CAPITAMALLS MALAYSIA TRUST - "FINANCIAL RESULTS FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 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 *	Tan Lee Nah
Designation *	Company Secretary
Date & Time of Broadcast	24-Oct-2013 18:22:38
Announcement No.	00107

>> ANNOUNCEMENT DETAILS

The details of the announcement start here ...

For the Financial Period Ended *	30-09-2013
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_3Q2013_ResultsRelease.pdf CMMT_3Q2013_FinancialResults.pdf CMMT_3Q2013_ResultsSlides.pdf Total size =2945K (2048K size limit recommended)

General Announcement

Form Version **8.2 (Enhanced)**
Initiated by **CS_TMF GLOBAL SERVICES MALAYSIA** on **21/10/2013 06:25:32 PM**
Ownership transfer to **CS_TMF GLOBAL SERVICES MALAYSIA** on **19/07/2013 05:43:42 PM**
Submitted by **CS_TMF GLOBAL SERVICES MALAYSIA** on **24/10/2013 05:20:57 PM**
Reference No **CG-131021-94522**

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/ 03-2382 4356
E-mail address	shiowfang.soo@tmf-group.com

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's 3Q 2013 distribution per unit up 6.1% year-on-year
Announcement Details/Table Section :-
(This field is for the details of the announcement, if applicable)

This announcement is dated 24 October 2013.

Attachment(s):- **(please attach the attachments here)**
CMMT_3Q2013ResultsRelease_241013.pdf

For immediate release
24 October 2013

NEWS RELEASE

CMMT's 3Q 2013 distribution per unit up 6.1% year-on-year

Distribution per unit of 2.26 sen for 3Q 2013

Kuala Lumpur, 24 October 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 2.26 sen for the quarter ended 30 September 2013 ("3Q 2013"), 6.1% higher than the DPU of 2.13 sen for the same quarter last year ("3Q 2012"). The annualised DPU of 8.97 sen for 3Q 2013 represents an increase of 5.9% over the same period last year[1], and translates to an annualised distribution yield of 5.8% based on CMMT's closing price of RM1.54 per unit on 23 October 2013.

As CMMT's DPU is paid out twice a year, unitholders can expect to receive their DPU for 3Q 2013, together with their DPU for the quarter ending 31 December 2013, by March 2014.

For 3Q 2013, CMMT achieved distributable income of RM40.0 million, 6.2% higher than the RM37.7 million for 3Q 2012. This was underpinned by net property income of RM51.8 million, which grew 5.7% from RM49.0 million for 3Q 2012.

Mr David Wong Chin Huat, Chairman of CMRM, said, "Malaysia's 2013 growth forecast remains a respectable 4.5% to 5.0%[2], despite being adjusted downward in August as a result of the weak external environment. Resilient domestic demand has been the anchor of Malaysia's growth and should continue to be going forward. As a dedicated retail real estate investment trust, CMMT is well-positioned to benefit from this growth as our malls are primarily focused on necessity shopping."

Ms Sharon Lim, CEO of CMRM, said, "Our portfolio of malls continued to deliver growth in the third quarter, registering a 5.7% increase in net property income year-on-year."

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[1] As 2012 was a leap year, the DPU was annualised based on 366 days.
[2] Source: Bank Negara.

"The asset enhancement initiatives at our malls are on track. These include storm water rectification works at The Mines, reconfiguration works on the fourth floor of Gurney Plaza, as well as the reconfiguration of existing areas and conversion of some car park bays on the third floor of East Coast Mall into retail space. In addition, shoppers can look forward to the completion of Sungei Wang Plaza's refurbishment works by this year-end."

Summary of CMMT's results

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

	3Q 2013	**3Q 2012**	**Change (%)**	**YTD 2013**	**YTD 2012**	**Change (%)**
Gross revenue (RM'000)	77,364	72,654	6.5	226,302	215,436	5.0
Net property income (RM'000)	51,767	48,980	5.7	153,811	146,528	5.0
Distributable income (RM'000)	40,011	37,660	6.2	117,023	111,810	4.7
DPU (sen)						
For the period	2.26	2.13	6.1	6.61	6.33	4.4
Annualised DPU	8.97	8.47	5.9	8.84	8.46	4.5
Annualised distribution yield						
Based on closing price of RM1.54 per unit on 23 October 2013	5.8%	N.M.	N.M.	5.7%	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 30 September 2013, 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 103 shopping malls across 52 cities in the five countries of Singapore, China, Malaysia, Japan and India, with a total property value of approximately S$34.0 billion (RM87.3 billion) and a total GFA of approximately 95.9 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: 24 October 2013

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Financial Results

Form Version **8 (Enhanced)**
Initiated by **CS_TMF GLOBAL SERVICES MALAYSIA** on **21/10/2013 06:28:25 PM**
Submitted by **CS_TMF GLOBAL SERVICES MALAYSIA** on **24/10/2013 05:20:57 PM**
Reference No **CG-131021-66505**

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/ 03-2382 4356
E-mail address	shiowfang.soo@tmf-group.com

Part A : To be filled by Public Listed Company

* **Financial Year End**	**31/12/2013**
* **Quarter**	**3 Qtr**
* **Quarterly report for the financial period ended**	**30/09/2013**
* **The figures**	**have not been audited**

Please attach the full Quarterly Report here

CMMT_3Q2013Results_241013.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
* 30/09/2013

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER *	**PRECEDING YEAR CORRESPONDING QUARTER**	**CURRENT YEAR TO DATE ***	**PRECEDING YEAR CORRESPONDING PERIOD**
	30/09/2013	30/09/2012	30/09/2013	30/09/2012
	[dd/mm/yyyy] S$'000	**[dd/mm/yyyy] S$'000**	**[dd/mm/yyyy] S$'000**	**[dd/mm/yyyy] S$'000**
1. Revenue	77,364	72,654	226,302	215,436
2. Profit/(loss) before tax	37,679	34,558	187,810	201,816
3. Profit/(loss) for the period	37,679	34,558	187,810	201,816
4. Profit/(loss) attributable to ordinary equity holders of the parent	37,679	34,558	187,810	201,816
5. Basic earnings/(loss) per share (Subunit)	2.13	1.96	10.62	11.43
6. Proposed/Declared dividend per share (Subunit)	2.26	2.13	6.61	6.33

	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 (S$)	1.1955	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 THIRD QUARTER ENDED 30 SEPTEMBER 2013

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	AS AT 30 SEPTEMBER 2013 (UNAUDITED) RM'000	AS AT 31 DECEMBER 2012 (AUDITED) RM'000
Assets		
Plant and equipment	2,296	2,420
Investment properties	3,053,274	2,936,000
Total non-current assets	3,055,570	2,938,420
Trade and other receivables	32,414	24,407
Cash and cash equivalents	104,111	158,965
Total current assets	136,525	183,372
Total assets	**3,192,095**	**3,121,792**
Equity		
Unitholders' capital	1,819,309	1,815,222
Undistributed profit	337,200	301,366
Total unitholders' funds	2,156,509	2,116,588
Liabilities		
Borrowings	816,322	815,534
Tenants' deposits	50,120	50,988
Total non-current liabilities	866,442	866,522
Borrowings	76,900	54,000
Tenants' deposits	31,445	27,412
Trade and other payables	60,799	57,270
Total current liabilities	169,144	138,682
Total liabilities	1,035,586	1,005,204
Total equity and liabilities	**3,192,095**	**3,121,792**
Number of units in circulation ('000 units)	**1,770,392**	**1,768,038**
Net asset value ("NAV")		
- before income distribution	**2,156,509**	**2,116,588**
- after income distribution	**2,116,498**	**2,041,624**
NAV per unit (RM)		
- before income distribution	**1.2181**	**1.1971**
- after income distribution	**1.1955**	**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 30 SEPTEMBER		YEAR TO DATE 30 SEPTEMBER	
	2013 (UNAUDITED) RM'000	2012 (UNAUDITED) RM'000	2013 (UNAUDITED) RM'000	2012 (UNAUDITED) RM'000
Gross rental income	61,651	58,415	182,941	173,544
Car park income	4,684	4,766	13,864	13,957
Other revenue	11,029	9,473	29,497	27,935
Gross revenue	**77,364**	**72,654**	**226,302**	**215,436**
Maintenance expenses	(6,013)	(5,667)	(17,101)	(16,292)
Utilities	(10,516)	(9,564)	(29,748)	(28,643)
Other operating expenses[1]	(9,068)	(8,443)	(25,642)	(23,973)
Property operating expenses	(25,597)	(23,674)	(72,491)	(68,908)
Net property income	**51,767**	**48,980**	**153,811**	**146,528**
Interest income	1,117	1,096	3,233	2,931
Other non-operating income	-	-	-	96
Fair value gain of investment properties[4]	-	-	77,904	98,384
Net investment income	**52,884**	**50,076**	**234,948**	**247,939**
Manager's management fee	(5,081)	(4,819)	(15,019)	(14,315)
Trustee's fee	(101)	(127)	(299)	(376)
Auditors' fee	(41)	(55)	(159)	(167)
Tax agent's fee	(9)	(8)	(26)	(22)
Valuation fee	(32)	(57)	(159)	(189)
Finance costs	(9,790)	(10,326)	(30,969)	(30,740)
Other non-operating expenses	(151)	(126)	(507)	(314)
	(15,205)	(15,518)	(47,138)	(46,123)
Profit before taxation	**37,679**	**34,558**	**187,810**	**201,816**
Taxation	-	-	-	-
Profit for the period	**37,679**	**34,558**	**187,810**	**201,816**
Other comprehensive income, net of tax	-	-	-	-
Total comprehensive income for the period	**37,679**	**34,558**	**187,810**	**201,816**
Distribution adjustments[2]	2,349	3,057	(70,718)	(89,986)
Income available for distribution	**40,028**	**37,615**	**117,092**	**111,830**
Distributable income[3]	**40,011**	**37,660**	**117,023**	**111,810**
Profit for the period is made up of the following:				
Realised	37,679	34,558	109,906	103,432
Unrealised[4]	-	-	77,904	98,384
	37,679	34,558	187,810	201,816

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (CONTINUED)

	CURRENT QUARTER 30 SEPTEMBER		YEAR TO DATE 30 SEPTEMBER	
	2013 (UNAUDITED)	2012 (UNAUDITED)	2013 (UNAUDITED)	2012 (UNAUDITED)
Earnings per unit (sen)[5]				
- before Manager's management fee (sen)	**2.42**	**2.23**	**11.46**	**12.24**
- after Manager's management fee (sen)	**2.13**	**1.96**	**10.62**	**11.43**
Distribution per unit ("DPU") (sen)	**2.26**	**2.13**	**6.61**	**6.33**
DPU (sen) – annualised	**8.97**	**8.47**	**8.84**	**8.46**

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 are the following:

	CURRENT QUARTER 30 SEPTEMBER		YEAR TO DATE 30 SEPTEMBER	
	2013 (UNAUDITED) RM'000	2012 (UNAUDITED) RM'000	2013 (UNAUDITED) RM'000	2012 (UNAUDITED) RM'000
(Allowance for)/Write-back of impairment losses of trade receivables	(39)	50	1	80
Foreign exchange (loss)/gain:				
- unrealised	*	*	*	*
- realised	(3)	(2)	(10)	(17)

* less than RM1,000

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (CONTINUED)

2. Included in the distribution adjustments are the following:

	CURRENT QUARTER 30 SEPTEMBER		YEAR TO DATE 30 SEPTEMBER	
	2013 (UNAUDITED) RM'000	2012 (UNAUDITED) RM'000	2013 (UNAUDITED) RM'000	2012 (UNAUDITED) RM'000
Fair value gain of investment properties	-	-	(77,904)	(98,384)
Manager's management fee in units*	2,137	2,026	6,396	6,100
Depreciation	286	172	894	478
Amortisation of transaction costs on borrowings	198	238	589	724
Net (profit)/loss from subsidiary**	(53)	2	(137)	6
Other tax adjustments	(219)	619	(556)	1,090
	2,349	3,057	(70,718)	(89,986)

* 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	-	103,432	98,384	201,816
Increase in net assets resulting from operations	**1,806,696**	**98,322**	**248,641**	**2,153,659**
Unitholders' transactions				
- Units issued as part satisfaction of the Manager's management fee	8,105	-	-	8,105
- Placement expenses[1]	(2)	-	-	(2)
- Distribution paid to unitholders[2]	-	(94,246)	-	(94,246)
Increase in net assets resulting from unitholders' transactions	**8,103**	**(94,246)**	**-**	**(86,143)**
As at 30 September 2012 (Unaudited)	**1,814,799**	**4,076**	**248,641**	**2,067,516**
As at 1 January 2013	1,815,222	37,729	263,637	2,116,588
Total comprehensive income for the period	-	109,906	77,904	187,810
Increase in net assets resulting from operations	**1,815,222**	**147,635**	**341,541**	**2,304,398**
Unitholders' transactions				
- Units issued as part satisfaction of the Manager's management fee	4,087	-	-	4,087
- Distribution paid to unitholders[3]	-	(151,976)	-	(151,976)
Increase in net assets resulting from unitholders' transactions	**4,087**	**(151,976)**	**-**	**(147,889)**
As at 30 September 2013 (Unaudited)	**1,819,309**	**(4,341)**	**341,541**	**2,156,509**

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 acquisition of Gurney Plaza Extension.
2. This refers to the (i) 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, and (ii) first income distribution of 4.20 sen per unit for the period from 1 January 2012 to 30 June 2012 paid on 30 August 2012.
3. This refers to the (i) 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, and (ii) first income distribution of 4.35 sen per unit for the period from 1 January 2013 to 30 June 2013 paid on 30 August 2013.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	NINE MONTHS ENDED	
	30 SEPTEMBER 2013 (UNAUDITED) RM'000	**30 SEPTEMBER 2012 (UNAUDITED) RM'000**
Cash Flows From Operating Activities		
Profit before taxation	187,810	201,816
Adjustments for:-		
Manager's management fee paid/payable in units	6,396	6,100
Depreciation	894	478
Fair value gain of investment properties	(77,904)	(98,384)
Finance costs	30,969	30,740
Interest income	(3,233)	(2,931)
Operating profit before changes in working capital	**144,932**	**137,819**
Changes in working capital:		
Trade and other receivables	(14,297)	(15,525)
Trade and other payables	(10,187)	(9,404)
Tenants' deposits	3,165	8,362
Net cash from operating activities	**123,613**	**121,252**
Cash Flows From Investing Activities		
Acquisition of plant and equipment	(770)	(639)
Capital expenditure on investment properties	(22,703)	(15,343)
Interest received	3,233	2,931
Net cash used in investing activities	**(20,240)**	**(13,051)**
Cash Flows From Financing Activities		
Interest paid	(26,380)	(35,759)
Distribution paid to unitholders	(151,976)	(94,246)
Payment of financing expenses	(2,771)	-
Payment of listing expenses	-	(1,618)
Proceeds from interest bearing borrowings	22,900	23,900
Pledged deposits	(3,289)	-
Net cash used in financing activities	**(161,516)**	**(107,723)**
Net (decrease)/increase in cash and cash equivalents	(58,143)	478
Cash and cash equivalents at beginning of the period	155,432	115,417
Cash and cash equivalents at end of the period	**97,289**	**115,895**
Cash and cash equivalents at end of the period comprises:		
Deposits placed with licensed banks	97,317	107,721
Cash and bank balances	6,794	8,174
	104,111	115,895
Less: Pledged deposits	(6,822)	-
	97,289	**115,895**

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 third quarter ended 30 September 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
MFRS 119, Employee Benefits (2011)
MFRS 127, Separate Financial Statements (2011)
Amendments to MFRS 7, Financial Instruments: Disclosures – Offsetting Financial Assets and Financial Liabilities
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.

Fair value gain arising from the valuations amounting to RM77.9 million was recognised in the previous quarter. 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	38,631

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

B1. Review of Performance

		3Q 2013 (Unaudited) RM'000	3Q 2012 (Unaudited) RM'000	Change %	YTD 2013 (Unaudited) RM'000	YTD 2012 (Unaudited) RM'000	Change %
(a)	**Breakdown of Gross Revenue**						
	Gurney Plaza	29,784	28,714	3.7	88,378	84,819	4.2
	Sungei Wang Plaza	18,102	17,695	2.3	54,132	53,793	0.6
	The Mines	18,597	16,258	14.4	52,669	47,384	11.2
	East Coast Mall	10,881	9,987	9.0	31,123	29,440	5.7
	Total Gross Revenue	**77,364**	**72,654**	**6.5**	**226,302**	**215,436**	**5.0**
(b)	**Breakdown of Property Operating Expenses**						
	Gurney Plaza	9,406	9,310	1.0	27,589	26,604	3.7
	Sungei Wang Plaza	4,256	4,245	0.3	12,395	12,145	2.1
	The Mines	7,818	6,456	21.1	20,537	18,819	9.1
	East Coast Mall	4,117	3,663	12.4	11,970	11,340	5.6
	Total Property Operating Expenses	**25,597**	**23,674**	**8.1**	**72,491**	**68,908**	**5.2**
(c)	**Breakdown of Net Property Income**						
	Gurney Plaza	20,378	19,404	5.0	60,789	58,215	4.4
	Sungei Wang Plaza	13,846	13,450	2.9	41,737	41,648	0.2
	The Mines	10,779	9,802	10.0	32,132	28,565	12.5
	East Coast Mall	6,764	6,324	7.0	19,153	18,100	5.8
	Total Net Property Income	**51,767**	**48,980**	**5.7**	**153,811**	**146,528**	**5.0**

B1. Review of Performance (cont'd)

Quarter Results (3Q 2013 vs 3Q 2012)

The Group recorded gross revenue of RM77.4 million in 3Q 2013, an increase of RM4.7 million or 6.5% over 3Q 2012. The increase was mainly due to higher gross rental income on the back of higher rental rates achieved from new and renewed leases, and revenue generated from onselling of electricity to tenants at The Mines.

Property operating expenses for 3Q 2013 was RM25.6 million, which was RM1.9 million or 8.1% higher compared to 3Q 2012. The increase was mainly due to higher property maintenance expenses, higher utility expenses because of higher electricity consumption and higher marketing expenses.

The net property income for 3Q 2013 was RM51.8 million which was 5.7% higher than 3Q 2012.

Interest income for 3Q 2013 was RM1.1 million which was marginally higher compared to 3Q 2012.

Manager's management fee was RM5.1 million, an increase of RM0.3 million or 5.4% over 3Q 2012. The increase was mainly due to higher net property income and increase in asset base after the valuation of investment properties.

Finance costs for 3Q 2013 were RM9.8 million, which were RM0.5 million or 5.2% lower compared to 3Q 2012. In May 2013, CMMT tightened the credit margin of floating rate credit facilities at a more competitive rate. The resultant decline in credit margin coupled with the better interest rate achieved from the re-fixing of fixed rate term loans (in March 2013) and the unrated medium term notes (issued in December 2012), had reduced CMMT's finance costs in 3Q 2013. Average cost of debt for 3Q 2013 was 4.29% p.a. (3Q 2012: 4.65% p.a.).

CMMT has incurred RM14.3 million capital expenditure during the current quarter. Sungei Wang Plaza's refurbishment works are in progress and are targeted to complete in 2013. The Mines' storm water rectification works, Gurney Plaza's fourth floor reconfiguration works and East Coast Mall's asset enhancement initiative ("AEI") works, which includes the conversion of some car park bays on the third floor into retail space, are still in progress.

Overall, distributable income to unitholders for 3Q 2013 was RM40.0 million which was RM2.4 million or 6.2% higher compared to 3Q 2012.

Financial Year-to-date Results (YTD 2013 vs YTD 2012)

The Group recorded gross revenue of RM226.3 million, which was RM10.9 million or 5.0% higher than last year's corresponding period. The increase was mainly due to higher gross rental income on the back of higher rental rates achieved from new and renewed leases, and revenue generated from onselling of electricity to tenants at The Mines effective 3Q 2013.

Property operating expenses for the period was RM72.5 million, which was RM3.6 million or 5.2% higher than last year's corresponding period. The overall increase in property operating expenses largely due to higher property maintenance expenses as well as higher repair and replacement cost incurred for electrical equipment, higher utility expenses because of higher electricity consumption, higher marketing expenses and reimbursable staff costs.

The net property income for the period was RM153.8 million which was 5.0% higher than last year's corresponding period.

Interest income for the period was RM3.2 million, which was RM0.3 million or 10.3% higher compared to last year's corresponding period. The increase was mainly attributed to higher available cash on deposit and active cash management.

CMMT registered a fair value gain of RM77.9 million in YTD 2013.

Manager's management fee was RM15.0 million, an increase of RM0.7 million or 4.9% over last year's corresponding period mainly due to higher net property income and an increase in asset base after the valuation of investment properties.

Financial Year-to-date Results (YTD 2013 vs YTD 2012) (cont'd)

Finance costs for the period were RM31.0 million, which were RM0.2 million or 0.7% higher compared to last year's corresponding period. This was mainly due to the impact of finance costs arising from the additional revolving credit facilities drawn down by CMMT during the period and a one-off incidental cost incurred for the purpose of re-fixing CMMT's fixed rate term loans in March 2013. The better interest rate achieved from the re-fixing of fixed rate term loans and unrated medium term notes (issued in December 2012), coupled with the tightening of the credit margin of CMMT's floating rate credit facilities (in May 2013) had partially mitigated the negative impact of the above. Average cost of debt for YTD 2013 was 4.39% p.a. (YTD 2012: 4.71% p.a.).

CMMT has incurred RM39.4 million capital expenditure for the properties during the period. East Coast Mall had completed the installation of new auto-pay machines and the restroom upgrading works during the period. The rest of the on-going capital expenditure works and new AEI works are outlined in the performance review of 3Q 2013.

Overall, distributable income to unitholders for the period was RM117.0 million which was RM5.2 million or 4.7% higher compared to last year's corresponding period.

B2. Material Changes in Quarter Results

	Quarter ended 30 September 2013 RM'000	Quarter ended 30 June 2013 RM'000
Profit before taxation	37,679	114,283
Less: Fair value gain of investment properties	-	(77,904)
Profit before taxation, excluding fair value gain of investment properties	**37,679**	**36,379**

There is no material change in the financial results of 3Q 2013 as compared to 2Q 2013.

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

Malaysia's 2013 growth forecast remains a respectable 4.5% to 5.0%, despite being reduced by Bank Negara in August as a result of the weak external environment. Resilient domestic demand has been the anchor of Malaysia's growth and should continue so going forward (source: Bank Negara). Malaysia's growth prospects combined with its attractive demographics continue to be a sound investment proposition for a retail-focused real estate investment trust like CMMT.

At present, CMMT has a portfolio of four well-performing malls in the key urban centers of Penang, Kuala Lumpur, Selangor and Kuantan, and is the only "pure play" shopping mall REIT which provides income and geographical diversification to its unitholders. 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.

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

(a) Letter Of Intent From Tropicana City Sdn. Bhd.

On 23 August 2013, a non-legally binding Letter of Intent was received from Tropicana City Sdn. Bhd., a wholly-owned subisidiary of Tropicana Corporation Berhad (formerly known as Dijaya Corporation Berhad), offering CMMT the opportunity to explore the acquisition of Tropicana City Mall and Tropicana City Office Tower erected on a master title held under Geran 54431, Lot 45821, Section 39, Bandar Petaling Jaya, District of Petaling, State of Selangor. The due diligence process for the acquisition of the above is still in progress.

(b) Approval Granted By Bursa Securities 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 REITs Guidelines (The “Authority”)

On 1 October 2013, the application to and approval by Bursa Securities for a six (6) months extension of the Authority until 1 April 2014 was granted.

B8. Borrowings and Debt Securities

	As at 30 September 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	(3,428)	(4,216)
	816,322	815,534
Short term borrowings		
Unsecured revolving credits	76,900	54,000
Total borrowings	**893,222**	**869,534**

All the borrowings are denominated in Ringgit Malaysia.

As at 30 September 2013, CMMT’s unsecured revolving credit facilities increased by RM22.9 million to RM76.9 million for the purpose of funding the capital expenditure incurred by Gurney Plaza, Sungei Wang Plaza, The Mines and East Coast Mall.

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 30 August 2013, CMMT paid its first income distribution of RM77.0 million or 4.35 sen per unit for the period from 1 January 2013 to 30 June 2013.

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 30 September 2013

As at 30 September 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	1,071,785	1,233,025	1,230,000	57.0
Sungei Wang Plaza	739,912	827,028	825,000	38.3
The Mines	560,070	624,184	624,000	28.9
East Coast Mall	339,966	369,037	360,000	16.7
Total	**2,711,733**	**3,053,274**	**3,039,000**	

The market value of Sungei Wang Plaza, The Mines and East Coast Mall were stated at valuations conducted by PPC International Sdn. Bhd. as at 30 June 2013. The market value of Gurney Plaza was stated at valuation performed by CB Richard Ellis (Malaysia) Sdn. Bhd. as at 30 June 2013.

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 30 June 2013 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 30 September 2013	Quarter ended 30 June 2013
Number of units in circulation (units)	1,770,391,900	1,770,391,900
NAV before income distribution (RM'000)	2,156,509	2,195,842
NAV after income distribution (RM'000)	2,116,498	2,118,830
NAV per unit[1] (RM)	1.1955	1.1968
Total comprehensive income (RM'000)	37,679	114,283
Weighted average number of units in issue[2] (units)	1,770,391,900	1,769,409,036
EPU after manager's management fee (sen)	2.13	6.46
Distributable income (RM'000)	40,011	38,469
DPU (sen)	2.26	2.17
Market price (RM)	1.57	1.75
DPU yield (%)	1.44	1.24

[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.

[2] Weighted average number of units in issue for YTD 2013 is 1,769,288,334.

B13. Soft Commission Received By The Manager And Its Delegates

Nil.

B14. Manager's Fee

For the financial period ended 30 September 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:

	3Q 2013 Actual (Unaudited) RM'000	YTD 2013 Actual (Unaudited) RM'000
Base management fee	2,475	7,275
Performance fee	2,606	7,744
Total fees	**5,081**	**15,019**

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

	No of units	**Percentage of unitholdings**	**Market value[4] at 30 September 2013**
	Units	%	RM
CMMT Investment Limited[1]	623,938,000	35.24	979,582,660
Menang Investment Limited[1]	13,628,900	0.77	21,397,373
Skim Amanah Saham Bumiputera[2]	126,791,000	7.16	199,061,870
AS 1 Malaysia[2]	33,132,600	1.87	52,018,182
Amanah Saham Wawasan 2020[2]	36,549,500	2.06	57,382,715
Amanah Saham Malaysia[2]	35,875,000	2.03	56,323,750
Amanah Saham Nasional 3 Imbang[2]	151,000	0.01	237,070
AMB Unit Trust Fund[3]	666,400	0.04	1,046,248
Direct unitholdings of the Directors of the Manager:			
Mr Lim Beng Chee[5] (alternate director to Simon Ho Chee Hwee and Ng Kok Siong)	100,000	0.01	157,000
Mr Ng Kok Siong[5]	100,000	0.01	157,000
Ms Sharon Lim Hwee Li	100,000	0.01	157,000
Ms Tan Siew Bee	100,000	0.01	157,000
Mr Peter Tay Buan Huat	100,000	0.01	157,000
	871,232,400	**49.23**	**1,367,834,868**

1 An indirect wholly-owned subsidiary of CapitaMalls Asia Limited.
2 Managed by Amanah Saham Nasional Berhad ("ASNB"), 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.
3 Managed by Amanah Mutual Berhad, a wholly-owned subsidiary of ASNB, which in turn is a wholly-owned subsidiary of PNB.
4 The market value of the units is computed based on the closing price of RM1.57 per unit as at 30 September 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 30 September 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 24 October 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: 24 October 2013

General Announcement

Form Version **8.2 (Enhanced)**
Submitted

Initiated by **CS_TMF GLOBAL SERVICES MALAYSIA** on **21/10/2013 06:25:32 PM**
Ownership transfer to **CS_TMF GLOBAL SERVICES MALAYSIA** on **19/07/2013 05:43:42 PM**
Submitted by **CS_TMF GLOBAL SERVICES MALAYSIA** on **24/10/2013 05:20:57 PM**
Reference No **CG-131021-94513**

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/ 03-2382 4356
E-mail address	shiowfang.soo@tmf-group.com

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)
CMMT Presentation Slides : 3Q 2013 Financial Results
Announcement Details/Table Section :-
(This field is for the details of the announcement, if applicable)

This announcement is dated 24 October 2013.

Attachment(s):- (please attach the attachments here)
CMMT_3Q2013ResultsSlides_241013.pdf

CapitaMalls Malaysia Trust

3Q 2013 Financial Results

24 October 2013

Disclaimer

These materials may contain forward-looking statements that involve assumptions, 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 other developments, shifts in expected levels of property rental income, changes in operating expenses, including reimbursable staff costs, 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 current view of management on future events.

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.

CapitaMalls Malaysia Trust

Contents

Key Highlights

Gurney Plaza, Penang, Malaysia

3Q 2013 Highlights

- **Distribution Per Unit**
  - 3Q 2013: 2.26 sen (3Q 2012: 2.13 sen), up 6.1% y-o-y
  - YTD 2013: 6.61 sen (YTD 2012: 6.33 sen), up 4.4% y-o-y
- **Net Property Income**
  - 3Q 2013: RM51.8 mil (3Q 2012: RM49.0 mil), up 5.7% y-o-y
  - YTD 2013: RM153.8 mil (YTD 2012: RM146.5 mil), up 5.0% y-o-y

3Q 2013 DPU up 6.1% Y-o-Y

	3Q 2013 Actual (Unaudited)	3Q 2012 Actual (Unaudited)	Variance %	YTD 2013 Actual (Unaudited)	YTD 2012 Actual (Unaudited)	Variance %
Distributable Income (RM'000)	40,011	37,660	6.2	117,023	111,810	4.7
DPU (sen)	2.26	2.13	6.1	6.61	6.33	4.4
DPU (sen) - annualised[1]	8.97	8.47	5.9	8.84	8.46	4.5
Distribution yield (%) (Based on market price of RM1.57 on 30 September 2013)	5.71			5.63		
Distribution yield (%) (Based on market price of RM1.54 on 23 October 2013)	5.82			5.74		

1. **As 2012 was a leap year, the DPU for 3Q 2012 was annualised based on 366 days.**

Financial Results

Sungei Wang Plaza, Kuala Lumpur, Malaysia

Distribution Statement – 2013 vs 2012

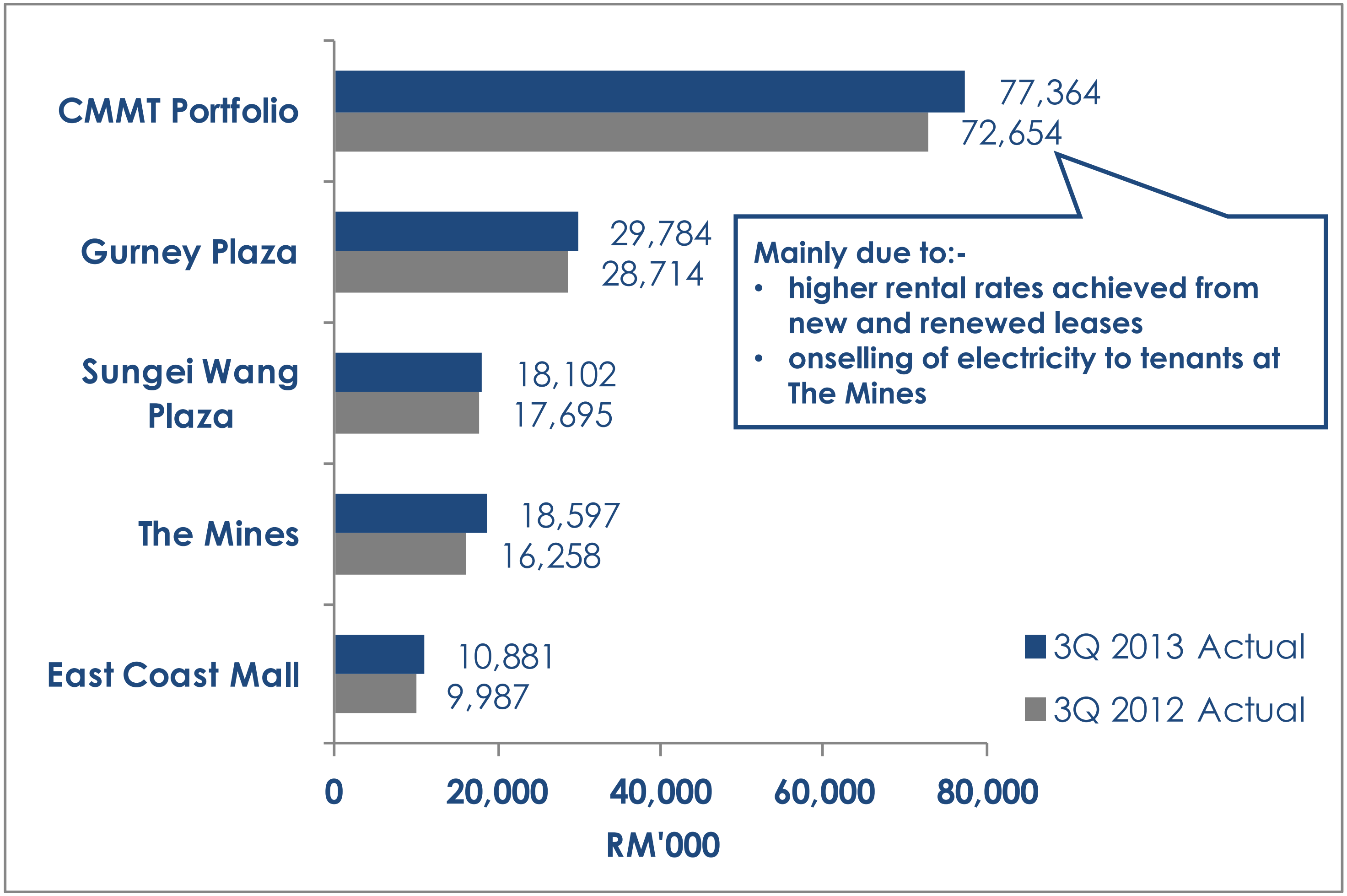
	3Q 2013 Actual (RM'000)	3Q 2012 Actual (RM'000)	Variance %	YTD 2013 Actual (RM'000)	YTD 2012 Actual (RM'000)	Variance %
Gross revenue	77,364	72,654	6.5	226,302	215,436	5.0
Less: Property operating expenses	(25,597)	(23,674)	8.1	(72,491)	(68,908)	5.2
Net property income	**51,767**	**48,980**	**5.7**	**153,811**	**146,528**	**5.0**
Interest income	1,117	1,096	1.9	3,233	2,931	10.3
Other non-operating income	-	-	-	-	96	(100.0)
Fair value gain of investment properties	-	-	-	77,904	98,384	(20.8)
Net investment income	**52,884**	**50,076**	**5.6**	**234,948**	**247,939**	**(5.2)**
Manager's management fee	(5,081)	(4,819)	5.4	(15,019)	(14,315)	4.9
Trust and other expenses	(334)	(373)	(10.5)	(1,150)	(1,068)	7.7
Finance costs	(9,790)	(10,326)	(5.2)	(30,969)	(30,740)	0.7
Profit before taxation	**37,679**	**34,558**	**9.0**	**187,810**	**201,816**	**(6.9)**
Taxation	-	-	-	-	-	-
Profit for the period	**37,679**	**34,558**	**9.0**	**187,810**	**201,816**	**(6.9)**
Distribution adjustments	2,349	3,057	N.M.	(70,718)	(89,986)	N.M.
Income available for distribution	**40,028**	**37,615**	**6.4**	**117,092**	**111,830**	**4.7**
Distributable income[1]	**40,011**	**37,660**	**6.2**	**117,023**	**111,810**	**4.7**
DPU (sen)	2.26	2.13	6.1	6.61	6.33	4.4

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

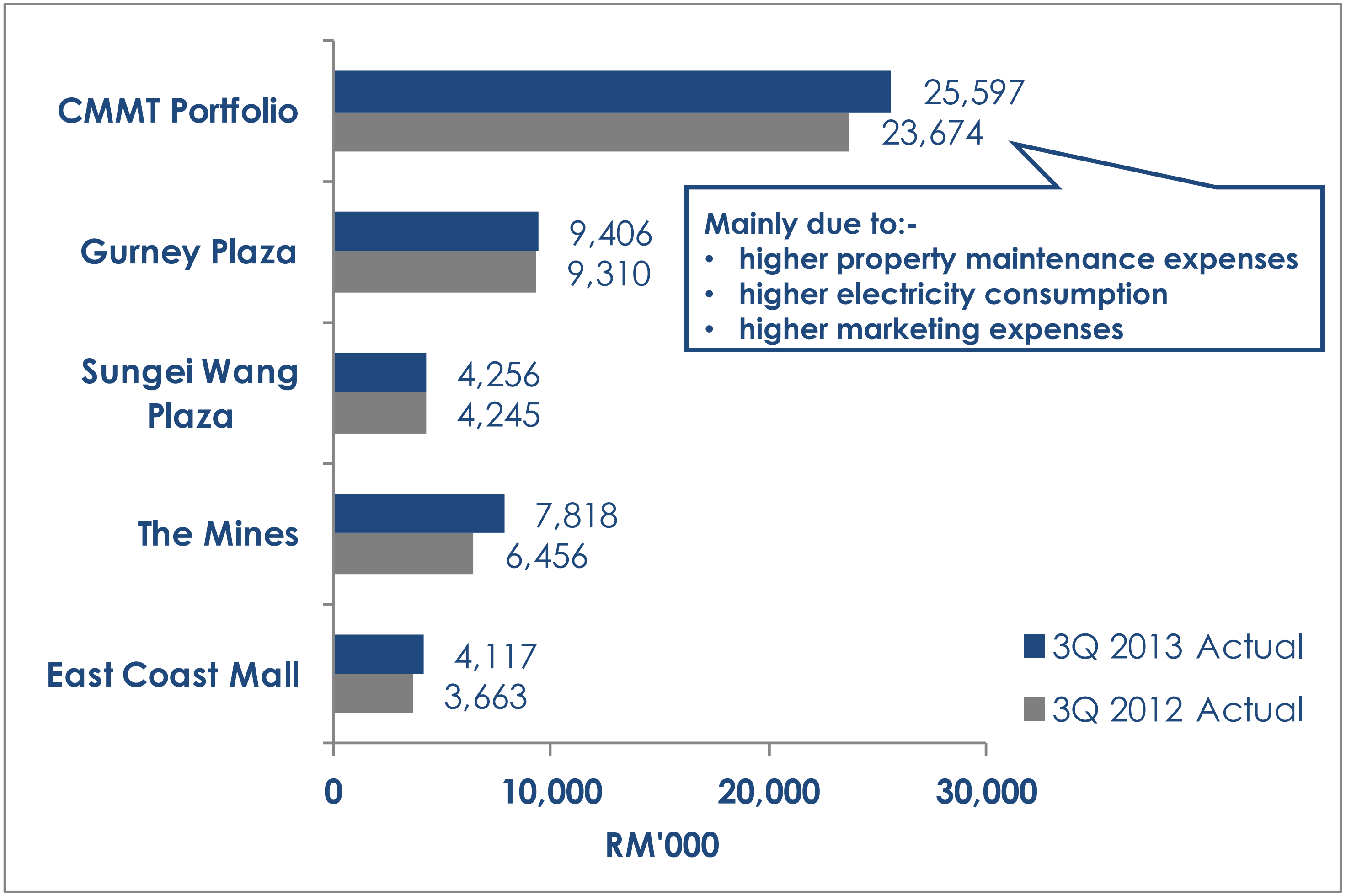
N.M. Not meaningful

CapitaMalls Malaysia Trust

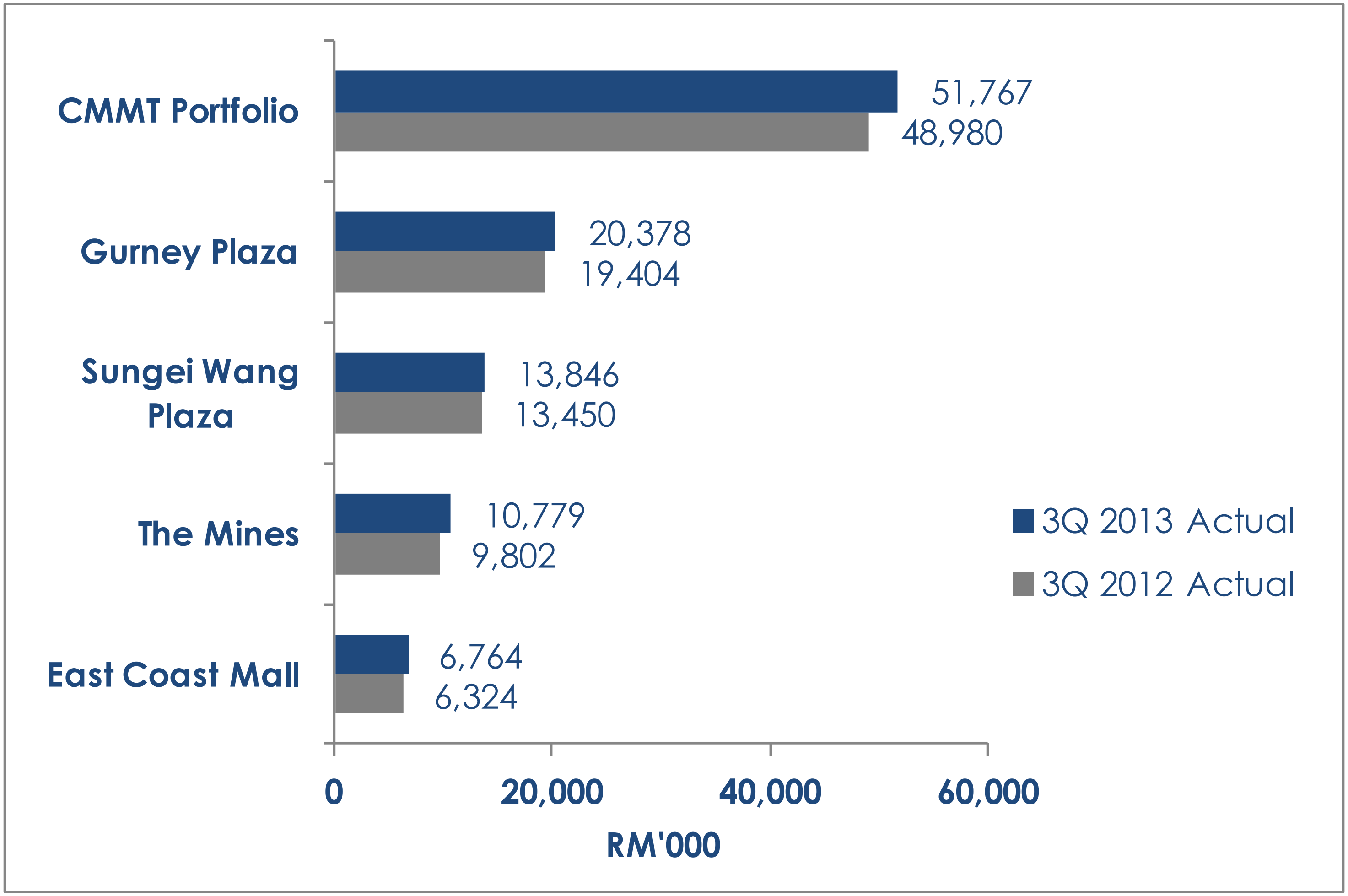
3Q 2013 Gross Revenue - Increased by 6.5% vs 2012



3Q 2013 Property Operating Expenses - Increased by 8.1% vs 2012

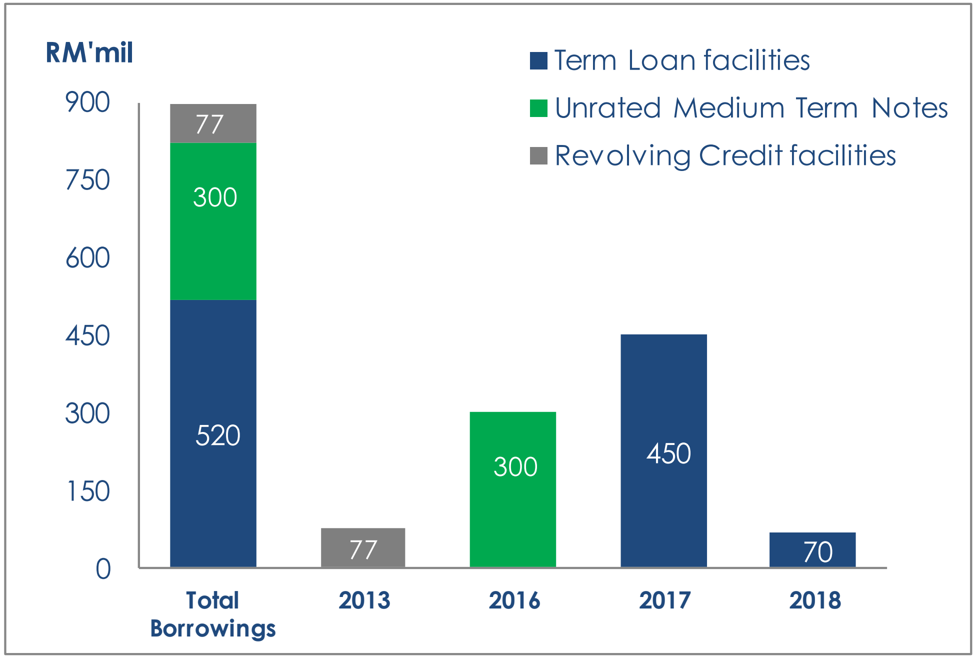


3Q 2013 Net Property Income - Increased by 5.7% vs 2012

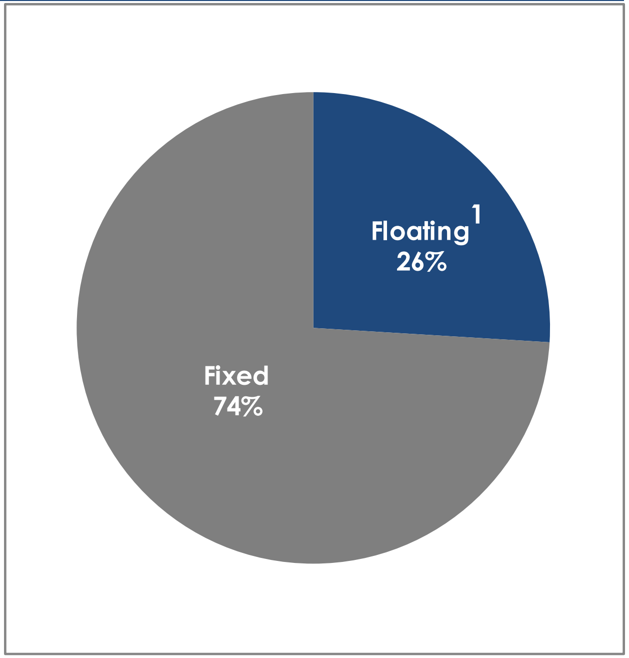


Debt Profile (As at 30 September 2013)

Debt Maturity Profile



Interest Rate Profile



1. Includes short term revolving credit facilities of RM76.9 million.

Key Financial Indicators

	3Q 2013	2Q 2013
Unencumbered assets as % of total assets	40.9%	40.6%
Gearing ratio	28.4%	28.2%
Net debt / EBITDA (times)	4.8	4.9
Interest coverage (times)	4.9	4.8
Average term of maturity (years)	3.3	3.6
Average cost of debt	4.29%	4.31%

Firm Balance Sheet

As at 30 September 2013	RM'mil
Non-current Assets	3,055
Current Assets	137
Total Assets	**3,192**
Current Liabilities	169
Non-current Liabilities	866
Total Liabilities	**1,035**
Net Assets	**2,157**
Total Unitholders' Funds	**2,157**
Number of Units in Circulation (in million units)	**1,770**

NAV (RM'mil)	
- before income distribution	2,157
- after income distribution	2,116
NAV per unit (RM)	
- before income distribution	1.22
- after income distribution	1.20

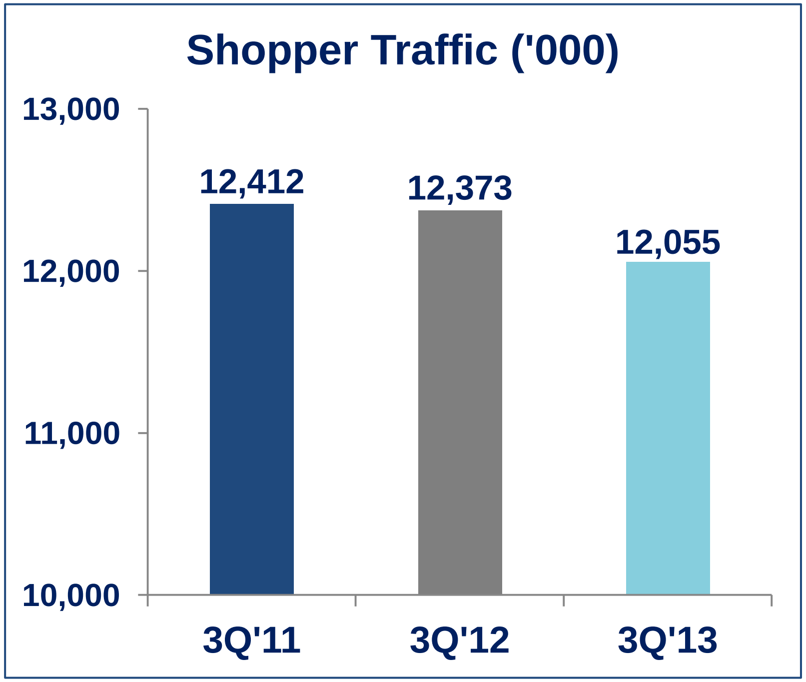
Portfolio Update

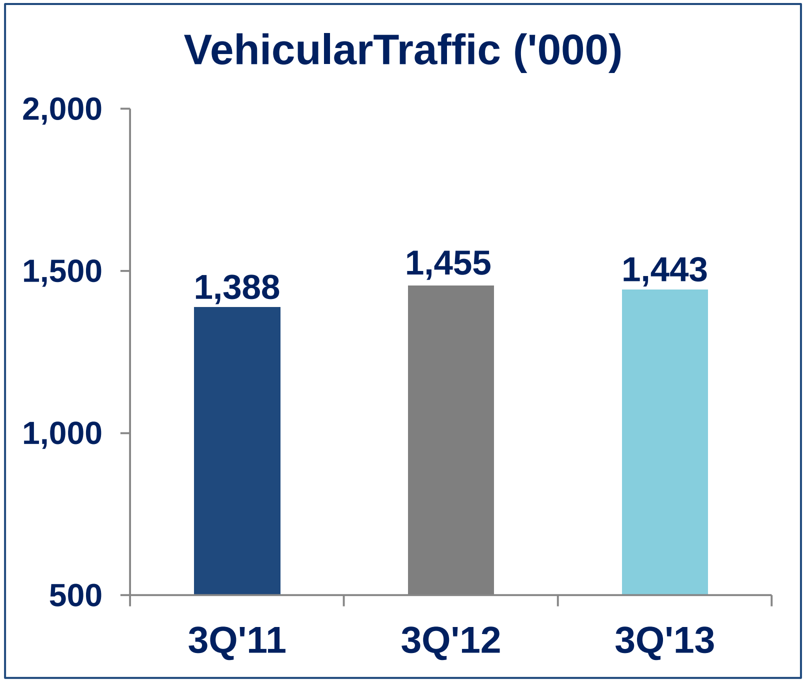
The Mines, Selangor, Malaysia

Shopper and Vehicular Traffic Remains Stable

Shopper traffic
2.6% lower than 3Q 2012
2.9% lower than 3Q 2011

Vehicular traffic
0.8% lower than 3Q 2012
3.9% higher than 3Q 2011





Notes:
- Shopper traffic and vehicular traffic statistics exclude East Coast Mall.

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Positive Rental Reversion of 6.5%

From 1 January 2013 to 30 September 2013 [1]	No. of new leases/renewals	Var. over preceding rental[2, 3, 4] (%)
Gurney Plaza	83	+7.9
Sungei Wang Plaza	105	-3.0
The Mines	102	+10.3
East Coast Mall	124	+18.9
CMMT Portfolio	414	+6.5

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

Portfolio Lease Expiry (By Year)

As at 30 September 2013	CMMT Portfolio		
	No of Leases[1]	Gross Rental Income RM'000	% of Total (Sept'13)[2]
2013	64	846	4.2%
2014	572	8,848	43.6%
2015	443	5,775	28.5%
Beyond 2015	265	4,806	23.7%

1. Based on all committed leases as at 30 September 2013.
2. As percentage of total gross rental income for the month of September 2013.

Portfolio Lease Expiry Profile for 2013

As at 30 September 2013	No. of Leases[1]	Net Lettable Area		Gross Rental Income	
		Sq ft	% of total[2]	RM'000	% of total[3]
Gurney Plaza	20	27,450	1.1%	387	1.9%
Sungei Wang Plaza	21	11,890	0.5%	146	0.7%
The Mines	3	2,795	0.1%	25	0.1%
East Coast Mall	20	106,578	4.3%	288	1.4%
CMMT Portfolio	64	148,713	6.0%	846	4.2%

1. Based on total committed leases as at 30 September 2013 which are expiring in 2013.
2. Based on total committed NLA as at 30 September 2013.
3. Based on total committed monthly gross rental income as at 30 September 2013.

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Occupancy Rate Remains High

	1Q 2013 31 March 13[1]	2Q 2013 30 June 13[1]	3Q 2013 30 September 13[1]
Gurney Plaza	97.6%	99.1%	97.6%
Sungei Wang Plaza	97.9%	96.0%	98.0%
The Mines	99.8%	99.7%	99.9%
East Coast Mall	99.6%	99.8%	100.0%
CMMT Portfolio	98.7%	98.8%	98.8%

1. Based on committed leases.

Improvement Works & New Initiatives

East Coast Mall, Kuantan, Malaysia

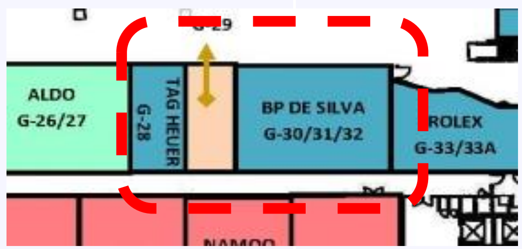
Gurney Plaza

Ground Floor Repositioning

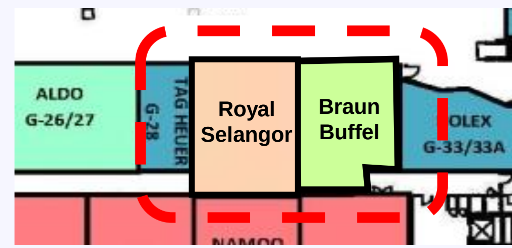
- Reconfigured previous BP De Silva unit into Braun Buffel and Royal Selangor.
- Converted service corridor at the back of the unit into lease area for better rental yield.
- Relocated Braun Buffel from Gurney Plaza Extension Wing to Gurney Plaza Main Building to create better tenant mix.

FLOOR -PLAN

BEFORE



AFTER



TENANTS

Gurney Plaza

Traffic Flow Improvement Work at Kelawei Service Road

❖ **Road widening works at Kelawei service road to suit the one way traffic conversion at Kelawei main road.**

BEFORE

AFTER

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Gurney Plaza

Upgrading of CCTV System

Basement Carpark Repainting Works

BEFORE

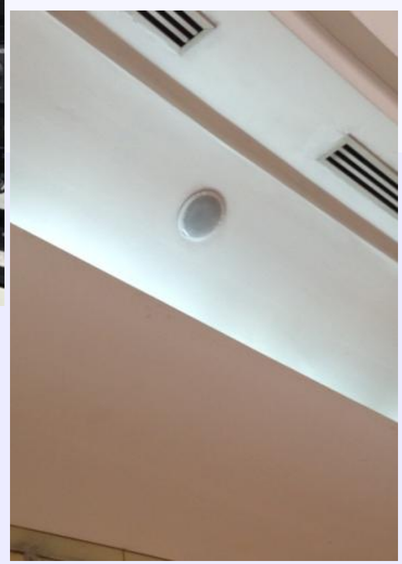
AFTER

The Mines

Upgrading of Mall Speakers System

- Upgraded the existing PA system and mall speakers for better performance.

BEFORE

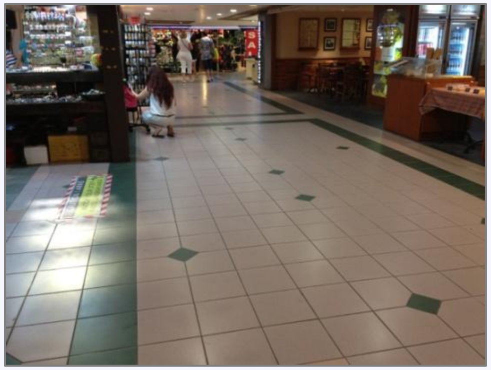


AFTER

Sungei Wang Plaza

Refurbishment of Floor Tiles & Ceiling

❖ **Refurbishment of the existing floor tiles and wooden ceiling which were out-dated and dilapidated.**

	BEFORE	AFTER
Floor Tiles		
Ceiling		

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2013 Biz+ Seminar

"Pursuing Quality Service, Innovation & Creativity"

- **2013 Biz+ Seminar titled "Pursuing Quality Service, Innovation & Creativity" was held on 5 July 2013 by Disney Institute.**
- **Attended by 237 tenants and 57 staff.**

Thank You

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