



For immediate release  
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NEWS RELEASE

**CMMT's 3Q 2012 distribution per unit up 7.6% year-on-year**  
***Distribution per unit of 2.13 sen for 3Q 2012***

**Kuala Lumpur, 18 October 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 2.13 sen for the quarter ended 30 September 2012 ("3Q 2012"). This is 7.6% higher than the 1.98 sen achieved in the same quarter last year ("3Q 2011"). The annualised DPU of 8.47 sen for 3Q 2012 is 7.8% higher than the 7.86 sen for 3Q 2011. As CMMT's DPU is paid out twice a year, unitholders can expect to receive their DPU for 3Q 2012, along with their DPU for 4Q 2012, by March 2013.

For the quarter under review, CMMT achieved net property income of RM49.0 million, an increase of 19.2% from the RM41.1 million for 3Q 2011.

Mr Kee Teck Koon, Chairman of CMRM, said, "Although the global economic outlook continues to be uncertain, Malaysia's economic prospects remain positive with its GDP forecast to grow between 4.5% and 5.0% in 2012. The forecast for retail sales growth remains at 6.0% this year, as economic growth is underpinned by strong domestic consumption."

Ms Sharon Lim, CEO of CMRM, said, "For 3Q 2012, our malls continued their growth momentum. The portfolio achieved a 19.2% increase in net property income due to the acquisition of East Coast Mall which was completed on 14 November 2011, as well as higher rentals from new and renewed leases. The occupancy rate at our malls also remained strong at 98.5% as at 30 September 2012."

"In addition to strong operational results, CMMT's unit price continues to perform well in 2012. Unitholders have benefited from CMMT's strong unit price performance, which has gone up 36 sen since the start of this year – representing a 25.0%<sup>1</sup> capital gain. With a total distribution per unit of 6.33 sen in the first nine months of this year, CMMT has provided a total return of about 29.4%<sup>2</sup> to our unitholders so far this year. We continue to focus on asset enhancements, optimising our retail mix, maximising operational efficiencies as well as sourcing for opportunities to add to our existing portfolio."

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<sup>1</sup> Based on CMMT's unit price of RM1.44 at opening on 3 January 2012 and RM1.80 at closing on 17 October 2012.

<sup>2</sup> Total return comprises unit price appreciation in 2012 as at closing on 17 October, and DPU declared in 2012 as at 18 October.

## Summary of CMMT's results

Periods: 1 July to 30 September ("3Q") and 1 January to 30 September ("YTD")

	3Q 2012	3Q 2011	Change (%)	YTD 2012	YTD 2011	Change (%)
Gross revenue (RM'000)	72,654	57,836	25.6	215,436	167,741	28.4
Net property income (RM'000)	48,980	41,093	19.2	146,528	118,625	23.5
Distributable income (RM'000)	37,660	29,654	27.0	111,810	85,433	30.9
<b>DPU (sen)</b>						
For the period	2.13	1.98	7.6	6.33	5.88	7.7
Annualised DPU	8.47	7.86	7.8	8.46	7.86	7.6
<b>Annualised distribution yield</b>						
Based on closing price of RM1.80 per unit on 17 October 2012	4.7%	N.M	N.M.	4.7%	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 a 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 September 2012, the total asset size of CMMT is about RM3.0 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](http://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 101 shopping malls across 52 cities in the five countries of Singapore, China, Malaysia, Japan and India, with a total property value of approximately S\$30.7 billion (HK\$193.8 billion / RM76.9 billion) and a total GFA of approximately 92.4 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**

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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