



CAPITALAND MALL TRUST

Singapore's First & Largest REIT

Full Year 2016 Financial Results
Annexes

20 January 2017



Gross Revenue by Property

CMT PORTFOLIO⁽¹⁾

	% of Total Gross Revenue
	For FY 2016
Tampines Mall	9.8
Junction 8	7.3
Funan ⁽²⁾	1.4
IMM Building	10.0
Plaza Singapura	11.2
Bugis Junction	10.4
Lot One Shoppers' Mall	5.5
Bukit Panjang Plaza	3.5
The Atrium@Orchard	6.1
Clarke Quay	4.5
Bugis+	4.0
Bedok Mall	7.2
Other assets ⁽³⁾	4.5
Raffles City Singapore	11.6
Westgate	3.0
Total	100.0

(1) Includes CMT's 40.0% interest in Raffles City Singapore and CMT's 30.0% interest in Westgate.

(2) Funan was closed in July 2016 for redevelopment.

(3) Includes Sembawang Shopping Centre and JCube.



Well-Diversified Trade Mix

CMT PORTFOLIO⁽¹⁾

	% of Gross Rental Income ⁽²⁾
	For the month of December 2016
Food & Beverage	30.0
Fashion	13.4
Beauty & Health	10.8
Services	6.4
Department Store	6.1
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery/ Sporting Goods	5.4
Leisure & Entertainment / Music & Video ⁽³⁾	4.6
Shoes & Bags	4.3
Supermarket	4.1
Office	3.1
Jewellery & Watches	2.7
Home Furnishing	2.6
Electrical & Electronics	1.8
Education	1.4
Warehouse	1.4
Information Technology	1.2
Others ⁽⁴⁾	0.7
Total	100.0

(1) Includes CMT's 40.0% interest in Raffles City Singapore (excluding hotel lease), CMT's 30.0% interest in Westgate and excludes Funan (which was closed in July 2016 for redevelopment).

(2) Excludes gross turnover rent.

(3) Includes tenants approved as thematic dining, entertainment and a performance centre in Bugis+.

(4) Others include Art Gallery and Luxury.



Top 10 Tenants

**10 Largest Tenants Contribute About 19.7% of Total Gross Rental Income⁽¹⁾
No Single Tenant Contributes More Than 4.0% of Total Gross Rental Income**

Tenant	Trade Sector	% of Gross Rental Income
RC Hotels (Pte) Ltd	Hotel	3.2
Temasek Holdings (Private) Limited	Office	2.6
Cold Storage Singapore (1983) Pte Ltd	Supermarket/ Beauty & Health / Services/ Warehouse	2.5
Robinson & Co. (Singapore) Pte Ltd	Department Store / Beauty & Health	2.5
NTUC Enterprise	Supermarket / Beauty & Health / Food & Beverage/ Services	2.0
Wing Tai Clothing Pte Ltd	Fashion / Sporting Goods	1.6
BHG (Singapore) Pte. Ltd	Department Store	1.6
Auric Pacific Group Limited	Food & Beverage	1.3
Isetan (Singapore) Limited	Department Store / Supermarket	1.2
BreadTalk Pte Ltd	Food & Beverage	1.2
Total		19.7

(1) Based on gross rental income for the month of December 2016 and exclude gross turnover rent.



Trade Mix – Tampines Mall

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2016
Food & Beverage	30.3
Fashion	12.3
Beauty & Health	10.6
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	7.6
Jewellery & Watches	6.5
Supermarket	5.9
Services	5.6
Department Store	5.1
Shoes & Bags	4.0
Leisure & Entertainment / Music & Video	3.8
Education	3.6
Information Technology	2.4
Electrical & Electronics	2.3
Total	100.0

(1) Excludes gross turnover rent.



Trade Mix – Junction 8

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2016
Food & Beverage	34.4
Beauty & Health	12.7
Fashion	10.5
Services	6.0
Department Store	5.9
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	5.5
Supermarket	5.3
Shoes & Bags	5.0
Electrical & Electronics	4.6
Leisure & Entertainment / Music & Video	3.5
Jewellery & Watches	2.7
Office	1.5
Home Furnishing	1.1
Information Technology	0.7
Education	0.6
Total	100.0

(1) Excludes gross turnover rent.



Trade Mix – IMM Building

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2016
Food & Beverage	21.4
Warehouse	14.9
Home Furnishing	14.4
Fashion	10.9
Shoes & Bags	6.7
Supermarket	6.7
Beauty & Health	5.9
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	5.5
Electrical & Electronics	5.0
Services	4.4
Jewellery & Watches	2.1
Department Store	1.5
Information Technology	0.6
Total	100.0

(1) Excludes gross turnover rent.



Trade Mix – Plaza Singapura

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2016
Food & Beverage	27.1
Beauty & Health	12.0
Services	9.1
Fashion	8.7
Department Store	7.8
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	7.4
Home Furnishing	6.4
Leisure & Entertainment / Music & Video	5.2
Shoes & Bags	4.8
Supermarket	4.0
Jewellery & Watches	3.6
Education	2.4
Information Technology	1.2
Electrical & Electronics	0.3
Total	100.0

(1) Excludes gross turnover rent.



Trade Mix – Bugis Junction

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2016
Food & Beverage	30.4
Fashion	17.7
Department Store	11.5
Beauty & Health	10.3
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	8.6
Jewellery & Watches	5.2
Shoes & Bags	5.1
Services	3.8
Supermarket	2.8
Information Technology	2.5
Leisure & Entertainment / Music & Video	1.7
Electrical & Electronics	0.4
Total	100.0

(1) Excludes gross turnover rent.



Trade Mix – Sembawang Shopping Centre

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2016
Food & Beverage	25.4
Supermarket	16.5
Beauty & Health	14.1
Education	10.9
Department Store	8.9
Fashion	7.3
Services	4.5
Home Furnishing	3.8
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	2.9
Leisure & Entertainment / Music & Video	2.9
Shoes & Bags	1.2
Information Technology	1.0
Jewellery & Watches	0.6
Total	100.0

(1) Excludes gross turnover rent.



Trade Mix – JCube

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2016
Food & Beverage	43.0
Fashion	13.1
Leisure & Entertainment / Music & Video	12.0
Beauty & Health	10.1
Services	5.5
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	5.0
Supermarket	3.4
Education	2.9
Shoes & Bags	2.3
Department Store	2.3
Home Furnishing	0.2
Jewellery & Watches	0.2
Total	100.0

(1) Excludes gross turnover rent.



Trade Mix – Raffles City Singapore (Retail Only)

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2016
Food & Beverage	29.9
Fashion	18.6
Department Store	16.4
Beauty & Health	8.9
Shoes & Bags	7.3
Others ⁽²⁾	5.4
Services	5.0
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	3.6
Supermarket	2.5
Jewellery & Watches	1.2
Information Technology	0.9
Electrical & Electronics	0.2
Home Furnishing	0.1
Total	100.0

(1) Excludes gross turnover rent.

(2) Others include Art Gallery and Luxury.



Trade Mix – Lot One Shoppers' Mall

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2016
Food & Beverage	31.2
Beauty & Health	16.3
Fashion	14.1
Services	8.3
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	4.9
Department Store	4.6
Supermarket	4.0
Leisure & Entertainment / Music & Video	3.9
Electrical & Electronics	3.5
Shoes & Bags	3.0
Jewellery & Watches	2.1
Education	1.8
Information Technology	1.5
Home Furnishing	0.8
Total	100.0

(1) Excludes gross turnover rent.



Trade Mix – Bukit Panjang Plaza

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2016
Food & Beverage	39.8
Beauty & Health	15.4
Services	11.4
Supermarket	10.5
Education	4.6
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	4.1
Fashion	3.5
Jewellery & Watches	3.1
Electrical & Electronics	2.1
Shoes & Bags	1.8
Department Store	1.7
Home Furnishing	1.1
Information Technology	0.9
Total	100.0

(1) Excludes gross turnover rent.



Trade Mix – The Atrium@Orchard

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2016
Office	47.0
Food & Beverage	17.7
Beauty & Health	13.8
Fashion	9.3
Services	7.1
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	2.0
Electrical & Electronics	1.5
Shoes & Bags	1.3
Information Technology	0.3
Total	100.0

(1) Excludes gross turnover rent.



Trade Mix – Clarke Quay

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2016
Food & Beverage	61.2
Leisure & Entertainment / Music & Video	33.7
Office	3.8
Beauty & Health	0.9
Services	0.4
Total	100.0

(1) Excludes gross turnover rent.



Trade Mix - Bugis+

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2016
Leisure & Entertainment / Music & Video ⁽²⁾	37.5
Fashion	28.9
Food & Beverage	15.2
Beauty & Health	7.2
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	4.8
Shoes & Bags	3.0
Services	2.3
Jewellery & Watches	0.9
Information Technology	0.2
Total	100.0

(1) Excludes gross turnover rent.

(2) Includes tenants approved as thematic dining, entertainment and a performance centre.



Trade Mix – Westgate

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2016
Food & Beverage	31.8
Beauty & Health	13.7
Fashion	12.9
Services	10.9
Department Store	6.4
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	4.5
Shoes & Bags	3.9
Education	3.5
Electrical & Electronics	3.2
Supermarket	3.0
Jewellery & Watches	2.4
Information Technology	2.1
Home Furnishing	1.7
Total	100.0

(1) Excludes gross turnover rent.



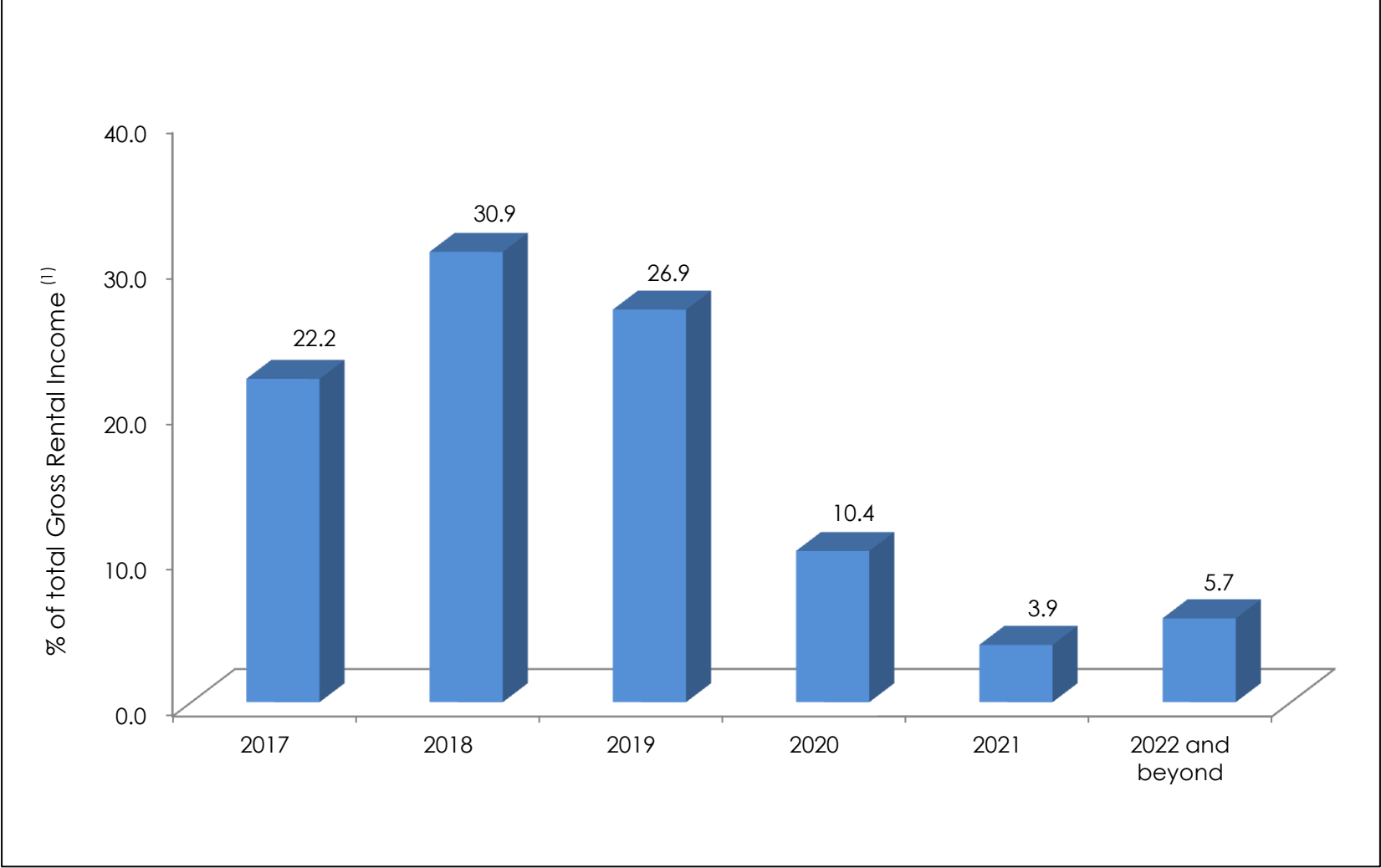
Trade Mix – Bedok Mall

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2016
Food & Beverage	31.9
Fashion	19.3
Beauty & Health	13.3
Services	8.1
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	6.9
Supermarket	5.8
Shoes & Bags	4.4
Jewellery & Watches	3.1
Home Furnishing	2.4
Electrical & Electronics	2.3
Information Technology	1.4
Department Store	0.7
Education	0.3
Leisure & Entertainment / Music & Video	0.1
Total	100.0

(1) Excludes gross turnover rent.



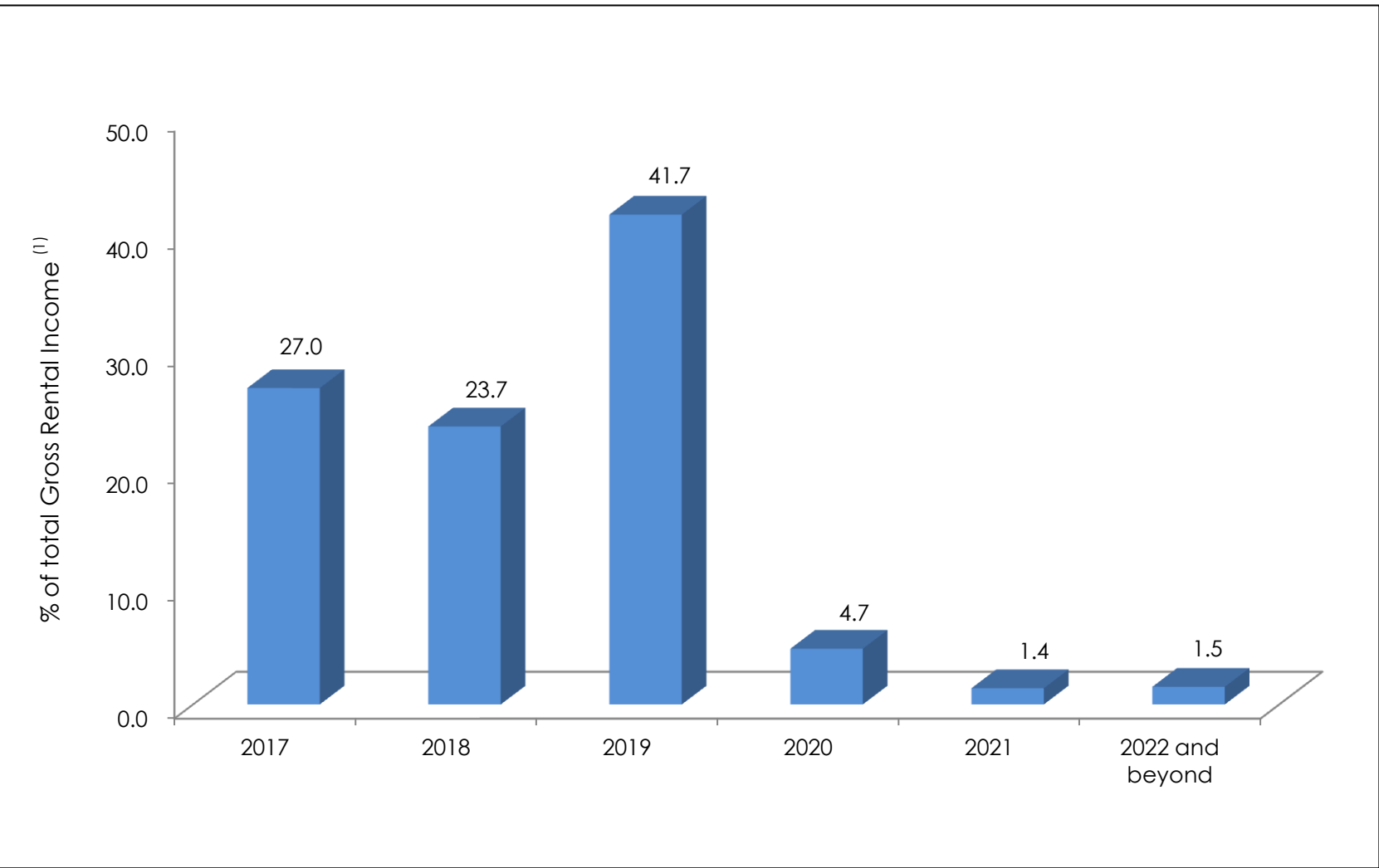
Lease Expiry Profile – Tampines Mall



(1) As at 31 December 2016. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.



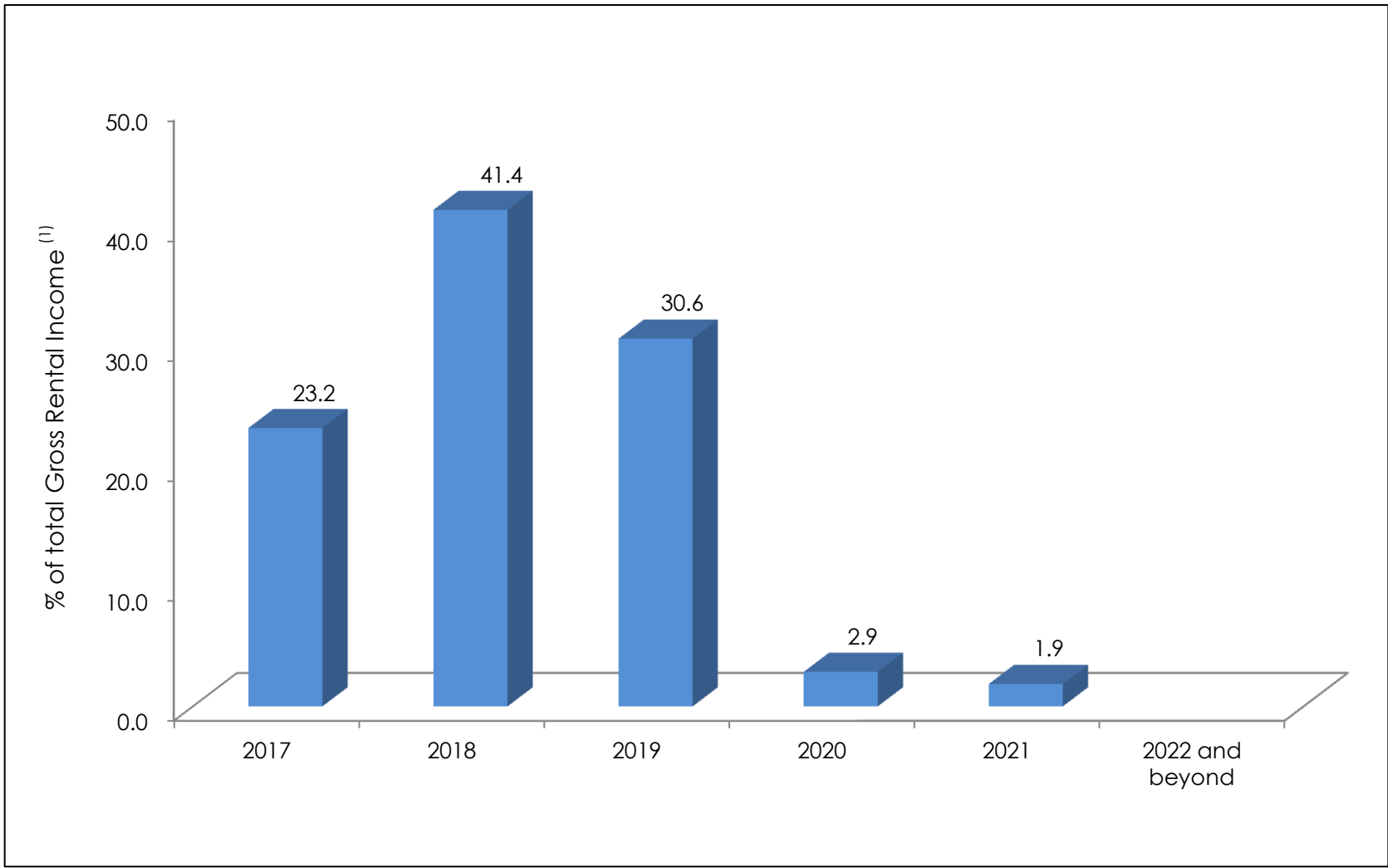
Lease Expiry Profile – Junction 8



(1) As at 31 December 2016. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.



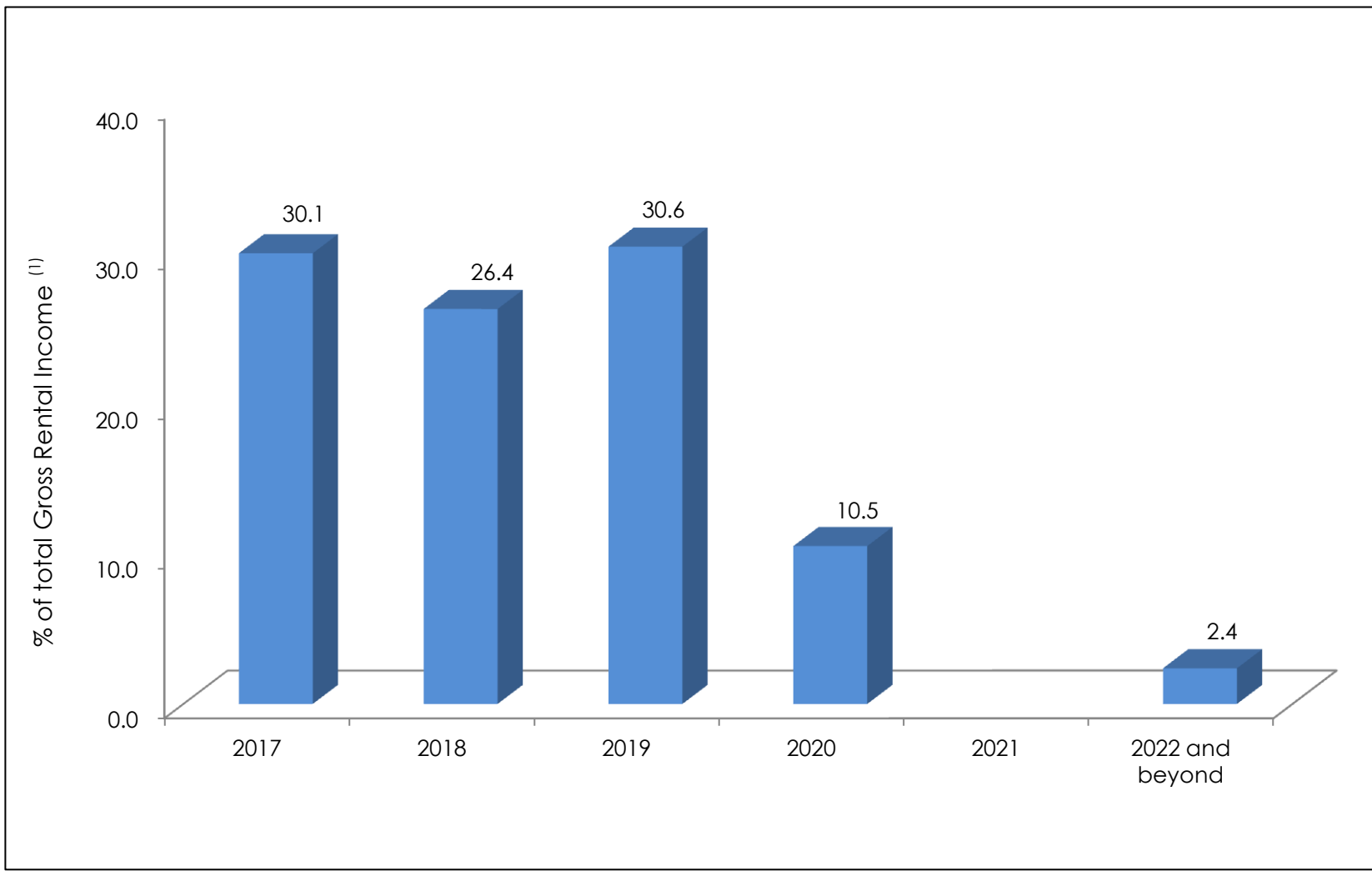
Lease Expiry Profile – IMM Building



(1) As at 31 December 2016. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.



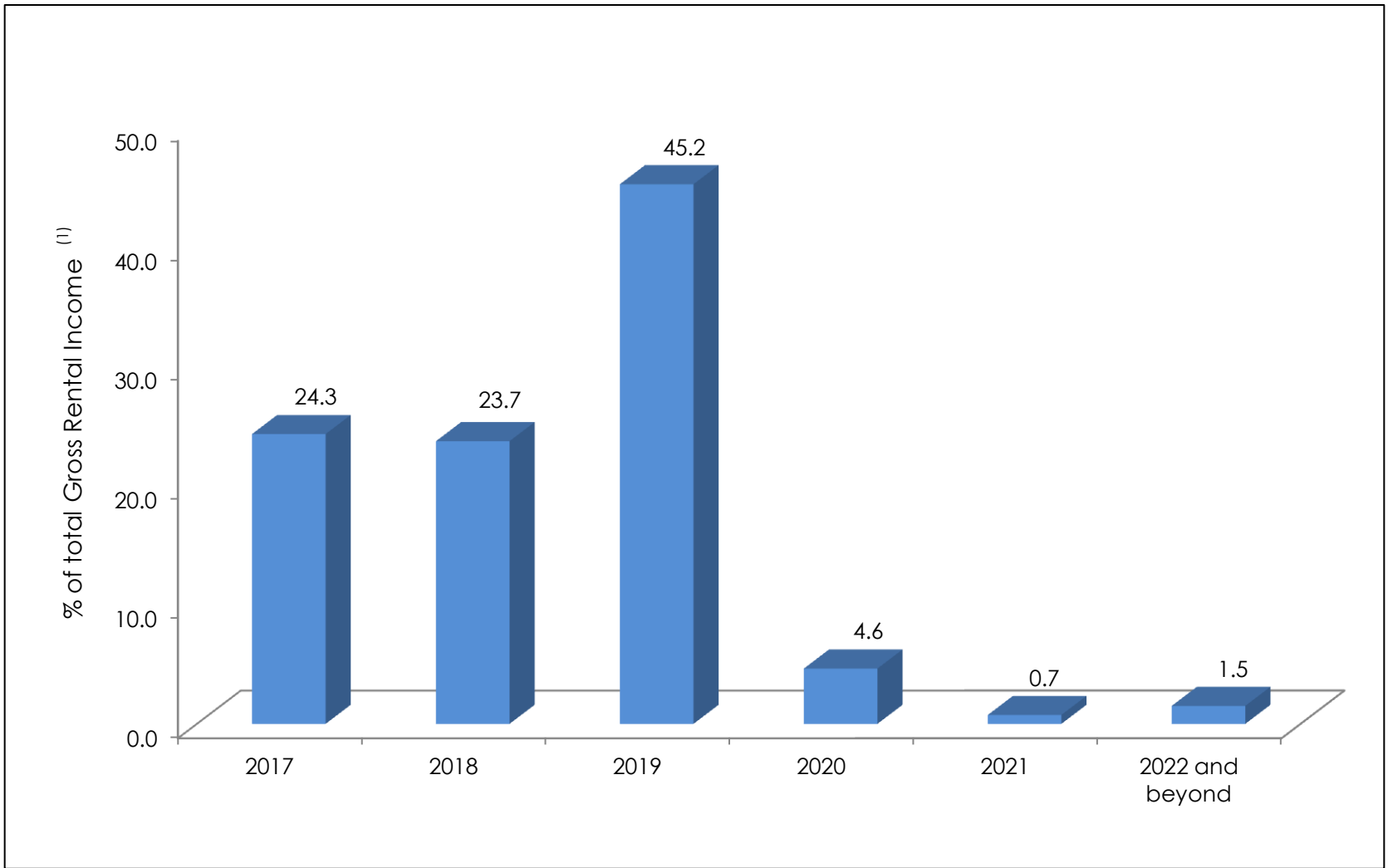
Lease Expiry Profile – Plaza Singapura



(1) As at 31 December 2016. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.



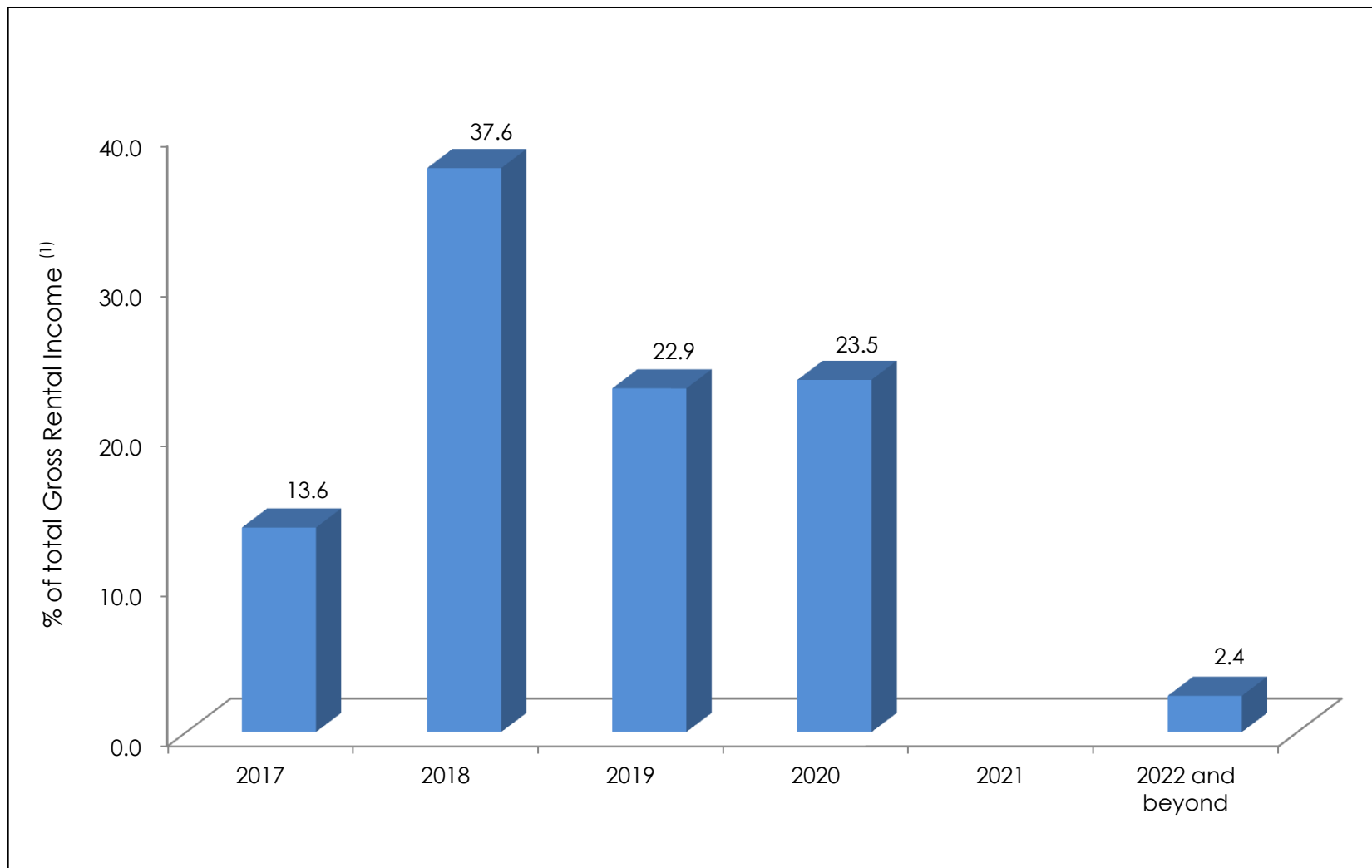
Lease Expiry Profile – Bugis Junction



(1) As at 31 December 2016. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.



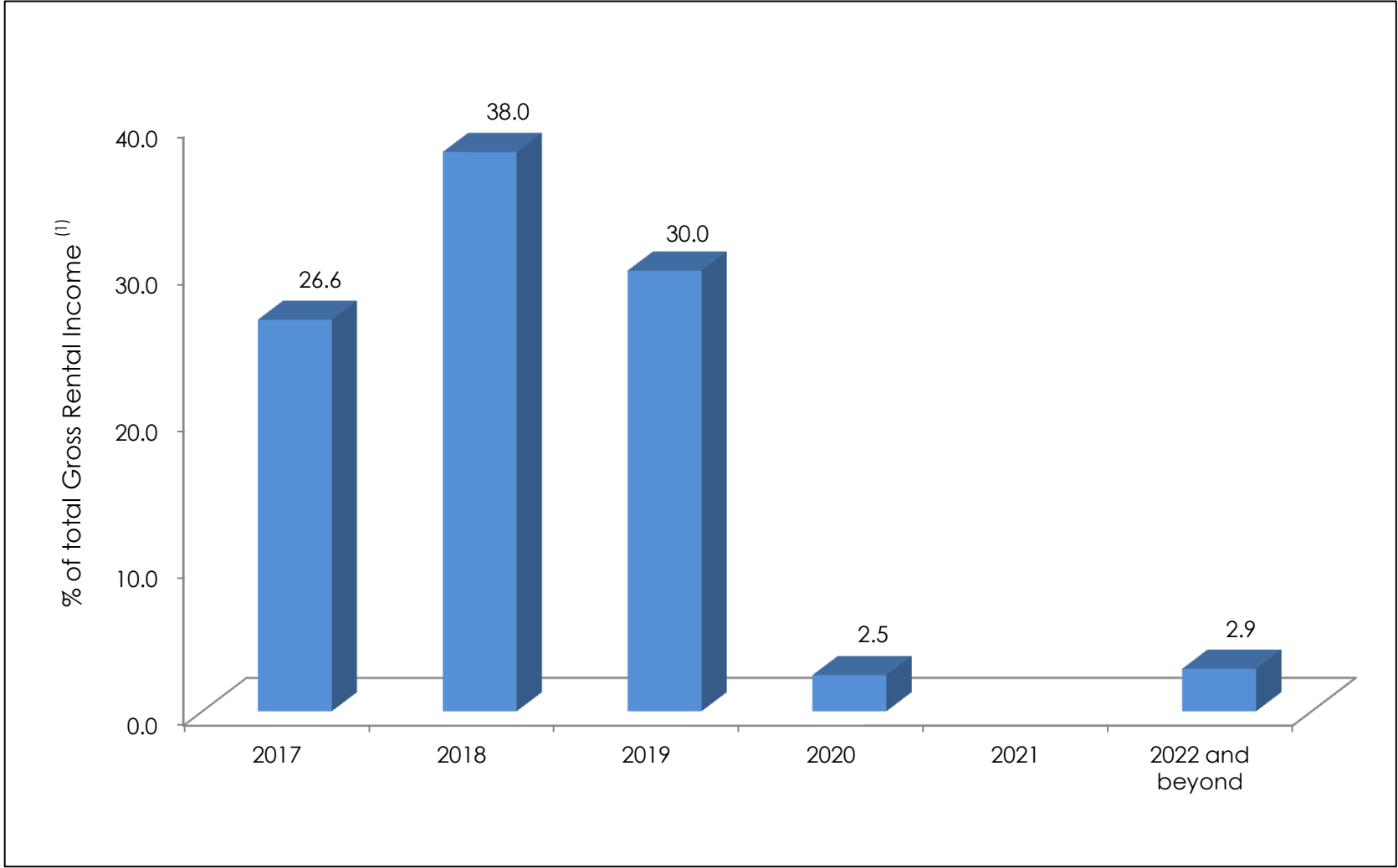
Lease Expiry Profile – Sembawang Shopping Centre



(1) As at 31 December 2016. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.



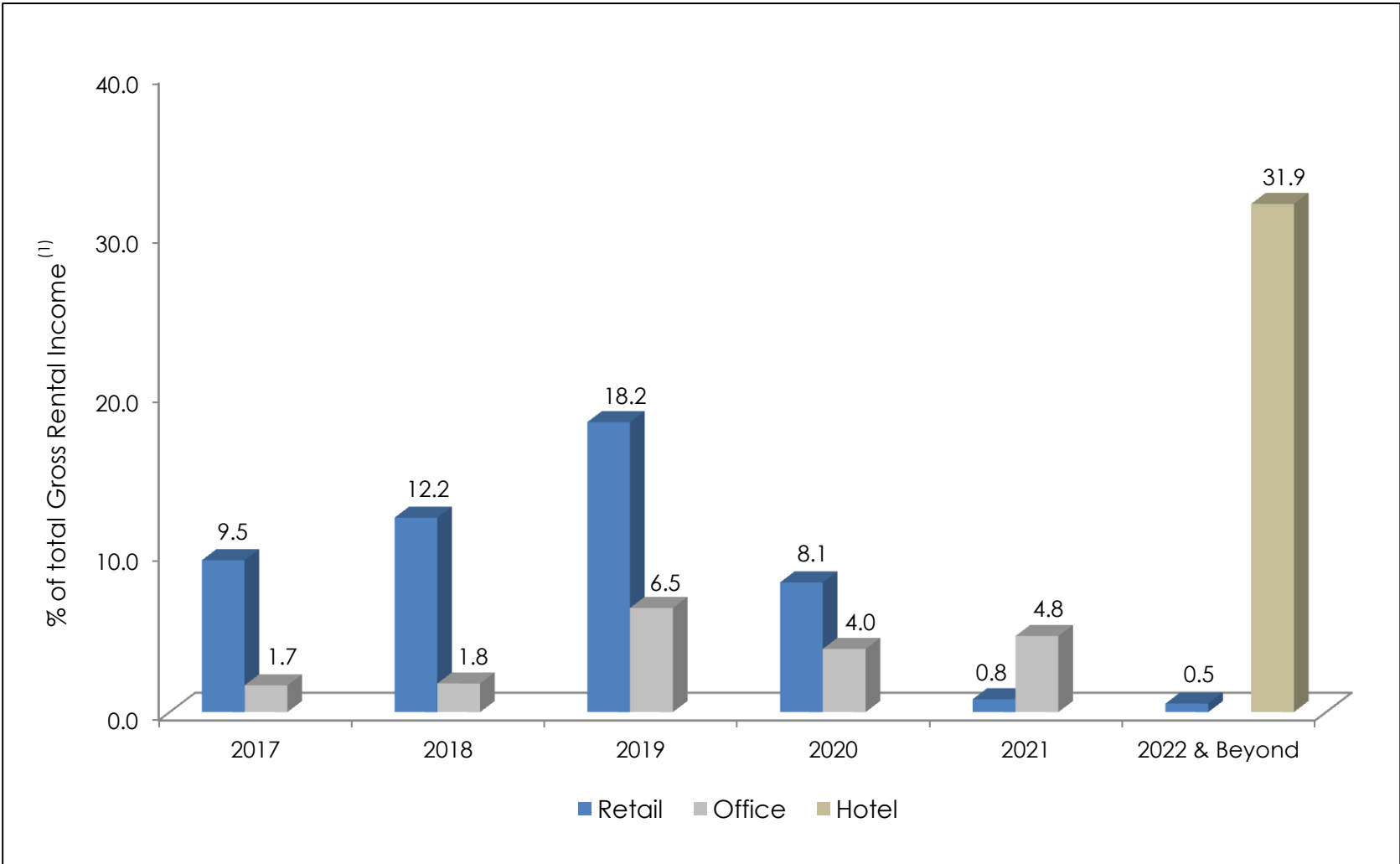
Lease Expiry Profile – JCube



(1) As at 31 December 2016. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.



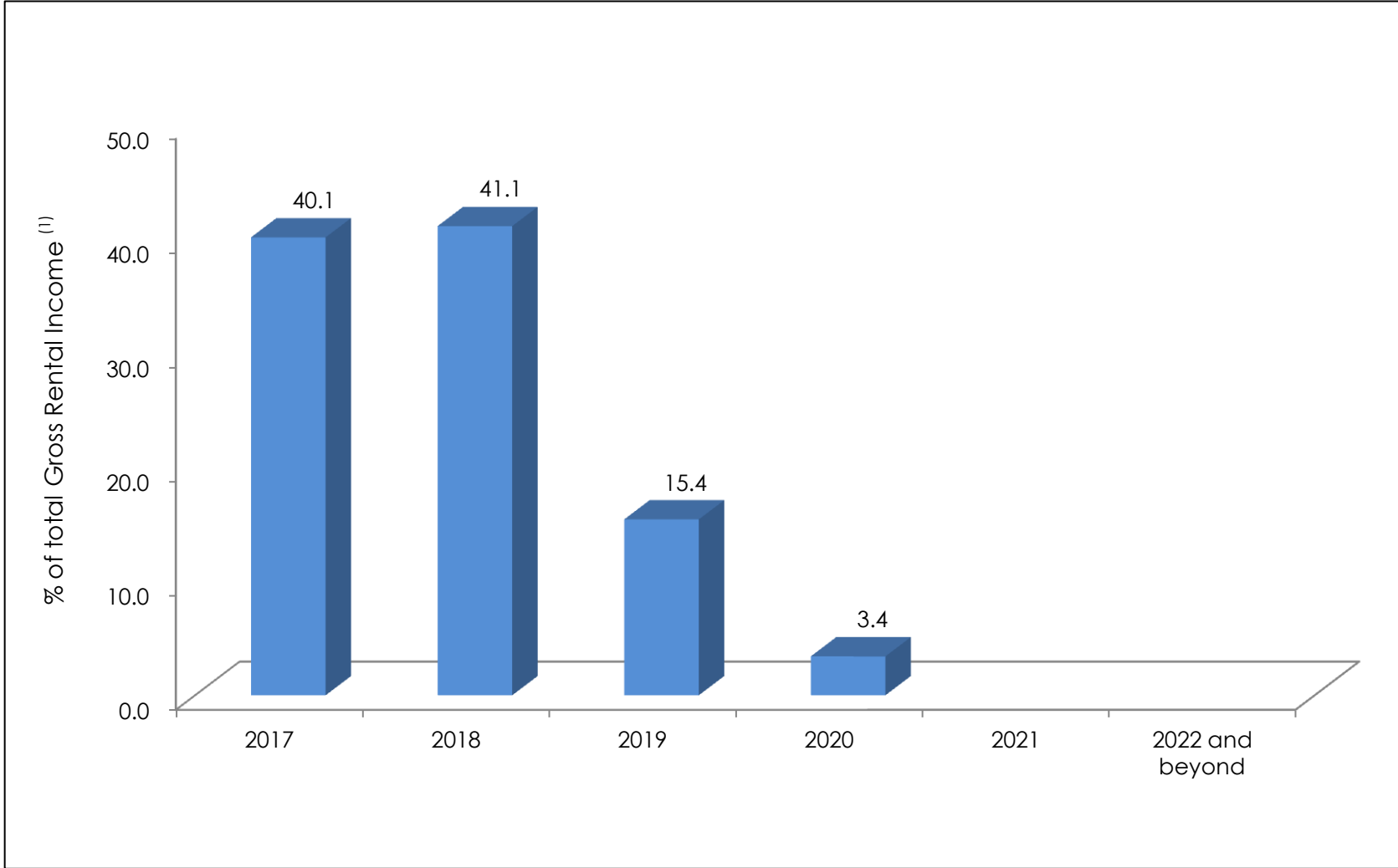
Lease Expiry Profile – Raffles City Singapore



(1) As at 31 December 2016. Based on committed gross rental income and excludes gross turnover rental.



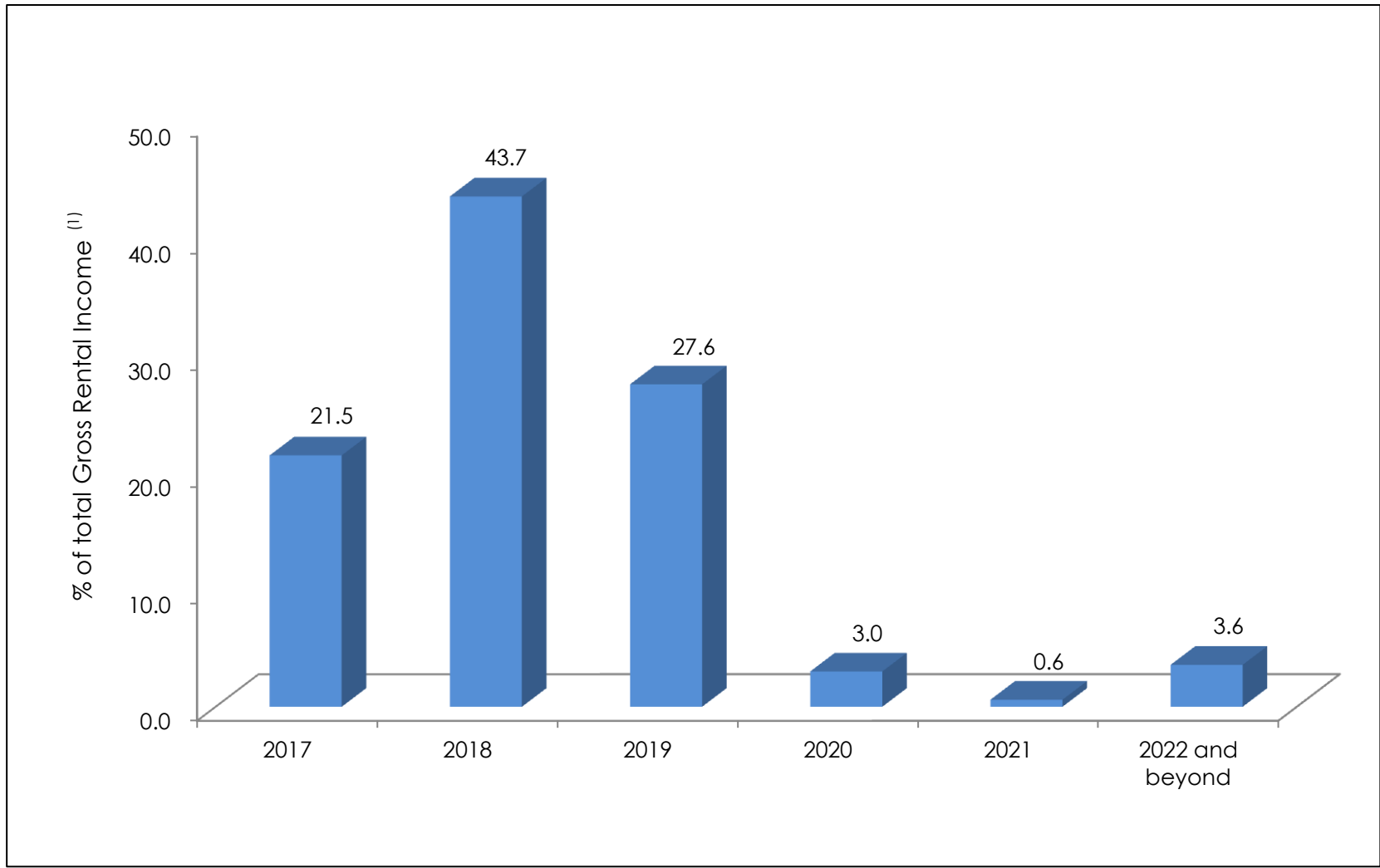
Lease Expiry Profile – Lot One Shoppers' Mall



(1) As at 31 December 2016. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.



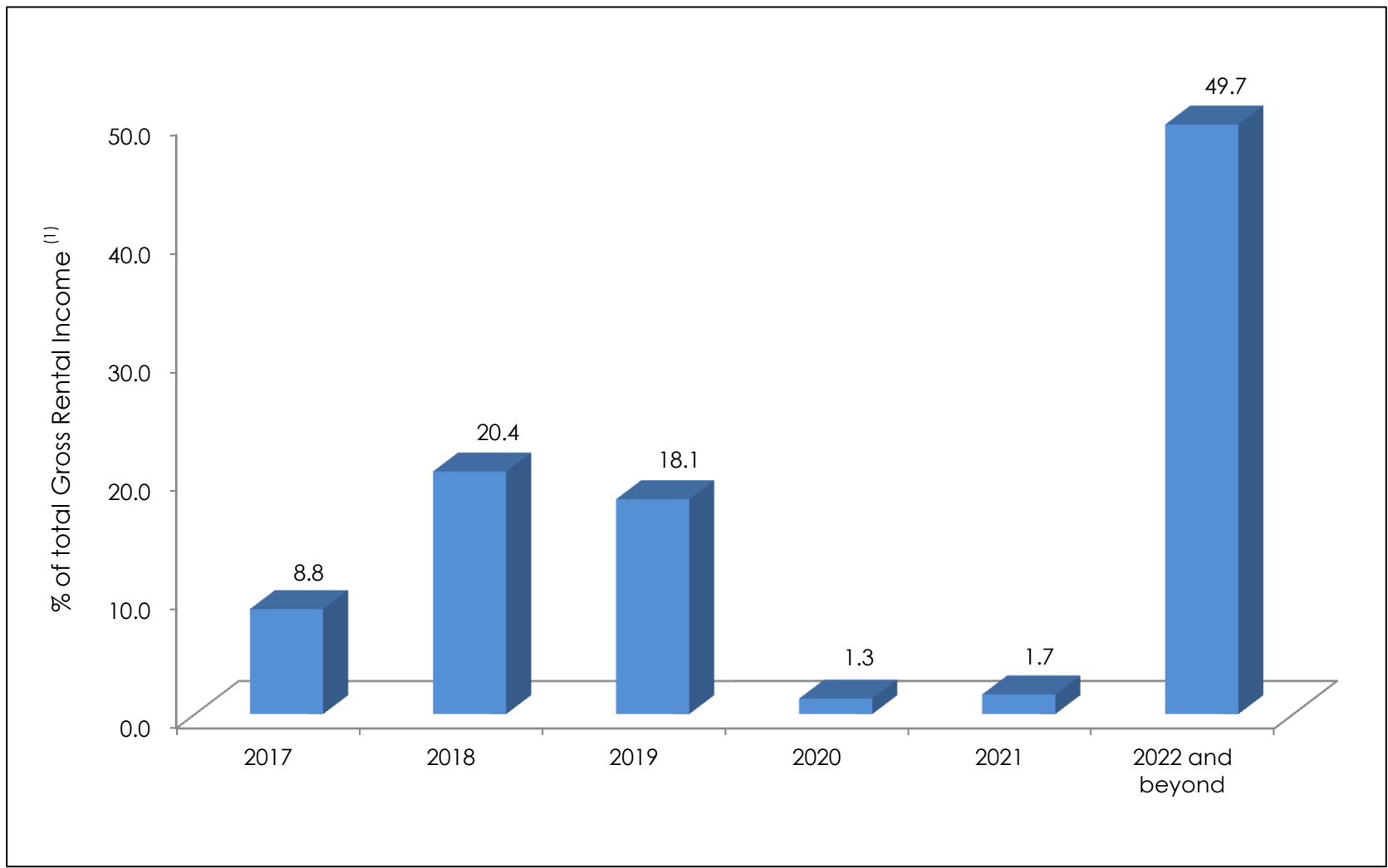
Lease Expiry Profile – Bukit Panjang Plaza



(1) As at 31 December 2016. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.



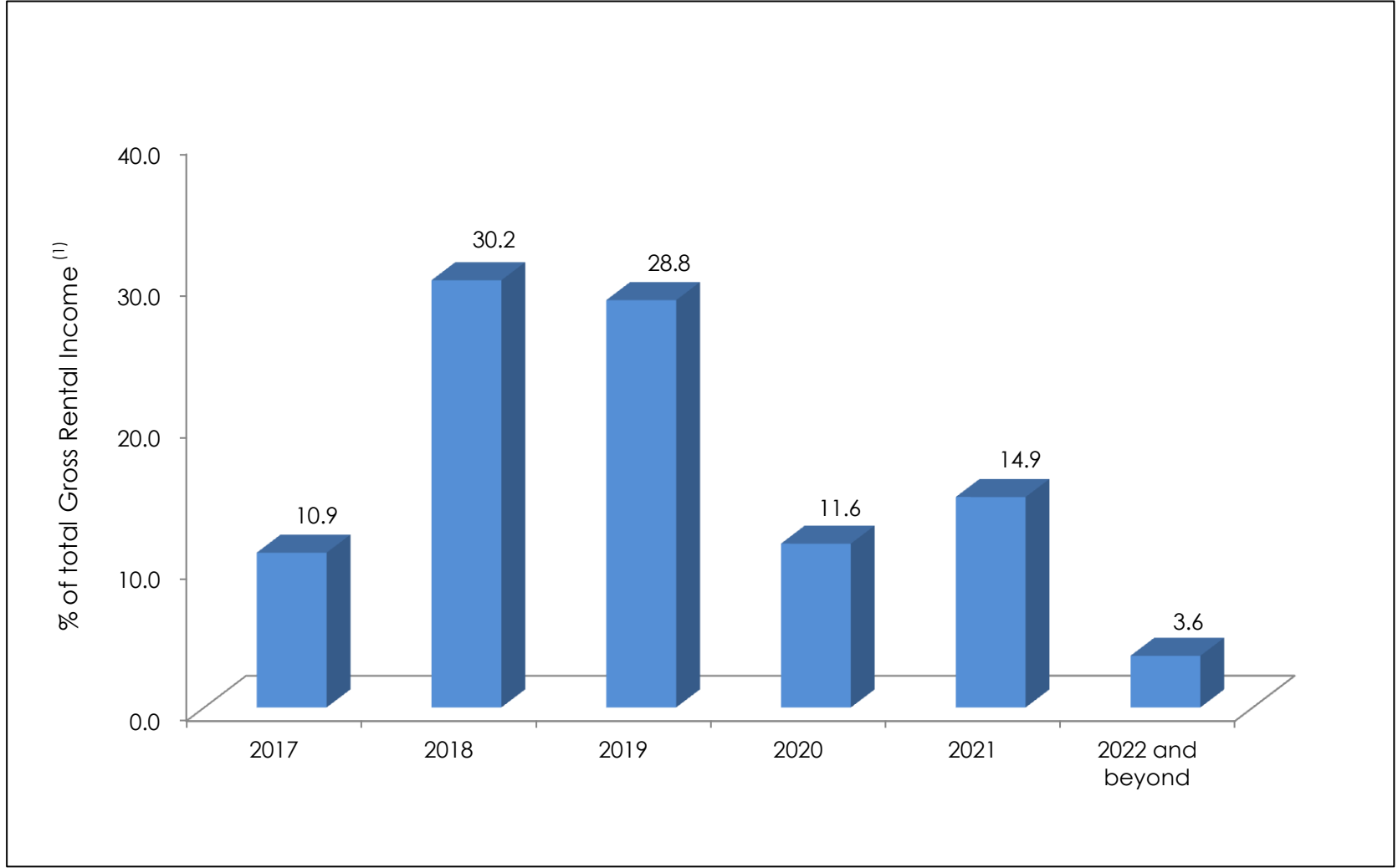
Lease Expiry Profile – The Atrium@Orchard



(1) As at 31 December 2016. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.



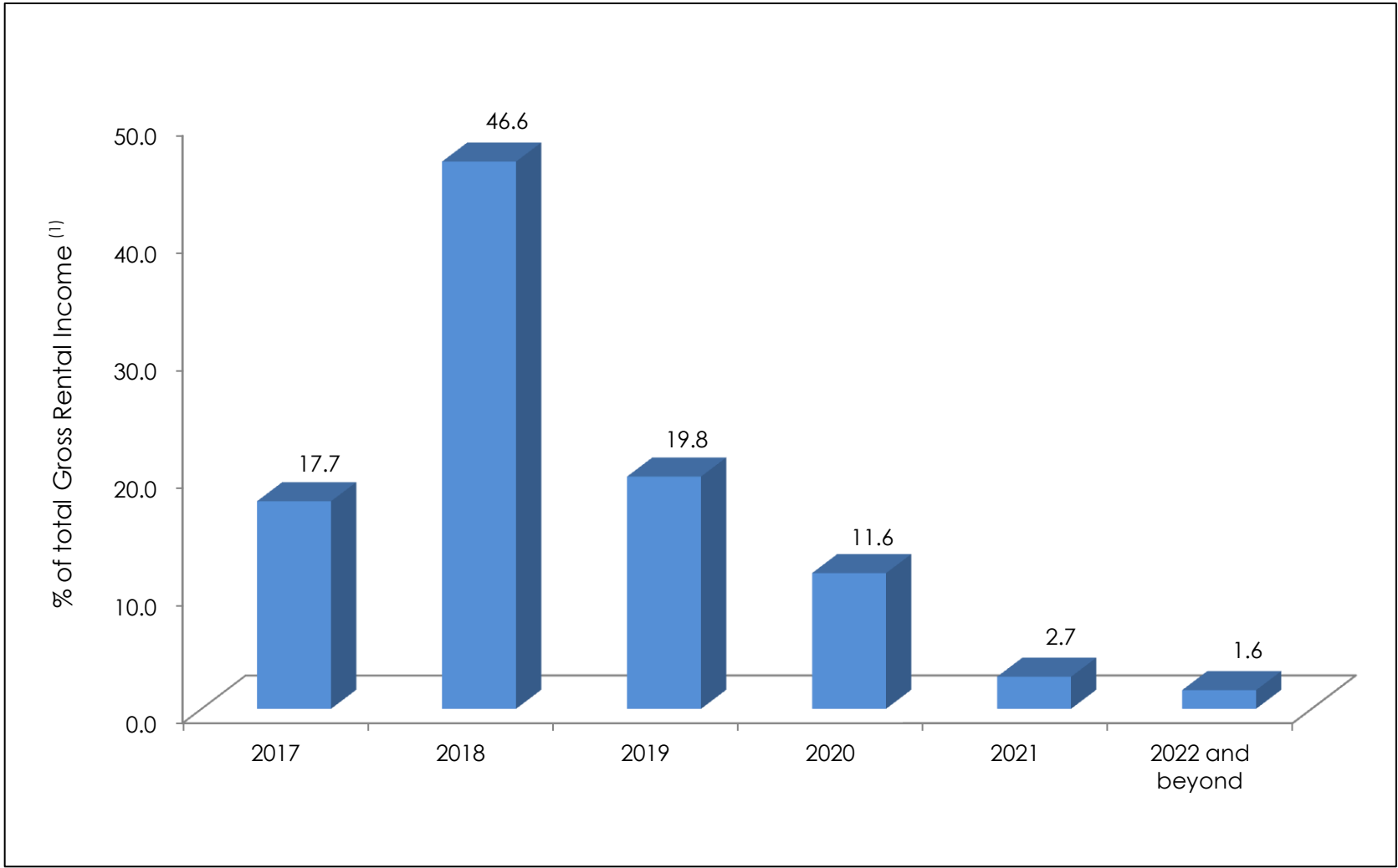
Lease Expiry Profile – Clarke Quay



(1) As at 31 December 2016. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.



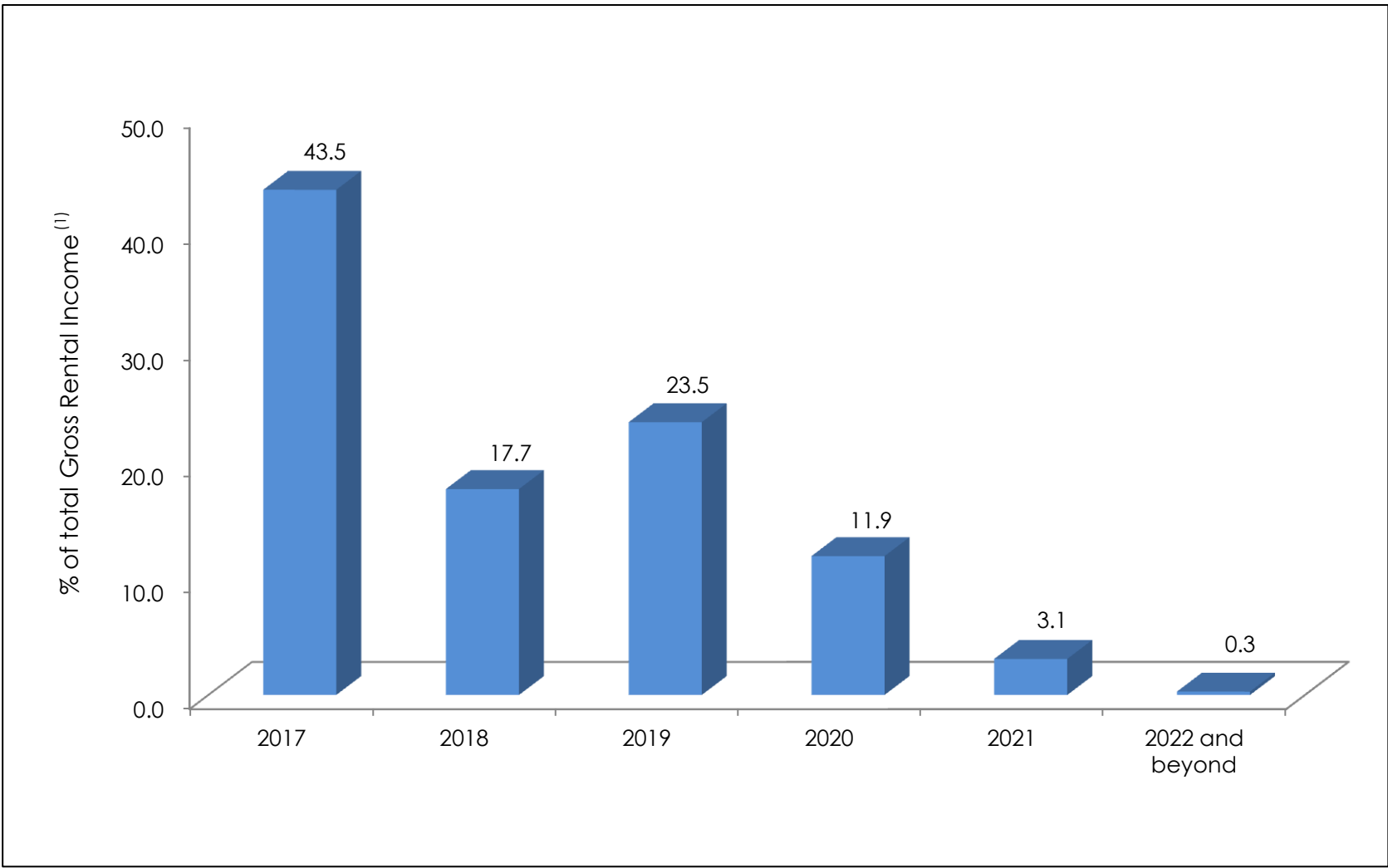
Lease Expiry Profile – Bugist+



(1) As at 31 December 2016. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.



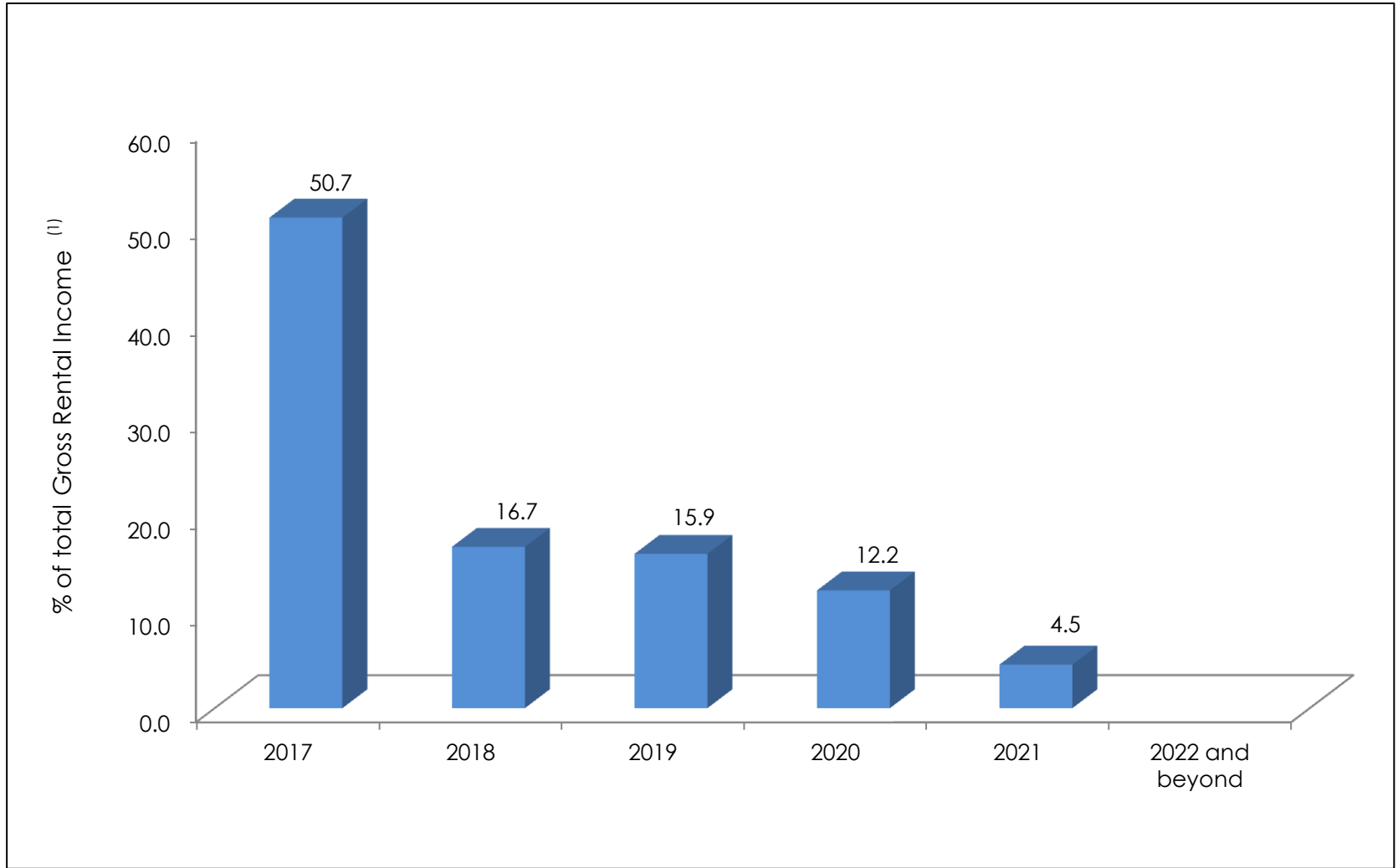
Lease Expiry Profile – Westgate



(1) As at 31 December 2016. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.



Lease Expiry Profile – Bedok Mall



(1) As at 31 December 2016. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.



CapitaLand
Mall Trust

Thank you

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