



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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* Designation Senior Manager

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Type *

Announcement

Subject *:

OTHERS

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Description *:-

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Revaluation of Properties

Announcement Details/Table Section :-

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

This announcement is dated 17 July 2014.

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

ⓂCMMT_2Q2014RevaluationofProperties_170714.pdf

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**For immediate release
17 July 2014**

ANNOUNCEMENT

Revaluation of Properties

Pursuant to Clause 10.03 of the Guidelines on Real Estate Investment Trusts ("REITs Guidelines") issued by Securities Commission Malaysia ("SC") and Paragraph 9.19(46) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities"), CapitaMalls Malaysia REIT Management Sdn. Bhd., the Manager of CapitaMalls Malaysia Trust ("CMMT"), wishes to announce that independent professional valuers appointed by AmTrustee Berhad, the trustee of CMMT, and the Manager, have carried out revaluations for all properties owned by CMMT and the total revaluation surplus of RM68.2 million has been incorporated into the accounts of CMMT as at 30 June 2014.

The asset valuation was conducted in accordance with CMMT's revaluation policy which states that the fair value of the real estate assets will be determined semi-annually based on internal valuation or independent professional valuation. All valuations are in accordance with the valuation requirements as stipulated in the REITs Guidelines, and do not require the SC's approval.

The valuations for Sungei Wang Plaza Property¹, The Mines and East Coast Mall were conducted by CB Richard Ellis (Malaysia) Sdn. Bhd. ("CBRE") while the valuation for Gurney Plaza was conducted by PPC International Sdn. Bhd. ("PPC"). Both CBRE and PPC are independent professional valuers registered with the Board of Valuers, Appraisers & Estate Agents Malaysia. The details of the valuation and revaluation surplus are set out in Table 1.

¹ The 205 strata parcels within Sungei Wang Plaza (which, based on the total share units allocated to the 205 strata parcels, represent approximately 62.8% of the voting rights in Sungei Wang Plaza Management Corporation) consist of retail space with an aggregate floor area of approximately 511,103 sq ft (representing approximately 61.9% of the aggregate retail floor area of Sungei Wang Plaza); and approximately 1,298 car park bays with an aggregate floor area of approximately 435,411 sq ft, which comprise 100.0% of the car park bays in Sungei Wang Plaza.

Table 1

Description of Properties	Date of Last Valuation	Valuation Date	Net Book Value as at 30 Jun 2014 (Prior to Revaluation) RM '000	Revaluation RM '000	Surplus Incorporated Into 2Q 2014 Unaudited Results RM '000
Gurney Plaza Persiaran Gurney, 10250 Penang.	31 Dec 13	30 Jun 14	1,246,336	1,275,000	28,664
Sungei Wang Plaza Jalan Sultan Ismail, 50250 Kuala Lumpur.	31 Dec 13	30 Jun 14	837,832	839,000	1,168
The Mines Jalan Dulang, Mines Resort City, 43300 Seri Kembangan, Selangor Darul Ehsan.	31 Dec 13	30 Jun 14	631,908	670,000	38,092
East Coast Mall Jalan Putra Square 6, Putra Square, 25200 Kuantan, Pahang Darul Makmur.	31 Dec 13	30 Jun 14	391,718	392,000	282
			3,107,794	3,176,000	68,206

Based on the unaudited consolidated results of CMMT Group and its subsidiary as at 30 June 2014, the net asset value per unit (after income distribution) will be RM1.2330 upon incorporation of the revaluation surplus of RM68.2 million.

Copies of the valuation reports for the above properties are available for inspection at the Manager's registered office at Level 2, Ascott Kuala Lumpur, No. 9, Jalan Pinang, 50450, Kuala Lumpur during normal business hours for a period of three (3) months from the date of this announcement. Prior notice is appreciated.

IMPORTANT NOTICE

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 Securities. Listing of the units on Bursa Securities does not guarantee a liquid market for the units.

The past performance of CMMT is not necessarily indicative of the future performance of CMMT.