REPL::Financial Statements and Related Announcement::Second Quarter and/ or Half Yearly Results

Issuer & Securities

Issuer/ Manager	CAPITAMALLS ASIA LIMITED
Securities	CAPITAMALLS ASIA LIMITED - SG1Z05950543 - JS8

Announcement Details

Announcement Title	Financial Statements and Related Announcement
Date & Time of Broadcast	18-Jul-2014 18:11:47
Status	Replacement
Announcement Sub Title	Second Quarter and/ or Half Yearly Results
Announcement Reference	SG140717OTHRKOXE
Submitted By (Co./ Ind. Name)	Tan Lee Nah
Designation	Company Secretary
Description (Please provide a detailed description of the event in the box below - Refer to the Online help for the format)	CapitaMalls Asia Limited's subsidiary, CapitaMalls Malaysia REIT Management Sdn. Bhd., the manager of CapitaMalls Malaysia Trust ("CMMT") has today issued amended announcement and presentation slides on CMMT's financial results for the second quarter ended 30 June 2014, as attached for information.

Additional Details

For Financial Period Ended	30/06/2014
Attachments	CMMT_FinancialResults_amended.pdf CMMT_ResultsSlides_amended.pdf Total size =3155K
Related Announcements	18/07/2014 18:03:09 17/07/2014 18:58:16

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BURSA MALAYSIA

Financial Results

Form Version **8 (Enhanced)**
Initiated by **CS_TMF GLOBAL SERVICES MALAYSIA** on **18/07/2014 11:09:44 AM**
Ownership transfer to **CS_TMF GLOBAL SERVICES MALAYSIA/EDMS/KLSE** on **18/07/2014 05:17:55 PM**
Submitted by **CS_TMF GLOBAL SERVICES MALAYSIA** on **18/07/2014 05:19:50 PM**
Reference No **CG-140718-15F23**

Submitted

Company Information

Main Market Company	
Amended Announcement	
* **Announcement reference number**	CG-140714-3FA57
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
E-mail address	shiowfang.soo@tmf-group.com

Part A : To be filled by Public Listed Company

* **Financial Year End**	**31/12/2014**
* **Quarter**	**2 Qtr**
* **Quarterly report for the financial period ended**	**30/06/2014**
* **The figures**	**have not been audited**

Please attach the full Quarterly Report here

CMMT_2Q2014Results_180714(amended).pdf

Remarks

The Entitlement Date is revised from 4 August 2014 to 6 August 2014 due to the uncertainty over the public holiday dates in conjunction with Hari Raya Aidilfitri.

- 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
* 30/06/2014

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER *	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE *	PRECEDING YEAR CORRESPONDING PERIOD
	30/06/2014 [dd/mm/yyyy]	30/06/2013 [dd/mm/yyyy]	30/06/2014 [dd/mm/yyyy]	30/06/2013 [dd/mm/yyyy]

	$$'000	$$'000	$$'000	$$'000
1. Revenue	78,223	74,554	157,195	148,938
2. Profit/(loss) before tax	104,877	114,283	143,070	150,131
3. Profit/(loss) for the period	104,877	114,283	143,070	150,131
4. Profit/(loss) attributable to ordinary equity holders of the parent	104,877	114,283	143,070	150,131
5. Basic earnings/(loss) per share (Subunit)	5.91	6.46	8.06	8.49
6. Proposed/Declared dividend per share (Subunit)	2.21	2.17	4.53	4.35

	AS AT END OF CURRENT QUARTER*	AS AT PRECEDING FINANCIAL YEAR END
7. Net assets per share attributable to ordinary equity holders of the parent ($$)	1.2330	1.1974

Remarks :

First income distribution of 4.53 sen per unit (of which 4.41 sen per unit is taxable and 0.12 sen is non-taxable in the hands of unitholders) for the period from 1 January 2014 to 30 June 2014 was announced on 17 July 2014.

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 SECOND QUARTER ENDED 30 JUNE 2014

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	AS AT 30 JUNE 2014 (UNAUDITED) RM'000	AS AT 31 DECEMBER 2013 (AUDITED) RM'000
Assets		
Plant and equipment	2,100	2,323
Investment properties	3,176,000	3,079,000
Total non-current assets	3,178,100	3,081,323
Trade and other receivables	16,444	14,647
Cash and cash equivalents	151,178	150,430
Total current assets	167,622	165,077
Total assets	**3,345,722**	**3,246,400**
Equity		
Unitholders' capital	1,827,991	1,823,567
Undistributed profit	442,343	379,050
Total unitholders' funds	2,270,334	2,202,617
Liabilities		
Borrowings	816,963	816,569
Tenants' deposits	45,449	41,787
Total non-current liabilities	862,412	858,356
Borrowings	109,600	91,000
Tenants' deposits	38,116	40,920
Trade and other payables	65,260	53,507
Total current liabilities	212,976	185,427
Total liabilities	1,075,388	1,043,783
Total equity and liabilities	**3,345,722**	**3,246,400**
Number of units in circulation ('000 units)	**1,776,071**	**1,772,820**
Net asset value ("NAV")		
- before income distribution	**2,270,334**	**2,202,617**
- after income distribution	**2,189,878**	**2,122,840**
NAV per unit (RM)		
- before income distribution	**1.2783**	**1.2424**
- after income distribution	**1.2330**	**1.1974**

The unaudited condensed consolidated statement of financial position should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements and the audited financial statements for the year ended 31 December 2013.

CAPITAMALLS MALAYSIA TRUST
FOR THE SECOND QUARTER ENDED 30 JUNE 2014 (UNAUDITED)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	CURRENT QUARTER 30 JUNE		YEAR TO DATE 30 JUNE	
	2014 (UNAUDITED) RM'000	2013 (UNAUDITED) RM'000	2014 (UNAUDITED) RM'000	2013 (UNAUDITED) RM'000
Gross rental income	61,841	60,852	125,152	121,290
Car park income	4,451	4,456	9,202	9,180
Other revenue	11,931	9,246	22,841	18,468
Gross revenue	**78,223**	**74,554**	**157,195**	**148,938**
Maintenance expenses	(5,664)	(5,718)	(11,065)	(11,088)
Utilities	(11,859)	(9,784)	(23,481)	(19,232)
Other operating expenses[1]	(9,470)	(8,552)	(18,938)	(16,574)
Property operating expenses	(26,993)	(24,054)	(53,484)	(46,894)
Net property income	**51,230**	**50,500**	**103,711**	**102,044**
Interest income	1,138	1,041	2,324	2,116
Fair value gain of investment properties	68,206	77,904	68,206	77,904
Net investment income	**120,574**	**129,445**	**174,241**	**182,064**
Manager's management fee	(5,144)	(5,005)	(10,231)	(9,938)
Trustee's fee	(99)	(99)	(198)	(198)
Auditors' fee	(45)	(59)	(90)	(118)
Tax agent's fee	(9)	(8)	(18)	(17)
Valuation fee	(58)	(67)	(115)	(127)
Finance costs	(10,136)	(9,748)	(20,071)	(21,179)
Other non-operating expenses	(206)	(176)	(448)	(356)
	(15,697)	(15,162)	(31,171)	(31,933)
Profit before taxation	**104,877**	**114,283**	**143,070**	**150,131**
Taxation	-	-	-	-
Profit for the period	**104,877**	**114,283**	**143,070**	**150,131**
Other comprehensive income, net of tax	-	-	-	-
Total comprehensive income for the period	**104,877**	**114,283**	**143,070**	**150,131**
Distribution adjustments[2]	(65,565)	(75,895)	(62,538)	(73,067)
Income available for distribution	**39,312**	**38,388**	**80,532**	**77,064**
Distributable income[3]	**39,251**	**38,469**	**80,456**	**77,012**
Profit for the period is made up of the following:				
Realised	36,671	36,379	74,864	72,227
Unrealised[4]	68,206	77,904	68,206	77,904
	104,877	114,283	143,070	150,131

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (CONTINUED)

	CURRENT QUARTER 30 JUNE		YEAR TO DATE 30 JUNE	
	2014 (UNAUDITED)	**2013 (UNAUDITED)**	**2014 (UNAUDITED)**	**2013 (UNAUDITED)**
Earnings per unit (sen)[5]				
- before Manager's management fee (sen)	**6.19**	**6.74**	**8.64**	**9.05**
- after Manager's management fee (sen)	**5.91**	**6.46**	**8.06**	**8.49**
Distribution per unit ("DPU") (sen)	**2.21**	**2.17**	**4.53**	**4.35**
DPU (sen) – annualised	**8.86**	**8.70**	**9.14**	**8.77**

The unaudited condensed consolidated statement of comprehensive income should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements and the audited financial statements for the year ended 31 December 2013.

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

	CURRENT QUARTER 30 JUNE		YEAR TO DATE 30 JUNE	
	2014 (UNAUDITED) RM'000	**2013 (UNAUDITED) RM'000**	**2014 (UNAUDITED) RM'000**	**2013 (UNAUDITED) RM'000**
(Allowance for)/Write-back of impairment losses of trade receivables	27	8	(10)	40
Foreign exchange gain/(loss):				
- Unrealised	*	*	*	*
- realised	(2)	(5)	(4)	(7)

* less than RM1,000

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (CONTINUED)

2. Included in the distribution adjustments are the following:

	CURRENT QUARTER 30 JUNE		YEAR TO DATE 30 JUNE	
	2014 (UNAUDITED) RM'000	2013 (UNAUDITED) RM'000	2014 (UNAUDITED) RM'000	2013 (UNAUDITED) RM'000
Fair value gain of investment properties	(68,206)	(77,904)	(68,206)	(77,904)
Manager's management fee payable in units*	2,135	2,112	4,295	4,259
Depreciation	296	305	595	608
Amortisation of transaction costs on borrowings	197	198	394	391
Net profit from subsidiary**	-	(50)	-	(84)
Tax and other adjustments	13	(556)	384	(337)
	(65,565)	(75,895)	(62,538)	(73,067)

* 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 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.

CAPITAMALLS MALAYSIA TRUST
FOR THE SECOND QUARTER ENDED 30 JUNE 2014 (UNAUDITED)

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 2013	1,815,222	37,729	263,637	2,116,588
Total comprehensive income for the period	-	72,227	77,904	150,131
Increase in net assets resulting from operations	**1,815,222**	**109,956**	**341,541**	**2,266,719**
Unitholders' transactions				
- Units issued as part satisfaction of the Manager's management fee	4,087	-	-	4,087
- Distribution paid to unitholders[1]	-	(74,964)	-	(74,964)
Increase/(Decrease) in net assets resulting from unitholders' transactions	**4,087**	**(74,964)**	**-**	**(70,877)**
As at 30 June 2013 (Unaudited)	**1,819,309**	**34,992**	**341,541**	**2,195,842**
As at 1 January 2014	1,823,567	34,210	344,840	2,202,617
Total comprehensive income for the period	-	74,864	68,206	143,070
Increase in net assets resulting from operations	**1,823,567**	**109,074**	**413,046**	**2,345,687**
Unitholders' transactions				
- Units issued as part satisfaction of the Manager's management fee	4,424	-	-	4,424
- Distribution paid to unitholders[2]	-	(79,777)	-	(79,777)
Increase/(Decrease) in net assets resulting from unitholders' transactions	**4,424**	**(79,777)**	**-**	**(75,353)**
As at 30 June 2014 (Unaudited)	**1,827,991**	**29,297**	**413,046**	**2,270,334**

The unaudited condensed consolidated statement of changes in net asset value should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements and the audited financial statements for the year ended 31 December 2013.

1. This refers to 2012 final income distribution of 4.24 sen per unit for the period from 1 July 2012 to 31 December 2012 paid on 6 March 2013.
2. This refers to 2013 final income distribution of 4.50 sen per unit for the period from 1 July 2013 to 31 December 2013 paid on 7 March 2014.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	SIX MONTHS ENDED	
	30 JUNE 2014 (UNAUDITED) RM'000	30 JUNE 2013 (UNAUDITED) RM'000
Cash Flows From Operating Activities		
Profit before taxation	143,070	150,131
Adjustments for:-		
Manager's management fee paid/payable in units	4,295	4,259
Depreciation	595	608
Fair value gain of investment properties	(68,206)	(77,904)
Finance costs	20,071	21,179
Interest income	(2,324)	(2,116)
Operating profit before changes in working capital	**97,501**	**96,157**
Changes in working capital:		
Trade and other receivables	(1,797)	(1,124)
Trade and other payables	1,085	(12,300)
Tenants' deposits	858	2,399
Net cash from operating activities	**97,647**	**85,132**
Cash Flows From Investing Activities		
Acquisition of plant and equipment	(371)	(499)
Capital expenditure on investment properties	(18,191)	(7,712)
Interest received	2,324	2,116
Net cash used in investing activities	**(16,238)**	**(6,095)**
Cash Flows From Financing Activities		
Interest paid	(19,362)	(20,351)
Distribution paid to unitholders	(79,777)	(74,964)
Payment of financing expenses	(122)	(2,499)
Proceeds from interest bearing borrowings	52,700	9,400
Repayment of interest bearing borrowings	(34,100)	-
Pledged deposits	-	(3,289)
Net cash used in financing activities	**(80,661)**	**(91,703)**
Net increase/(decrease) in cash and cash equivalents	748	(12,666)
Cash and cash equivalents at beginning of the period	143,690	155,432
Cash and cash equivalents at end of the period	**144,438**	**142,766**
Cash and cash equivalents at end of the period comprises:		
Deposits placed with licensed banks	128,596	140,562
Cash and bank balances	22,582	9,026
	151,178	149,588
Less: Pledged deposits	(6,740)	(6,822)
	144,438	**142,766**

The unaudited condensed consolidated statement of cash flows should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements and the audited financial statements for the year ended 31 December 2013.

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 second quarter ended 30 June 2014 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 accompanying explanatory notes attached to the condensed consolidated interim financial statements and the audited consolidated financial statements of the Group for the year ended 31 December 2013.

A2. Changes in Accounting Policies

On 1 January 2014, the Group and CMMT adopted the following MFRSs and Amendments to MFRSs effective for annual periods beginning on or after 1 January 2014:

Amendments to MFRS 10, Consolidated Financial Statements: Investment Entities
Amendments to MFRS 12, Disclosure of Interests in Other Entities: Investment Entities
Amendments to MFRS 127, Separate Financial Statements (2011): Investment Entities
Amendments to MFRS 132, Financial Instruments: Presentation – Offsetting Financial Assets and Financial Liabilities
Amendments to MFRS 136, Impairment of Assets – Recoverable Amount Disclosures for Non-Financial Assets
Amendments to MFRS 139, Financial Statements: Recognition and Measurement – Novation of Derivatives and Continuation of Hedge Accounting

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 2013 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.

For the quarter ended 30 June 2014, the investment properties were valued based on valuations performed by independent professional valuers on 30 June 2014. Fair value gain arising from the valuations amounting to RM68.2 million was recognised during the 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	32,496

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

B1. Review of Performance

		2Q 2014 (Unaudited) RM'000	2Q 2013 (Unaudited) RM'000	Change %	YTD 2014 (Unaudited) RM'000	YTD 2013 (Unaudited) RM'000	Change %
(a)	**Breakdown of Gross Revenue**						
	Gurney Plaza	30,383	29,569	2.8	60,610	58,594	3.4
	Sungei Wang Plaza	17,467	17,916	(2.5)	35,055	36,030	(2.7)
	The Mines	19,868	16,995	16.9	39,818	34,072	16.9
	East Coast Mall	10,505	10,074	4.3	21,712	20,242	7.3
	Total Gross Revenue	**78,223**	**74,554**	**4.9**	**157,195**	**148,938**	**5.5**
(b)	**Breakdown of Property Operating Expenses**						
	Gurney Plaza	10,100	9,342	8.1	19,758	18,183	8.7
	Sungei Wang Plaza	4,822	4,219	14.3	9,500	8,139	16.7
	The Mines	7,839	6,464	21.3	15,793	12,719	24.2
	East Coast Mall	4,232	4,029	5.0	8,433	7,853	7.4
	Total Property Operating Expenses	**26,993**	**24,054**	**12.2**	**53,484**	**46,894**	**14.1**
(c)	**Breakdown of Net Property Income**						
	Gurney Plaza	20,283	20,227	0.3	40,852	40,411	1.1
	Sungei Wang Plaza	12,645	13,697	(7.7)	25,555	27,891	(8.4)
	The Mines	12,029	10,531	14.2	24,025	21,353	12.5
	East Coast Mall	6,273	6,045	3.8	13,279	12,389	7.2
	Total Net Property Income	**51,230**	**50,500**	**1.4**	**103,711**	**102,044**	**1.6**

B1. Review of Performance (cont'd)

Quarter Results (2Q 2014 vs 2Q 2013)

The Group recorded gross revenue of RM78.2 million in 2Q 2014, an increase of RM3.7 million or 4.9% over 2Q 2013. The increase was mainly due to revenue generated from onselling of electricity to tenants at The Mines as well as the full-quarter contribution from the newly reconfigured units of Phase 1 asset enhancement works at East Coast Mall. The Group also benefited from higher gross rental income on the back of higher rental rates achieved from new and renewed leases, except for Sungei Wang Plaza which was affected by the ongoing Mass Rapid Transit works.

Property operating expenses for 2Q 2014 was RM27.0 million, which was RM2.9 million or 12.2% higher compared to 2Q 2013. The increase was mainly attributed to the adjustment in property assessment fees, which impacted Gurney Plaza, East Coast Mall and CMMT's interest in Sungei Wang Plaza, as well as the hikes in electricity tariff and renewable energy surcharge which impacted the CMMT portfolio. Other than the spillover effect of the price adjustments, the overall property operating expenses for the current quarter was higher mainly due to higher utility expenses as a result of higher electricity consumption, and higher administrative expenses.

The net property income for 2Q 2014 was RM51.2 million which was 1.4% higher than 2Q 2013.

CMMT registered a fair value gain of RM68.2 million in 2Q 2014.

Manager's management fee was RM5.1 million, an increase of RM0.1 million or 2.8% over 2Q 2013. The increase was mainly due to higher net property income and increase in asset base after the valuation of investment properties.

Finance costs for 2Q 2014 were RM10.1 million, which were RM0.4 million or 4.0% higher compared to 2Q 2013. The increase was mainly due to the impact of finance costs arising from the additional revolving credit facilities drawn down by CMMT during the quarter. Average cost of debt for 2Q 2014 was 4.30% p.a. (2Q 2013: 4.31% p.a.).

CMMT has incurred RM23.4 million of capital expenditure during the quarter. Gurney Plaza has started reconfiguration works on the ground floor of the extension wing, which includes the creation of new retail space and visibility improvement works. East Coast Mall continues with Phase 2 asset enhancement works, which involves the extension of the alfresco area and reconfiguration of the ground, first and second floors, to improve East Coast Mall's trade mix.

Overall, distributable income to unitholders for 2Q 2014 was RM39.3 million which was RM0.8 million or 2.0% higher compared to 2Q 2013.

Financial Year-to-date Results (YTD 2014 vs YTD 2013)

The Group recorded gross revenue of RM157.2 million, which was RM8.3 million or 5.5% higher than last year's corresponding period. The increase was mainly due to revenue generated from onselling of electricity to tenants at The Mines as well as the full-period contribution from the newly reconfigured units of Phase 1 asset enhancement works at East Coast Mall. The Group also benefited from higher gross rental income on the back of higher rental rates achieved from new and renewed leases, except for Sungei Wang Plaza which was affected by the ongoing Mass Rapid Transit works.

Property operating expenses for the period was RM53.5 million, which was RM6.6 million or 14.1% higher than last year's corresponding period. The increase was mainly attributed to the adjustment in property assessment fees, which impacted Gurney Plaza, East Coast Mall and CMMT's interest in Sungei Wang Plaza, as well as the hikes in electricity tariff and renewable energy surcharge which impacted the CMMT portfolio. Other than the spillover effect of the price adjustments, the overall property operating expenses for the current period was higher mainly due to higher utility expenses as a result of higher electricity consumption, higher administrative expenses and reimbursable staff costs.

The net property income for the period was RM103.7 million which was 1.6% higher than last year's corresponding period.

B1. Review of Performance (cont'd)

Financial Year-to-date Results (YTD 2014 vs YTD 2013) (cont'd)

Interest income for the period was RM2.3 million, which was RM0.2 million or 9.8% 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 RM68.2 million in YTD 2014.

Manager's management fee was RM10.2 million, an increase of RM0.3 million or 2.9% over last year's corresponding period mainly due to higher net property income and increase in asset base after the valuation of investment properties.

Finance costs for the period were RM20.1 million, which were RM1.1 million or 5.2% lower compared to last year's corresponding period. The decrease was mainly because CMMT incurred a one-off incidental cost for the purpose of re-fixing its fixed rate term loans in 1Q 2013. Average cost of debt for YTD 2014 was 4.30% p.a. (YTD 2013: 4.44% p.a.).

CMMT has incurred RM28.8 million capital expenditure for the properties during the period. The Mines had completed the installation of new chillers while Gurney Plaza had completed its fourth floor reconfiguration works. The rest of the on-going asset enhancement works is outlined in the performance review of 2Q 2014.

Overall, distributable income to unitholders for the period was RM80.5 million which was RM3.4 million or 4.5% higher compared to last year's corresponding period.

B2. Material Changes in Quarter Results

	Quarter ended 30 June 2014 RM'000	Quarter ended 31 March 2014 RM'000
Profit before taxation	104,877	38,193
Less: Fair value gain of investment properties	(68,206)	-
Profit before taxation, excluding fair value gain of investment properties	**36,671**	**38,193**

Other than the fair value gain of RM68.2 million resulting from the valuation as at 30 June 2014, there is no material change in the financial results of 2Q 2014 as compared to 1Q 2014.

B3. Investment Objectives and Strategies

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

B4. Commentary on Prospects

The Malaysian economy is expected to remain on a steady growth path, expanding by 4.5% - 5.5% in 2014 (source: Bank Negara Malaysia Annual Report 2013) while retail sales are estimated to grow by 6.3% (source: Malaysia Retail Industry Report, May 2014). Domestic demand will remain the anchor of Malaysia's growth, albeit at a more moderate pace. Private consumption will remain strong, underpinned by healthy labour market conditions and continued wage growth.

B4. Commentary on Prospects (cont'd)

The recent adjustment in property assessment fees in Kuala Lumpur coupled with the hikes in electricity tariff and renewable energy surcharge have had spillover effects on CMMT's property operating expenses as evidenced in this report. The higher cost pressures, however, are being partly contained by the stable performance of CMMT's underlying portfolio.

With the strong underlying fundamentals of the Malaysian economy and attractive demographics, Malaysia continues to be a favourable investment proposition for a retail-focused real estate investment trust like CMMT. Moreover, CMMT's malls are largely focused on necessity shopping, which have in the past proven resilient through economic cycles and should continue to do so.

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 only "pure play" shopping mall REIT which provides income and geographical diversification to its unitholders.

B5. Profit Guarantee(s)

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

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 criterion, the entire taxable income of the REIT for the year would be subject to income tax.

As CMMT intends to distribute at least 90.0% of its distributable income for the financial year ending 31 December 2014 to its unitholders, no provision for tax has been made for the current quarter.

B7. Status of Corporate Proposals

Nil.

B8. Borrowings and Debt Securities

	As at 30 June 2014 (Unaudited) RM'000	As at 31 December 2013 (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	(2,787)	(3,181)
	816,963	816,569
Short term borrowings		
Secured revolving credit	38,300	29,700
Unsecured revolving credit	71,300	61,300
	109,600	91,000
Total borrowings	**926,563**	**907,569**

All the borrowings are denominated in Ringgit Malaysia.

As at 30 June 2014, CMMT's revolving credit facilities increased by RM18.6 million to RM109.6 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

CMMT intends to distribute its first income distribution of RM80.5 million or 4.53 sen per unit on 29 August 2014 (book closure date: 6 August 2014), based on the number of units in issue of 1,776,070,600 for the period from 1 January 2014 to 30 June 2014. This means CMMT will distribute approximately 100.0% of its distributable income to its unitholders for the financial period ended 30 June 2014.

First income distribution to unitholders is from the following sources:

	1 January to 30 June 2014 RM'000
Gross rental income	125,152
Interest income	2,324
Other income	32,043
Less: Property operating expenses and trust expenses (realised)	(78,987)
Income available for distribution	80,532
Less: Rollover adjustment for rounding difference	(76)
First income distribution	80,456
Number of units in circulation ('000 units)	1,776,071
Distribution per unit (sen), of which	4.53
- taxable distribution of income (sen)	4.41
- tax exempt distribution of income (sen)	0.12

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 June 2014

As at 30 June 2014, 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	1,084,871	1,246,336	1,275,000	56.2
Sungei Wang Plaza	750,650	837,832	839,000	37.0
The Mines	564,787	631,908	670,000	29.5
East Coast Mall	362,644	391,718	392,000	17.3
Total	**2,762,952**	**3,107,794**	**3,176,000**	

The market value of Sungei Wang Plaza, The Mines and East Coast Mall were stated at valuations conducted by CB Richard Ellis (Malaysia) Sdn. Bhd. as at 30 June 2014. The market value of Gurney Plaza was stated at valuation performed by PPC International Sdn. Bhd. as at 30 June 2014.

1 Cost of investment comprised purchase consideration and capital expenditure incurred from inception up to the end of the reporting period.
2 Net book value comprised market value of the investment properties as at 31 December 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 June 2014	Quarter ended 31 March 2014
Number of units in circulation (units)	1,776,070,600	1,776,070,600
NAV before income distribution (RM'000)	2,270,334	2,165,457
NAV after income distribution (RM'000)	2,189,878	2,124,252
NAV per unit[1] (RM)	1.2330	1.1960
Total comprehensive income (RM'000)	104,877	38,193
Weighted average number of units in issue (units)	1,776,070,600	1,773,470,040
EPU after manager's management fee (sen)	5.91	2.15
Distributable income (RM'000)	39,251	41,205
DPU (sen)	2.21	2.32
Market price (RM)	1.48	1.47
DPU yield (%)	1.49	1.58

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 2014 is 1,774,777,504.

B13. Soft Commission Received By The Manager And Its Delegates

Nil.

B14. Manager's Fee

For the quarter ended 30 June 2014, 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:

	2Q 2014 Actual (Unaudited) RM'000	YTD 2014 Actual (Unaudited) RM'000
Base management fee	2,565	5,010
Performance fee	2,579	5,221
Total fees	**5,144**	**10,231**

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

	No of units	Percentage of unitholdings	Market value[6] at 30 June 2014
	Units	%	RM
CMMT Investment Limited[1]	623,938,000	35.13	923,428,240
Menang Investment Limited[1]	19,307,600	1.09	28,575,248
Skim Amanah Saham Bumiputera[2]	179,515,300	10.11	265,682,644
AS 1 Malaysia[2]	40,332,600	2.27	59,692,248
Amanah Saham Wawasan 2020[2]	36,549,500	2.06	54,093,260
Amanah Saham Malaysia[2]	35,875,000	2.02	53,095,000
Amanah Saham Nasional 3 Imbang[2]	2,169,600	0.12	3,211,008
Amanah Saham Nasional 2[2]	1,350,000	0.08	1,998,000
Amanah Saham Gemilang for Amanah Saham Persaraan[2]	837,100	0.05	1,238,908
Amanah Saham Gemilang for Amanah Saham Kesihatan[2]	1,641,900	0.09	2,430,012
Amanah Saham Gemilang for Amanah Saham Pendidikan[2]	937,100	0.05	1,386,908
Amanah Saham Bumiputera 2[2]	2,884,100	0.16	4,268,468
Amanah Harta Tanah PNB[3]	50,000	0.00	74,000
Yayasan Tun Ismail Mohamed Ali (Berdaftar)[4]	100,000	0.01	148,000
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	148,000
Mr Ng Kok Siong[5]	100,000	0.01	148,000
Ms Sharon Lim Hwee Li	100,000	0.01	148,000
Ms Tan Siew Bee	100,000	0.01	148,000
Mr Peter Tay Buan Huat	100,000	0.01	148,000
	945,987,800	**53.29[7]**	**1,400,061,944**

B15. Unitholdings of the Manager and Parties Related to the Manager (cont'd)

[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 Pelaburan Hartanah Nasional Berhad, a 70% owned subsidiary of PNB.
[4] A foundation established by PNB.
[5] Units held through nominees.
[6] The market value of the units is computed based on the closing price of RM1.48 per unit as at 30 June 2014.
[7] Approximation.

The Manager disposed 3,250,700 units in CMMT at cost to a related party, Menang Investment Limited, on 27 May 2014.

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 June 2014 and of their financial performance and cash flows for the quarter ended on that date and duly authorised for release by the Board of Directors of the Manager on 17 July 2014.

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: 17 July 2014

General Announcement

Form Version **8.2 (Enhanced)**
Initiated by **CS_TMF GLOBAL SERVICES MALAYSIA** on **18/07/2014 11:09:44 AM**
Ownership transfer to **CS_TMF GLOBAL SERVICES MALAYSIA/EDMS/KLSE** on **18/07/2014 05:17:55 PM**
Submitted by **CS_TMF GLOBAL SERVICES MALAYSIA** on **18/07/2014 05:19:50 PM**
Reference No **CG-140718-15F11**

Submitted

Company Information	
Main Market Company	
Amended Announcement	
* **Announcement reference number**	CG-140714-434FD
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
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 : 2Q 2014 Financial Results
Announcement Details/Table Section :-
(This field is for the details of the announcement, if applicable)

The Entitlement Date is revised from 4 August 2014 to 6 August 2014 due to the uncertainty over the public holiday dates in conjunction with Hari Raya Aidilfitri.

This announcement is dated 18 July 2014.

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

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CapitaMalls Malaysia Trust

CapitaMalls Malaysia Trust

2Q 2014 Financial Results

17 July 2014

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.

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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
- Financial Results
- Portfolio Update
- Improvement Works & New Initiatives

Key Highlights



Gurney Plaza, Penang, Malaysia

2Q 2014 Highlights

- **Distribution Per Unit**
  - 2Q 2014: 2.21 sen (2Q 2013: 2.17 sen), up 1.8% y-o-y
  - YTD 2014: 4.53 sen (YTD 2013: 4.35 sen), up 4.1% y-o-y
- **Net Property Income**
  - 2Q 2014: RM51.2 mil (2Q 2013: RM50.5 mil), up 1.4% y-o-y
  - YTD 2014: RM103.7 mil (YTD 2013: RM102.0 mil), up 1.6% y-o-y
- **Revaluation of portfolio from RM3.08 billion to RM3.18 billion**
- **First income distribution of 4.53 sen per unit for the period 1 January 2014 to 30 June 2014**

2Q 2014 DPU up 1.8% Y-o-Y

	2Q 2014 Actual (Unaudited)	2Q 2013 Actual (Unaudited)	Variance %	YTD 2014 Actual (Unaudited)	YTD 2013 Actual (Unaudited)	Variance %
Distributable Income (RM'000)	39,251	38,469	2.0	80,456	77,012	4.5
DPU (sen)	2.21	2.17	1.8	4.53	4.35	4.1
DPU (sen) - annualised	8.86	8.70	1.8	9.14	8.77	4.2
Distribution yield (%) (Based on market price of RM1.48 on 30 June 2014 and RM1.75 on 28 June 2013)	5.99	4.97	20.5	6.18	5.01	23.4
Distribution yield (%) (Based on market price of RM1.49 on 16 July 2014 and RM1.69 on 18 July 2013)	5.95	5.15	15.5	6.13	5.19	18.1

Income Distribution for 2014

Distribution period	1 January to 30 June 2014
Distribution per unit (sen)	4.53 [1]

Distribution timetable	
Notice of book closure date	17 July 2014 (Thu)
Last day of trading on cum basis	1 August 2014 (Fri)
Ex-date	4 August 2014 (Mon)
Book closure date	6 August 2014 (Wed)
Distribution payment date	29 August 2014 (Fri)

1. 4.41 sen per unit is taxable and 0.12 sen per unit is non-taxable in the hands of unitholders.

Financial Results



Sungei Wang Plaza, Kuala Lumpur, Malaysia

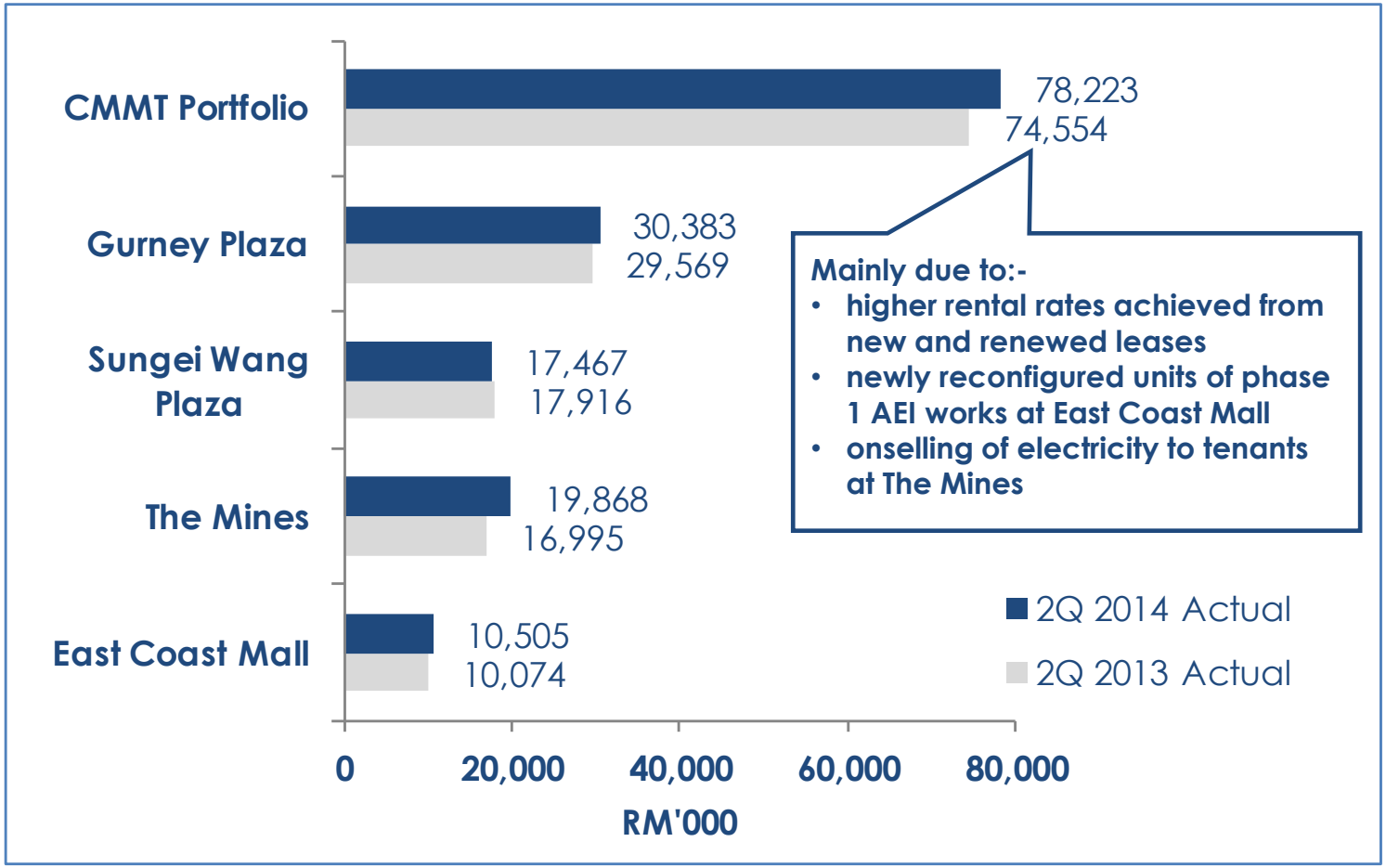
Distribution Statement – 2014 vs 2013

	2Q 2014 Actual (Unaudited)	2Q 2013 Actual (Unaudited)	Variance %	YTD 2014 Actual (Unaudited)	YTD 2013 Actual (Unaudited)	Variance %
Gross revenue	78,223	74,554	4.9	157,195	148,938	5.5
Less: Property operating expenses	(26,993)	(24,054)	12.2	(53,484)	(46,894)	14.1
Net property income	**51,230**	**50,500**	**1.4**	**103,711**	**102,044**	**1.6**
Interest income	1,138	1,041	9.3	2,324	2,116	9.8
Fair value gain of investment properties	68,206	77,904	(12.4)	68,206	77,904	(12.4)
Net investment income	**120,574**	**129,445**	**(6.9)**	**174,241**	**182,064**	**(4.3)**
Manager's management fee	(5,144)	(5,005)	2.8	(10,231)	(9,938)	2.9
Trust and other expenses	(417)	(409)	2.0	(869)	(816)	6.5
Finance costs	(10,136)	(9,748)	4.0	(20,071)	(21,179)	(5.2)
Profit before taxation	**104,877**	**114,283**	**(8.2)**	**143,070**	**150,131**	**(4.7)**
Taxation	-	-	-	-	-	-
Profit for the period	**104,877**	**114,283**	**(8.2)**	**143,070**	**150,131**	**(4.7)**
Distribution adjustments	(65,565)	(75,895)	N.M.	(62,538)	(73,067)	N.M.
Income available for distribution	**39,312**	**38,388**	**2.4**	**80,532**	**77,064**	**4.5**
Distributable income[1]	**39,251**	**38,469**	**2.0**	**80,456**	**77,012**	**4.5**
DPU (sen)	2.21	2.17	1.8	4.53	4.35	4.1

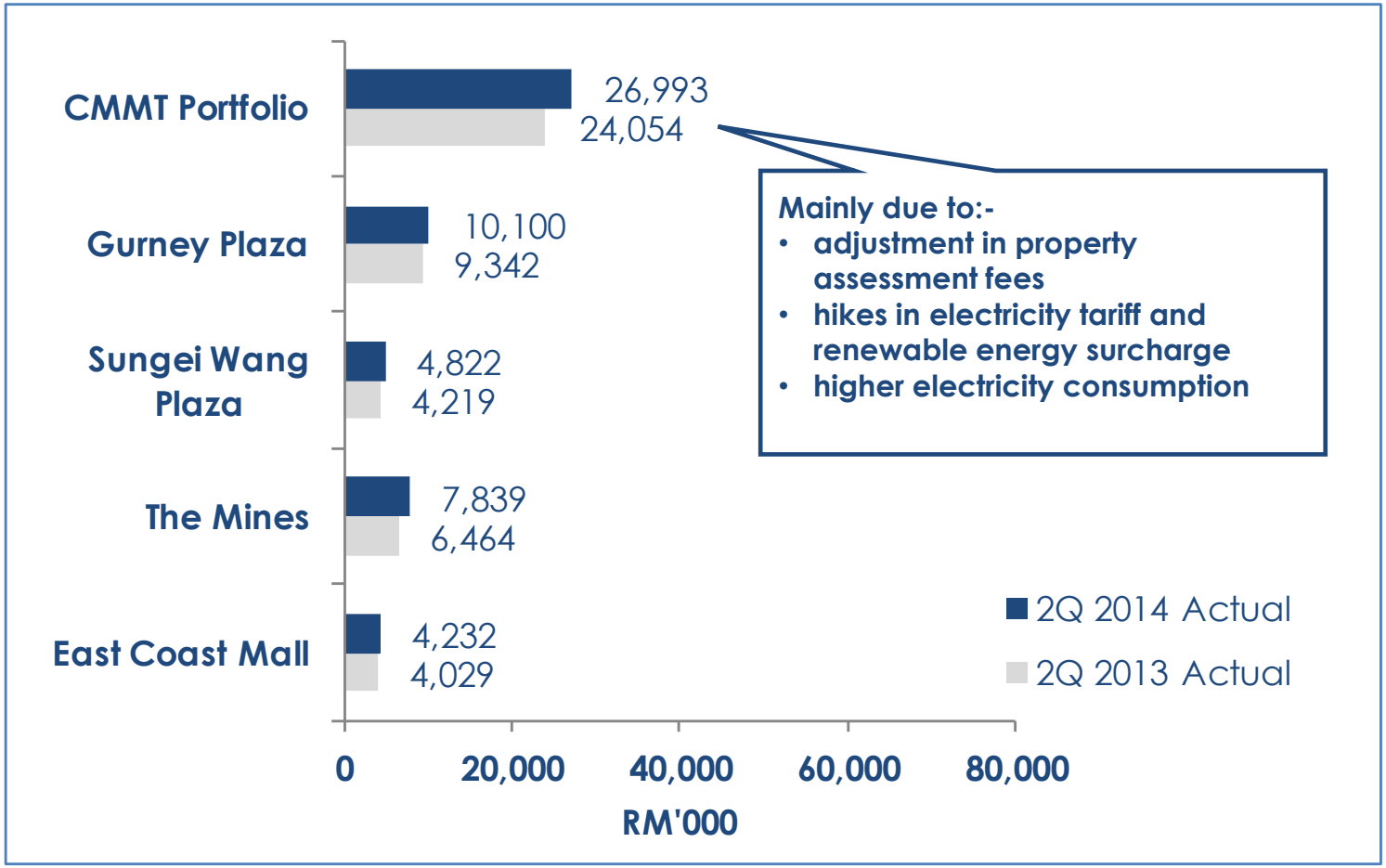
1. The difference between distributable income and income available for distribution is due to rollover adjustment for rounding effect of DPU.

N.M. Not meaningful

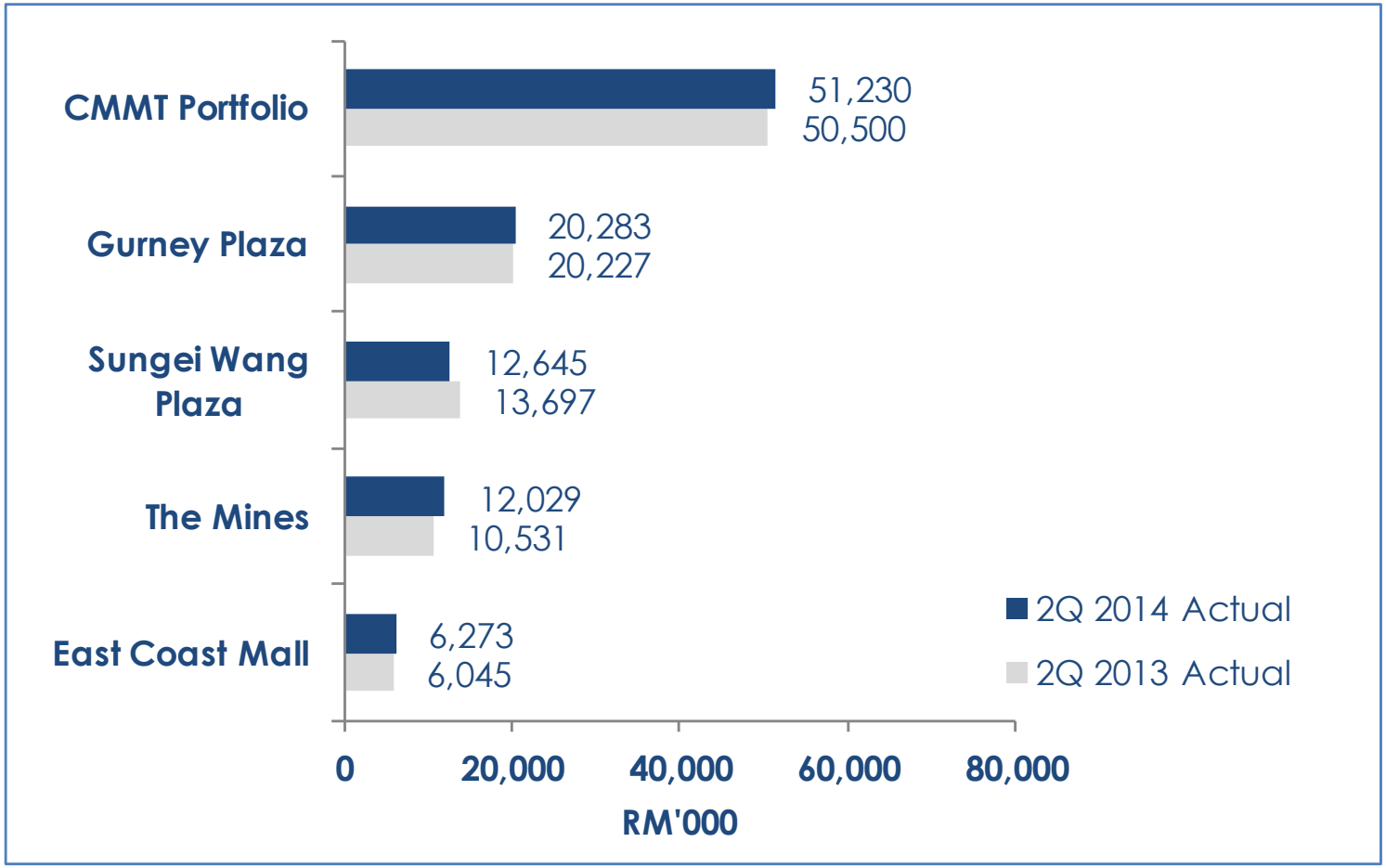
2Q 2014 Gross Revenue - Increased by 4.9% vs 2013



2Q 2014 Property Operating Expenses - Increased by 12.2% vs 2013

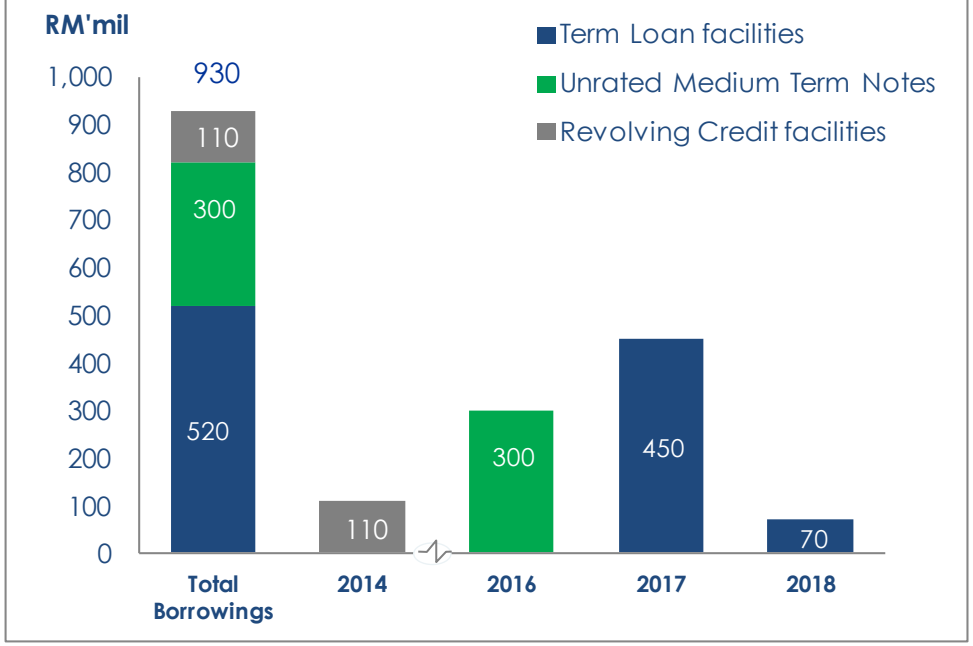


2Q 2014 Net Property Income - Increased by 1.4% vs 2013

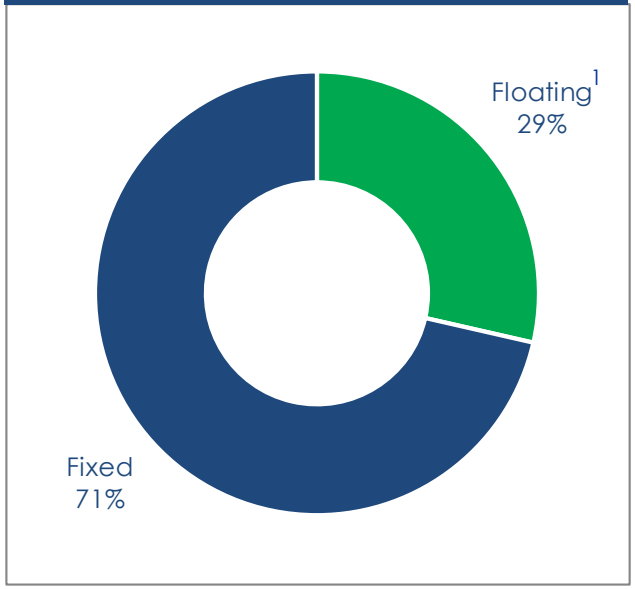


Debt Profile (As at 30 June 2014)

Debt Maturity Profile



Interest Rate Profile



1. Includes short term revolving credit facilities of RM109.6 million

Key Financial Indicators

	2Q 2014	1Q 2014
Unencumbered assets as % of total assets	40.2%	41.1%
Gearing ratio	28.5%	28.8%
Net debt / EBITDA (times)	5.0	4.8
Interest coverage (times)	4.6	4.9
Average term of maturity (years)	2.6	2.8
Average cost of debt	4.30%	4.29%

Firm Balance Sheet

As at 30 June 2014	RM'mil
Non-current Assets	3,178
Current Assets	167
Total Assets	**3,345**
Current Liabilities	213
Non-current Liabilities	862
Total Liabilities	**1,075**
Net Assets	**2,270**
Total Unitholders' Funds	**2,270**
Number of Units in Circulation (in million units)	**1,776**

NAV (RM'mil)	
- before income distribution	2,270
- after income distribution	2,190
NAV per unit (RM)	
- before income distribution	1.28
- after income distribution	1.23

Valuation of Portfolio

	Previous Valuation (31 Dec 2013) RM 'mil	Current Valuation (30 Jun 2014) RM 'mil	Variance (%)	Property yield (%)	Current Valuation (per sf of NLA) RM
Gurney Plaza	1,240	1,275	2.8	6.5	1,494
Sungei Wang Plaza	837	839	0.2	6.1	1,871
The Mines	629	670	6.5	7.2	935
East Coast Mall	373	392	5.1	6.8	877
Total	3,079	3,176	3.2	6.6	1,288

Portfolio Update



The Mines, Selangor, Malaysia

Positive Rental Reversion

From 1 January 2014 to 30 June 2014[1]	No. of new leases/renewals	Var. over preceding rental[2, 3, 4] (%)
Gurney Plaza	62	+7.1
The Mines	89	+8.6
East Coast Mall	25	+13.7
Sungei Wang Plaza	55	-7.4[5]
CMMT Portfolio	**231**	**+2.3**

1. Excluding newly created and reconfigured units.
2. Excluding gross turnover rent 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.
5. Affected by the ongoing Mass Rapid Transit (MRT) construction works in the Bukit Bintang area.

Portfolio Lease Expiry (By Year)

As at 30 June 2014	CMMT Portfolio		
	No of Leases[1]	Gross Rental Income RM'000	% of Total (June'14)[2]
2014	264	3,575	17.6%
2015	453	5,919	29.1%
2016	355	5,904	29.0%
Beyond 2016	227	4,933	24.3%

1. Based on all committed leases as at 30 June 2014.
2. As percentage of total gross rental income for the month of June 2014.

Portfolio Lease Expiry Profile for 2014

As at 30 June 2014	No. of Leases[1]	Net Lettable Area		Gross Rental Income	
		Sq ft	% of total[2]	RM'000	% of total[3]
Gurney Plaza	90	169,279	7.0%	1,851	9.1%
The Mines	61	136,101	5.6%	945	4.6%
East Coast Mall	16	15,942	0.6%	200	1.0%
Sungei Wang Plaza	97	43,663	1.8%	579	2.9%
CMMT Portfolio	**264**	**364,985**	**15.0%**	**3,575**	**17.6%**

1. Based on total committed leases as at 30 June 2014.
2. Based on total committed NLA as at 30 June 2014.
3. Based on total committed monthly gross rental income as at 30 June 2014.

Occupancy Rate Remains High

	1Q 2014 31 March 14[1]	2Q 2014 30 June 14[1]
Gurney Plaza	97.5%	98.0%
The Mines	99.4%	99.7%
East Coast Mall	100.0%	98.5%
Sungei Wang Plaza	97.3%	97.4%
CMMT Portfolio	**98.5%**	**98.4%**

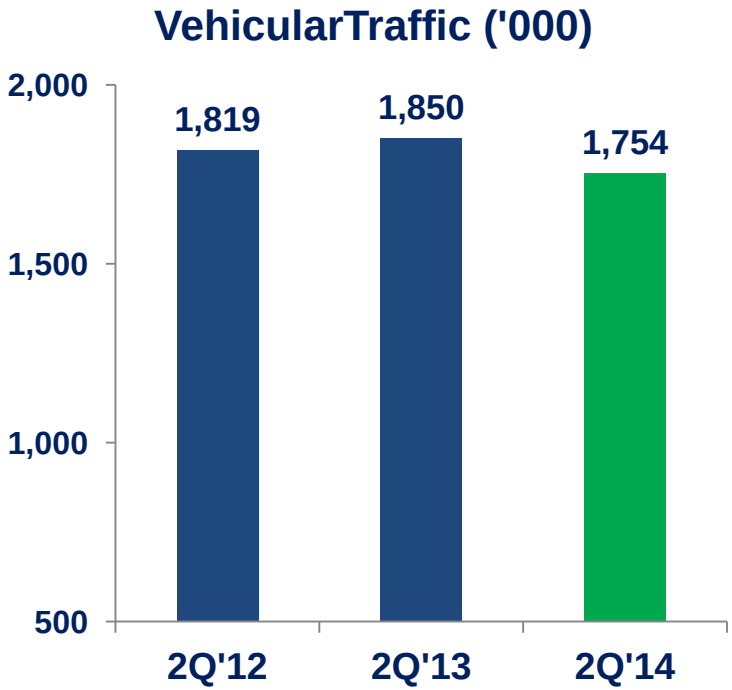
1. Based on committed leases.

Shopper and Vehicular Traffic Remains Stable

Shopper Traffic
2.7% higher than 2Q 2013
2.3% lower than 2Q 2012

Vehicular Traffic
5.2% lower than 2Q 2013
3.6% lower than 2Q 2012





Note:
Shopper traffic and vehicular traffic statistics include East Coast Mall.

Improvement Works & New Initiatives



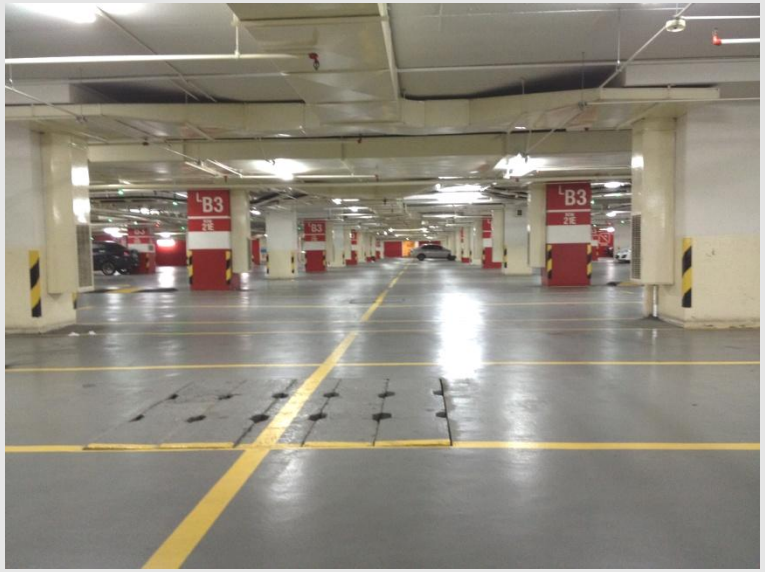
East Coast Mall, Kuantan, Malaysia

Sungei Wang Plaza

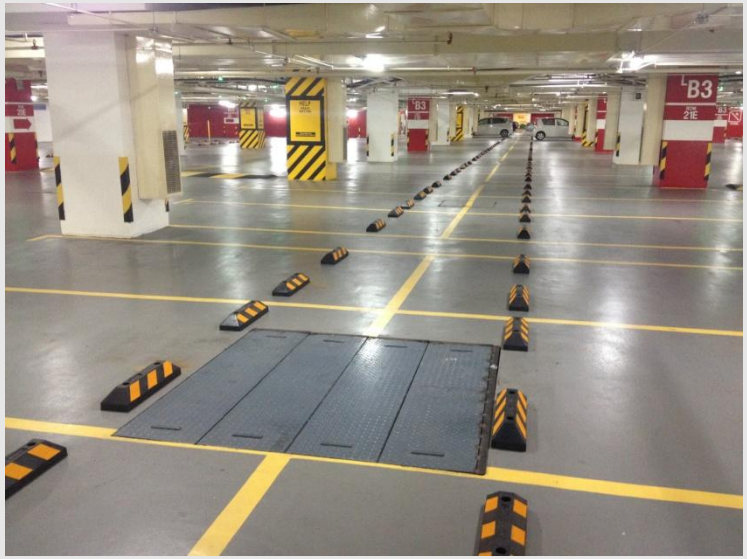
Installation of Wheel Stopper at Basement Car Park

- Wheel stoppers installed at the basement car park bays for the convenience and safety of drivers

BEFORE



AFTER



Sungei Wang Plaza

Installation of Parking Guidance Display





Upgrading of Car Park CCTV System



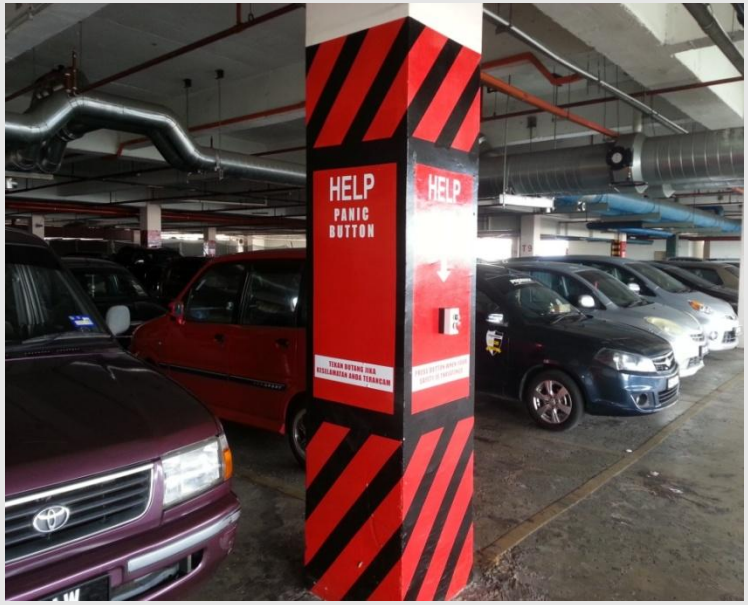




East Coast Mall

Installation of Panic Button

- Installation of panic button to enhance mall's security features



Panic Button Installed at Basement and Level 3 Car Park

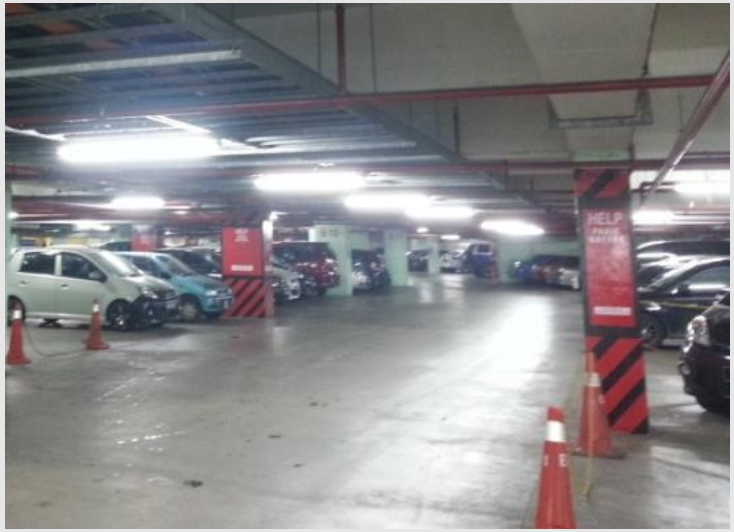


Panic Button Alarm System

East Coast Mall

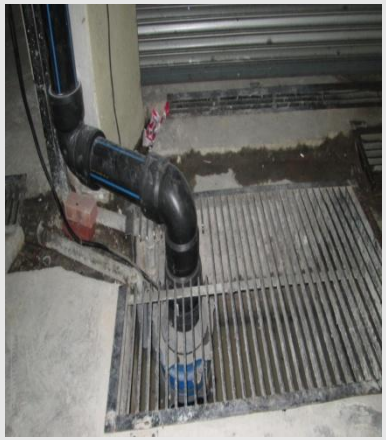
Car Park T5 Lighting and Flood Mitigation Pump

- Installation of energy-efficient T5 lighting at cark park
- Installation of a new flood mitigation pump to reduce flooding risk at basement car park



New T5 Lighting at Basement Car Park





New Flood Mitigation Pump















CapitaMalls Malaysia Trust

Thank You

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