



For immediate release
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NEWS RELEASE

CMMT records stable distribution per unit of 2.26 sen for 4Q 2014
Total distribution per unit of 8.91 sen for FY 2014

Kuala Lumpur, 20 January 2015 – CapitaMalls Malaysia REIT Management Sdn. Bhd. (“CMRM”), the manager of CapitaMalls Malaysia Trust (“CMMT”), announced today that CMMT achieved a distribution per unit (“DPU”) of 2.26 sen for the quarter ended 31 December 2014 (“4Q 2014”) – 0.9% higher than the DPU of 2.24 sen for the same quarter the previous year (“4Q 2013”).

For 4Q 2014, CMMT posted net property income (“NPI”) of RM54.6 million. The steady performance was mainly due to contribution from East Coast Mall, which had completed a two-phase asset enhancement programme.

For the financial year from 1 January to 31 December 2014 (“FY 2014”), CMMT recorded stable DPU of 8.91 sen – 0.7% higher than the DPU of 8.85 sen for financial year 2013 (“FY 2013”). The total DPU of 8.91 sen for FY 2014 translates to an annualised distribution yield of 6.2% based on CMMT’s closing price of RM1.43 per unit on 19 January 2015.

Unitholders can expect to receive the total DPU of 4.38 sen per unit for the period from 1 July 2014 to 31 December 2014 on 27 February 2015. The book closure date is 5 February 2015.

Mr David Wong Chin Huat, Chairman of CMRM, said, “Despite a challenging operating environment and higher cost pressures in 2014, CMMT delivered stable results due to our proactive asset management strategy as well as our practice of regular asset enhancement initiatives.”

“For this year, Malaysia’s economy is expected to grow by 4.5% to 5.5%¹, driven mainly by domestic demand. We expect retail sales in Malaysia to continue to be stable as the government has lined up several measures to boost private consumption. Our malls are essentially focused on necessity shopping. This has proven to be resilient during uncertain times. As such, CMMT is confident of delivering sustainable returns to our unitholders in 2015.”

¹ Source: Prime Minister’s Office, 20 January 2015.

Ms Low Peck Chen, CEO of CMRM, said, “CMMT continued to deliver a steady set of operational results in 2014, with unitholders achieving a credible total return of about 8.5% last year. This comprised a gain of 3 sen in CMMT’s unit price performance during the year – a 2.1%² capital gain – and a total distribution per unit of 8.91 sen for FY 2014.”

“Despite the interim challenges faced at Sungei Wang Plaza due to the ongoing MRT works and higher operating costs, the additional income generated from the completion of asset enhancement works at East Coast Mall helped to cushion the impact. East Coast Mall underwent major asset enhancement works that involved the extension of the alfresco area, conversion of car park spaces into additional retail space, and reconfiguration of the ground, first and second floors to further enhance its offerings and trade mix.”

“For the new financial year, we will continue to proactively look for opportunities for asset enhancements and yield accretive acquisitions as part of our efforts to create value for our unitholders.”

Summary of CMMT’s results

	4Q 2014	4Q 2013	Change (%)	FY 2014	FY 2013	Change (%)
Gross revenue (RM'000)	80,292	78,802	1.9	315,395	305,104	3.4
Net property income (RM'000)	54,554	54,796	(0.4)	208,902	208,607	0.1
Distributable income (RM'000)	40,205	39,766	1.1	158,375	156,789	1.0
DPU (sen)						
For the quarter	2.26	2.24	0.9	8.91	8.85	0.7
Annualised DPU	8.97	8.89	0.9	8.91	8.85	0.7
Annualised distribution yield						
Based on closing price of RM1.43 per unit on 19 January 2015	6.3%	N.M.	N.M.	6.2%	N.M.	N.M.

N.M. – Not meaningful

² Based on CMMT’s unit price of RM1.40 at opening on 2 January 2014 and RM1.43 at closing on 31 December 2014.

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.

These 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 2014, the total asset size of CMMT is about RM3.4 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)

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\$35.8 billion (RM94.7 billion) and a total GFA of approximately 97.4 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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