

NEWS RELEASE

**CMMT's 1H 2014 distribution per unit rises 4.1% year-on-year**  
***Distribution per unit of 4.53 sen for 1H 2014***

**Kuala Lumpur, 17 July 2014** – 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 4.53 sen for the period from 1 January to 30 June 2014 (“1H 2014”), 4.1% higher than the 4.35 sen in the same period last year (“1H 2013”). Unitholders can expect to receive their DPU of 4.53 sen per unit for 1H 2014 on 29 August 2014.

The annualised DPU of 9.14 sen for 1H 2014 is 4.2% higher than the 8.77 sen for the same period last year, and translates to an annualised distribution yield of 6.1% based on CMMT's closing price of RM1.49 per unit on 16 July 2014.

For the quarter from 1 April 2014 to 30 June 2014 (“2Q 2014”), CMMT's DPU increased to 2.21 sen, 1.8% higher than the 2.17 sen for the same period in 2013 (“2Q 2013”). CMMT achieved net property income of RM51.2 million for the quarter, 1.4% higher than the RM50.5 million for 2Q 2013. The increase was partly due to the full-quarter contribution from the newly configured units of Phase 1 of the asset enhancement works at East Coast Mall.

Mr David Wong Chin Huat, Chairman of CMRM, said, “The Malaysian economy is projected to grow steadily, expanding between 4.5% and 5.5%<sup>1</sup> in 2014. Private consumption is expected to remain strong, underpinned by healthy labour market conditions and continued wage growth. Thus, despite the higher cost pressures, we are confident that our portfolio of well-diversified necessity malls will continue to deliver a stable performance in the second half of this year.”

Ms Sharon Lim, CEO of CMRM, said, “For the quarter under review, our malls, especially The Mines and East Coast Mall, continued their steady performance. The Mines achieved stellar net property income growth of 14.2% year-on-year for the quarter. East Coast Mall's net property income rose by 3.8% year-on-year even though it was undergoing asset enhancement that involved the closure of some retail space for reconfiguration, as well as some car park spaces

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<sup>1</sup> Source: Bank Negara Malaysia Annual Report 2013

for conversion to retail units. We have embarked on Phase 2 of the asset enhancement works for East Coast Mall. This involves the extension of the alfresco area, and reconfiguration of the ground, first and second floors to further enhance its trade mix. Gurney Plaza has also begun reconfiguration works on the ground floor extension wing to improve the visibility of the retail stores and increase the net lettable area of the mall. The completion of these asset enhancement initiatives will further enhance the value of our portfolio and generate returns for our unitholders.”

“Though Sungei Wang Plaza’s net property income is being impacted by the ongoing Mass Rapid Transit works nearby in the short term, the mall will stand to benefit from the increased flow of shopper traffic when the MRT station is expected to become operational in 2017. In the meantime, the strong performance of the other malls in our portfolio will continue to ensure that we can deliver stable returns for our unitholders.”

### Summary of CMMT’s results

	2Q 2014	2Q 2013	Change (%)	1H 2014	1H 2013	Change (%)
Gross revenue (RM’000)	78,223	74,554	4.9	157,195	148,938	5.5
Net property income (RM’000)	51,230	50,500	1.4	103,711	102,044	1.6
Distributable income (RM’000)	39,251	38,469	2.0	80,456	77,012	4.5
<b>DPU (sen)</b>						
For the period	2.21	2.17	1.8	4.53	4.35	4.1
Annualised DPU	8.86	8.70	1.8	9.14	8.77	4.2
<b>Annualised distribution yield</b>						
Based on closing price of RM1.49 per unit on 16 July 2014	5.9%	N.M.	N.M.	6.1%	N.M.	N.M.

*N.M. – Not meaningful*

### About CapitaMalls Malaysia Trust ([www.capitamallsmalaysia.com](http://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 2.5 million square feet (“sq ft”). As at 30 June 2014, the total asset size of CMMT is about RM3.3 billion.

CMMT is managed by CapitaMalls Malaysia REIT Management Sdn. Bhd. – a joint venture between CapitaMalls Asia, one of Asia’s largest shopping mall developers, owners and managers, and Malaysian Industrial Development Finance Berhad (“MIDF”).

**About CapitaMalls Asia ([www.capitamallsasia.com](http://www.capitamallsasia.com))**

CapitaMalls Asia Limited is one of the largest 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 104 shopping malls across 53 cities in the five countries of Singapore, China, Malaysia, Japan and India, with a total property value of approximately S\$34.3 billion (RM88.2 billion) and a total GFA of approximately 98.5 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 The 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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