



**For immediate release
23 January 2014**

NEWS RELEASE

CMMT's 4Q 2013 distribution per unit rises 6.2% year-on-year

Kuala Lumpur, 23 January 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 2.24 sen for the quarter ended 31 December 2013 ("4Q 2013"), 6.2% higher than the 2.11 sen for the same quarter last year ("4Q 2012").

For 4Q 2013, CMMT posted net property income ("NPI") of RM54.8 million, a 10.8% increase over the RM49.5 million for 4Q 2012. The better performance was partly due to the completion of Phase 1 asset enhancement works at East Coast Mall in Kuantan.

For the financial year from 1 January to 31 December 2013 ("FY 2013"), CMMT recorded DPU of 8.85 sen, 4.9% higher than the DPU of 8.44 sen for financial year 2012 ("FY 2012").

Unitholders can expect to receive the total DPU of 4.50 sen per unit for the period from 1 July 2013 to 31 December 2013 on 7 March 2014. The total DPU of 8.85 sen for FY 2013 translates to an annualised distribution yield of 6.5% based on CMMT's closing price of RM1.36 per unit on 22 January 2014. The book closure date is 10 February 2014.

Mr David Wong Chin Huat, Chairman of CMRM, said, "CMMT has continued to perform well in 2013. Our strong performance was underpinned by our proactive asset enhancement initiatives, which ensure that our malls continue to be attractive to shoppers and this, in turn, generates higher sales for our tenants."

"Looking ahead to this year, Malaysia's economy is expected to grow by 5.0% to 5.5%¹ while retail sales are estimated to increase by 6.0%². This growth will be backed by strong domestic fundamentals including low unemployment, rising household income and sustained consumer confidence. As a retail-focused real estate investment trust with four quality malls in key urban centres, we are well-positioned to tap on this growth. Though there will be ongoing cost pressures, such as increases in electricity tariffs and property assessment fees in Kuala Lumpur, we are confident that with Malaysia's strong overall macroeconomic fundamentals, growth

¹ Source: Ministry of Finance Malaysia Economic Report 2013/2014, dated 29 October 2013.

² Source: Malaysia Retail Industry Report, January 2014.

prospects and attractive demographics, CMMT has the competitive strengths to continue to deliver a sustainable distribution of income for unitholders.”

Ms Sharon Lim, CEO of CMRM, said, “Our malls continued to have strong appeal to both shoppers and retailers in 2013, with the occupancy rate increasing slightly to 99.0% as at end December 2013.”

“We continued to enhance the attractiveness of our malls in 2013 through the completion of a series of upgrading and refurbishment works at Sungei Wang Plaza in Kuala Lumpur and the conversion of some car park bays on the third floor of East Coast Mall in Kuantan into retail space.”

“For 2014, we will embark on the next phase of asset enhancement works at East Coast Mall to further improve the retail mix, the visibility of retailers to shoppers as well as the flow within the mall. We will also continue to proactively look for opportunities to enhance the other malls in our portfolio, to further increase unitholder value.”

Summary of CMMT's results

	4Q 2013	4Q 2012	Change (%)	FY 2013	FY 2012	Change (%)
Gross revenue (RM'000)	78,802	73,780	6.8	305,104	289,216	5.5
Net property income (RM'000)	54,796	49,456	10.8	208,607	195,984	6.4
Distributable income (RM'000)	39,766	37,305	6.6	156,789	149,115	5.1
DPU (sen)						
For the period	2.24	2.11	6.2	8.85	8.44	4.9
Annualised DPU	8.89	8.39	6.0	8.85	8.44	4.9
Annualised distribution yield						
Based on closing price of RM1.36 per unit on 22 January 2014	6.5%	N.M.	N.M.	6.5%	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 2.5 million square feet (“sq ft”). As at 31 December 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 105 shopping malls across 53 cities in the five countries of Singapore, China, Malaysia, Japan and India, with a total property value of approximately S\$34.4 billion (RM89.4 billion) and a total GFA of approximately 97.9 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.

Issued by: CapitaMalls Malaysia REIT Management Sdn. Bhd. (Co. No.: 819351-H)
Date: 23 January 2014

For more information, please contact:

Analyst and media

Maria Kozhanova

Senior Executive, Investor Relations

Tel: +60 3 2279 9873

Email: maria.kozhanova@capitaland.com