



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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OTHERS

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News release : CMMT's 1Q 2014 distribution per unit up 6.4% year-on-year

Announcement Details/Table Section :-

(This field is for the details of the announcement, if applicable)

This announcement is dated 16 April 2014.

Attachment(s):- (please attach the attachments here)

ⓂCMMT_1Q2014_ResultsRelease_20140416.pdf

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For immediate release
16 April 2014

NEWS RELEASE

CMMT's 1Q 2014 distribution per unit up 6.4% year-on-year
Distribution per unit of 2.32 sen for the quarter

Kuala Lumpur, 16 April 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 2.32 sen for the quarter ended 31 March 2014 ("1Q 2014"), 6.4% higher than the 2.18 sen for the same quarter last year ("1Q 2013"). The annualised DPU of 9.41 sen is similarly 6.4% higher than the same period last year, and translates to an annualised distribution yield of 6.5% based on CMMT's closing price of RM1.44 per unit on 15 April 2014.

As CMMT's DPU is paid out on a half yearly basis, unitholders can expect to receive their DPU for 1Q 2014, along with their DPU for 2Q 2014, in August 2014.

For the quarter under review, CMMT recorded distributable income of RM41.2 million, 6.9% higher than the RM38.5 million for 1Q 2013. Net property income ("NPI") was RM52.5 million, an increase of 1.8% over the RM51.5 million for 1Q 2013. The increase was partly due to the completion of Phase 1 asset enhancement works at East Coast Mall in Kuantan.

Mr David Wong Chin Huat, Chairman of CMRM, said, "The Malaysian economy is expected to remain on a steady growth path, expanding by between 4.5% and 5.5%¹ this year. Though the recent adjustment in property assessment fees and the hikes in electricity tariffs in Kuala Lumpur have had spillover effects on CMMT's property operating expenses, we expect that our portfolio of necessity shopping malls will continue to deliver stable returns for unitholders."

Ms Sharon Lim, CEO of CMRM, said, "Our malls continued to perform well in the first quarter – particularly East Coast Mall, which achieved net property income growth of 10.4% after the completion of its Phase 1 asset enhancement works in 2013. This is a strong reflection of our capabilities to enhance the value of our assets to further improve yields and returns for our unitholders. We have embarked on Phase 2, which involves the extension of the alfresco area and reconfiguration of the ground, first and second floors to further improve the trade mix at

¹ Source: Bank Negara Malaysia Annual Report 2013.

East Coast Mall. The asset enhancement initiative is expected to be completed before the end of this year. We will continue to proactively look for opportunities for asset enhancements as well as acquisitions to create value for our unitholders.”

Summary of CMMT’s results

	1Q 2014	1Q 2013	Change (%)
Gross revenue (RM'000)	78,972	74,384	6.2
Net property income (RM'000)	52,481	51,544	1.8
Distributable income (RM'000)	41,205	38,543	6.9
DPU (sen)			
For the quarter	2.32	2.18	6.4
Annualised DPU	9.41	8.84	6.4
Annualised distribution yield			
Based on closing price of RM1.44 per unit on 15 April 2014	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 March 2014, 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\$34.3 billion (RM89.2 billion) and a total GFA of approximately 98.5 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)

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