

General Announcement for PLC (v13)

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Stock Name	CMMT		
Stock Code	5180		
Board	Main Market		
Submitting Secretarial Firm	TMF GLOBAL SERVICES (MALAYSIA) SDN BHD		

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MAIN	
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Shareholder Approval	No
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For immediate release

NEWS RELEASE

CMMT records distribution per unit of 2.02 sen for 1Q 2018

Kuala Lumpur, 24 April 2018 – CapitaLand Malaysia Mall REIT Management Sdn. Bhd. (CMRM), the manager of CapitaLand Malaysia Mall Trust (CMMT), announced today that CMMT recorded a distribution per unit (DPU) of 2.02 sen for the quarter from 1 January to 31 March 2018 (1Q 2018). Annualised DPU for the quarter was 8.19 sen, which translated to an annualised distribution yield of 7.1% based on CMMT’s closing price of RM1.15 per unit on 23 April 2018.

As CMMT’s DPU is paid out on a half yearly basis, unitholders can expect to receive their DPU for 1Q 2018, together with their DPU for the quarter ending 30 June 2018, by August 2018.

For the quarter under review, CMMT recorded net property income (NPI) of RM57.0 million. Gurney Plaza and East Coast Mall achieved higher rental income year-on-year.

Mr David Wong, Chairman of CMRM, said: “Malaysia’s economy is expected to grow by 5.5% to 6.0%¹ this year, led by strengthening domestic demand and a resilient export sector. The retail operating environment in Malaysia will remain challenging, in view of ongoing concerns about rising costs of living and growing competition from new shopping malls. Despite the headwinds, CMMT remains committed to deliver sustainable returns for unitholders by enhancing property yields through asset enhancement initiatives and introducing new retail concepts.”

Ms Low Peck Chen, CEO of CMRM, said: “Amidst a challenging operating environment, we achieved a positive rental reversion of 2.2%. Portfolio occupancy remained stable, registering 93.7% as at 31 March 2018.”

“To improve the diversity of the tenant mix in our malls, we are expanding the food and beverage options at The Mines’ Level 3 and Tropicana City Mall’s ground floor. Shoppers can also look forward to new international fashion labels at East Coast Mall’s Level 1 when the area completes the asset enhancement works in 2Q 2018.”

“For CMMT’s interest in Sungei Wang, we plan to reconfigure the annex space into a vibrant and energetic lifestyle zone that complements the retail offerings in the BBKLCC shopping belt. Named Jumpa², we envision this space as the new choice destination for locals and tourists alike. The annex will house trendy retail, F&B, ‘athleisure’ and family entertainment components over a net lettable area of 170,000 square feet spread across five levels. The

¹ Source: Bank Negara Malaysia Annual Report 2017.

² Jumpa means ‘to meet’ in Bahasa Melayu.

new concept has already attracted the interest of local and international retailers, and a showsuite has been set up to support the leasing efforts. Subject to authorities' approval, Jumpa is targeted to be completed by 1Q 2019."

Summary of CMMT's results

	1Q 2018	1Q 2017	Change (%)
Gross revenue (RM '000)	89,733	92,444	(2.9)
Net property income (RM '000)	57,045	59,716	(4.5)
Distributable income (RM '000)	41,221	42,320	(2.6)
DPU (sen)			
For the period	2.02	2.08	(2.9)
Annualised DPU	8.19	8.44	(3.0)
Annualised distribution yield	7.1% ³	5.3% ⁴	N.M.

N.M. – Not meaningful

About CapitaLand Malaysia Mall Trust (www.cmmt.com.my)

CapitaLand Malaysia Mall Trust (CMMT), listed on the Main Market of Bursa Malaysia Securities Berhad on 16 July 2010, is a shopping mall-focused real estate investment trust (REIT) in Malaysia with an income and geographically diversified portfolio of five shopping malls.

These quality assets are strategically located in key urban centres across Malaysia: Gurney Plaza in Penang; three in Klang Valley – a majority interest in Sungei Wang in Kuala Lumpur; Tropicana City Mall and Tropicana City Office Tower in Petaling Jaya; and The Mines in Seri Kembangan; and East Coast Mall in Kuantan, Pahang. The portfolio has a total net lettable area of over 3.1 million square feet (sq ft). As at 31 March 2018, the total asset size of CMMT is about RM4.1 billion.

CMMT is managed by CapitaLand Malaysia Mall REIT Management Sdn. Bhd. – a joint venture between CapitaLand Limited, one of Asia's largest real estate companies headquartered and listed in Singapore, and Malaysian Industrial Development Finance Berhad (MIDF).

³ Based on closing price of RM1.15 per unit on 23 April 2018.

⁴ Based on closing price of RM1.60 per unit on 17 April 2017.

IMPORTANT NOTICE

The past performance of CMMT is not indicative of the future performance of CMMT. Similarly, the past performance of CMRM (the Manager) is not indicative of the future performance of the Manager.

The value of units in CMMT and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in units is subject to investment risks, including the possible loss of the principal amount invested. It is intended that holders of units may only deal in their units through trading on Bursa Malaysia Securities Berhad (Bursa Securities). Listing of the units on Bursa Securities does not guarantee a liquid market for the units.

This release may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.

Issued by: CapitaLand Malaysia Mall REIT Management Sdn. Bhd. (Co. Regn.: 819351-H)

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