

CAPITAMALLS MALAYSIA TRUST
CONDENSED CONSOLIDATED
FINANCIAL STATEMENTS
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2011

CAPITAMALLS MALAYSIA TRUST
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2011 (UNAUDITED)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	AS AT 31 DECEMBER 2011 ¹ (UNAUDITED) RM'000	AS AT 31 DECEMBER 2010 (AUDITED) RM'000
Assets		
Plant and equipment	1,093	1,097
Investment properties	2,781,000	2,143,000
Total non-current assets	<u>2,782,093</u>	<u>2,144,097</u>
Trade and other receivables	9,192	6,692
Cash and cash equivalents	115,417	127,431
Total current assets	<u>124,609</u>	<u>134,123</u>
Total assets	<u>2,906,702</u>	<u>2,278,220</u>
Equity		
Unitholders' capital	1,806,696	1,325,560
Undistributed profit	145,147	109,396
Total unitholders' funds	<u>1,951,843</u>	<u>1,434,956</u>
Liabilities		
Borrowings	815,231	745,122
Trade and other payables	47,186	23,512
Total non-current liabilities	<u>862,417</u>	<u>768,634</u>
Borrowings	9,000	-
Trade and other payables	83,442	74,630
Total current liabilities	<u>92,442</u>	<u>74,630</u>
Total liabilities	<u>954,859</u>	<u>843,264</u>
Total equity and liabilities	<u>2,906,702</u>	<u>2,278,220</u>
Number of unit in circulation ('000 units)	1,762,652	1,350,000
Net asset value (NAV)		
- before income distribution	1,951,843	1,434,956
- after income distribution	1,931,749	1,389,046
NAV per unit (RM)		
- before income distribution	1.1073	1.0629
- after income distribution	1.0959	1.0289

The unaudited condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the period ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.

¹ The acquisition of Gurney Plaza Extension on 28 March 2011 and East Coast Mall on 14 November 2011 and the respective financial results have been taken into account in CMMT Group's FY 2011 financial results.

CAPITAMALLS MALAYSIA TRUST
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2011 (UNAUDITED)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	CURRENT QUARTER		YEAR TO DATE	
	31 DECEMBER		31 DECEMBER	
	2011 ¹	2010	2011 ¹	2010 ²
	(UNAUDITED)	(UNAUDITED)	(UNAUDITED)	(AUDITED)
	RM'000	RM'000	RM'000	RM'000
Gross rental income	52,811	43,193	193,995	80,129
Car park income	3,946	3,500	15,029	6,411
Other revenue	6,388	4,558	21,863	8,096
Gross revenue	63,145	51,251	230,887	94,636
Maintenance expenses	(5,796)	(5,282)	(19,798)	(9,333)
Utilities	(6,708)	(5,307)	(24,036)	(10,041)
Other operating expenses ³	(6,872)	(5,144)	(24,658)	(9,437)
Property operating expenses	(19,376)	(15,733)	(68,492)	(28,811)
Net property income	43,769	35,518	162,395	65,825
Interest income	799	666	3,063	954
Other non-operating income ⁴	422	-	2,305	-
Fair value gain of investment properties ⁵	14,690	5,347	68,910	81,347
Net investment income	59,680	41,531	236,673	148,126
Manager's management fee	(4,456)	(3,527)	(16,286)	(6,506)
Trustee's fee	(124)	(108)	(464)	(199)
Auditors' fee	(37)	(63)	(142)	(100)
Tax agent's fee	(5)	(10)	(20)	(21)
Valuation fee	-	(15)	(250)	(30)
Finance costs	(9,900)	(9,398)	(38,707)	(17,319)
Other non-operating expenses ³	(44)	(299)	(990)	(14,555)
	(14,566)	(13,420)	(56,859)	(38,730)
Profit before taxation	45,114	28,111	179,814	109,396
Taxation	-	-	-	-
Profit for the period/year	45,114	28,111	179,814	109,396
Other comprehensive income, net of tax	-	-	-	-
Total comprehensive income for the period/year	45,114	28,111	179,814	109,396
Distribution adjustments ⁶	(12,460)	(3,293)	(61,531)	(63,486)
Income available for distribution	32,654	24,818	118,283	45,910
Distributable income ⁷	32,824	24,818	118,258	45,910
Profit for the period/year is made up of the following:				
Realised	30,424	22,764	110,904	28,049
Unrealised ⁸	14,690	5,347	68,910	81,347
	45,114	28,111	179,814	109,396

**CAPITAMALLS MALAYSIA TRUST
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2011 (UNAUDITED)**

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
(CONTINUED)**

	CURRENT QUARTER 31 DECEMBER		YEAR TO DATE 31 DECEMBER	
	2011 ¹ (UNAUDITED)	2010 (UNAUDITED)	2011 ¹ (UNAUDITED)	2010 ² (AUDITED)
Earnings per unit (sen) ⁹				
- before manager's management fee (sen)	3.02	2.34	13.09	8.59
- after manager's management fee (sen)	2.75	2.08	12.00	8.10
Distribution per unit (DPU) (sen)	1.99	1.84	7.87	3.40
DPU (sen) – annualised	7.90	7.29	7.87	7.26

The unaudited condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the period ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.

1. The acquisition of Gurney Plaza Extension on 28 March 2011 and East Coast Mall on 14 November 2011 and the respective financial results have been taken into account in CMMT Group's FY 2011 financial results.
2. CMMT was listed on the Main Market of Bursa Malaysia Securities Berhad on 16 July 2010. The comparative financial results refer to the period from 14 July 2010 to 31 December 2010.
3. Included in the other operating expenses and other non-operating expenses are the following:

	CURRENT QUARTER 31 DECEMBER		YEAR TO DATE 31 DECEMBER	
	2011 ¹ (UNAUDITED) RM'000	2010 (UNAUDITED) RM'000	2011 ¹ (UNAUDITED) RM'000	2010 ² (AUDITED) RM'000
Allowance for impairment losses of trade receivables	297	8	376	160
Realised foreign exchange loss	1	1	6	1

4. Other non-operating income for FY 2011 includes the adjustment for listing expenses of RM2.1 million in relation to the initial public offering in 2010.
5. The fair value gain of investment properties is the surplus of the appraised values over costs in the reporting period. This is an unrealised gain and is not available for income distribution.

CAPITAMALLS MALAYSIA TRUST
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2011 (UNAUDITED)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
(CONTINUED)

6. Included in the distribution adjustments are the following:

	CURRENT QUARTER		YEAR TO DATE	
	31 DECEMBER		31 DECEMBER	
	2011 ¹	2010	2011 ¹	2010 ²
	(UNAUDITED)	(UNAUDITED)	(UNAUDITED)	(AUDITED)
	RM'000	RM'000	RM'000	RM'000
Fair value gain of investment properties	(14,690)	(5,347)	(68,910)	(81,347)
Manager's management fee payable in units	2,079	1,687	7,714	3,127
Listing expenses	-	-	-	14,000
Adjustment for listing expenses of intitial public offering	(201)	-	(2,085)	-
Depreciation	130	146	527	294
Amortisation of transaction costs on borrowings	235	221	920	440
Net loss from subsidiary *	7	-	7	-
Other tax adjustments	(20)	-	296	-
	<u>(12,460)</u>	<u>(3,293)</u>	<u>(61,531)</u>	<u>(63,486)</u>

* Net loss from subsidiary relates to the newly acquired entity, CMMT MTN Berhad.

7. The difference between income available for distribution and distributable income is due to rollover adjustment for rounding effect of DPU. CMMT intends to distribute 100% of its distributable income to its unitholders. Details are set out in B12.
8. This is an unrealised profit and is not available for income distribution.
9. Earnings per unit is computed based on profit for the quarter/year divided by the weighted average number of units at the end of the quarter/year.

**CAPITAMALLS MALAYSIA TRUST
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2011 (UNAUDITED)**

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN NET ASSET VALUE

	Unitholders' Capital RM'000	Undistributed Profit Realised RM'000	Unrealised RM'000	Total Unitholders' Funds RM'000
As at 7 June 2010 (date of establishment)	-	-	-	-
Total comprehensive income for the period	-	28,049	81,347	109,396
Increase in net assets resulting from operations	-	28,049	81,347	109,396
Unitholders' transactions				
Creation of Units				
- Issue of new units	1,325,560	-	-	1,325,560
- Units issued as satisfaction of the portion manager's management fee payable in units	-	-	-	-
Increase in net assets resulting from unitholders' transactions	1,325,560	-	-	1,325,560
As at 31 December 2010 ¹ (Audited)	1,325,560	28,049	81,347	1,434,956
As at 1 January 2011	1,325,560	28,049	81,347	1,434,956
Total comprehensive income for the year	-	110,904	68,910	179,814
Increase in net assets resulting from operations	1,325,560	138,953	150,257	1,614,770
Unitholders' transactions				
Creation of Units				
- Placement of units (Note A7)	483,550	-	-	483,550
- Units issued as satisfaction of the portion manager's management fee payable in units (Note A7)	6,808	-	-	6,808
Placement expenses ³	(9,222)	-	-	(9,222)
Distribution to unitholders – Paid ⁴	-	(144,063)	-	(144,063)
Increase in net assets resulting from unitholders' transactions	481,136	(144,063)	-	337,073
As at 31 December 2011 ² (Unaudited)	1,806,696	(5,110)	150,257	1,951,843

The unaudited condensed consolidated statement of changes in net asset value should be read in conjunction with the audited financial statements for the period ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.

¹ CMMT was listed on the Main Market of Bursa Malaysia Securities Berhad on 16 July 2010. The comparative financial results refer to the period from 14 July 2010 to 31 December 2010.

² The acquisition of Gurney Plaza Extension on 28 March 2011 and East Coast Mall on 14 November 2011 and the respective financial results have been taken into account in CMMT Group's FY 2011 financial results.

³ This refers to the private placement expenses in relation to the acquisition of Gurney Plaza Extension and East Coast Mall.

⁴ Distribution refers to (i) 2010 income distribution for the period from 14 July 2010 to 31 December 2010 paid in February 2011, (ii) advance income distribution for the period from 1 January 2011 to 24 March 2011 paid in April 2011, (iii) income distribution for the period from 25 March to 30 June 2011 paid in August 2011, and (iv) advance income distribution for the period from 1 July 2011 to 10 November 2011 paid in December 2011.

CAPITAMALLS MALAYSIA TRUST
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2011 (UNAUDITED)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	TWELVE MONTHS ENDED 31 DECEMBER 2011 ¹ (UNAUDITED) RM'000	FOR THE PERIOD FROM 7 JUNE TO 31 DECEMBER 2010 ² (AUDITED) RM'000
Cash Flows From Operating Activities		
Profit before taxation	179,814	109,396
Adjustments for:-		
Manager's management fee payable in units	7,714	3,127
Fair value gain of investment properties	(68,910)	(81,347)
Depreciation	527	294
Finance costs	38,707	17,319
Interest income	(3,063)	(954)
Listing expenses	(2,085)	14,000
Operating profit before changes in working capital	152,704	61,835
Changes in working capital:		
Trade and other receivables	(2,500)	(6,692)
Trade and other payables	25,128	76,475
Net cash from operating activities	175,332	131,618
Cash Flows From Investing Activities		
Acquisition of plant and equipment	(523)	(1,391)
Acquisition of investment properties	(532,659)	(750,000)
Capital expenditure / asset enhancement on investment properties	(27,775)	(3,657)
Investment in a subsidiary (Note B8 (ii))	*	-
Interest received	3,063	954
Net cash used in investing activities	(557,894)	(754,094)
Cash Flows From Financing Activities		
Interest paid	(37,472)	(6,760)
Distribution paid to unitholders	(144,063)	-
Proceeds from issuance of new units	483,550	21,560
Payment of financing expenses	(561)	(5,318)
Payment of listing and placement expenses	(9,656)	(9,575)
Proceeds from interest bearing borrowings	78,750	750,000
Net cash from financing activities	370,548	749,907
Net (decrease)/increase in cash and cash equivalents	(12,014)	127,431
Cash and cash equivalents at beginning of the period	127,431	-
Cash and cash equivalents at end of the period	115,417	127,431
Cash and cash equivalents at end of the period comprises:		
Deposits placed with licensed banks	96,890	120,856
Cash and bank balances	18,527	6,575
	115,417	127,431

The unaudited condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the period ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.

* RM2 issued and paid-up share capital in CMMT MTN Berhad.

¹ The acquisition of Gurney Plaza Extension on 28 March 2011 and East Coast Mall on 14 November 2011 and the respective financial results have been taken into account in CMMT Group's FY 2011 financial results.

² CMMT was listed on the Main Market of Bursa Malaysia Securities Berhad on 16 July 2010. The comparative financial results refer to the period from 14 July 2010 to 31 December 2010.

CAPITAMALLS MALAYSIA TRUST

FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2011 (UNAUDITED)

Part A – Explanatory Notes Pursuant to Financial Reporting Standards (FRS) 134

A1. Basis of Preparation

The unaudited interim financial statements for the fourth quarter ended 31 December 2011 have been prepared on the historical cost basis except for investment properties and financial instruments which are stated at fair value.

The unaudited interim financial statements have been prepared in compliance with FRS 134: Interim Financing Reporting issued by the Malaysian Accounting Standards Board (MASB), 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 unaudited interim financial statements should be read in conjunction with the audited financial statements for the period ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.

A2. Changes in Accounting Policies

The significant accounting policies and methods of computation used in the preparation of the unaudited interim financial statements are consistent with those adopted in the preparation of the audited financial statements of CMMT for the financial period ended 31 December 2010.

A3. Audit Report of Preceding Financial Year

The audit report of CMMT for the financial period ended 31 December 2010 was not qualified.

A4. Comment on Seasonality or Cyclicity of Operations

The business operations 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

For the year ended 31 December 2011, CMMT has issued new units in CMMT in conjunction with new acquisitions (Placement Units): (i) a private placement of 144,859,000 Placement Units at an issue price of RM1.06 per Placement Unit was issued and listed on the Main Market of Bursa Securities on 28 March 2011 as part satisfaction of the acquisition cost of Gurney Plaza Extension, and (ii) a private placement of 261,904,000 Placement Units at an issue price of RM1.26 per Placement Unit was issued and listed on the Main Market of Bursa Securities on 14 November 2011 as full satisfaction of the acquisition cost of East Coast Mall.

CMMT also issued new units in CMMT to the Manager during the financial year under review: (i) 2,820,900 units at RM1.1084* per unit being part payment of management fee for the financial period from 14 July 2010 to 31 December 2010, and (ii) 3,068,200 units at RM1.2003** per unit being part payment of management fee for the financial period from 1 January 2011 to 30 June 2011. The units were listed on the Main Market of Bursa Securities on 12 August 2011 and 6 December 2011 respectively.

* Based on the 10-day volume weighted average price (VWAP) of the units up to and including 30 December 2010.

** Based on the 10-day VWAP of the units up to and including 30 June 2011.

**CAPITAMALLS MALAYSIA TRUST
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2011 (UNAUDITED)**

A8. Income Distribution Policy

In line with the distribution policy as set out in the Trust Deed, the Manager will distribute at least 90% 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.

As disclosed in the initial public offering prospectus, CMMT intends to distribute 100% of its distributable income for the financial year ended 31 December 2011 to its unitholders.

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.

For the quarter ended 31 December 2011, the investment properties were valued based on valuations performed by independent professional valuers as at 31 December 2011. Fair value gain arising from the valuations amounting to RM14.7 million was recognised during the quarter.

A11. Subsequent Events

Nil.

A12. Changes in Composition of the Trust

The changes to the composition of CMMT during the current quarter are as follows:

	Units
Balance at beginning of period	1,497,679,900
Units issued pursuant to acquisition of East Coast Mall	261,904,000
Units issued as satisfaction of the portion manager's management fee payable in units	3,068,200
Total units in issue	<u>1,762,652,100</u>

A13. Changes in Contingent Liabilities and Contingent Asset

Nil.

A14. Capital Commitments

The amount of commitments for the investment properties not provided for in the financial statements as at 31 December 2011 were as follows:

Approved ¹ but not contracted for:

	RM'000
Regular capital expenditure ²	870
Asset enhancement initiatives	57,611
Total capital commitments not contracted for	<u>58,481</u>

¹ The original approved capital commitments of RM102.0 million for the financial period 2010 and financial year 2011 are set out in the initial public offering prospectus.

² Inclusive of initial capital expenditure of RM2.0 million for East Coast Mall which was not budgeted for in the initial public offering prospectus.

CAPITAMALLS MALAYSIA TRUST

FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2011 (UNAUDITED)

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

B1. Review of Quarter Results (4Q 2011 vs 4Q 2010)

For the 4Q 2011, CMMT recorded gross revenue of RM63.1 million, an increase of RM11.9 million or 23.2% over 4Q 2010. Gurney Plaza Extension (“GPE”), acquired on 28 March 2011, and East Coast Mall (“ECM”), acquired on 14 November 2011, collectively accounted for RM9.4 million increase in gross revenue for the current quarter. The other malls accounted for another RM2.5 million increase in gross revenue as a result of higher rental rates achieved from new and renewed leases.

Property operating expenses for 4Q 2011 were RM19.4 million, an increase of RM3.6 million or 23.2% over 4Q 2010. GPE and ECM collectively attributed to an increase of RM1.8 million in current quarter’s property operating expenses. The other malls accounted for the balance and were mainly due to higher maintenance and marketing expenses in conjunction with the opening and operating of new shops at Gurney Plaza’s Level 5 and 6 as well as higher reimbursable staff costs and utilities across the existing malls. As a result, net property income for 4Q 2011 was RM43.8 million which was 23.2% higher than 4Q 2010.

Manager’s management fee was RM4.5 million, an increase of RM0.9 million or 26.3% over 4Q 2010 mainly due to the corresponding higher net property income and increase in asset base after acquisition of GPE and ECM.

Finance costs for 4Q 2011 of RM9.9 million were RM0.5 million or 5.3% higher than the same quarter last year. This was mainly due to draw down of RM69.7 million of term loan facility to fund the acquisition of GPE in March 2011 and RM9.0 million of revolving credit facility to fund the asset enhancement works for Gurney Plaza and The Mines.

For 4Q 2011, CMMT has incurred RM7.6 million on regular capital expenditure for all malls and RM14.6 million on asset enhancement works for Gurney Plaza and The Mines. During the current quarter, the enlarged Gurney Plaza has completed its toilet upgrading works, reconfiguration works at Basement 1 and converted car park lots at the atrium into new shops at Level 5 and 6. The Mines has carried out improvement to the roof and ceiling over the canal whilst the water reticulation system was in progress. Sungei Wang Plaza has further enhanced its security systems and East Coast Mall has also started its initial upgrading works such as upgrade of air conditioner chiller.

Overall, distributable income to unitholders for 4Q 2011 was RM32.8 million which was RM8.0 million or 32.3% higher compared to 4Q 2010.

B2. Review of Financial Year-to-date Results (FY 2011 vs FP 2010)

For the FY 2011, CMMT recorded gross revenue of RM230.9 million, an increase of RM136.3 million or 144.0% over Financial Period (“FP”) 2010. GPE and ECM collectively accounted for RM19.8 million increase in gross revenue. The other malls accounted for another RM116.5 million increase in gross revenue mainly due to CMMT’s business operations commenced on 14 July 2010 which resulted in 6.5 months lesser than that of FY 2011.

Property operating expenses for FY 2011 were RM68.5 million, an increase of RM39.7 million or 137.7% over FP 2010. GPE and ECM collectively attributed to an increase of RM2.2 million in current year’s property operating expenses. The other malls accounted for the balance mainly due to the 6.5 months impact as explained earlier. As a result, net property income for FY 2011 was RM162.4 million which was 146.7% higher than FP 2010.

Manager’s management fee was RM16.3 million, an increase of RM9.8 million or 150.3% over FP 2010 mainly due to the corresponding higher net property income and increase in asset base after acquisition of GPE and ECM.

Finance costs for FY 2011 of RM38.7 million were RM21.4 million or 123.5% higher than FP 2010. This was mainly due to the 6.5 month period in FP 2010 and additional finance costs incurred on new credit facilities in the full year FY 2011. The latter includes the draw down of RM69.7 million of term loan facility to fund the acquisition of GPE in March 2011 and RM9.0 million of revolving credit facility to fund the asset enhancement works for Gurney Plaza and The Mines.

CAPITAMALLS MALAYSIA TRUST

FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2011 (UNAUDITED)

B2. Review of Financial Year-to-date Results (FY 2011 vs FP 2010) (cont'd)

CMMT has incurred RM10.0 million on regular capital expenditure for all malls and RM29.8 million on asset enhancement works for Gurney Plaza and The Mines during the financial year.

Overall, distributable income to unitholders for FY 2011 was RM118.3 million which was RM72.3 million or 157.6% higher compared to FP 2010. CMMT has distributed RM98.2 million or 6.73 sen per unit to its unitholders for the period from 1 January to 10 November 2011.

B3. Investment Objectives and Strategies

The investment objective and strategies of CMMT 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.

Despite the global economic uncertainty, Malaysia's economy is still expected to grow by 5% to 6% this year (Source: Budget 2012, Ministry of Finance Malaysia). The Manager expects that retail sales growth in Malaysia will continue to be underpinned by the country's sustainable GDP growth, low unemployment rate, rising disposable income and growing tourist arrivals. CMMT is well-positioned to benefit from this growth. In addition, CMMT's malls are essentially focused on necessity shopping, and should prove resilient even in these uncertain times.

In 2011, the Manager has added two assets to CMMT's portfolio, with the acquisitions of Gurney Plaza Extension and East Coast Mall. Both assets and the various asset enhancement works have contributed positively to CMMT's bottom line as reflected in its better than forecast first full-year results since listing on 16 July 2010. Besides achieving a strong set of operational results, CMMT's unit price has also performed well in 2011. Unitholders have benefited from CMMT's strong unit price performance, with an appreciation of 32 sen, representing a 28.6%¹ capital gain. With a distribution per unit of 7.87 sen, CMMT has provided a total return of approximately 35.6% to our unitholders in FY2011.

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

For the financial year ended 31 December 2011, CMMT has achieved a DPU of 7.87 sen per unit which is better than FP 2010 annualised DPU of 7.26 sen per unit by 8.4%.

¹ Based on CMMT's unit price of RM1.12 at opening on 3 January 2011 and RM1.44 at closing on 30 December 2011

B5. Variances between Profit Forecast and Actual Results

(a) Condensed Consolidated Statement of Comprehensive Income

	4Q 2011 Actual ¹ (Unaudited) RM'000	4Q 2011 Forecast ² RM'000	Change %	FY 2011 Actual ¹ (Unaudited) RM'000	FY 2011 Forecast ² RM'000	Change %
Gross rental income	52,811	48,971	7.8	193,995	190,907	1.6
Car park income	3,946	4,004	(1.4)	15,029	15,105	(0.5)
Other revenue	6,388	4,563	40.0	21,863	17,557	24.5
Gross revenue	63,145	57,538	9.7	230,887	223,569	3.3
Maintenance expenses	(5,796)	(4,788)	21.1	(19,798)	(19,046)	3.9
Utilities	(6,708)	(6,033)	11.2	(24,036)	(23,989)	0.2
Other operating expenses	(6,872)	(5,309)	29.4	(24,658)	(20,727)	19.0
Property operating expenses	(19,376)	(16,130)	20.1	(68,492)	(63,762)	7.4
Net property income	43,769	41,408	5.7	162,395	159,807	1.6
Interest income	799	118	577.1	3,063	426	619.0
Other non-operating income	422	-	*	2,305	-	*
Fair value gain of investment properties	14,690	-	*	68,910	5,841	1,079.8
Net investment income	59,680	41,526	43.7	236,673	166,074	42.5
Manager's management fee	(4,456)	(3,965)	12.4	(16,286)	(15,421)	5.6
Trustee's fee	(124)	(127)	(2.4)	(464)	(495)	(6.3)
Auditors' fee	(37)	(31)	19.4	(142)	(120)	18.3
Tax agent's fee	(5)	(16)	(68.8)	(20)	(60)	(66.7)
Valuation fee	-	-	-	(250)	(300)	(16.7)
Finance costs	(9,900)	(11,496)	(13.9)	(38,707)	(44,103)	(12.2)
Other non-operating expenses	(44)	(38)	15.8	(990)	(649)	52.5
	(14,566)	(15,673)	(7.1)	(56,859)	(61,148)	(7.0)
Profit before taxation	45,114	25,853	74.5	179,814	104,926	71.4
Taxation	-	-	-	-	-	-
Profit for the period/year	45,114	25,853	74.5	179,814	104,926	71.4
Other comprehensive income, net of tax	-	-	-	-	-	-
Total comprehensive income for the period/year	45,114	25,853	74.5	179,814	104,926	71.4

* Not meaningful.

¹ 4Q 2011 and FY 2011 actual include the financial results of Gurney Plaza Extension acquired on 28 March 2011 and East Coast Mall acquired on 14 November 2011.

² 4Q 2011 and FY 2011 forecast comprise profit forecast for the existing portfolio and Gurney Plaza Extension for the relevant period as disclosed in CMMT's circular to unitholders dated 23 February 2011.

CAPITAMALLS MALAYSIA TRUST
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2011 (UNAUDITED)

(b) Distribution Statement

	4Q 2011 Actual¹ (Unaudited) RM'000	4Q 2011 Forecast² RM'000	Change %	FY 2011 Actual¹ (Unaudited) RM'000	FY 2011 Forecast² RM'000	Change %
Total comprehensive income for the period/year	45,114	25,853	74.5	179,814	104,926	71.4
Distribution adjustments	(12,460)	2,668	>(100.0)	(61,531)	4,528	>(100.0)
Income available for distribution	<u>32,654</u>	<u>28,521</u>	<u>14.5</u>	<u>118,283</u>	<u>109,454</u>	<u>8.1</u>
Distributable income³	32,824	28,521	15.1	118,258	109,454	8.0
Earnings per unit (sen)	2.75	1.72	59.9	12.00	7.14	68.1
DPU (sen)	1.99	1.89	5.3	7.87	7.46	5.5
DPU (sen) - annualised	7.90	7.49	5.5	7.87	7.46	5.5

(c) Breakdown of Gross Revenue

	4Q 2011 Actual¹ (Unaudited) RM '000	4Q 2011 Forecast² RM '000	Change %	FY 2011 Actual¹ (Unaudited) RM '000	FY 2011 Forecast² RM '000	Change %
Enlarged Gurney Plaza ⁴	25,924	25,366	2.2	96,118	95,043	1.1
Sungei Wang Plaza	17,868	17,588	1.6	70,767	70,244	0.7
The Mines	14,725	14,584	1.0	59,374	58,282	1.9
East Coast Mall	4,628	-	*	4,628	-	*
Total Gross Revenue	<u>63,145</u>	<u>57,538</u>	<u>9.7</u>	<u>230,887</u>	<u>223,569</u>	<u>3.3</u>

* Not meaningful.

¹ 4Q 2011 and FY 2011 actual include the financial results of Gurney Plaza Extension acquired on 28 March 2011 and East Coast Mall acquired on 14 November 2011.

² 4Q 2011 and FY 2011 forecast comprise profit forecast for the existing portfolio and Gurney Plaza Extension for the relevant period as disclosed in CMMT's circular to unitholders dated 23 February 2011.

³ The difference between 4Q/FY 2011 income available for distribution and distributable income is due to rollover adjustment for rounding effect of DPU.

⁴ Included Gurney Plaza Extension.

CAPITAMALLS MALAYSIA TRUST
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2011 (UNAUDITED)

(d) Breakdown of Property Operating Expenses

	4Q 2011 Actual¹ (Unaudited) RM '000	4Q 2011 Forecast² RM '000	Change %	FY 2011 Actual¹ (Unaudited) RM '000	FY 2011 Forecast² RM '000	Change %
Enlarged Gurney Plaza	7,851	6,337	23.9	27,548	24,727	11.4
Sungei Wang Plaza	4,370	4,046	8.0	16,348	16,184	1.0
The Mines	5,553	5,747	(3.4)	22,994	22,851	0.6
East Coast Mall	1,602	-	*	1,602	-	*
Total Property Operating Expenses	19,376	16,130	20.1	68,492	63,762	7.4

(e) Breakdown of Net Property Income

	4Q 2011 Actual¹ (Unaudited) RM '000	4Q 2011 Forecast² RM '000	Change %	FY 2011 Actual¹ (Unaudited) RM '000	FY 2011 Forecast² RM '000	Change %
Enlarged Gurney Plaza	18,073	19,029	(5.0)	68,570	70,316	(2.5)
Sungei Wang Plaza	13,498	13,542	(0.3)	54,419	54,060	0.7
The Mines	9,172	8,837	3.8	36,380	35,431	2.7
East Coast Mall	3,026	-	*	3,026	-	*
Total Net Property Income	43,769	41,408	5.7	162,395	159,807	1.6

* Not meaningful.

¹ 4Q 2011 and FY 2011 actual include the financial results of Gurney Plaza Extension acquired on 28 March 2011 and East Coast Mall acquired on 14 November 2011.

² 4Q 2011 and FY 2011 forecast comprise profit forecast for the existing portfolio and Gurney Plaza Extension for the relevant period as disclosed in CMMT's circular to unitholders dated 23 February 2011.

CAPITAMALLS MALAYSIA TRUST

FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2011 (UNAUDITED)

Quarter results

Gross revenue for 4Q 2011 was RM63.1 million which was RM5.6 million or 9.7% higher than the forecast. Of which, ECM accounted for RM4.6 million and the other malls accounted for RM1.0 million increase in gross revenue. Property operating expenses was RM19.4 million which was RM3.2 million or 20.1% above the forecast. Of all properties, the enlarged Gurney Plaza ("GP") has incurred higher property operating expenses, about RM1.5 million of 23.9% higher than the forecast, during the current quarter, mainly attributed to higher maintenance and marketing expenses in conjunction with the opening and operating of new shops at Level 5 and 6. ECM alone accounted for an increase of RM1.6 million in the property operating expenses. As a result, net property income in 4Q 2011 was RM43.8 million, which was 5.7% higher compared to the forecast for the same period.

Interest income for 4Q 2011 was RM0.8 million, which was RM0.7 million or 577.1% higher compared to the forecast for the same period. The increase was mainly attributed to surplus funds and active cash management as well as higher deposit rates. Other non-operating income includes RM0.2 million adjustment for over-provision of listing expenses in relation to the initial public offering in 2010. Fair value gain of investment properties of RM14.7 million was not budgeted in the forecast for the same period.

Manager's management fee was RM4.5 million, an increase of RM0.5 million or 12.4% over the forecast mainly due to the corresponding higher net property income as outlined above and increase in asset base after acquisition of GPE and ECM. Finance costs for 4Q 2011 was RM9.9 million, which was RM1.6 million or 13.9% lower compared to the forecast for the same period. CMMT has only drawdown minimal borrowings to commence its capital expenditure plans, hence the lower financing costs. The savings in finance costs was also due to lower transaction costs and lower average cost of debt (actual: 4.7%; forecast: 4.8%) incurred for the same period.

Overall, distributable income to unitholders for 4Q 2011 was RM32.8 million which was RM4.3 million or 15.1% higher compared to the forecast for the same period.

Financial Year-to-date Results

Gross revenue for FY 2011 was RM230.9 million, which was RM7.3 million or 3.3% higher than the forecast for the same year. Of which, ECM accounted for RM4.6 million and the other malls accounted for RM2.7 million increase in gross revenue. Property operating expenses was above the forecast by RM4.7 million or 7.4%. Of all properties, GP has incurred higher property operating expenses, about RM2.8 million or 11.4% higher than the forecast, during the current year, mainly attributed to higher maintenance and marketing expenses in conjunction with the opening and operating of new shops at Level 5 and 6. ECM alone accounted for an increase of RM1.6 million in the property operating expenses. In general, CMMT properties have incurred higher utilities and reimbursable staff costs as well as higher maintenance cost for preventive maintenance of air-conditioner and lifts. As a result, net property income in FY 2011 was RM162.4 million, which was RM2.6 million or 1.6% higher compared to the forecast for the same year.

Interest income for FY 2011 was RM3.1 million, which was RM2.6 million or 619.0% higher compared to the forecast for the same year. The increase was mainly attributed to surplus funds and active cash management as well as higher deposit rates. Other non-operating income includes RM2.1 million adjustment for over-provision of listing expenses in relation to the initial public offering in 2010. The unbudgeted fair value gain of investment properties was RM68.9 million, which was RM63.1 million higher than the forecast for the same year.

Manager's management fee was RM16.3 million, an increase of RM0.9 million or 5.6% over the forecast mainly due to the corresponding higher net property income as outlined above and increase in asset base after acquisition of GPE and ECM. Finance costs for FY 2011 was RM38.7 million, which was RM5.4 million or 12.2% lower compared to the forecast for the same year. CMMT has only drawdown minimal borrowings to commence its capital expenditure plans, hence the lower financing costs. The savings in finance costs was also due to lower transaction costs and lower average cost of debt (actual: 4.6%; forecast: 4.8%) incurred for the same year.

Overall, distributable income to unitholders for FY 2011 was RM118.3 million which was RM8.8 million or 8.0% higher compared to the forecast for the same year. The distributable income has included actual income distribution of 6.73 sen per unit for the period from 1 January to 10 November 2011, which were paid in April 2011, August 2011 and December 2011.

**CAPITAMALLS MALAYSIA TRUST
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2011 (UNAUDITED)**

B6. Profit Guarantee

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

B7. 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% or more of its total income for that year of assessment. If the REIT is unable to meet the 90% distribution criteria, the entire taxable income of the REIT for the year would be subject to income tax.

As CMMT intends to distribute 100% of its distributable income for the financial year ended 31 December 2011 to its unitholders, no provision for tax has been made for the current quarter.

B8. Status of Corporate Proposals

i) On 14 November 2011, the following proposals have been announced and completed:

- a) acquisition by AmTrustee Berhad, on behalf of CMMT, of a four (4) storey shopping mall with one basement level comprising retail space on the ground, first, second and third floors, together with 1,170 car parking bays at the basement level, surface car park on the ground floor, third floor and on the rooftop known as "East Coast Mall" erected on the leasehold land held under Title No. H.S.(D) 28468, P.T. No. 92050, Bandar Kuantan, Daerah Kuantan, Negeri Pahang Darul Makmur for a purchase consideration of RM310,000,000; and
- b) placement of 261,904,000 new units in CMMT by way of bookbuilding, representing 17.5% of the existing units in CMMT pursuant to clause 14.03 of the REITs Guidelines.

ii) On 14 December 2011, the Manager of CMMT announced the acquisition of Accord Arena Sdn Bhd, a wholly-owned subsidiary incorporated in Malaysia by AmTrustee Berhad as part of its ongoing business development. The name change of the subsidiary to CMMT MTN Sdn Bhd was effected on 21 December 2011 and subsequently to CMMT MTN Berhad on 27 December 2011.

B9. Utilization of Proceeds Raised from Issuance of New Units

In conjunction with the issuance and placement of the new 261,904,000 units in CMMT, CMMT received gross proceeds of RM329,999,040 (based on the issue price of RM1.26 per unit) from the private placement. The status of the utilisation of gross proceeds as at 31 December 2011 is as follows:

Purpose	Proposed Utilization	Actual Utilization	Intended Time frame for Utilization	Deviation	
	RM '000	RM '000		RM '000	%
Funding for the acquisition of East Coast Mall (ECM)	310,000	310,000	-	-	-
Acquisition fee	3,286	3,286	-	-	-
Placement expenses	7,161	5,691	-	(1,470) [^]	(20.5)
Incidental costs on acquisition	1,553	1,329	Within 12 months	(224) [^]	(14.4)
Initial capital expenditure on ECM	4,000	2,433	Within 12 months	(1,567)	(39.2)
Working capital	4,000	-	Within 12 months	(4,000)	*
	330,000	322,739		(7,261)	(2.2)

* Not meaningful.

[^] Pending receipt of invoices.

**CAPITAMALLS MALAYSIA TRUST
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2011 (UNAUDITED)**

B10. Borrowings and Debt Securities

	As at 31 December 2011 (Unaudited) RM '000	As at 31 December 2010 (Audited) RM '000
Long term borrowings		
Secured term loans	815,231	745,122
Short term borrowings		
Unsecured revolving credit	9,000	-
Total borrowings	<u>824,231</u>	<u>745,122</u>

An unsecured revolving credit of RM9.0 million was drawdown by the Trustee on 23 December 2011 for the purpose of financing the asset enhancement initiatives of Gurney Plaza and The Mines.

All the borrowings are denominated in Ringgit Malaysia. Long term borrowings were net of unamortised transaction costs of RM4.5 million as at 31 December 2011. As of to date, two out of four properties namely Sungei Wang Plaza and East Coast Mall are unencumbered.

B11. Change in Material Litigation

Nil.

B12. Income Distribution

On 9 December 2011, CMMT paid its advance income distribution of RM42.4 million or 2.83 sen per unit to its unitholders, for the period from 1 July 2011 to 10 November 2011, in conjunction with the acquisition of East Coast Mall.

CMMT intends to distribute its final income distribution of RM20.1 million or 1.14 sen per unit on 8 March 2012 (book closure date: 10 February 2012), based on the number of units in issue of 1,762,652,100 for the period from 11 November 2011 to 31 December 2011. This means CMMT will distribute 100% of its distributable income to its unitholders for the financial year ended 31 December 2011.

Final income distribution to unitholders is from the following sources:

	11 November to 31 December 2011 RM '000
Gross Revenue	37,532
Interest income	455
Less: Property operating expenses and trust expenses (realised)	(18,016)
Income available for distribution	<u>19,971</u>
Less: Rollover adjustment for rounding difference	123
Final income distribution	<u>20,094</u>
Number of units in circulation ('000 units)	1,762,652
Distribution per unit (sen), of which	1.14
- taxable distribution of income (sen)	0.98
- tax exempt distribution of income (sen)	0.16

**CAPITAMALLS MALAYSIA TRUST
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2011 (UNAUDITED)**

B12. Income Distribution (cont'd)

Pursuant to the Section 109D(2) of the Income Tax Act, 1967, the applicable final withholding tax, as proposed under the Finance (No.2) Bill 2011 which has yet to be gazetted to date, 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%

Non-resident unitholders:

- (c) Corporate: Withholding tax at 25%
(d) Institutional investors: Withholding tax at 10%
(e) Individuals: Withholding tax at 10%

B13. Composition of Investment Portfolio as at 31 December 2011

As at 31 December 2011, CMMT's portfolio comprised the following shopping malls:

Investment properties	Cost of Investment ¹ RM '000	Market value as at 31 December 2011 RM '000	Market value as % of NAV %
Enlarged Gurney Plaza	1,041,405	1,100,000	56.4
Sungei Wang Plaza	725,522	792,000	40.6
The Mines	547,178	559,000	28.6
East Coast Mall	316,638	330,000	16.9
Total	2,630,743	2,781,000	

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 31 December 2011. The market value of the enlarged Gurney Plaza was stated at valuation performed by CB Richard Ellis (Malaysia) Sdn. Bhd. as at 31 December 2011.

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

B14. Changes in NAV, EPU, DPU and Market Price

	Quarter ended 31 December 2011	Quarter ended 30 September 2011
Number of units in circulation (units)	1,762,652,100	1,497,679,900
NAV before income distribution (RM '000)	1,951,843	1,621,248
NAV after income distribution (RM '000)	1,931,749	1,591,594
NAV per unit ¹ (RM)	1.0959	1.0627
Total comprehensive income (RM'000)	45,114	27,566
Weighted average number of units in issue ² (units)	1,643,732,913	1,496,392,098
EPU after manager's management fee (sen)	2.75	1.84
DPU (sen)	1.99	1.98
Market price (RM)	1.44	1.31
DPU yield (%)	1.38	1.51

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

- ² Weighted average number of units in issue for FY 2011 is 1,498,638,647.

B15. Soft Commission Received By The Manager And Its Delegates

Nil.

CAPITAMALLS MALAYSIA TRUST
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2011 (UNAUDITED)

B16. Manager's Fee

For the financial year ended 31 December 2011, The Manager has accounted for a base fee of 0.29% per annum of the total asset value, a performance fee of 4.75% per annum of net property income and an acquisition fee of 1.00% on the purchase price of Gurney Plaza Extension and East Coast Mall. Total fees accrued to the Manager (inclusive of 6% service tax) were as follows:

	4Q 2011	FY 2011
	Actual	Actual
	(Unaudited)	(Unaudited)
	RM '000	RM '000
Base management fee	2,252	8,110
Performance fee	2,204	8,176
Total management fees	4,456	16,286
Acquisition fee ¹	3,286	5,565
Total fees	7,742	21,851

¹ Acquisition fee was capitalised as part of the cost of Gurney Plaza Extension and East Coast Mall during the year.

B17. Unitholdings by the Manager

During the financial year ended 31 December 2011, the Manager was paid 5,889,100 units in CMMT, as part settlement of its management fee due and accrued for the period from 14 July 2010 to 30 June 2011. The said units have been disposed of to a related party of the Manager, Menang Investment Limited, on 19 December 2011.

B18. Unitholdings by Parties Related to the Manager

	No of units	Percentage of	Market value³ at
	Units	unitholdings	31 December 2011
		%	RM
CMMT Investment Limited ¹	623,938,000	35.40	898,470,720
Menang Investment Limited ¹	5,889,100	0.33	8,480,304
Skim Amanah Saham Bumiputera ²	115,642,900	6.56	166,525,776
AS 1 Malaysia ²	23,215,700	1.32	33,430,608
Amanah Saham Wawasan 2020 ²	35,049,500	1.99	50,471,280
Sekim Amanah Saham Nasional ²	5,518,500	0.31	7,946,640
Amanah Saham Malaysia ²	30,000,000	1.70	43,200,000
Amanah Saham Nasional 2 ²	2,518,500	0.14	3,626,640
Amanah Saham Nasional 3 Imbang ²	751,000	0.04	1,081,440
Amanah Saham Gemilang for Amanah Saham Persaraan ²	337,700	0.02	486,288
Amanah Saham Gemilang for Amanah Saham Kesihatan ²	549,700	0.03	791,568
Amanah Saham Gemilang for Amanah Saham Pendidikan ²	446,700	0.03	643,248
PNB Structured Investment Fund ²	5,328,500	0.30	7,673,040
Direct unitholdings of the Directors of the Manager:			
Mr Kee Teck Koon	100,000	*	144,000
Mr Lim Beng Chee	100,000	*	144,000
Mr Ng Kok Siong	100,000	*	144,000
Ms Sharon Lim Hwee Li	100,000	*	144,000
Datuk Gnanachandran S Ayadurai	100,000	*	144,000
Ms Tan Siew Bee	100,000	*	144,000
Mr Peter Tay Buan Huat	100,000	*	144,000
	849,885,800	48.22	1,223,835,552

**CAPITAMALLS MALAYSIA TRUST
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2011 (UNAUDITED)**

B18. Unitholdings by Parties Related to the Manager (cont'd)

- * Negligible.
- 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), except for PNB Structured Investment Fund which is managed by Amanah Mutual Berhad, a wholly-owned subsidiary of ASNB where PNB is the ultimate holding company. PNB is also the ultimate holding company of Malaysian Industrial Development Finance Berhad (MIDF) who in turn is a substantial shareholder of the Manager.
- ³ The market value of the units is computed based on the closing price of RM1.44 per unit as at 30 December 2011.

B19. Responsibility Statement and Statement by the Directors of the Manager

In the opinion of the Directors of the Manager, the quarterly report has been prepared in accordance with FRS 134: 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 CMMT as at 31 December 2011 and of its financial performance and cash flows for the quarter/year ended on that date and duly authorized for release by the Board of Directors of the Manager on 20 January 2012.

BY ORDER OF THE BOARD

**NG LAY LENG
COMPANY SECRETARY (MAICSA No. 7008584)
CapitaMalls Malaysia REIT Management Sdn. Bhd. (819351-H)
(As Manager of CapitaMalls Malaysia Trust)
Kuala Lumpur**

Date: 20 January 2012