General Announcement

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* **Stock name**	CMMT
* **Stock code**	5180
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NEWS RELEASE ON THE ANNOUNCEMENT DATED 26 JANUARY 2015
Announcement Details/Table Section :-
(This field is for the details of the announcement, if applicable)

The attached news release is issued by CapitaMalls Malaysia Trust for information. Detailed information is set out in the announcement released by CIMB Investment Bank Berhad on behalf of the Board of Directors of CapitaMalls Malaysia REIT Management Sdn. Bhd., on 26 January 2015.

Attachment(s):- (please attach the attachments here)
CMMT Tropicana release 26 Jan 2015.pdf

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For immediate release
26 January 2015

NEWS RELEASE

CMMT signs conditional agreement to acquire Tropicana City Mall and Tropicana City Office Tower in Petaling Jaya

Proposed acquisition will further strengthen income and geographical diversification of CMMT portfolio

Kuala Lumpur, 26 January 2015 – CapitaMalls Malaysia REIT Management Sdn. Bhd. ("CMRM"), the manager of CapitaMalls Malaysia Trust ("CMMT"), is pleased to announce today that AmTrustee Berhad, the trustee of CMMT, has entered into a conditional sale and purchase agreement on CMMT's behalf with Tropicana City Sdn. Bhd., to acquire Tropicana City Mall and Tropicana City Office Tower in Petaling Jaya, Selangor for RM540 million. Including the acquisition fee and expenses, the total acquisition cost is about RM565 million.

Tropicana City Mall is a four-storey shopping mall with a net lettable area ("NLA") of more than 448,000 square feet ("sq ft") and 1,759 car park bays spread over four levels (lower ground and three basement levels). Opened in December 2008, Tropicana City Mall is now an established neighbourhood mall catering to the day-to-day shopping needs of its mature residential catchment. It currently enjoys an occupancy rate of about 89.2%[1], with an established mix of Malaysian and international retailers including AEON BIG, Golden Screen Cinemas, Jatomi Fitness and UNIQLO.

Tropicana City Office Tower has an NLA of more than 101,000 sq ft and currently enjoys full occupancy[1]. Its anchor tenants include the Tropicana Group, CIMB Securities and radio broadcaster Star RFM.

With a population of more than 600,000 people, Petaling Jaya is the largest city in the state of Selangor and is half an hour's drive from Kuala Lumpur. Tropicana City Mall is strategically located at the intersection of two major highways – the SPRINT and Lebuhraya Damansara Puchong Highways – making it easily accessible from Kuala Lumpur and various parts of Petaling Jaya. In terms of public transportation, the mall is served by feeder buses from the

[1] As at 15 January 2015.

nearby Kelana Jaya and Taman Bahagia light rail transit ("LRT") stations. Come July 2017, a mass rapid transit ("MRT") station at Taman Tun Dr Ismail is expected to commence operations.

In addition to the immediate catchment of residents at The Tropics[2] and surrounding residential developments as well as office workers at Tropicana City Office Tower and other office towers, Tropicana City Mall also enjoys shopper traffic from the established and affluent residential neighbourhoods of Section 17, SS2, Damansara Jaya, Damansara Utama, Taman Tun Dr Ismail, Sri Hartamas, Mont Kiara, Bukit Damansara and Bangsar. It is also in close proximity to the established office clusters of Damansara Intan, Phileo Damansara and Damansara Uptown, which is home to the corporate offices of several multinational companies and major local and foreign banks.

The proposed acquisition of Tropicana City Mall and Tropicana City Office Tower is subject to the satisfactory completion of due diligence, which includes a building audit and valuation exercise. The completion of the sale and purchase is further subject to fulfillment of various conditions precedent in the agreement signed. CMRM intends to fund the proposed acquisition through debt and/or equity fund raising in such combination to be determined later, and will make the relevant announcements in the event equity fund raising is involved. The proposed acquisition is therefore expected to be completed by the third quarter of 2015.

Mr David Wong Chin Huat, Chairman of CMRM, said, "The proposed acquisition of Tropicana City Mall and Tropicana City Office Tower will further increase CMMT's market presence in the Klang Valley. We already have an established mall, Sungei Wang Plaza[3], located in the heart of Kuala Lumpur. In the south of Kuala Lumpur, we have The Mines which targets the suburban population and holiday makers. Tropicana City Mall is a relatively new mall located to the west of Kuala Lumpur targeting the rising middle and upper-middle income population. This proposed acquisition will thus further expand CMMT's portfolio in terms of both income and geographical spread, and enable CMMT to continue to deliver stable returns to our unitholders."

Ms Low Peck Chen, CEO of CMRM, said, "The proposed acquisition of Tropicana City Mall will strengthen CMMT's portfolio as it is an established family lifestyle mall that has proven to be a popular destination among the surrounding residents, thanks to its variety of local and international retailers. The Tropicana City Office Tower provides a captive catchment of shoppers for the mall."

"We see opportunities for potential improvement in trade mix and rental income going forward. With our proven track record in proactive asset and retail management, we are confident that we can further maximise the potential of the asset and extract value for our unitholders."

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[2] The 601-units residential towers as part of the Tropicana City integrated development.
[3] CMMT owns a majority interest in Sungei Wang Plaza.

Summary of Tropicana City Mall and Tropicana City Office Tower

Location	Located in Petaling Jaya at the intersection of two major highways – the SPRINT and Lebuhraya Damansara Puchong Highways – making it easily accessible from Kuala Lumpur and various parts of Petaling Jaya.	
Site area	About 394,034 sq ft	
	Tropicana City Mall	**Tropicana City Office Tower**
No. of storeys	4 storeys (Lower Ground, Ground Floor, 1st Floor, 2nd Floor) with 4 levels of car park (part of Lower Ground, Basement 1, Basement 2, and part of Basement 3)	12 storeys
Gross floor area ("GFA")	639,477 sq ft	129,630 sq ft
NLA	448,248 sq ft	101,246 sq ft
No. of tenants *	183	4
Committed occupancy *	89.2%	100.0%
No. of car park bays	1,759 (shared by the mall and office tower)	
Anchor tenants	AEON BIG, Golden Screen Cinemas (eight screens), Jatomi Fitness and UNIQLO	Tropicana Group, CIMB Securities, Star RFM
Tenure	Freehold	

* As at 15 January 2015

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 CapitaLand Limited, one of Asia's largest real estate companies headquartered and listed in Singapore, and Malaysian Industrial Development Finance Berhad ("MIDF").

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)**
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