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General Announcement

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Company Information	
Main Market Company	
New Announcement	
Submitting Investment Bank/Advisor (if applicable)	
Submitting Secretarial Firm (if applicable)	TMF Global Services (Malaysia) Sdn. Bhd.
* **Company name**	CAPITAMALLS MALAYSIA TRUST
* **Stock name**	CMMT
* **Stock code**	5180
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Type *	**Announcement**
Subject *:	**OTHERS** **(Note : INFORMATION ENTERED IN THE DESCRIPTION FIELD WILL BE DISPLAYED AS THE TITLE OF THE ANNOUNCEMENT IN BURSA MALAYSIA'S WEBSITE)**

Description *:-
(Note : Please enter the announcement description in this field and the announcement details in the Announcement Details/Table Section or attach the full announcement details as an attachment)
News release : CMMT records net property income of RM50.6 million for 3Q 2014
Announcement Details/Table Section :-
(This field is for the details of the announcement, if applicable)

This announcement is dated 21 October 2014.

Attachment(s):- (please attach the attachments here)
CMMT_New Release_3Q2014.pdf

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For immediate release
21 October 2014

NEWS RELEASE

CMMT records net property income of RM50.6 million for 3Q 2014

Distribution per unit of 2.12 sen for the quarter

Kuala Lumpur, 21 October 2014 – CapitaMalls Malaysia REIT Management Sdn. Bhd. ("CMRM"), the manager of CapitaMalls Malaysia Trust ("CMMT"), announced today that CMMT achieved net property income of RM50.6 million for the quarter ended 30 September 2014 ("3Q 2014").

Distributable income was RM37.7 million. The distribution per unit ("DPU") for 3Q 2014 was therefore 2.12 sen. The annualised DPU of 8.41 sen translates to an annualised distribution yield of 5.9% based on CMMT's closing price of RM1.43 per unit on 20 October 2014.

As CMMT's DPU is paid out on a half yearly basis, unitholders can expect to receive their DPU for 3Q 2014, along with their DPU for the quarter ending 31 December 2014, by February 2015.

Mr David Wong Chin Huat, Chairman of CMRM, said, "The Malaysian economy is expected to continue its steady growth, having expanded by 6.3% in the first half of 2014 on the back of strong export growth and robust private domestic demand. Given the strong first-half performance, the Finance Ministry has upgraded the forecast for full-year growth to between 5.5% and 6.0%[1]. Retail sales are also expected to grow 6.0%[2] this year. These positive macro developments will help to mitigate the current cost pressures faced by the industry."

Ms Low Peck Chen, CEO-designate of CMRM, said, "We had full quarter contributions from the newly reconfigured units of Phase 1 asset enhancement works at East Coast Mall. We are continuing with Phase 2 of the asset enhancement works, which includes extending the alfresco area and reconfiguring the ground, first and second floors to improve the mall's trade mix. When completed, these improvements will provide a boost to our net property income."

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[1] Source: Bernama, 24 September 2014.
[2] Source: Malaysia Retail Industry Report, August 2014.

"Sungei Wang Plaza's net property income is being affected by the ongoing Mass Rapid Transit works nearby in the short term. However, the mall will stand to reap the benefits from the increased flow of shopper traffic when the MRT station is expected to become operational in 2017. Despite the temporary impact to Sungei Wang Plaza and external cost pressures, such as higher electricity tariffs, we remain confident that the consistent performance of the other malls in our geographically diversified portfolio will help to cushion the impact and continue to provide stable returns for unitholders."

Summary of CMMT's results

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

	3Q 2014	3Q 2013	Change (%)	YTD 2014	YTD 2013	Change (%)
Gross revenue (RM'000)	77,908	77,364	0.7	235,103	226,302	3.9
Net property income (RM'000)	50,637	51,767	(2.2)	154,348	153,811	0.3
Distributable income (RM'000)	37,714	40,011	(5.7)	118,170	117,023	1.0
DPU (sen)						
For the quarter	2.12	2.26	(6.2)	6.65	6.61	0.6
Annualised DPU	8.41	8.97	(6.2)	8.89	8.84	0.6
Annualised distribution yield						
Based on closing price of RM1.43 per unit on 20 October 2014	5.9%	N.M.	N.M.	6.2%	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.

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 2.4 million square feet ("sq ft"). As at 30 September 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)
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$35.6 billion (RM91.7 billion) and a total GFA of approximately 97.5 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 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: **21 October 2014**

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