CAPITAMALLS MALAYSIA TRUST - "FINANCIAL RESULTS FOR THE FIRST QUARTER ENDED 31 MARCH 2013" * FINANCIAL STATEMENT AND RELATED ANNOUNCEMENT

** Asterisks denote mandatory information*

Name of Announcer *	CAPITAMALLS ASIA LIMITED
Company Registration No.	200413169H
Announcement submitted on behalf of	CAPITAMALLS ASIA LIMITED
Announcement is submitted with respect to *	CAPITAMALLS ASIA LIMITED
Announcement is submitted by *	Choo Wei-Pin
Designation *	Company Secretary
Date & Time of Broadcast	16-Apr-2013 19:29:38
Announcement No.	00121

>> ANNOUNCEMENT DETAILS

The details of the announcement start here ...

For the Financial Period Ended *	31-03-2013
Description	CapitaMalls Asia Limited's subsidiary, CapitaMalls Malaysia REIT Management Sdn. Bhd., the manager of CapitaMalls Malaysia Trust, has today issued an announcement, presentation slides and a news release on the above matter, as attached for information.

Attachments	CMMT_ResultsSlides_20130416.pdf CMMT_ResultsRelease_20130416.pdf CMMT_1Qtr2013_Results_20130416.pdf Total size = **3402K** (2048K size limit recommended) **Total attachment size has exceeded the recommended value**

BURSA MALAYSIA

Financial Results

Form Version 8 (Enhanced)
Initiated by CS_TMF GLOBAL SERVICES MALAYSIA on 16/04/2013 10:03:52 AM
Submitted by CS_TMF GLOBAL SERVICES MALAYSIA on 16/04/2013 05:30:46 PM
Reference No CG-130416-36232

Submitted

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
*** Contact person**	Soo Shiow Fang
*** Designation**	Senior Manager
*** Contact number**	03-2382 4340 / 4312
E-mail address	huey.shayan.wong@tmf-group.com

Part A : To be filled by Public Listed Company

*** Financial Year End**	**31/12/2013**
*** Quarter**	**1 Qtr**
*** Quarterly report for the financial period ended**	**31/03/2013**
*** The figures**	**have not been audited**

Please attach the full Quarterly Report here

CMMT_1Q2013_Results_16 April 2013.pdf

Remarks

- DEFAULT CURRENCY
- OTHER CURRENCY

Currency Malaysian Ringgit (MYR)

Part A2 : SUMMARY OF KEY FINANCIAL INFORMATION

Summary of Key Financial Information for the financial period ended
* 31/03/2013

	INDIVIDUAL QUARTER		**CUMULATIVE QUARTER**	
	CURRENT YEAR QUARTER *	**PRECEDING YEAR CORRESPONDING QUARTER**	**CURRENT YEAR TO DATE ***	**PRECEDING YEAR CORRESPONDING PERIOD**
	31/03/2013	31/03/2012	31/03/2013	31/03/2012
	[dd/mm/yyyy] $$'000	**[dd/mm/yyyy] $$'000**	**[dd/mm/yyyy] $$'000**	**[dd/mm/yyyy] $$'000**
1. Revenue	74,384	71,403	74,384	71,403
2. Profit/(loss) before tax	35,848	34,442	35,848	34,442
3. Profit/(loss) for the period	35,848	34,442	35,848	34,442
4. Profit/(loss) attributable to ordinary equity holders of the parent	35,848	34,442	35,848	34,442
5. Basic earnings/(loss) per share (Subunit)	2.03	1.95	2.03	1.95

6. Proposed/Declared dividend per share (Subunit)	2.18	2.09	2.18	2.09
	AS AT END OF CURRENT QUARTER*		AS AT PRECEDING FINANCIAL YEAR END	
7. Net assets per share attributable to ordinary equity holders of the parent ($$)		1.1532		1.1547

Remarks :

Definition of Subunit:

In a currency system, there is usually a main unit (base) and subunit that is a fraction amount of the main unit.
Example for the subunit as follows:

Country	Base Unit	Subunit
Malaysia	Ringgit	Sen
United States	Dollar	Cent
United Kingdom	Pound	Pence

CAPITAMALLS MALAYSIA TRUST

CONDENSED CONSOLIDATED

FINANCIAL STATEMENTS

FOR THE FIRST QUARTER ENDED 31 MARCH 2013

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	AS AT 31 MARCH 2013 (UNAUDITED) RM'000	AS AT 31 DECEMBER 2012 (AUDITED) RM'000
Assets		
Plant and equipment	2,266	2,420
Investment properties	2,940,938	2,936,000
Total non-current assets	2,943,204	2,938,420
Trade and other receivables	23,442	24,407
Cash and cash equivalents	116,096	158,965
Total current assets	139,538	183,372
Total assets	**3,082,742**	**3,121,792**
Equity		
Unitholders' capital	1,815,222	1,815,222
Undistributed profit	262,250	301,366
Total unitholders' funds	2,077,472	2,116,588
Liabilities		
Borrowings	815,926	815,534
Tenants' deposits	51,123	50,988
Total non-current liabilities	867,049	866,522
Borrowings	55,800	54,000
Tenants' deposits	28,266	27,412
Trade and other payables	54,155	57,270
Total current liabilities	138,221	138,682
Total liabilities	1,005,270	1,005,204
Total equity and liabilities	**3,082,742**	**3,121,792**
Number of units in circulation ('000 units)	**1,768,038**	**1,768,038**
Net asset value ("NAV")		
- before income distribution	**2,077,472**	**2,116,588**
- after income distribution	**2,038,929**	**2,041,624**
NAV per unit (RM)		
- before income distribution	**1.1750**	**1.1971**
- after income distribution	**1.1532**	**1.1547**

The unaudited condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to the interim financial statements.

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	CURRENT QUARTER 31 MARCH		YEAR TO DATE 31 MARCH	
	2013 (UNAUDITED) RM'000	2012 (UNAUDITED) RM'000	2013 (UNAUDITED) RM'000	2012 (UNAUDITED) RM'000
Gross rental income	60,438	57,590	60,438	57,590
Car park income	4,724	4,777	4,724	4,777
Other revenue	9,222	9,036	9,222	9,036
Gross revenue	**74,384**	**71,403**	**74,384**	**71,403**
Maintenance expenses	(5,370)	(5,400)	(5,370)	(5,400)
Utilities	(9,448)	(9,440)	(9,448)	(9,440)
Other operating expenses[1]	(8,022)	(7,786)	(8,022)	(7,786)
Property operating expenses	(22,840)	(22,626)	(22,840)	(22,626)
Net property income	**51,544**	**48,777**	**51,544**	**48,777**
Interest income	1,075	730	1,075	730
Other non-operating income	-	96	-	96
Net investment income	**52,619**	**49,603**	**52,619**	**49,603**
Manager's management fee	(4,933)	(4,693)	(4,933)	(4,693)
Trustee's fee	(99)	(123)	(99)	(123)
Auditors' fee	(59)	(56)	(59)	(56)
Tax agent's fee	(9)	(8)	(9)	(8)
Valuation fee	(60)	(60)	(60)	(60)
Finance costs	(11,431)	(10,174)	(11,431)	(10,174)
Other non-operating expenses	(180)	(47)	(180)	(47)
	(16,771)	(15,161)	(16,771)	(15,161)
Profit before taxation	**35,848**	**34,442**	**35,848**	**34,442**
Taxation	-	-	-	-
Profit for the period	**35,848**	**34,442**	**35,848**	**34,442**
Other comprehensive income, net of tax	-	-	-	-
Total comprehensive income for the period	**35,848**	**34,442**	**35,848**	**34,442**
Distribution adjustments[2]	2,828	2,527	2,828	2,527
Income available for distribution	**38,676**	**36,969**	**38,676**	**36,969**
Distributable income[3]	**38,543**	**36,839**	**38,543**	**36,839**
Profit for the period is made up of the following:				
Realised	35,848	34,442	35,848	34,442
Unrealised[4]	-	-	-	-
	35,848	34,442	35,848	34,442

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (CONTINUED)

	CURRENT QUARTER 31 MARCH		YEAR TO DATE 31 MARCH	
	2013 (UNAUDITED)	2012 (UNAUDITED)	2013 (UNAUDITED)	2012 (UNAUDITED)
Earnings per unit (sen)[5]				
- before Manager's management fee (sen)	**2.30**	**2.22**	**2.30**	**2.22**
- after Manager's management fee (sen)	**2.03**	**1.95**	**2.03**	**1.95**
Distribution per unit ("DPU") (sen)	**2.18**	**2.09**	**2.18**	**2.09**
DPU (sen) – annualised	**8.84**	**8.41**	**8.84**	**8.41**

The unaudited condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to the interim financial statements.

1. Included in the other operating expenses is the following:

	CURRENT QUARTER 31 MARCH		YEAR TO DATE 31 MARCH	
	2013 (UNAUDITED) RM'000	2012 (UNAUDITED) RM'000	2013 (UNAUDITED) RM'000	2012 (UNAUDITED) RM'000
Write-back of impairment losses of trade receivables	32	118	32	118
Realised foreign exchange (loss)/gain	(2)	*	(2)	*

* less than RM1,000.

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (CONTINUED)

2. Included in the distribution adjustments are the following:

	CURRENT QUARTER 31 MARCH 2013 (UNAUDITED) RM'000	CURRENT QUARTER 31 MARCH 2012 (UNAUDITED) RM'000	YEAR TO DATE 31 MARCH 2013 (UNAUDITED) RM'000	YEAR TO DATE 31 MARCH 2012 (UNAUDITED) RM'000
Manager's management fee payable in units*	2,147	2,030	2,147	2,030
Depreciation	303	146	303	146
Amortisation of transaction costs on borrowings	193	247	193	247
Net (profit)/loss from subsidiary**	(34)	2	(34)	2
Other tax adjustments	219	102	219	102
	2,828	2,527	2,828	2,527

* This is calculated with reference to the net property income of all properties except for East Coast Mall which was payable in cash.

** Net (profit)/loss from subsidiary relates to the wholly owned subsidiary, CMMT MTN Berhad.

3. The difference between distributable income and income available for distribution is due to rollover adjustment for rounding effect of DPU.
4. This refers to unrealised profit, if any, which is not available for income distribution.
5. Earnings per unit ("EPU") is computed based on profit for the quarter/period divided by the weighted average number of units at the end of the quarter/period. The computation of EPU after Manager's management fee for the current quarter is set out in B12.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN NET ASSET VALUE

	Unitholders' Capital RM'000	Undistributed Profit Realised RM'000	Undistributed Profit Unrealised RM'000	Total Unitholders' Funds RM'000
As at 1 January 2012	1,806,696	(5,110)	150,257	1,951,843
Total comprehensive income for the period	-	34,442	-	34,442
Increase in net assets resulting from operations	**1,806,696**	**29,332**	**150,257**	**1,986,285**
Unitholders' transactions				
- Placement expenses[1]	(2)	-	-	(2)
- Distribution paid to unitholders[2]	-	(20,095)	-	(20,095)
Increase in net assets resulting from unitholders' transactions	**(2)**	**(20,095)**	**-**	**(20,097)**
As at 31 March 2012 (Unaudited)	**1,806,694**	**9,237**	**150,257**	**1,966,188**
As at 1 January 2013	1,815,222	37,729	263,637	2,116,588
Total comprehensive income for the period	-	35,848	-	35,848
Increase in net assets resulting from operations	**1,815,222**	**73,577**	**263,637**	**2,152,436**
Unitholders' transactions				
- Distribution paid to unitholders[3]	-	(74,964)	-	(74,964)
Increase in net assets resulting from unitholders' transactions	**-**	**(74,964)**	**-**	**(74,964)**
As at 31 March 2013 (Unaudited)	**1,815,222**	**(1,387)**	**263,637**	**2,077,472**

The unaudited condensed consolidated statement of changes in net asset value should be read in conjunction with the audited financial statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to the interim financial statements.

1. This refers to the private placement expenses in relation to the acquisitions of Gurney Plaza Extension and East Coast Mall.
2. This refers to 2011 final income distribution of 1.14 sen per unit for the period from 11 November 2011 to 31 December 2011 paid on 8 March 2012.
3. This refers to 2012 final income distribution of 4.24 sen per unit for the period from 1 July 2012 to 31 December 2012 paid on 6 March 2013.

CAPITAMALLS MALAYSIA TRUST
FOR THE FIRST QUARTER ENDED 31 MARCH 2013 (UNAUDITED)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	THREE MONTHS ENDED	
	31 MARCH 2013 (UNAUDITED) RM'000	31 MARCH 2012 (UNAUDITED) RM'000
Cash Flows From Operating Activities		
Profit before taxation	35,848	34,442
Adjustments for:-		
Manager's management fee paid/payable in units	2,147	2,030
Depreciation	303	146
Finance costs	11,431	10,174
Interest income	(1,075)	(730)
Operating profit before changes in working capital	**48,654**	**46,062**
Changes in working capital:		
Trade and other receivables	966	(2,666)
Trade and other payables	(10,430)	(6,541)
Tenants' deposits	989	5,967
Net cash from operating activities	**40,179**	**42,822**
Cash Flows From Investing Activities		
Acquisition of plant and equipment	(149)	(222)
Capital expenditure on investment properties	(1,626)	(1,066)
Interest received	1,075	730
Net cash used in investing activities	**(700)**	**(558)**
Cash Flows From Financing Activities		
Interest paid	(6,984)	(12,681)
Distribution paid to unitholders	(74,964)	(20,095)
Payment of financing expenses	(2,200)	-
Payment of listing expenses	-	(793)
Proceeds from interest bearing borrowings	1,800	-
Pledged deposits	(1,930)	-
Net cash used in financing activities	**(84,278)**	**(33,569)**
Net (decrease)/increase in cash and cash equivalents	(44,799)	8,695
Cash and cash equivalents at beginning of the period	155,432	115,417
Cash and cash equivalents at end of the period	**110,633**	**124,112**
Cash and cash equivalents at end of the period comprises:		
Deposits placed with licensed banks	105,143	113,939
Cash and bank balances	10,953	12,173
	116,096	124,112
Less: Pledged deposits	(5,463)	-
	110,633	**124,112**

The unaudited condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2012 and the accompanying explanatory notes attached to the interim financial statements.

Part A – Explanatory Notes Pursuant to Malaysian Financial Reporting Standards ("MFRS") 134 and with International Accounting Standards ("IAS") 34

A1. Basis of Preparation

The condensed consolidated interim financial statements of the Group as at and for the first quarter ended 31 March 2013 comprise CMMT and its subsidiary. These interim financial statements have been prepared on the historical cost basis except for investment properties and financial instruments which are stated at fair value.

The condensed consolidated interim financial statements have been prepared in compliance with MFRS 134: Interim Financial Reporting issued by the Malaysian Accounting Standards Board ("MASB") and with IAS 34: Interim Financial Reporting, Paragraph 9.44 of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities"), provisions of the trust deed dated 7 June 2010 (the "Trust Deed") and the Securities Commission's Guidelines on Real Estate Investment Trusts (the "REITs Guidelines").

The condensed consolidated interim financial statements should be read in conjunction with the audited consolidated financial statements of the Group for the year ended 31 December 2012 and the accompanying explanatory notes attached to the condensed consolidated interim financial statements.

A2. Changes in Accounting Policies

On 1 January 2013, the Group and CMMT adopted the following MFRSs and Amendments to MFRSs effective for annual periods beginning on or after 1 January 2013:

MFRS 10, Consolidated Financial Statements
MFRS 12, Disclosure of Interests in Other Entities
MFRS 13, Fair Value Measurement
Amendments to MFRS 1, First-time Adoption of Malaysian Financial Reporting Standards (Annual Improvements 2009-2011 Cycle)
Amendments to MFRS 101, Presentation of Financial Statements (Annual Improvements 2009-2011 Cycle)
Amendments to MFRS 116, Property, Plant and Equipment (Annual Improvements 2009-2011 Cycle)
Amendments to MFRS 132, Financial Instruments: Presentation (Annual Improvements 2009-2011 Cycle)
Amendments to MFRS 134, Interim Financial Reporting (Annual Improvements 2009-2011 Cycle)
Amendments to MFRS 10, Consolidated Financial Statements: Transition Guidance
Amendments to MFRS 12, Disclosure of Interests in Other Entities: Transition Guidance

The adoption of the above MFRSs and Amendments to MFRSs does not have significant impact on the financial results of the Group and of CMMT.

A3. Audit Report of Preceding Financial Year

The audit report for the financial year ended 31 December 2012 was not qualified.

A4. Comment on Seasonality or Cyclicality of Operations

The business operations of the Group and of CMMT may be affected by seasonal or cyclical factors, including but not limited to changes in rental demand and supply of properties which depend on market conditions, economic cycle, financial performance of its tenants, availability of credit facilities and interest rate environment.

A5. Unusual Items Due To Their Nature, Size or Incidence

Nil.

A6. Changes in Estimates Of Amount Reported

Nil.

A7. Debt and Equity Securities

Save as disclosed in B8, there were no issuance, cancellation, repurchase, resale and repayment of equity securities in the current quarter.

A8. Income Distribution Policy

In line with the distribution policy as set out in the Trust Deed, the Manager will distribute at least 90.0% of its distributable income to its unitholders in each financial year. CMMT will make distributions to its unitholders on a semi-annual basis for each six-month period ending 30 June and 31 December of each year.

A9. Segmental Reporting

No segment information is prepared as CMMT's activities are in one operating segment and its assets are located in Malaysia.

A10. Valuation of Investment Properties

The investment properties are valued by independent professional valuers and the differences between the valuation and the carrying values of the respective investment properties are charged or credited to the profit or loss for the period in which they arise. There was no valuation performed during the current quarter.

A11. Subsequent Events

Nil.

A12. Changes in Composition of the Trust

Nil.

A13. Changes in Contingent Liabilities and Contingent Asset

Nil.

A14. Capital Commitments

Capital commitments in relation to capital expenditure are as follows:

	RM'000
Contracted but not provided for	42,420

Part B - Additional Information Pursuant to Paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad

B1. Review of Performance

	1Q/YTD 2013 (Unaudited) RM'000	1Q/YTD 2012 (Unaudited) RM'000	Change %
(a) Breakdown of Gross Revenue			
Gurney Plaza	29,025	27,935	3.9
Sungei Wang Plaza	18,114	18,214	(0.5)
The Mines	17,077	15,529	10.0
East Coast Mall	10,168	9,725	4.6
Total Gross Revenue	**74,384**	**71,403**	**4.2**
(b) Breakdown of Property Operating Expenses			
Gurney Plaza	8,841	8,546	3.5
Sungei Wang Plaza	3,920	4,008	(2.2)
The Mines	6,255	6,367	(1.8)
East Coast Mall	3,824	3,705	3.2
Total Property Operating Expenses	**22,840**	**22,626**	**0.9**
(c) Breakdown of Net Property Income			
Gurney Plaza	20,184	19,389	4.1
Sungei Wang Plaza	14,194	14,206	(0.1)
The Mines	10,822	9,162	18.1
East Coast Mall	6,344	6,020	5.4
Total Net Property Income	**51,544**	**48,777**	**5.7**

Quarter Results (1Q 2013 vs 1Q 2012)

The Group recorded gross revenue of RM74.4 million in 1Q 2013, an increase of RM3.0 million or 4.2% over 1Q 2012. The increase was mainly due to higher gross rental income on the back of higher rental rates achieved from new and renewed leases.

Property operating expenses for 1Q 2013 was RM22.8 million, which was RM0.2 million or 0.9% marginally higher compared to 1Q 2012, largely due to higher reimbursable staff costs. As a result, net property income for 1Q 2013 was RM51.5 million which was 5.7% higher than 1Q 2012.

Interest income for 1Q 2013 was RM1.1 million, which was RM0.3 million or 47.3% higher compared to 1Q 2012. The increase was mainly attributed to higher available cash on deposit and active cash management.

Manager's management fee was RM4.9 million, an increase of RM0.2 million or 5.1% over 1Q 2012. The increase was mainly due to higher net property income and increase in asset base.

Finance costs for 1Q 2013 were RM11.4 million, which were RM1.3 million or 12.4% higher compared to 1Q 2012. This was mainly due to the impact of finance costs arising from the additional revolving credit facilities drawn down by CMMT during the current quarter. In March 2013, CMMT incurred a one-off incidental cost for the purpose of re-fixing its fixed rate term loans at a competitive interest rate for 2 years. The resultant decline in finance costs coupled with the better interest rate achieved from the unrated medium term notes (issued in December 2012) had partially mitigated the negative impact of the above. Average cost of debt for 1Q 2013 was 4.56% (1Q 2012: 4.74%).

B1. Review of Performance (cont'd)

Quarter Results (1Q 2013 vs 1Q 2012) (cont'd)

CMMT has incurred RM4.9 million capital expenditure during the current quarter. Sungei Wang Plaza's refurbishment works commenced in December 2012 and are targeted to complete in 2013. East Coast Mall has completed the installation of new auto-pay machines. The restroom upgrading works of East Coast Mall and the storm water rectification works of The Mines are still in progress.

Overall, distributable income to unitholders for 1Q 2013 was RM38.5 million which was RM1.7 million or 4.6% higher compared to 1Q 2012.

Financial Year-to-date Results (YTD 2013 vs YTD 2012)
Review of financial year-to-date results is same as above.

B2. Material Changes in Quarter Results

	Quarter ended 31 March 2013 RM'000	Quarter ended 31 December 2012 RM'000
Profit before taxation	35,848	48,649
Less: Fair value gain of investment properties	-	(14,996)
Profit before taxation, excluding fair value gain of investment properties	**35,848**	**33,653**

There is no material change in the financial results of 1Q 2013 as compared to 4Q 2012.

B3. Investment Objectives and Strategies
The investment objective and strategies of the Group remain unchanged, i.e. to invest on a long term basis, in a portfolio of income-producing real estate primarily used for retail purposes and located primarily in Malaysia or such other non-real estate investments as may be permitted under the Trust Deed, the REITs Guidelines or by the Securities Commission of Malaysia, with a view to providing unitholders with long-term and sustainable distribution of income and potential capital growth.

B4. Commentary on Prospects
The Manager views the future prospects of the Malaysian retail sector to be positive.

In spite of the uncertain global economic climate, Malaysia's economy charted growth of 5.6% in 2012 and is forecast to grow between 5.0% and 6.0% in 2013 as a result of strong domestic demand underpinned by robust investment spending and consumption demand (source: Bank Negara Annual Report 2012). The macroeconomic environment augurs well for retail sales, are forecast to grow in tandem by 6.0% in 2013 (source: Retail Group Malaysia).

Such growth bodes well for a dedicated diversified retail REIT like CMMT, as retail sales growth will enable the retailers in CMMT's malls to post higher sales and, consequently, be able to afford higher rentals. Moreover, CMMT's malls are largely focused on necessity shopping, which have in the past proven resilient through economic cycles and should continue to do so. CMMT's unitholders also enjoy both income and geographical diversification from CMMT's portfolio of four well-performing malls in Penang, Kuala Lumpur, Selangor and Kuantan.

B5. Profit Guarantee
CMMT is not involved in any arrangement whereby it provides profit guarantee.

B6. Tax Expense

Pursuant to the amendment of Section 61A of the Income Tax Act, 1967, effective from the Year of Assessment 2007, the total income of a REIT for a year of assessment will be exempted from income tax provided that the REIT distributes 90.0% or more of its total income for that year of assessment. If the REIT is unable to meet the 90.0% distribution criteria, the entire taxable income of the REIT for the year would be subject to income tax.

As CMMT intends to distribute 100.0% of its distributable income for the financial year ending 31 December 2013 to its unitholders, no provision for tax has been made for the current quarter.

B7. Status of Corporate Proposals

Proposed Authority To Allot And Issue Up To 353,607,640 New Units Of CMMT, Representing Up To 20.0% Of The Existing Fund Size Of CMMT Pursuant To Clause 14.03 Of The Securities Commission Malaysia's Guidelines On Real Estate Investment Trusts (The "Proposed Authority/General Mandate")

Approval from the Securities Commission Malaysia for the Proposed Authority/General Mandate was received on 25 March 2013. Approval from Bursa Malaysia for the Proposed Authority/General Mandate was received on 1 April 2013. Unitholders' approval was obtained at the Annual General Meeting on 4 April 2013.

B8. Borrowings and Debt Securities

	As at 31 March 2013 (Unaudited) RM'000	As at 31 December 2012 (Audited) RM'000
Long term borrowings		
Secured term loans	519,750	519,750
Unrated medium term notes	300,000	300,000
Less: Unamortised transaction costs	(3,824)	(4,216)
	815,926	815,534
Short term borrowings		
Unsecured revolving credits	55,800	54,000
Total borrowings	**871,726**	**869,534**

All the borrowings are denominated in Ringgit Malaysia.

As at 31 March 2013, CMMT's unsecured revolving credit facilities increased by RM1.8 million to RM55.8 million for the purpose of funding the capital expenditure incurred by Gurney Plaza and Sungei Wang Plaza.

As of to date, two out of four properties of the Group, namely Sungei Wang Plaza and East Coast Mall, remain unencumbered.

B9. Change in Material Litigation

Nil.

B10. Income Distribution

On 6 March 2013, CMMT paid its final income distribution of RM75.0 million or 4.24 sen per unit for the period from 1 July 2012 to 31 December 2012.

No income distribution was proposed for the current quarter as CMMT's distribution of income is paid on a half yearly basis.

Pursuant to the Section 109D(2) of the Income Tax Act, 1967, the applicable final withholding tax on distributions of income which is tax exempt at CMMT level is as follows:

Resident unitholders:

(a)	Corporate:	Tax flow through, no withholding tax
(b)	Other than corporate:	Withholding tax at 10.0%

Non-resident unitholders:

(c)	Corporate:	Withholding tax at 25.0%
(d)	Institutional investors:	Withholding tax at 10.0%
(e)	Individuals	Withholding tax at 10.0%

B11. Composition of Investment Portfolio as at 31 March 2013

As at 31 March 2013, CMMT's portfolio comprised the following shopping malls:

Investment properties	Cost of Investment[1] RM'000	Net Book Value[2] RM'000	Market Value RM'000	Market Value as % of NAV[3] %
Gurney Plaza	1,063,591	1,174,315	1,174,000	56.5
Sungei Wang Plaza	734,820	821,818	819,000	39.4
The Mines	557,068	593,982	594,000	28.6
East Coast Mall	321,822	350,823	349,000	16.8
Total	**2,677,301**	**2,940,938**	**2,936,000**	

The market value of Sungei Wang Plaza, The Mines and East Coast Mall were stated at valuations conducted by CB Richard Ellis (Malaysia) Sdn. Bhd. as at 31 December 2012. The market value of Gurney Plaza was stated at valuation performed by PPC International Sdn. Bhd. as at 31 December 2012.

1 Cost of investment comprised purchase consideration and capital expenditure incurred from inception up to the end of the reporting period.

2 Net book value comprised market value of the investment properties as at 31 December 2012 and capital expenditure incurred during the reporting period.

3 This is calculated in accordance with the REITs Guidelines.

B12. Changes in NAV, EPU, DPU and Market Price

	Quarter ended 31 March 2013	Quarter ended 31 December 2012
Number of units in circulation (units)	1,768,038,200	1,768,038,200
NAV before income distribution (RM '000)	2,077,472	2,116,588
NAV after income distribution (RM '000)	2,038,929	2,041,624
NAV per unit[1] (RM)	1.1532	1.1547
Total comprehensive income (RM'000)	35,848	48,649
Weighted average number of units in issue (units)	1,768,038,200	1,768,038,200
EPU after manager's management fee (sen)	2.03	2.75
Distributable income (RM'000)	38,543	37,305
DPU (sen)	2.18	2.11
Market price (RM)	1.89	1.80
DPU yield (%)	1.15	1.17

[1] NAV per unit is arrived at by dividing the NAV after income distribution/distributable income with the number of units in circulation at the end of the period.

B13. Soft Commission Received By The Manager And Its Delegates

Nil.

B14. Manager's Fee

For the quarter ended 31 March 2013, the Manager has accounted for a base fee of 0.29% per annum of the total asset value and a performance fee of 4.75% per annum of net property income. Total fees accrued to the Manager (inclusive of 6.0% service tax) were as follows:

	1Q/YTD 2013 Actual (Unaudited) RM'000
Base management fee	2,338
Performance fee	2,595
Total fees	**4,933**

B15. Unitholdings of the Manager and Parties Related to the Manager

	No of units	Percentage of unitholdings	Market value[4] at 31 March 2013
	Units	%	RM
CMMT Investment Limited[1]	623,938,000	35.29	1,179,242,820
Menang Investment Limited[1]	8,735,400	0.49	16,509,906
CapitaMalls Malaysia REIT Management Sdn Bhd ("CMRM")[2]	2,539,800	0.14	4,800,222
Skim Amanah Saham Bumiputera[3]	100,000,000	5.66	189,000,000
AS 1 Malaysia[3]	20,000,000	1.13	37,800,000
Amanah Saham Wawasan 2020[3]	35,049,500	1.98	66,243,555
Sekim Amanah Saham Nasional[3]	4,500,000	0.25	8,505,000
Amanah Saham Malaysia[3]	29,000,000	1.64	54,810,000
Amanah Saham Nasional 2[3]	1,368,500	0.08	2,586,465
Amanah Saham Nasional 3 Imbang[3]	551,000	0.03	1,041,390
Amanah Saham Gemilang for Amanah Saham Persaraan[3]	257,700	0.01	487,053
Amanah Saham Gemilang for Amanah Saham Kesihatan[3]	449,700	0.03	849,933
Amanah Saham Gemilang for Amanah Saham Pendidikan[3]	346,700	0.02	655,263
Direct unitholdings of the Directors of the Manager:			
Mr Lim Beng Chee[5]	100,000	0.01	189,000
Mr Ng Kok Siong[5]	100,000	0.01	189,000
Ms Sharon Lim Hwee Li	100,000	0.01	189,000
Ms Tan Siew Bee	100,000	0.01	189,000
Mr Peter Tay Buan Huat	100,000	0.01	189,000
	827,236,300	**46.80**	**1,563,476,607**

1 An indirect wholly-owned subsidiary of CapitaMalls Asia Limited.

2 CMRM is the Manager of CMMT.

3 Managed by Amanah Saham Nasional Berhad, a wholly-owned subsidiary of Permodalan Nasional Berhad ("PNB"). PNB is also the ultimate holding company of Malaysian Industrial Development Finance Berhad who in turn is a substantial shareholder of the Manager.

4 The market value of the units is computed based on the closing price of RM1.89 per unit as at 29 March 2013.

5 Units held through nominees.

B16. Responsibility Statement and Statement by the Directors of the Manager

In the opinion of the Directors of the Manager, the quarterly condensed consolidated interim financial statements have been prepared in accordance with MFRS 134: Interim Financial Reporting and with IAS 34: Interim Financial Reporting, Paragraph 9.44 of the Listing Requirements of Bursa Securities, provisions of the Trust Deed and the REITs Guidelines so as to give a true and fair view of the financial position of the Group and of CMMT as at 31 March 2013 and of their financial performance and cash flows for the quarter ended on that date and duly authorized for release by the Board of Directors of the Manager on 16 April 2013.

BY ORDER OF THE BOARD

KHOO MING SIANG
COMPANY SECRETARY (MAICSA No. 7034037)
CapitaMalls Malaysia REIT Management Sdn. Bhd. (819351-H)
(As Manager of CapitaMalls Malaysia Trust)
Kuala Lumpur

Date: 16 April 2013

For immediate release
16 April 2013

NEWS RELEASE

CMMT's 1Q 2013 annualised distribution per unit up 5.1% year-on-year

Distribution per unit of 2.18 sen for the quarter

Kuala Lumpur, 16 April 2013 – 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 2.18 sen for the quarter from 1 January 2013 to 31 March 2013 ("1Q 2013"), 4.3% higher than the DPU of 2.09 sen for the first quarter of 2012 ("1Q 2012"). The annualised DPU of 8.84 sen represents an increase of 5.1% over the same period last year[1] and translates to an annualised distribution yield of 4.7% based on CMMT's closing price of RM1.87 per unit on 15 April 2013.

As CMMT's DPU is paid out twice a year, unitholders can expect to receive their DPU for 1Q 2013, along with their DPU for 2Q 2013, in August 2013.

For the quarter under review, CMMT achieved distributable income of RM38.5 million, 4.6% higher than the RM36.8 million for 1Q 2012. This was underpinned by net property income of RM51.5 million, an increase of 5.7% over the RM48.8 million for 1Q 2012.

Mr David Wong Chin Huat, Chairman of CMRM, said, "We continue to be positive about the long-term prospects of Malaysia's retail sector. Malaysia's economy grew 5.6% last year and is forecast to expand between 5.0% and 6.0%[2] this year, buoyed by strong domestic demand underpinned by robust investment spending and consumption demand. The macroeconomic environment augurs well for retail sales, which are forecast to grow in tandem by 6.0%[3] this year. As a dedicated retail real estate investment trust, CMMT is well-positioned to benefit from this growth trend."

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[1] As 2012 was a leap year, the DPU was annualised based on 366 days.
[2] Source: Bank Negara Annual Report 2012.
[3] Source: Retail Group Malaysia.

Ms Sharon Lim, CEO of CMRM, said, "CMMT's portfolio of four quality malls in Penang, Kuala Lumpur, Selangor and Kuantan continued to perform well in the first quarter, with a nearly-full occupancy rate of 98.7% across the portfolio."

"The asset enhancement initiatives at our malls are on track. Last month, East Coast Mall embarked on a refurbishment exercise to improve the trade mix and increase retail space by converting some of the car park bays on the third floor and re-configuring some existing areas. The exercise, costing an estimated RM60.0 million, is expected to be completed before the end of next year. We will continue to upgrade our malls to further enhance the shopping experience and help drive shopper traffic."

Summary of CMMT's results

	1Q 2013	1Q 2012	Change (%)
Gross revenue (RM'000)	74,384	71,403	4.2
Net property income (RM'000)	51,544	48,777	5.7
Distributable income (RM'000)	38,543	36,839	4.6
DPU (sen)			
For the quarter	2.18	2.09	4.3
Annualised DPU	8.84	8.41	5.1
Annualised distribution yield			
Based on closing price of RM1.87 per unit on 15 April 2013	4.7%	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 2.4 million square feet ("sq ft"). As at 31 March 2013, the total asset size of CMMT is about RM3.1 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 102 shopping malls across 52 cities in the five countries of Singapore, China, Malaysia, Japan and India, with a total property value of approximately S$31.7 billion (HK$198.1 billion) and a total GFA of approximately 95.1 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: **16 April 2013**

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CapitaMalls Malaysia Trust

Malaysia's only "pure-play" shopping mall REIT with an income - and geographically - diversified portfolio

1Q 2013 Financial Results

16 April 2013

Disclaimer

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The information contained in these materials has not been independently verified. No representation or warranty expressed or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained in these materials. Neither CapitaMalls Malaysia REIT Management Sdn. Bhd. (the "Manager") or any of its affiliates, advisers or representatives shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising, whether directly, from any use, reliance or distribution of these materials or its contents or otherwise arising in connection with these materials.

The past performance of CMMT is not indicative of the future performance of CMMT. Similarly, the past performance of the Manager is not indicative of the future performance of the Manager.

The value of units in CMMT ("Units") 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.

These materials are for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

Contents

Gurney Plaza, Penang

1Q 2013 Highlights

- **Distribution Per Unit**
  - 1Q 2013: 2.18 sen (1Q 2012: 2.09 sen), up 4.3% y-o-y
- **Net Property Income**
  - 1Q 2013: RM51.5 mil (1Q 2012: RM48.8 mil), up 5.7% y-o-y
- **Final income distribution of RM75.0 mil (for the period from 1 July 2012 to 31 December 2012) paid on 6 March 2013**
- **Refixed interest rates of existing borrowings of RM363.8 million at 4.14% per annum (for two years)[1]**
- **Unitholders approved the proposed authority to allot and issue up to 353,607,640[2] new units of CMMT on 4 April 2013**

1 The average cost of debt was reduced from 4.64% in 4Q 2012 to 4.56% in 1Q 2013. The full impact of the refixing exercise, which took place on 6 March 2013, will be reflected in subsequent financial periods. The abovementioned refixed interest rate excludes any incidental costs.
2 Represents up to 20.0% of the existing fund size of CMMT pursuant to clause 14.03 of the REITs Guidelines.

1Q 2013 DPU up 5.1% Y-o-Y

	1Q 2013 Actual (Unaudited)	1Q 2012 Actual (Unaudited)	Variance %
Distributable Income (RM'000)	38,543	36,839	4.6
DPU (sen)	2.18	2.09	4.3
DPU (sen) - annualised[1]	8.84	8.41	5.1
Distribution yield (%) (Based on market price of RM1.89 on 29 March 2013)	4.68		
Distribution yield (%) (Based on market price of RM1.87 on 15 April 2013)	4.73		

1 As 2012 was a leap year, the DPU for 1Q 2012 was annualised based on 366 days.

Sungei Wang Plaza, Kuala Lumpur

Financial Results

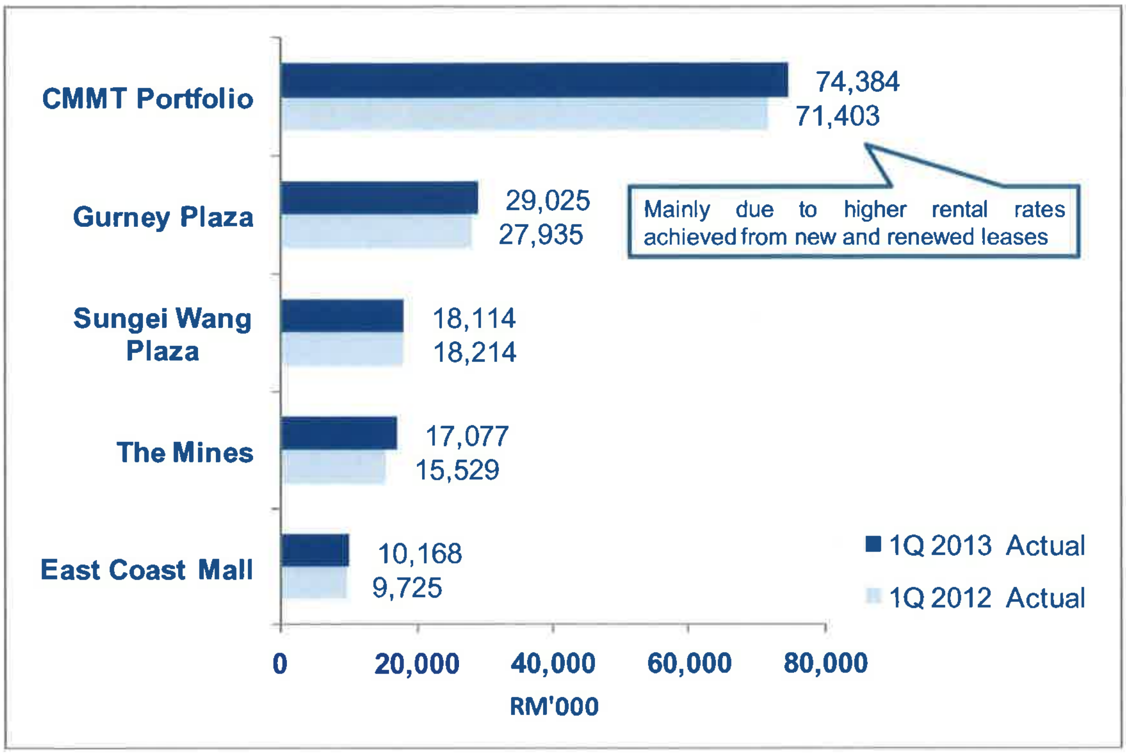
Distribution Statement – 2013 vs 2012

	1Q 2013 Actual (RM'000)	1Q 2012 Actual (RM'000)	Variance %
Gross revenue	74,384	71,403	4.2
Less: Property operating expenses	(22,840)	(22,626)	0.9
Net property income	**51,544**	**48,777**	**5.7**
Interest income	1,075	730	47.3
Other non-operating income	-	96	(100.0)
Net investment income	**52,619**	**49,603**	**6.1**
Manager's management fee	(4,933)	(4,693)	5.1
Trust and other expenses	(407)	(294)	38.4
Finance costs	(11,431)	(10,174)	12.4
Profit before taxation	**35,848**	**34,442**	**4.1**
Taxation	-	-	-
Profit for the period	**35,848**	**34,442**	**4.1**
Distribution adjustments	2,828	2,527	N.M.
Income available for distribution	**38,676**	**36,969**	**4.6**
Distributable income[1]	**38,543**	**36,839**	**4.6**
DPU (sen)	2.18	2.09	4.3

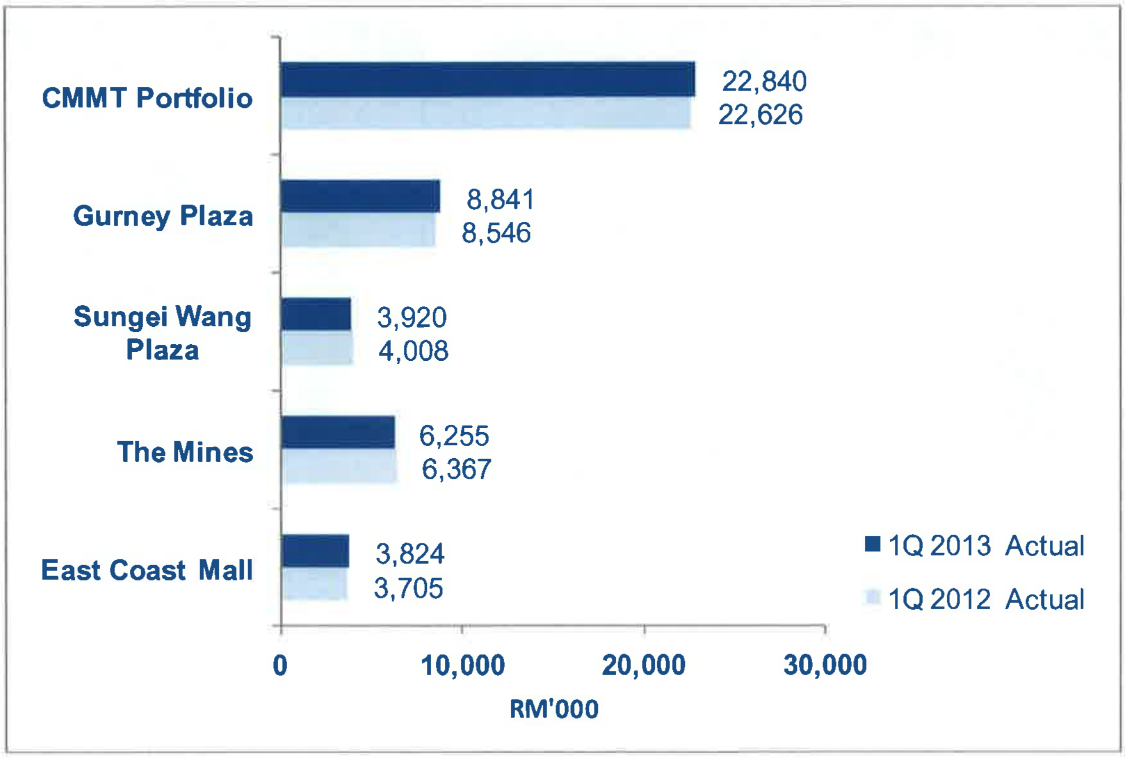
1 The difference between distributable income and income available for distribution is due to rollover adjustment for rounding effect of DPU.

N.M. Not meaningful

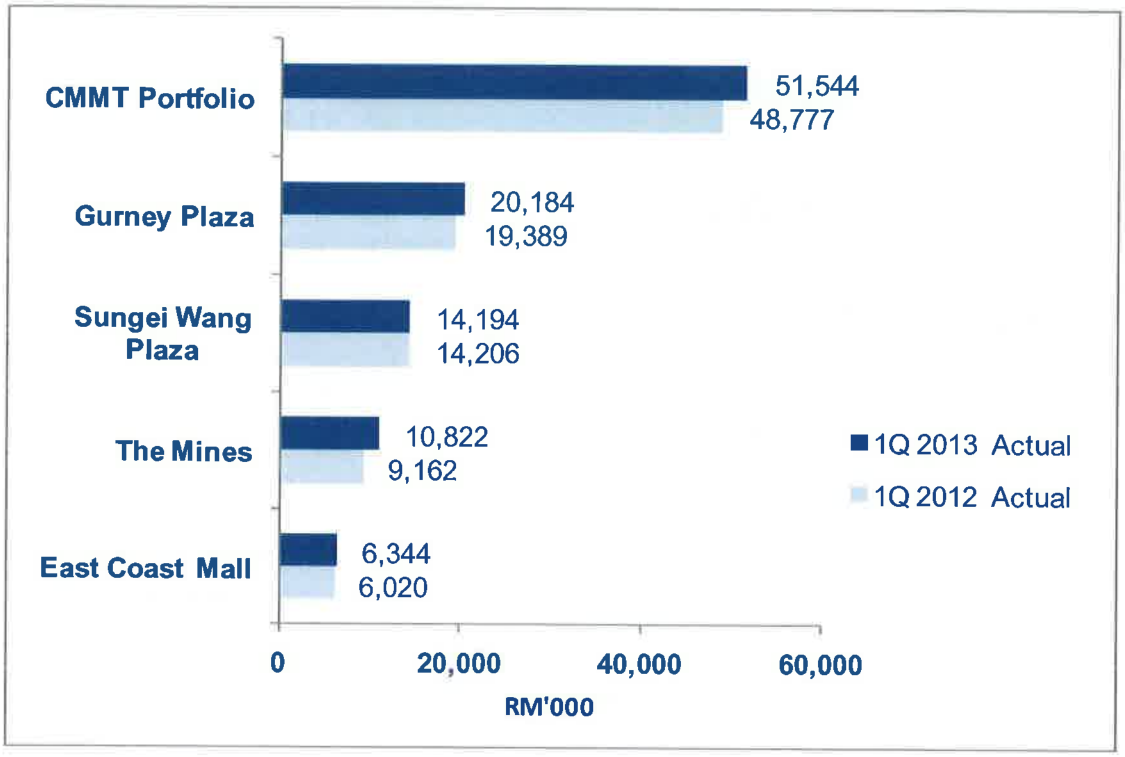
1Q 2013 Gross Revenue – Increased by 4.2% vs 1Q 2012



1Q 2013 Property Operating Expenses – Increased by 0.9% vs 1Q 2012



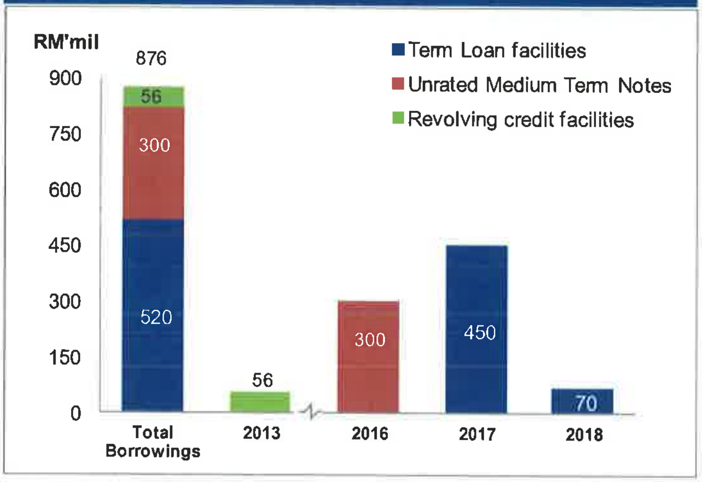
1Q 2013 Net Property Income – Increased by 5.7% vs 1Q 2012



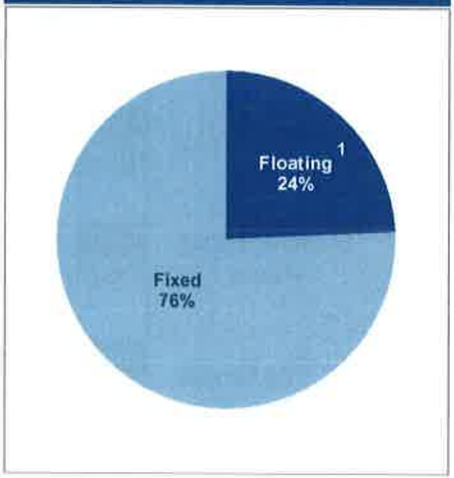
CapitaMalls Malaysia Trust

Debt Profile (As at 31 March 2013)

Debt Maturity Profile



Interest Rate Profile



1 Includes short term revolving credit facility of RM55.8 million

CapitaMalls Malaysia Trust

Key Financial Indicators

	1Q 2013	4Q 2012
Unencumbered assets as % of total assets	41.9%	42.0%
Gearing ratio	28.8%	28.7%
Net debt / EBITDA (times)	4.6	4.9
Interest coverage (times)	4.7	4.4
Average term of maturity (years)	3.9	4.1
Average cost of debt	4.56%	4.64%

CapitaMalls Malaysia Trust

Firm Balance Sheet

As at 31 March 2013	RM'mil
Non-current Assets	2,943
Current Assets	139
Total Assets	**3,082**
Current Liabilities	138
Non-current Liabilities	867
Total Liabilities	**1,005**
Net Assets	**2,077**
Total Unitholders' Funds	**2,077**
Number of Units in Circulation (in million units)	**1,768**

NAV (RM'mil)	
- before income distribution	2,077
- after income distribution	2,039
NAV per unit (RM)	
- before income distribution	1.18
- after income distribution	1.15

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Occupancy Rate Close to 100%

	4Q 2012	1Q 2013
	31 Dec 12[1]	31 Mar 13[1]
Gurney Plaza	**98.1%**	**97.6%**
Sungei Wang Plaza	97.7%	97.9%
The Mines	**98.8%**	**99.8%**
East Coast Mall	99.7%	99.6%
CMMT Portfolio	98.5%	98.7%

1. Based on committed leases.

Positive Rental Reversion of 8.0%

From 1 January 2013 to 31 March 2013 (excluding newly created and reconfigured units)		
	No. of new leases/renewals	Var. over preceding rental[1, 2, 3] (%)
Gurney Plaza	21	+13.1
Sungei Wang Plaza	46	+2.0
The Mines	56	+7.9
East Coast Mall	59	+14.8
CMMT Portfolio	182	+8.0

1. Excluding gross turnover component.
2. Majority of leases have rental escalation clause.
3. The % is computed based on the increase in the 1st year rental of the renewed term over last year rental of the preceding term.

CapitaMalls Malaysia Trust

Portfolio Lease Expiry (By Year)

As at 31 March 2013	CMMT Portfolio		
	No of Leases[1]	Gross Rental Income RM'000	% of Total (March 13)[2]
2013	324	4,058	20.8%
2014	518	8,168	41.9%
2015	392	5,226	26.8%
Beyond 2015	109	2,045	10.5%

1. Based on all committed leases as at 31 March 2013.
2. As percentage of total committed gross rental income for the month of March 2013.

CapitaMalls Malaysia Trust

Portfolio Lease Expiry Profile for 2013

As at 31 March 2013	No. of Leases[1]	Net Lettable Area		Gross Rental Income	
		Sq ft	% of total[2]	RM'000	% of total[3]
Gurney Plaza	89	152,404	6.2%	1,536	7.9%
Sungei Wang Plaza	82	73,061	3.0%	1,099	5.6%
The Mines	53	58,966	2.4%	443	2.3%
East Coast Mall	100	171,283	7.0%	980	5.0%
CMMT Portfolio	324	455,714	18.6%	4,058	20.8%

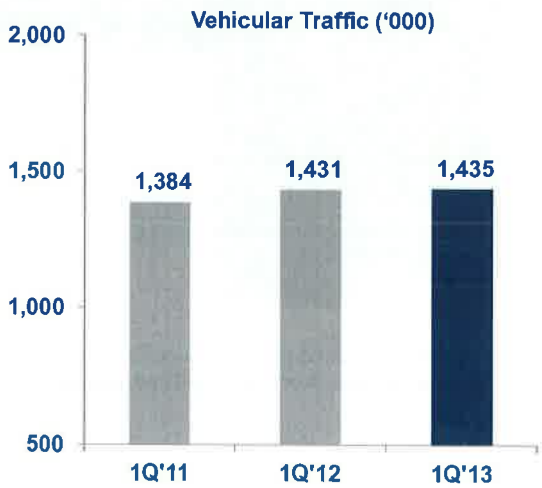
1. Based on all committed leases as at 31 March 2013.
2. Based on total committed NLA as at 31 March 2013.
3. As percentage of total committed gross rental income for the month of March 2013.

CapitaMalls Malaysia Trust

Shopper and Vehicular Traffic Remains Strong

Shopper traffic
4.4% lower than 1Q 2012
3.0% higher than 1Q 2011

Vehicular traffic
0.3% higher than 1Q 2012
3.7% higher than 1Q 2011



Note:
1. Shopper traffic and vehicular traffic statistics exclude East Coast Mall for 2011, as acquisition was completed on 14 November 2011.

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Improvement Works & New Initiatives

East Coast Mall, Kuantan

The Mines

Mall and Car Park CCTV Upgrading

In Progress

Mall and Car Park PA System Upgrading

In Progress

LED Curve Light Installation

Before

In Progress

Car Park Panic Button

Artwork Proposal – In Progress

Sungei Wang Plaza

6th Floor People Traffic Counter System

- Installation of 6th Floor People Traffic Counter System
  Thermal camera installed at Yellow Zone, Orange Zone and Escalator area

Thermal Camera at Yellow Zone

Thermal Camera at Escalator area

Thermal Camera at Orange Zone

PC System with software at CMMT Server Room

Car Park Panic Button

Artwork Proposal – In Progress

CapitaMalls Malaysia Trust

East Coast Mall

Restroom Refurbishment

Before

After

Replacement of Travelators Step Chains

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Thank You

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