



For immediate release
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NEWS RELEASE

**CMMT's 1H 2013 annualised distribution per unit
increases 3.8% year-on-year
*Distribution per unit of 4.35 sen for 1H 2013***

Kuala Lumpur, 19 July 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 4.35 sen for the period from 1 January 2013 to 30 June 2013 ("1H 2013"), 3.6% higher than the DPU of 4.20 sen in the same period last year ("1H 2012"). The annualised DPU of 8.77 sen represents an increase of 3.8% over the same period last year¹, and translates to an annualised distribution yield of 5.2% based on CMMT's closing price of RM1.69 per unit on 18 July 2013.

CMMT's DPU for the quarter from 1 April 2013 to 30 June 2013 ("2Q 2013") was 2.17 sen, a 2.8% increase over the 2.11 sen for the same quarter in 2012 ("2Q 2012"). As CMMT's DPU is paid out twice a year, unitholders can expect to receive their DPU for 2Q 2013, along with their DPU of 2.18 sen for 1Q 2013, amounting to a total of 4.35 sen per unit, on 30 August 2013.

For the quarter under review, CMMT achieved net property income of RM50.5 million, an increase of 3.5% over the RM48.8 million for 2Q 2012.

Mr David Wong Chin Huat, Chairman of CMRM, said, "Despite the uncertainty weighing on the global economic recovery, Malaysia's economy continues to be powered by strong domestic demand, and is on track to achieve the 5.0% to 6.0%² growth projection for 2013. As a dedicated retail real estate investment trust, CMMT is well-positioned to benefit from this growth trend."

Ms Sharon Lim, CEO of CMRM, said, "CMMT's portfolio of four quality malls in the key urban centres of Penang, Kuala Lumpur, Selangor and Kuantan continued to perform well in the second quarter, with a nearly-full occupancy rate of 98.8% across the portfolio."

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

² Source: Bank Negara.

“The asset enhancement initiatives at our malls are progressing well. Sungei Wang Plaza’s refurbishment works, which commenced in November 2012, are on track to be completed by the end of this year. Shoppers can expect improvements such as new ceilings and tiles, upgraded lift lobbies, as well as a covered walkway along the mall’s frontage on Jalan Sultan Ismail. While the on-going Mass Rapid Transit (“MRT”) construction works in Bukit Bintang are affecting shopper traffic at the moment, Sungei Wang Plaza will stand to be a long-term beneficiary when the Bukit Bintang Central MRT station, which is located close to the mall, opens – expected to be in 2017.”

“Over in Kuantan, East Coast Mall embarked on additional asset enhancement works in April 2013, which includes the conversion of some car park bays on the third floor into retail space. We will continue to upgrade our malls to further enhance the shopping experience and help drive shopper traffic.”

Summary of CMMT’s results

	2Q 2013	2Q 2012	Change (%)	1H 2013	1H 2012	Change (%)
Gross revenue (RM'000)	74,554	71,379	4.4	148,938	142,782	4.3
Net property income (RM'000)	50,500	48,771	3.5	102,044	97,548	4.6
Distributable income (RM'000)	38,469	37,312	3.1	77,012	74,151	3.9
DPU (sen)						
For the period	2.17	2.11	2.8	4.35	4.20	3.6
Annualised DPU	8.70	8.49	2.5	8.77	8.45	3.8
Annualised distribution yield						
Based on closing price of RM1.69 per unit on 18 July 2013	5.2%	N.M.	N.M.	5.2%	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 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)

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\$32.3 billion (RM80.9 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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