



For immediate release
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NEWS RELEASE

CMMT's FY 2012 distribution per unit rises 7.2% year-on-year
Distribution per unit of 8.44 sen for the year

Kuala Lumpur, 22 January 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 8.44 sen for the financial year from 1 January to 31 December 2012 ("FY 2012"). This is 7.2% higher than the DPU of 7.87 sen for financial year 2011 ("FY 2011").

For FY 2012, CMMT posted net property income ("NPI") of RM196.0 million, 20.7% higher than the RM162.4 million for FY 2011. Total distributable income was RM149.1 million, 26.1% higher than the RM118.3 million for FY 2011.

The better performance in FY 2012 was mainly due to the full-year contribution of the assets CMMT acquired in FY 2011, namely Gurney Plaza Extension and East Coast Mall, as well as the successful completion of the asset enhancement works at Gurney Plaza. The performance also received a boost from the higher gross rental income on the back of higher rental rates achieved from new and renewed leases.

For its fourth quarter results from 1 October to 31 December 2012 ("4Q 2012"), CMMT achieved DPU of 2.11 sen, an increase of 6.0% over the DPU of 1.99 sen for the fourth quarter of 2011 ("4Q 2011").

For the quarter, CMMT recorded distributable income of RM37.3 million, a 13.7% increase over the RM32.8 million posted for 4Q 2011. This was supported by NPI of RM49.5 million, which grew 13.0% from RM43.8 million for 4Q 2011. The better performance was mainly attributed to the full-quarter contribution from East Coast Mall, and the completion of the asset enhancement works at Gurney Plaza.

Unitholders can expect to receive the total DPU of 4.24 sen per unit for the period from 1 July 2012 to 31 December 2012 on 6 March 2013. The total DPU of 8.44 sen for FY 2012 translates to an annualised distribution yield of 4.4% based on CMMT's closing price of RM1.92 per unit on 21 January 2013. The book closure date is 8 February 2013.

Mr David Wong Chin Huat, Chairman of CMRM, said, “CMMT turned in a strong set of results in 2012 by reaping the full contributions of our asset acquisitions in 2011 and our proactive asset enhancement initiatives. The positive private investment and consumer sentiments in Malaysia, which the government estimates have buoyed the country’s GDP to grow between 4.5% and 5.0% in 2012, have also played a part in our success.”

“Looking ahead, CMMT will continue to benefit from Malaysia’s steady growth momentum. The global economy is starting to show signs of recovery, led by China. In line with this, the Malaysia government expects the economy to expand by between 4.5% and 5.5% in 2013, and retail sales are forecast to grow by an estimated 6.0%¹. Such growth bodes well for a dedicated retail REIT such as CMMT.”

Ms Sharon Lim, CEO of CMRM, said, “Our occupancy rate remained high at 98.5% as at end-December 2012, while rentals across CMMT’s portfolio increased by a healthy 6.4%.”

“In addition to the works carried out in 2011 that added an estimated 25,000 square feet of net lettable area, Gurney Plaza completed an interior refurbishment programme in 2012 and added about 4,500 square feet of net lettable area to the ground floor and basement. We also embarked on upgrading of our other malls – The Mines, East Coast Mall and Sungei Wang Plaza – to improve the shopping experience, ensure that we remain relevant and competitive, and help drive tenant sales at our malls. We will continue to focus on asset enhancement initiatives as one of our key growth engines, as we seek to further enhance unitholder value.”

Summary of CMMT’s results

	4Q 2012	4Q 2011	Change (%)	FY 2012	FY 2011	Change (%)
Gross revenue (RM’000)	73,780	63,145	16.8	289,216	230,887	25.3
Net property income (RM’000)	49,456	43,769	13.0	195,984	162,395	20.7
Distributable income (RM’000)	37,305	32,824	13.7	149,115	118,258	26.1
DPU (sen)	2.11	1.99	6.0	8.44	7.87	7.2
Annualised DPU (sen)	8.39	7.90	6.2	8.44	7.87	7.2
Annualised distribution yield						
Based on closing price of RM1.92 per unit on 21 January 2013	4.4%	N.M.	N.M.	4.4%	N.M	N.M.

N.M. – Not meaningful

¹ Source: Retail Group Malaysia.

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 about 2.5 million square feet (“sq ft”). As at 31 December 2012, the total asset size of CMMT is about RM3.1 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 102 shopping malls across 52 cities in the five countries of Singapore, China, Malaysia, Japan and India, with a total property value of approximately S\$30.8 billion (RM77.2 billion / HK\$195.2 billion) and a total GFA of approximately 95.0 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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