



CAPITALAND MALL TRUST

Full Year 2019 Financial Results – Annexes

22 January 2020

Gross Revenue by Property

CMT Portfolio⁽¹⁾

	% of Total Gross Revenue For FY 2019
Tampines Mall	9.4
Junction 8	7.0
Funan	3.2
IMM Building	9.9
Plaza Singapura	10.5
Bugis Junction	9.6
Lot One Shoppers' Mall	4.9
The Atrium@Orchard	5.7
Clarke Quay	4.6
Bugis+	3.8
Bedok Mall	6.6
Westgate	8.5
Other assets ⁽²⁾	5.7
Raffles City Singapore	10.6
Total	100.0

(1) Includes CMT's 40.0% interest in Raffles City Singapore and Funan, which was closed in July 2016 for redevelopment and reopened in June 2019.

(2) Includes Bukit Panjang Plaza and JCube.

Well-Diversified Trade Mix

CMT Portfolio⁽¹⁾

	% of Gross Rental Income ⁽²⁾
	For the month of December 2019
Food & Beverage	31.1
Beauty & Health	11.7
Fashion	11.0
Department Store	5.8
Office	5.4
Leisure & Entertainment / Music & Video ⁽³⁾	4.8
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	4.8
Services	4.2
Supermarket	3.6
Shoes & Bags	3.5
IT & Telecommunications	3.5
Home Furnishing	3.0
Electrical & Electronics	2.2
Jewellery & Watches	2.1
Education	1.4
Warehouse	1.4
Others ⁽⁴⁾	0.5
Total	100.0

(1) Includes CMT's 40.0% interest in Raffles City Singapore (retail only) and Funan, which was closed in July 2016 for redevelopment and reopened in June 2019.

(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 22.1% 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
NTUC Enterprise	Supermarket / Beauty & Health / Services / Food & Beverage / Education / Warehouse	3.2
Temasek Holdings (Private) Limited	Office	2.8
Al-Futtaim Group	Department Store / Fashion / Beauty & Health / Sporting Goods	2.7
BreadTalk Group Limited	Food & Beverage	2.5
Cold Storage Singapore (1983) Pte Ltd	Supermarket / Beauty & Health / Services / Warehouse	2.4
BHG (Singapore) Pte. Ltd.	Department Store	1.7
Golden Village Multiplex Pte Ltd	Leisure & Entertainment	1.2
Wing Tai Retail Management Pte. Ltd.	Fashion / Sporting Goods / Shoes & Bags	1.2
Isetan (Singapore) Limited	Department Store	1.2
Total		22.1

(1) Based on gross rental income for the month of December 2019 and excludes gross turnover rent.

Trade Mix – Tampines Mall

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2019
Food & Beverage	29.8
Beauty & Health	12.0
Fashion	11.3
Jewellery & Watches	6.5
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	6.3
IT & Telecommunications	6.1
Supermarket	6.0
Department Store	5.1
Leisure & Entertainment / Music & Video	4.7
Shoes & Bags	3.6
Education	3.4
Electrical & Electronics	2.6
Services	2.2
Home Furnishing	0.4
Total	100.0

(1) Excludes gross turnover rent.

Trade Mix – Junction 8

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2019
Food & Beverage	34.9
Beauty & Health	16.0
Fashion	7.7
Services	6.3
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	6.2
Department Store	5.8
Supermarket	5.4
Electrical & Electronics	4.6
Leisure & Entertainment / Music & Video	3.5
Jewellery & Watches	2.6
IT & Telecommunications	1.9
Shoes & Bags	1.8
Office	1.5
Home Furnishing	1.2
Education	0.6
Total	100.0

(1) Excludes gross turnover rent.

Trade Mix – Funan

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2019
Office	32.4
Food & Beverage	26.4
IT & Telecommunications	7.2
Electrical & Electronics	7.2
Beauty & Health	6.9
Leisure & Entertainment / Music & Video	4.0
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	3.7
Home Furnishing	3.0
Fashion	2.9
Services	2.6
Shoes & Bags	1.5
Education	0.9
Supermarket	0.9
Jewellery & Watches	0.4
Total	100.0

(1) Excludes gross turnover rent.

Trade Mix – IMM Building

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2019
Food & Beverage	20.3
Warehouse	15.2
Home Furnishing	13.4
Fashion	11.0
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	8.2
Shoes & Bags	7.0
Supermarket	6.6
Beauty & Health	5.8
Electrical & Electronics	4.5
Services	2.8
Jewellery & Watches	1.9
IT & Telecommunications	1.8
Department Store	1.5
Total	100.0

(1) Excludes gross turnover rent.

Trade Mix – Plaza Singapura

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2019
Food & Beverage	28.4
Beauty & Health	11.8
Fashion	10.2
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	7.1
Home Furnishing	6.8
Department Store	5.8
Services	5.6
Leisure & Entertainment / Music & Video	5.5
IT & Telecommunications	5.3
Shoes & Bags	4.4
Supermarket	4.1
Education	2.6
Jewellery & Watches	2.1
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 2019
Food & Beverage	31.5
Fashion	16.1
Department Store	12.0
Beauty & Health	11.2
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	6.7
IT & Telecommunications	6.1
Jewellery & Watches	5.3
Shoes & Bags	5.3
Supermarket	3.0
Services	2.3
Electrical & Electronics	0.5
Total	100.0

(1) Excludes gross turnover rent.

Trade Mix – JCube

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2019
Food & Beverage	39.7
Leisure & Entertainment / Music & Video	13.1
Fashion	11.5
Beauty & Health	8.7
Supermarket	8.2
Services	5.6
Education	3.8
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	3.4
IT & Telecommunications	2.3
Department Store	1.5
Shoes & Bags	1.2
Home Furnishing	0.8
Electrical & Electronics	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 2019
Food & Beverage	32.4
Fashion	19.4
Department Store	17.6
Beauty & Health	10.1
Shoes & Bags	5.7
Others ⁽²⁾	4.5
Services	3.6
Supermarket	2.7
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	1.5
IT & Telecommunications	1.2
Home Furnishing	0.7
Jewellery & Watches	0.4
Electrical & Electronics	0.2
Total	100.0

(1) Excludes gross turnover rent.

(2) Includes Art Gallery and Luxury.

Trade Mix – Lot One Shoppers' Mall

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2019
Food & Beverage	32.4
Beauty & Health	17.9
Fashion	10.6
Services	7.1
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	4.6
Department Store	4.4
Leisure & Entertainment / Music & Video	4.4
Supermarket	4.2
Electrical & Electronics	3.7
IT & Telecommunications	3.1
Shoes & Bags	2.2
Education	2.2
Jewellery & Watches	1.9
Home Furnishing	1.3
Total	100.0

(1) Excludes gross turnover rent.

Trade Mix – Bukit Panjang Plaza

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2019
Food & Beverage	40.9
Beauty & Health	14.2
Supermarket	10.8
Services	10.3
Education	4.7
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	3.4
IT & Telecommunications	2.7
Fashion	2.6
Electrical & Electronics	2.5
Jewellery & Watches	2.3
Department Store	2.2
Shoes & Bags	1.9
Home Furnishing	1.5
Total	100.0

(1) Excludes gross turnover rent.

Trade Mix – The Atrium@Orchard

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2019
Office	49.4
Food & Beverage	17.1
Beauty & Health	15.6
Fashion	7.3
Services	3.6
Electrical & Electronics	1.9
Department Store	1.3
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	1.1
IT & Telecommunications	1.1
Shoes & Bags	0.6
Home Furnishing	0.5
Jewellery & Watches	0.4
Leisure & Entertainment / Music & Video	0.1
Total	100.0

(1) Excludes gross turnover rent.

Trade Mix – Clarke Quay

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2019
Food & Beverage	61.1
Leisure & Entertainment / Music & Video	35.4
Office	2.5
Beauty & Health	0.9
Services	0.1
Total	100.0

(1) Excludes gross turnover rent.

Trade Mix – Bugis+

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2019
Leisure & Entertainment / Music & Video ⁽²⁾	35.1
Fashion	24.8
Food & Beverage	16.9
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	10.1
Beauty & Health	7.7
Shoes & Bags	1.9
Services	1.9
Jewellery & Watches	0.9
IT & Telecommunications	0.7
Total	100.0

(1) Excludes gross turnover rent.

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

Trade Mix – Bedok Mall

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2019
Food & Beverage	36.4
Beauty & Health	17.2
Fashion	13.8
Supermarket	6.5
Services	5.3
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	4.2
IT & Telecommunications	4.1
Shoes & Bags	2.8
Jewellery & Watches	2.8
Electrical & Electronics	2.6
Home Furnishing	2.2
Education	0.8
Department Store	0.7
Leisure & Entertainment / Music & Video	0.6
Total	100.0

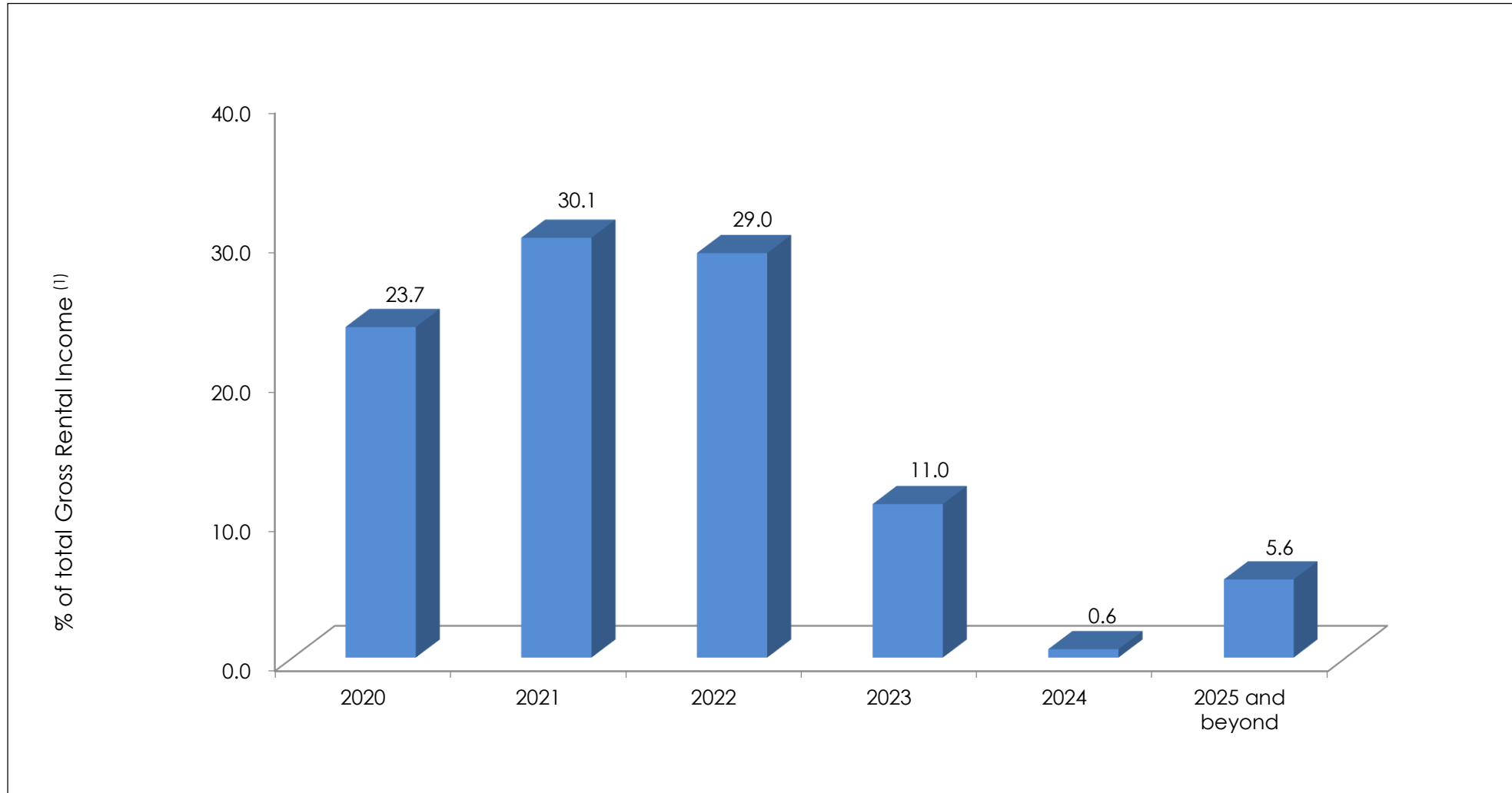
(1) Excludes gross turnover rent.

Trade Mix – Westgate

	% of Gross Rental Income ⁽¹⁾
	For the month of December 2019
Food & Beverage	36.5
Beauty & Health	17.6
Department Store	9.1
Services	7.6
Fashion	7.2
Home Furnishing	5.3
Education	5.0
IT & Telecommunications	3.9
Gifts & Souvenirs / Toys & Hobbies / Books & Stationery / Sporting Goods	3.3
Shoes & Bags	2.6
Electrical & Electronics	0.9
Leisure & Entertainment / Music & Video	0.6
Jewellery & Watches	0.4
Total	100.0

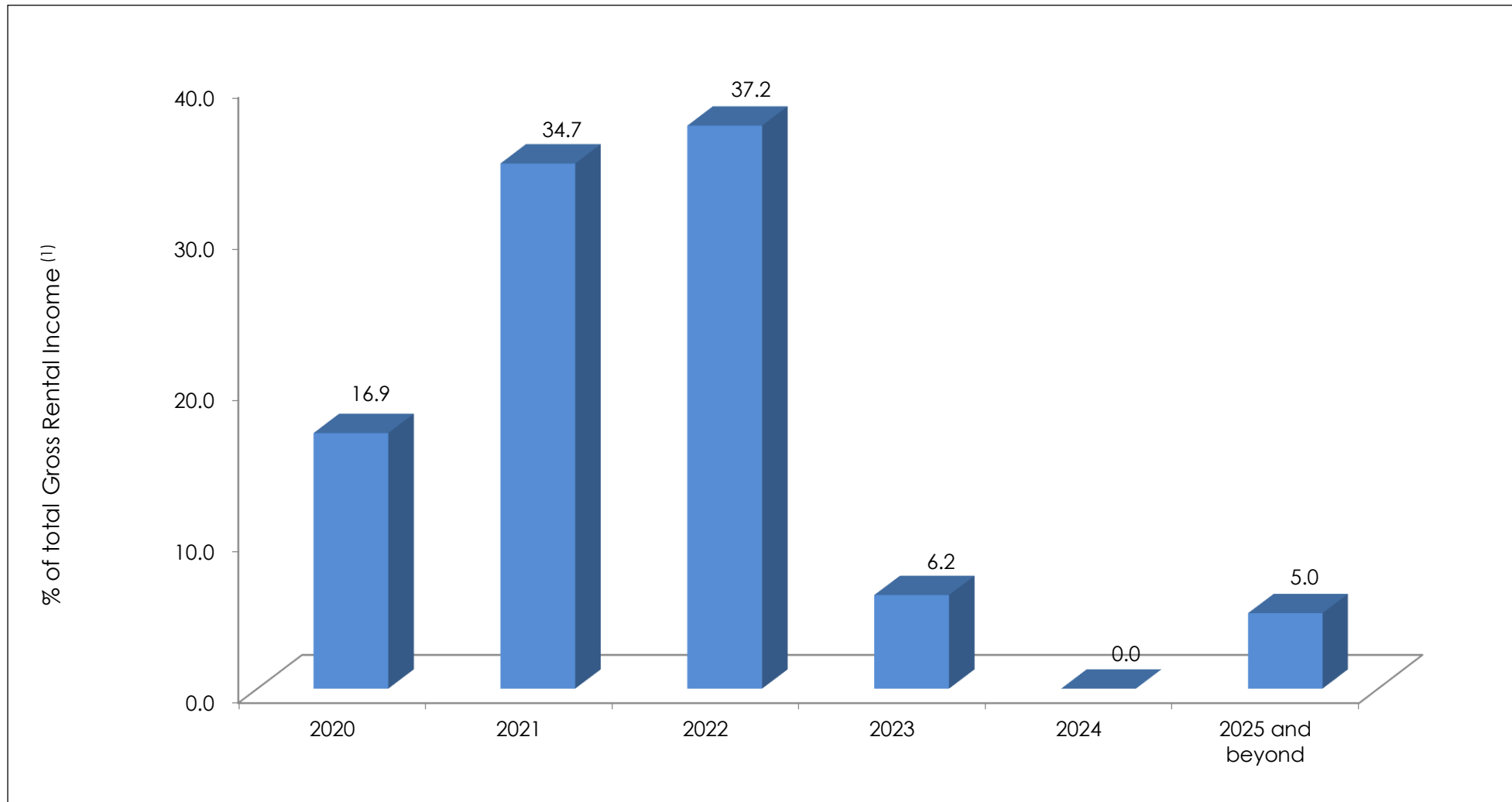
(1) Excludes gross turnover rent.

Lease Expiry Profile – Tampines Mall



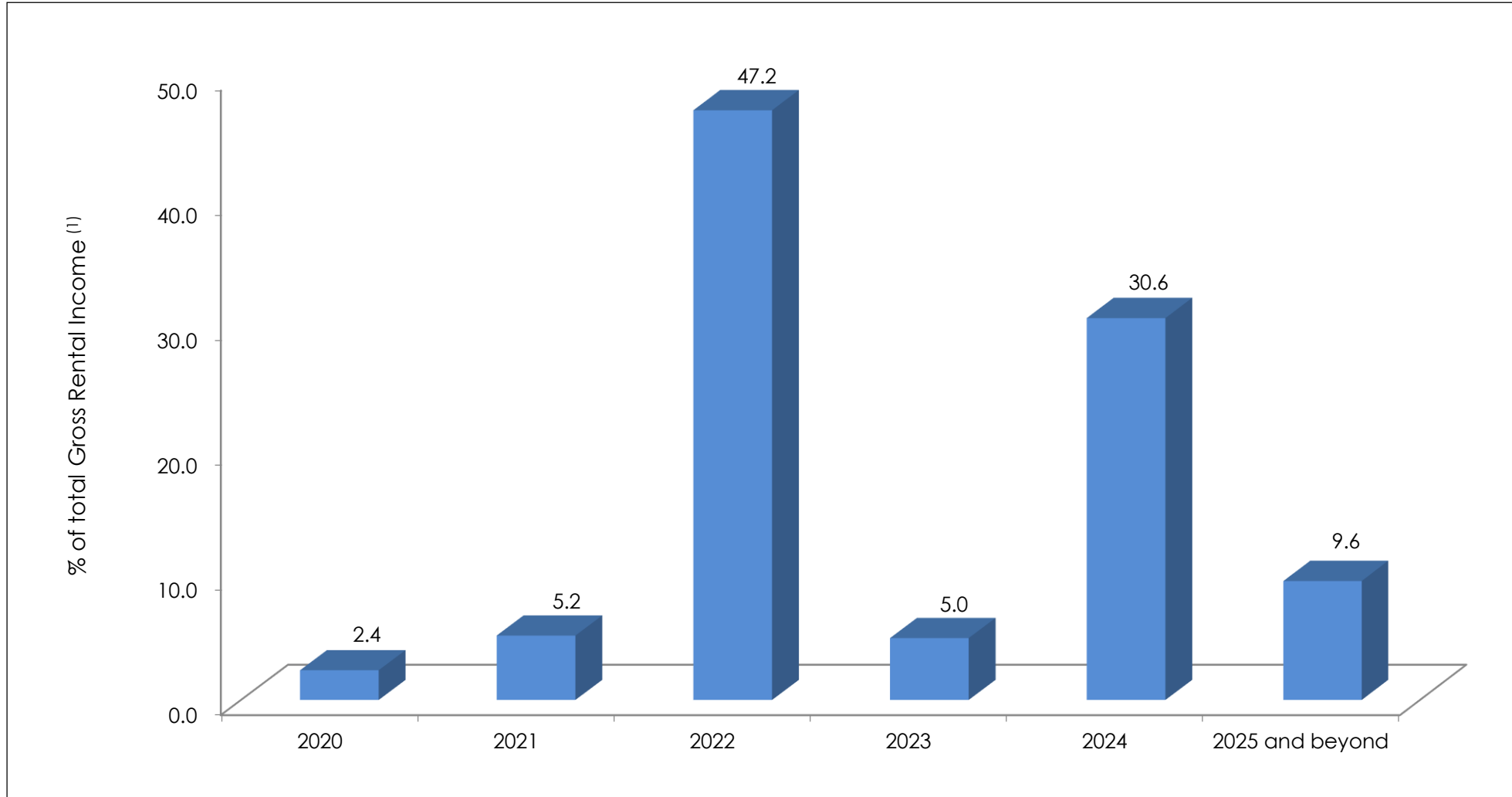
(1) As at 31 December 2019. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – Junction 8



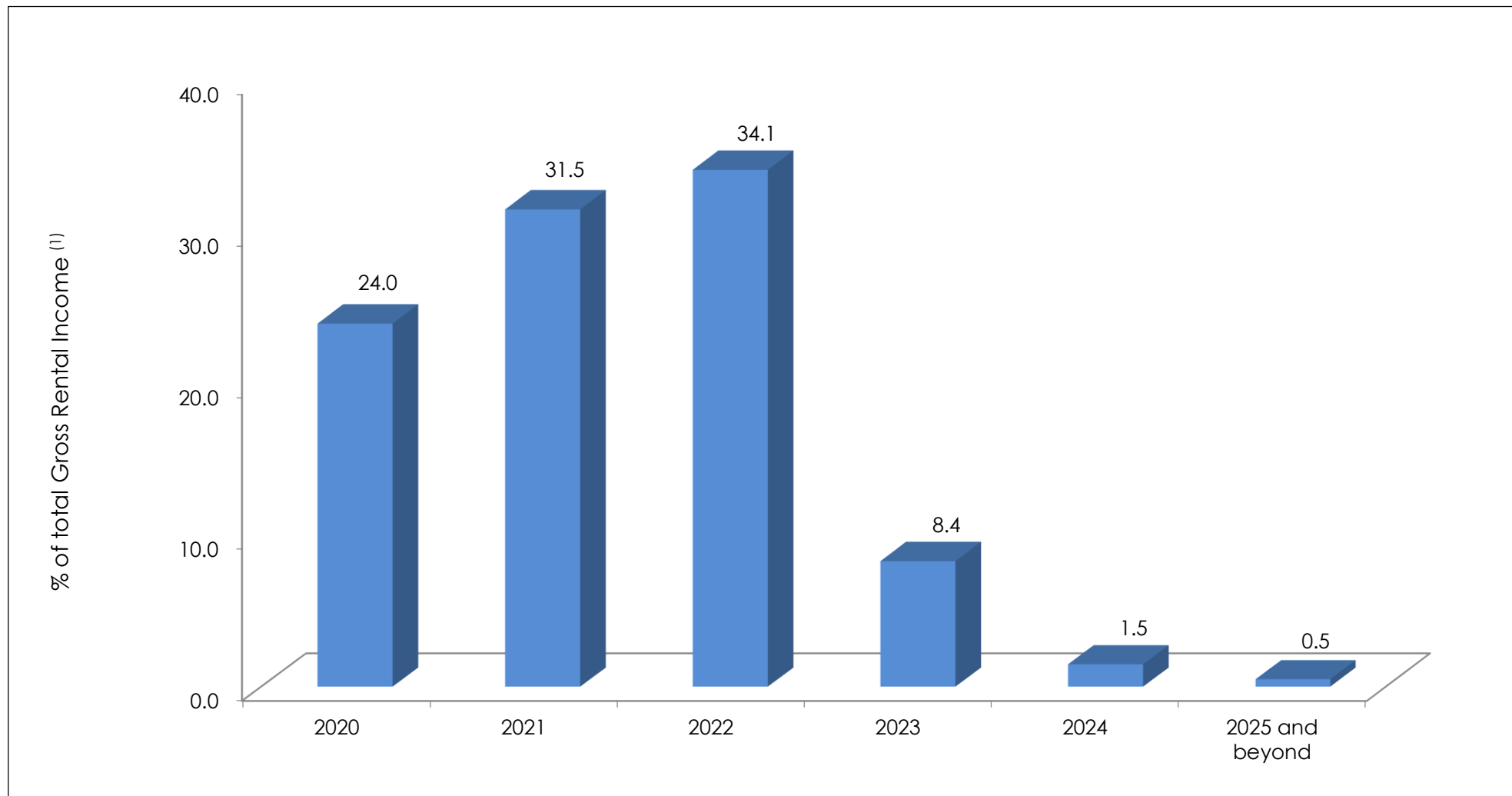
(1) As at 31 December 2019. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – Funan



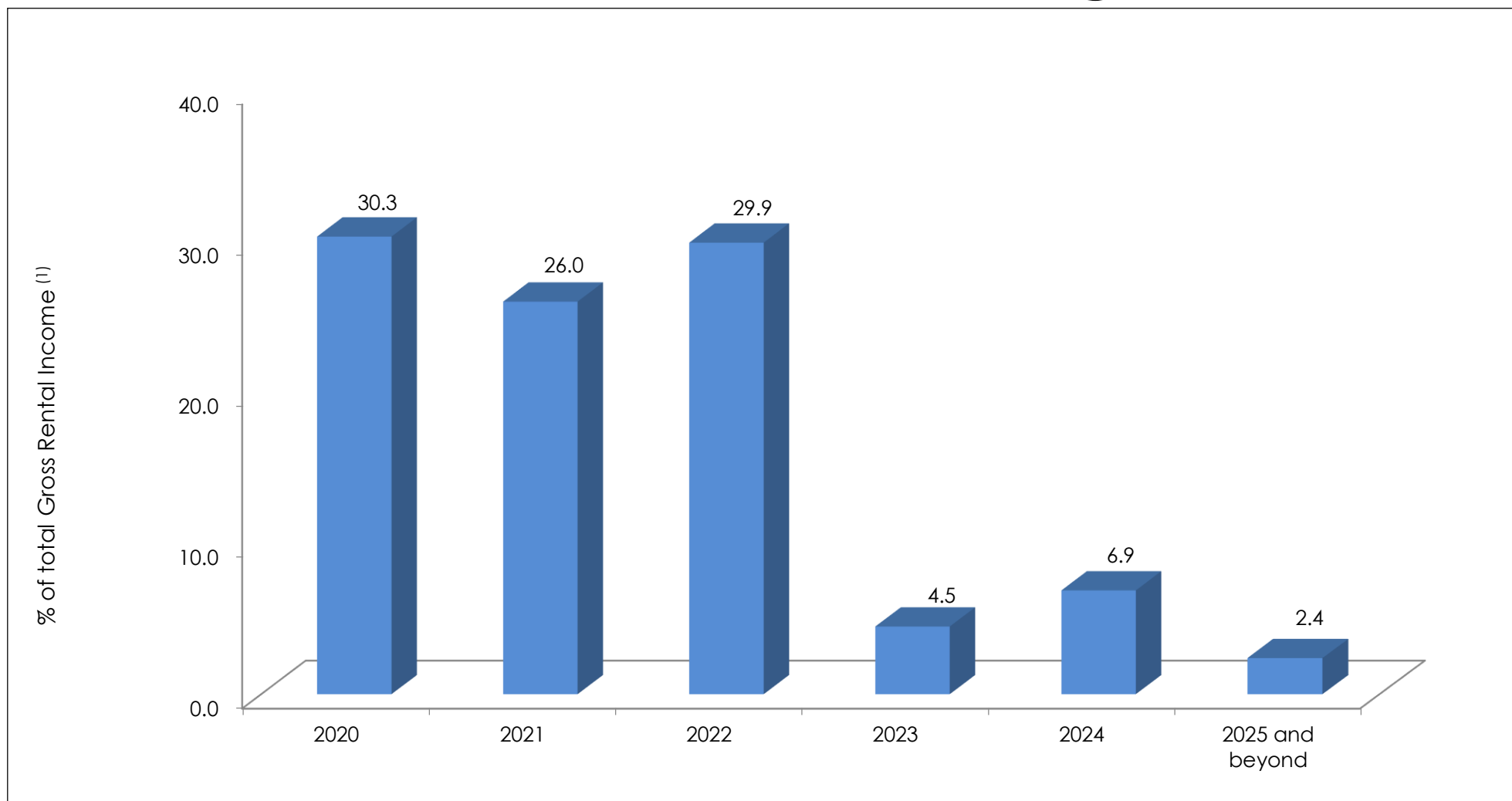
(1) As at 31 December 2019. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – IMM Building



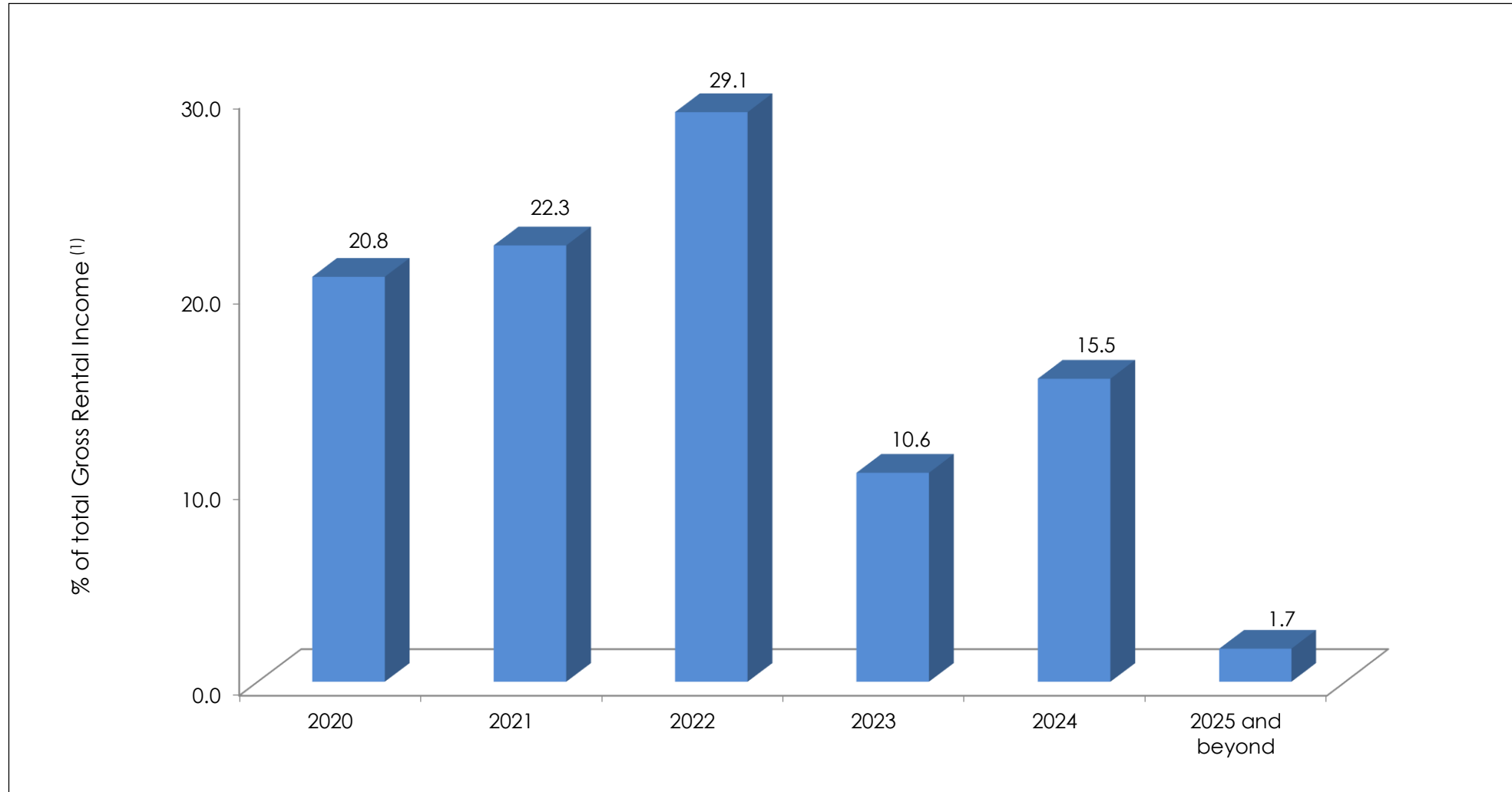
(1) As at 31 December 2019. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – Plaza Singapura



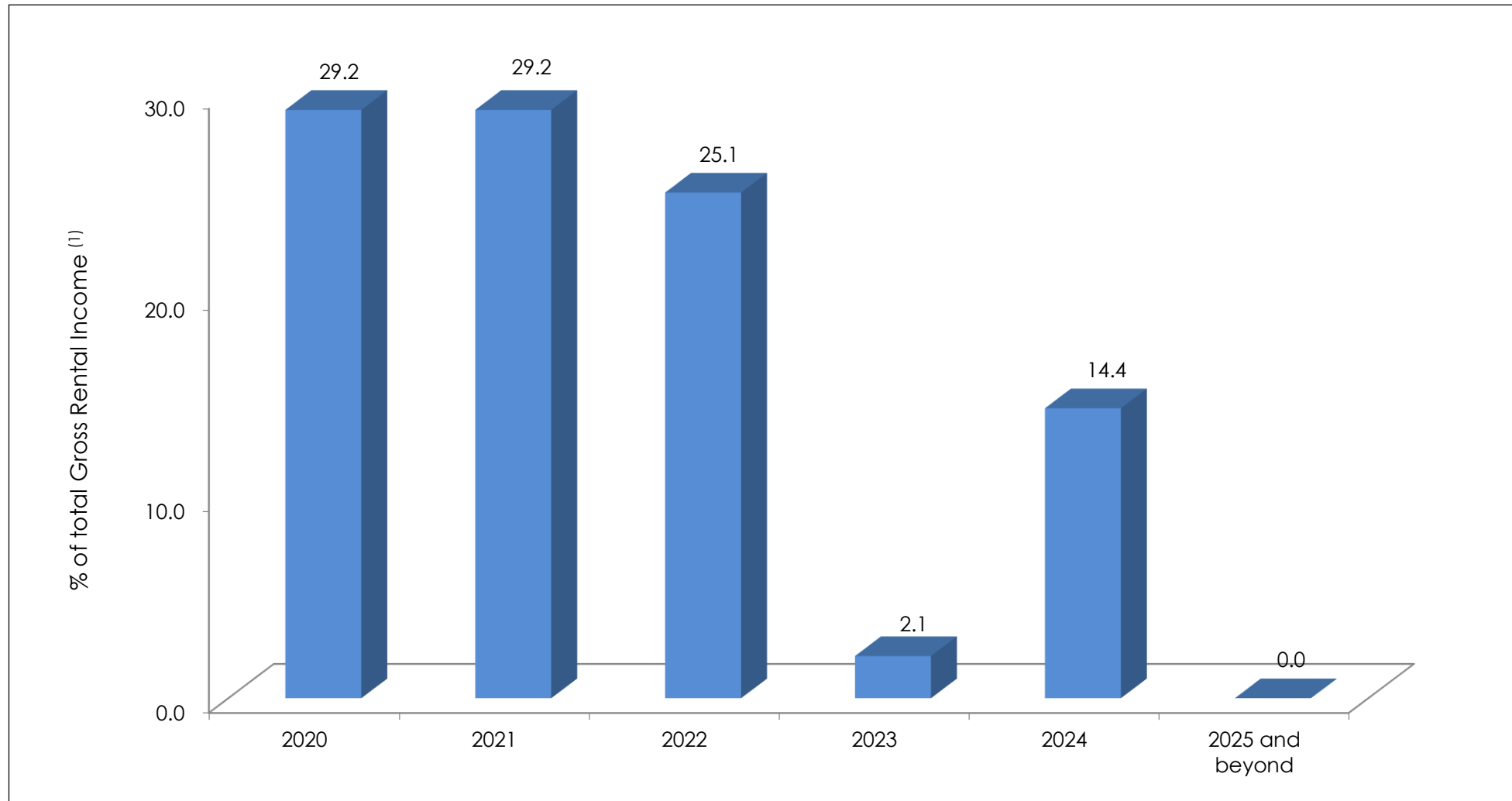
(1) As at 31 December 2019. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – Bugis Junction



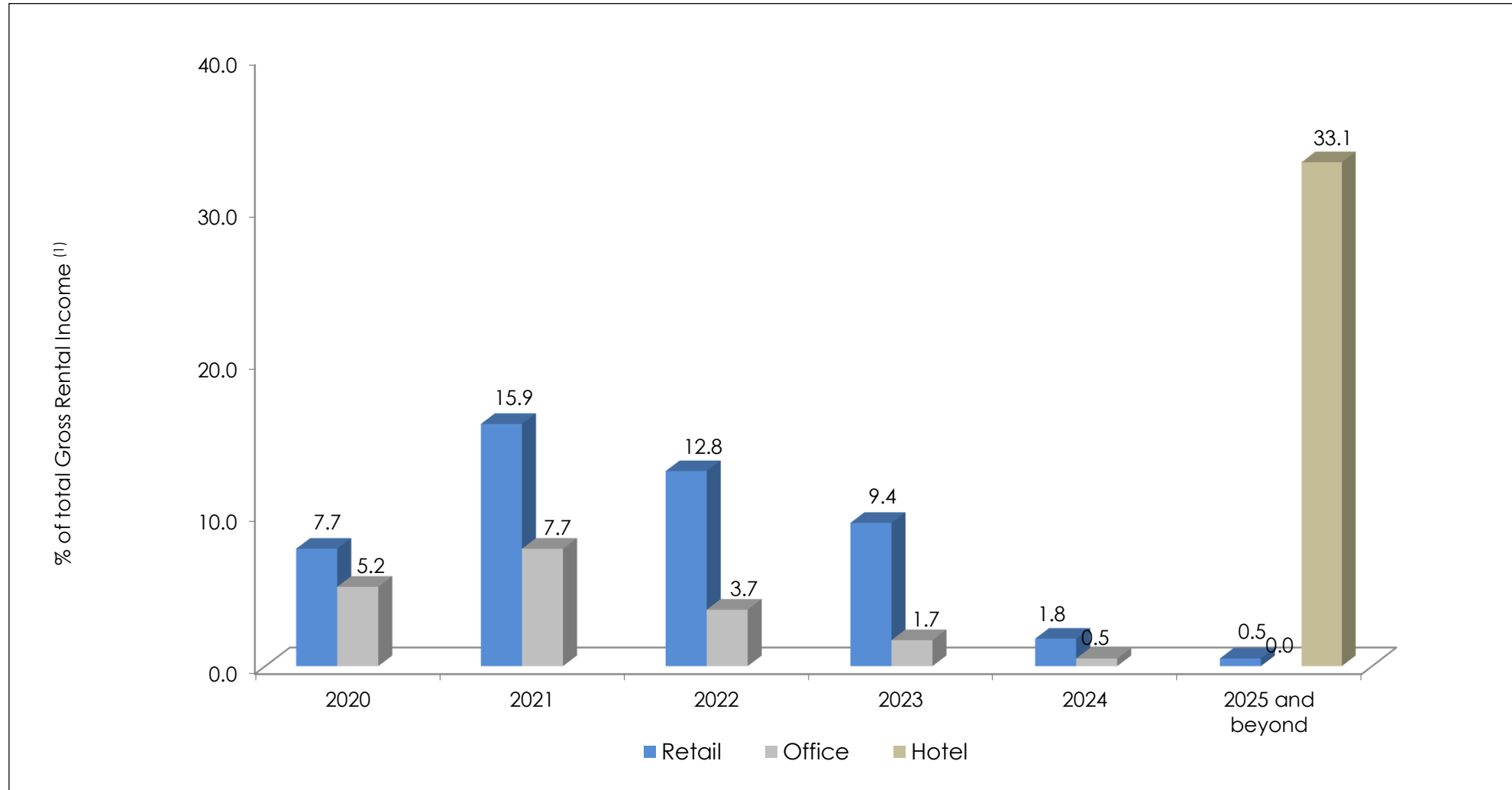
(1) As at 31 December 2019. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – JCube



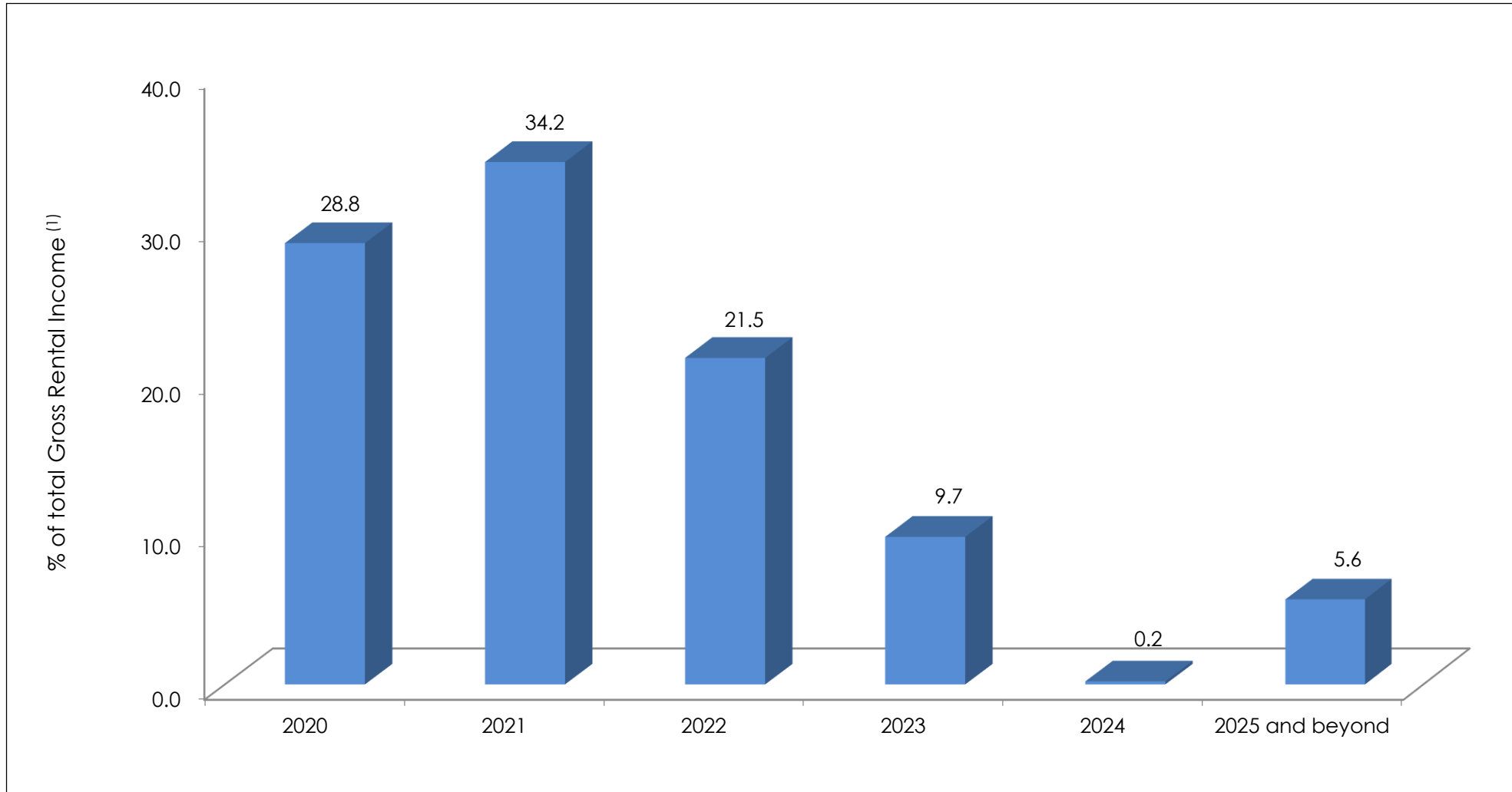
(1) As at 31 December 2019. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – Raffles City Singapore



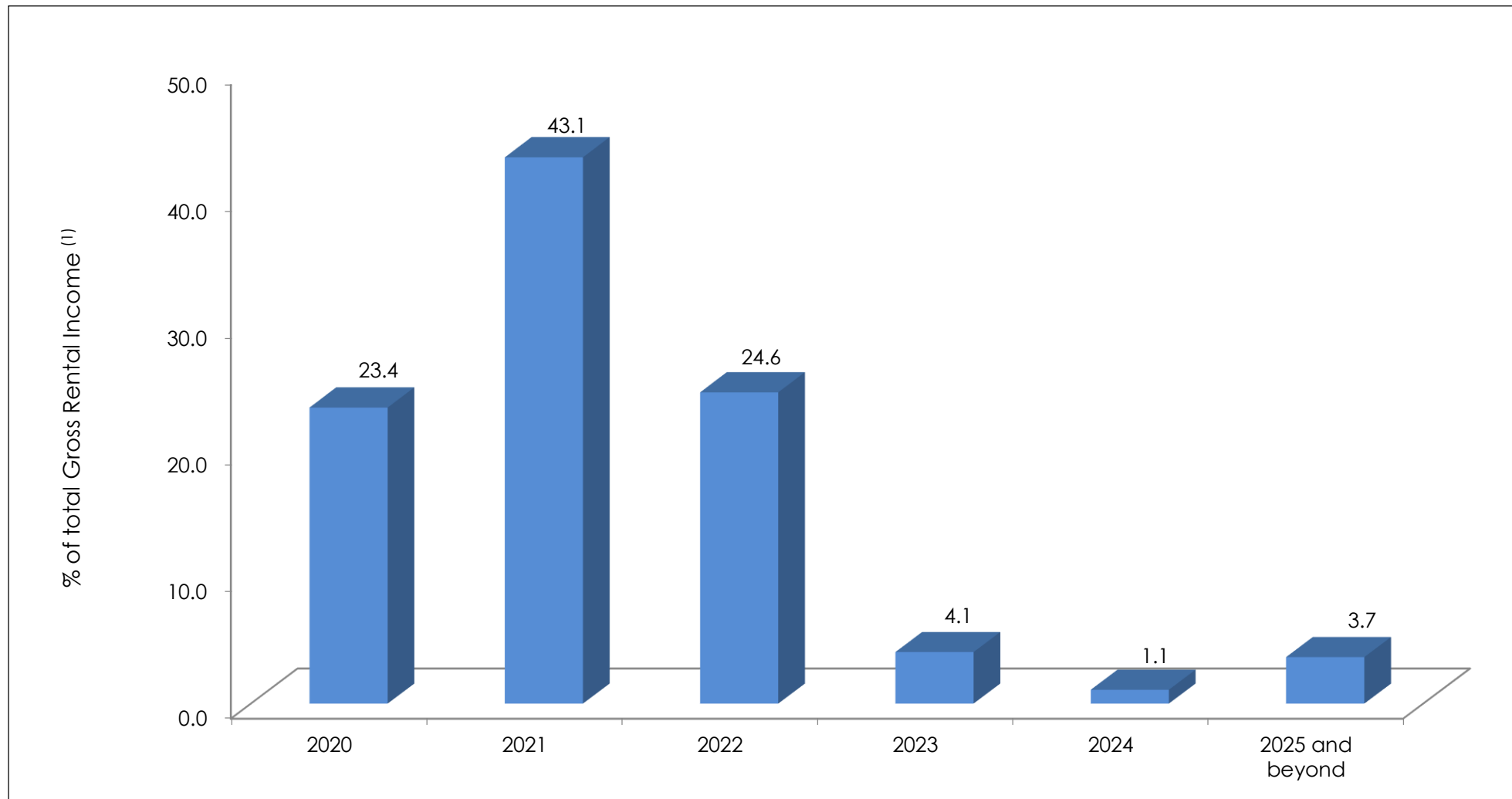
(1) As at 31 December 2019. Based on committed gross rental income and excludes gross turnover rental.

Lease Expiry Profile – Lot One Shoppers' Mall



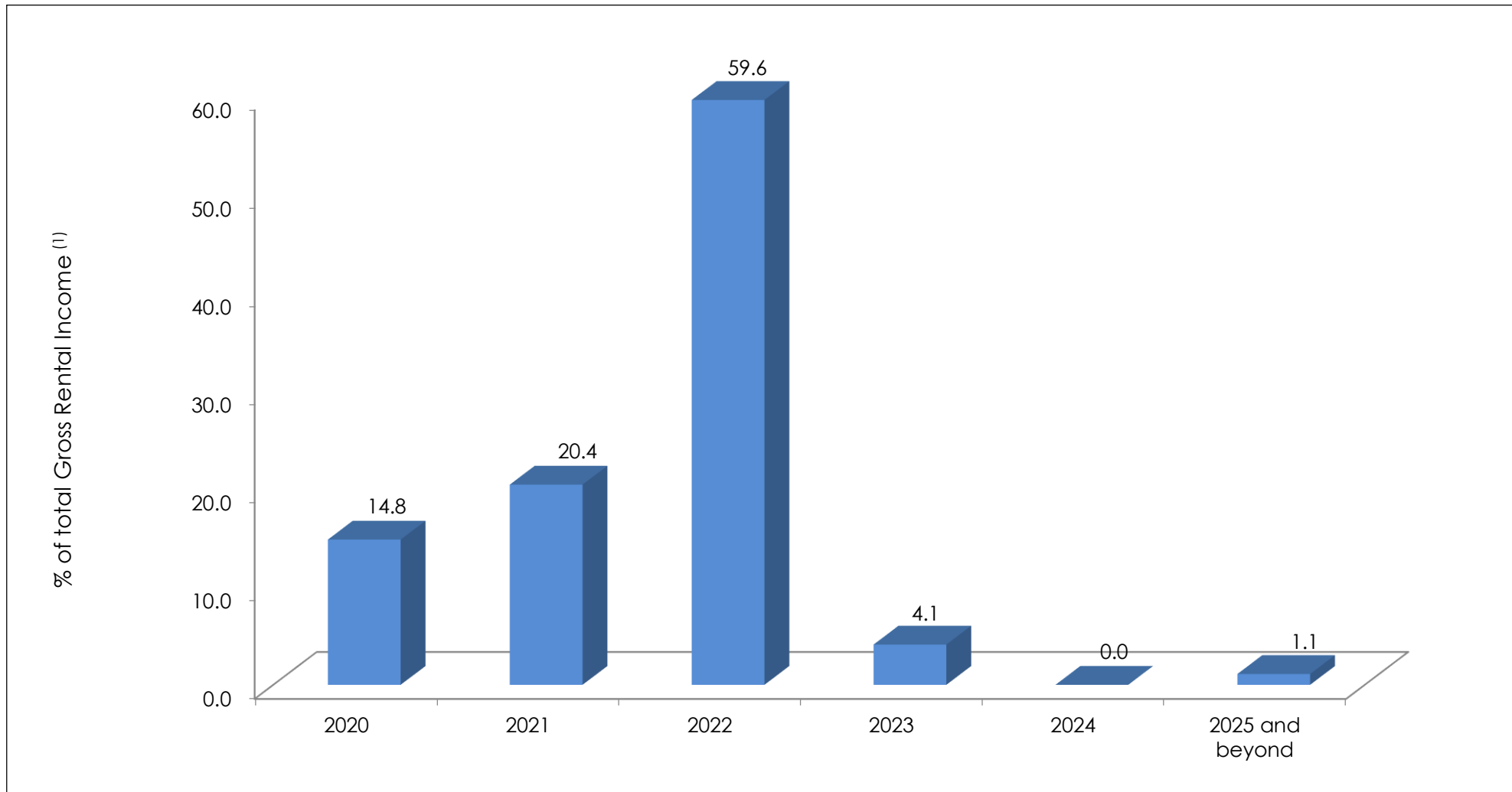
(1) As at 31 December 2019. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – Bukit Panjang Plaza



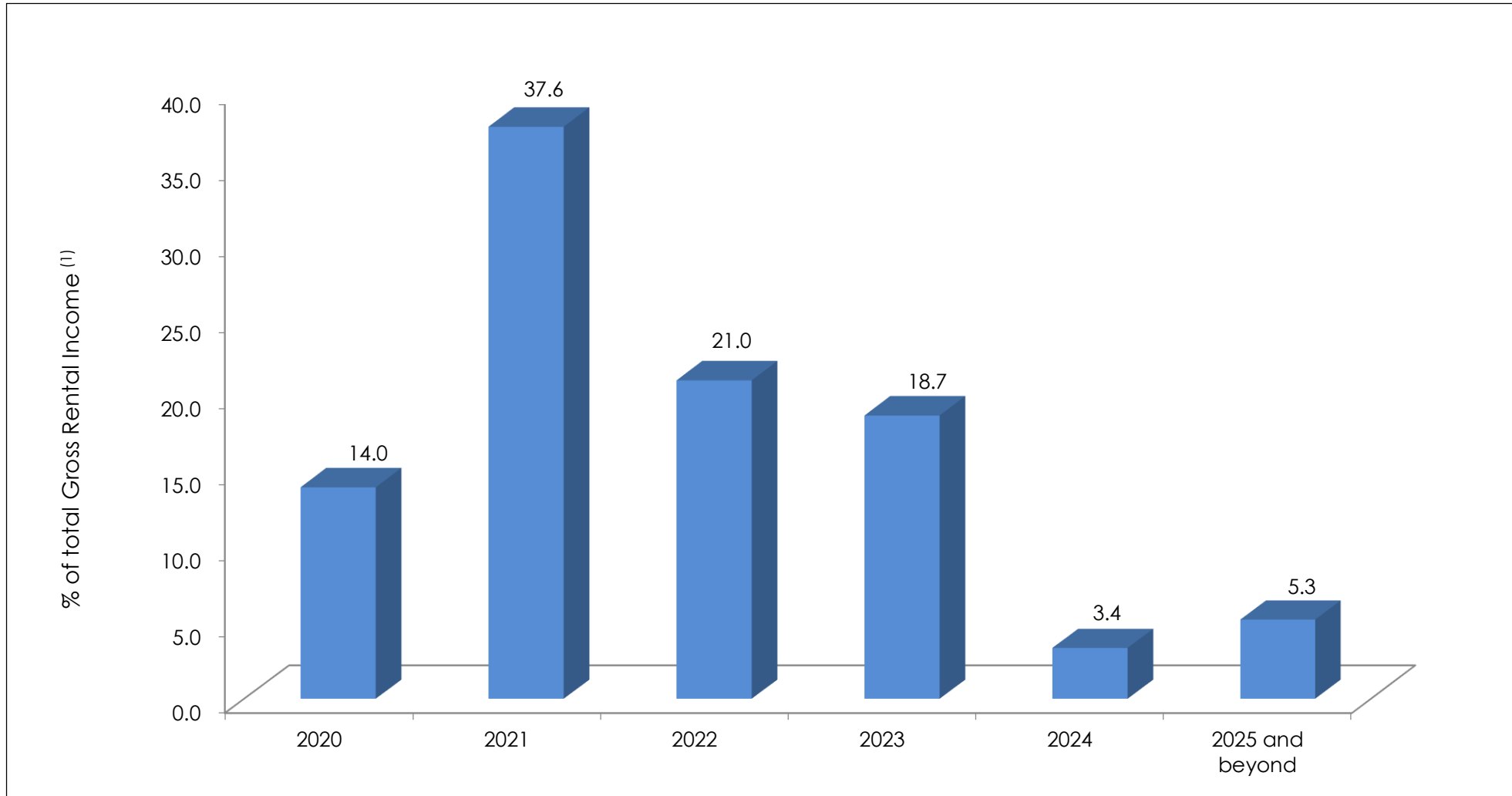
(1) As at 31 December 2019. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – The Atrium@Orchard



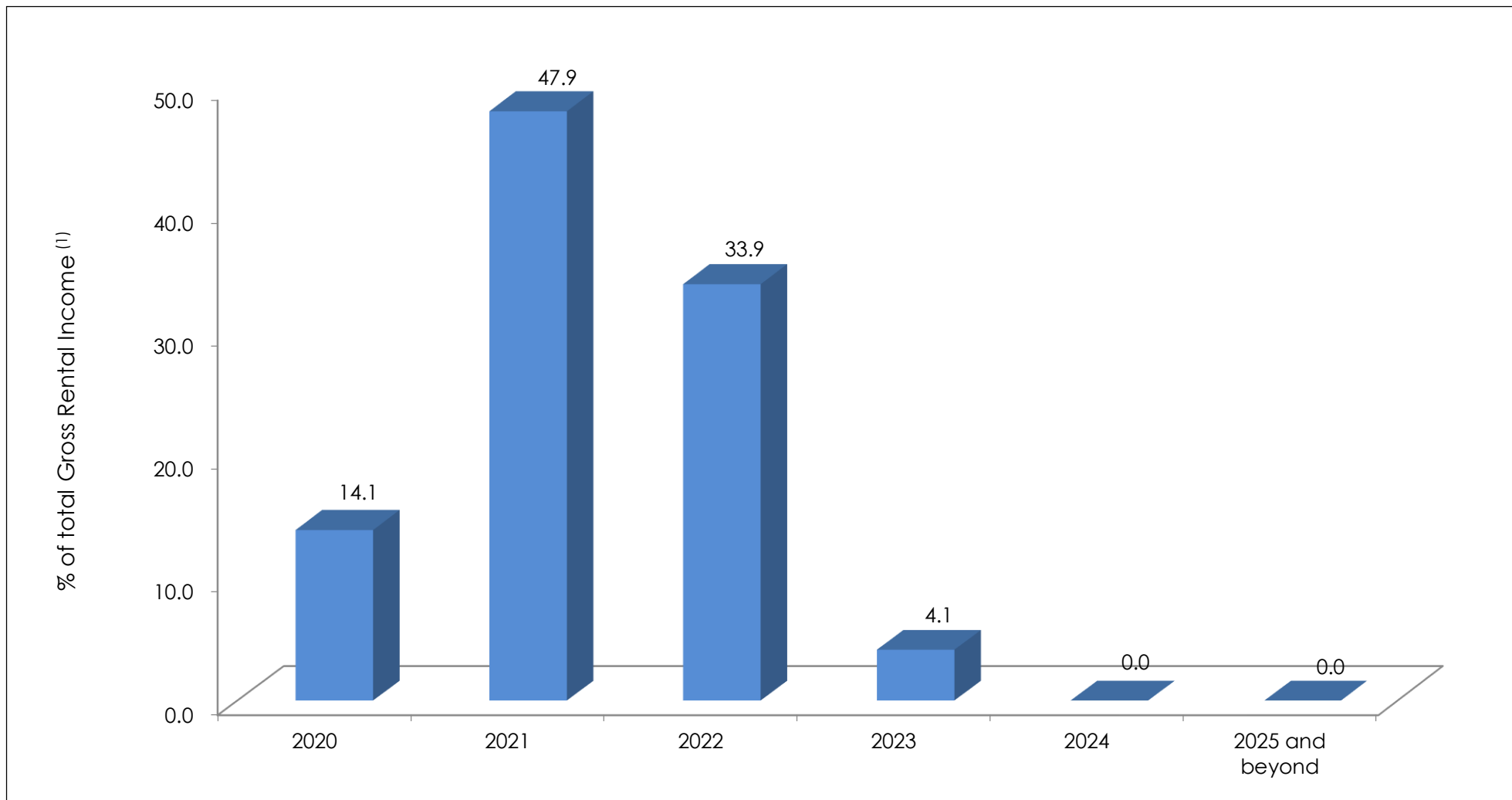
(1) As at 31 December 2019. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – Clarke Quay



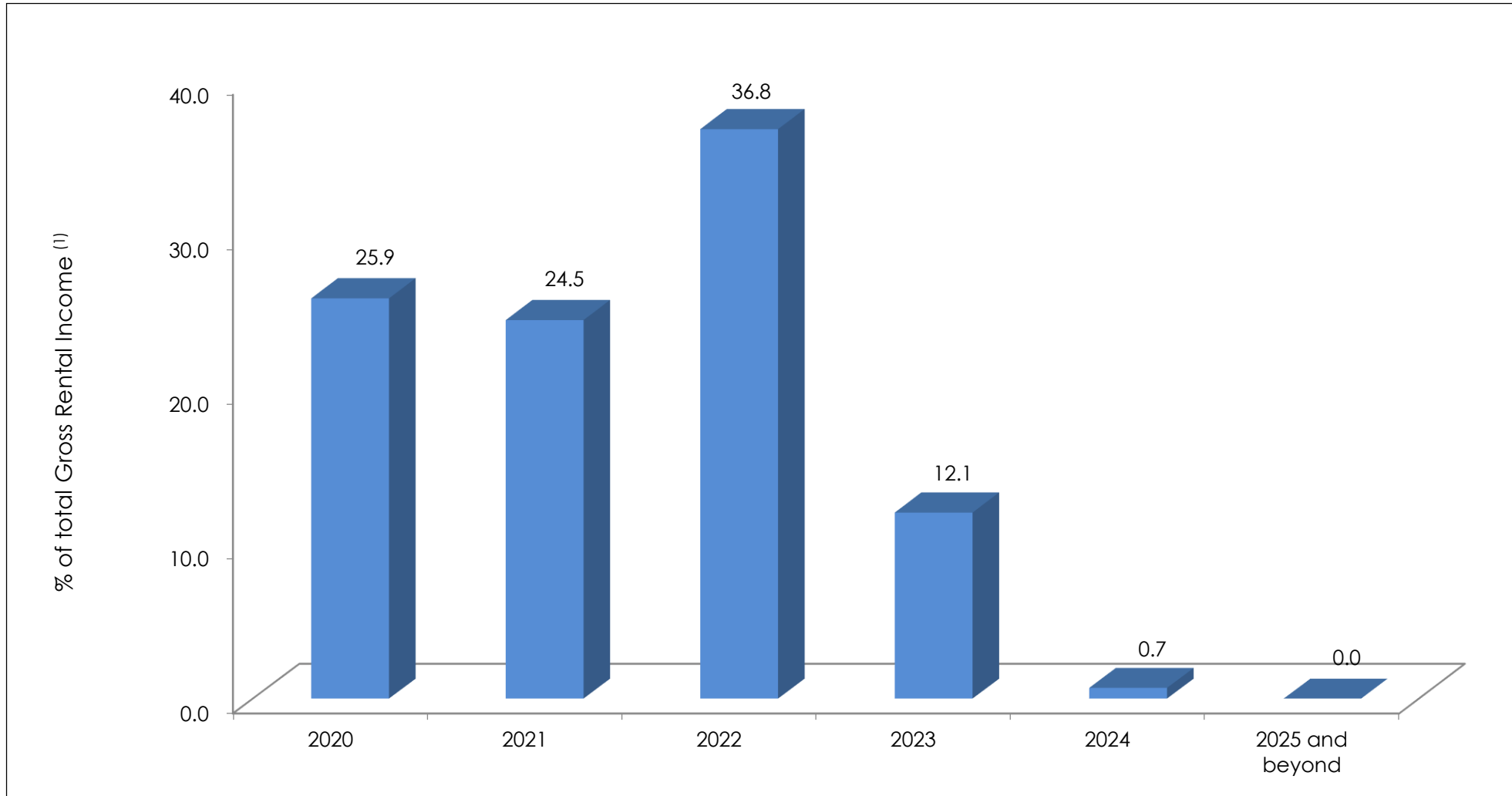
(1) As at 31 December 2019. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – Bugis+



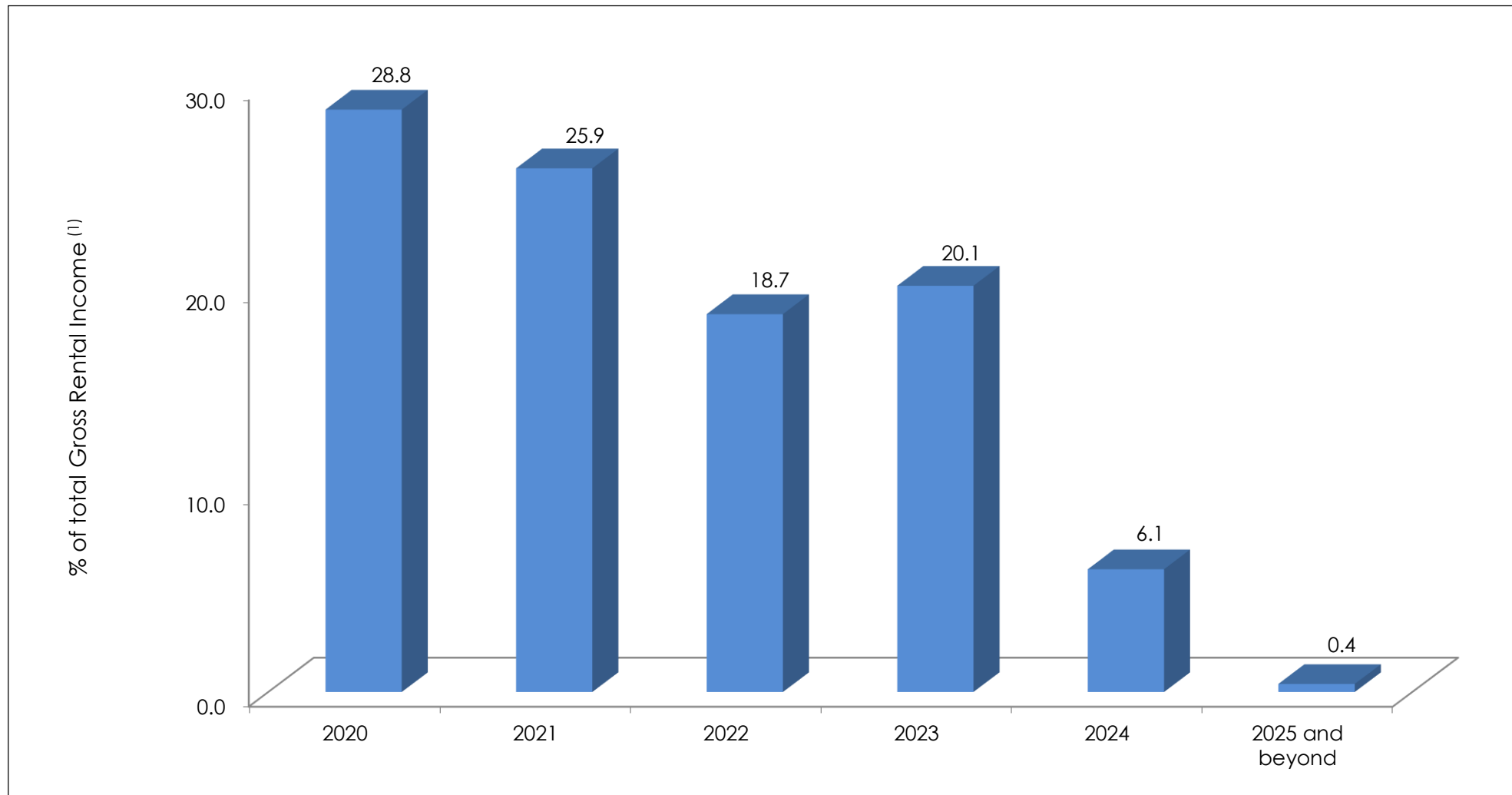
(1) As at 31 December 2019. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – Bedok Mall



(1) As at 31 December 2019. 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 2019. Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.



CapitaLand
Mall Trust

Thank you