787	25.3	74,151	55,779	32.9
DPU (sen)						
For the period	2.11	2.00	5.5	4.20	3.90	7.7
Annualised DPU	8.49	8.02	5.9	8.45	7.86	7.5
Annualised distribution yield						
Based on closing price of RM1.59 per unit on 19 July 2012	5.3%	N.M	N.M.	5.3%	N.M.	N.M.

N.M. – not meaningful

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 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 June 2012, the total asset size of CMMT is about RM2.9 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)

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 98 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\$178.4 billion / RM73.5 billion) and a total GFA of approximately 89.5 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

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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