

SUBMITTED

Submitted by TMF GLOBAL SERVICES (MALAYSIA) SDN BHD on 25 Jul 2019 at 6:30:38 PM

COMPANY INFORMATION SECTION			
Announcement Type	<input type="radio"/> New Announcement <input type="radio"/> Amended Announcement		
Company Name	CAPITALAND MALAYSIA MALL TRUST		
Stock Name	CMMT		
Stock Code	5180		
Board	Main Market		
Submitting Secretarial Firm	TMF GLOBAL SERVICES (MALAYSIA) SDN BHD		

CONTACT DETAIL			
Contact Person	Designation	Contact No	Email Address
TMF GLOBAL SERVICES (MALAYSIA) SDN BHD			MeeHui.Teo@TMF-Group.com
Elizabeth Allison De Silva	Others	603-23824227	Elizabeth.DeSilva@tmf-group.com
Lee Seet Yee	Assistant Secretary	603-23824356	Seet.Yee.Lee@tmf-group.com

MAIN								
Type	Announcement							
Subject	OTHERS							
Description	Revaluation of Properties							
Shareholder Approval	No							
Announcement Details/Table Section								
<p>The announcement is dated 25 July 2019.</p>								
<p>Please refer attachment below.</p>								
Attachment	<table><tr><th>No</th><th>File Name</th><th>Size</th></tr><tr><td>1</td><td>CMMT_2Q 2019_Revaluation_Properties.pdf</td><td>120.1KB</td></tr></table>		No	File Name	Size	1	CMMT_2Q 2019_Revaluation_Properties.pdf	120.1KB
No	File Name	Size						
1	CMMT_2Q 2019_Revaluation_Properties.pdf	120.1KB						

**For immediate release
25 July 2019**

ANNOUNCEMENT

Revaluation of Properties

Pursuant to Clause 10.02(b)(i) of the Guidelines on Listed Real Estate Investment Trusts (“REITs Guidelines”) issued by Securities Commission Malaysia (“SC”) and Paragraph 9.43(1)(e) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Securities”), CapitaLand Malaysia Mall REIT Management Sdn. Bhd., the Manager of CapitaLand Malaysia Mall Trust (“CMMT”), wishes to announce that independent professional valuers appointed by MTrustee Berhad, the trustee of CMMT, and the Manager, have carried out revaluations for all properties owned by CMMT and the total net revaluation loss of RM30.0 million¹ has been incorporated into the accounts of CMMT as at 30 June 2019.

The asset valuation was conducted for accounting purposes in accordance with the Malaysian Financial Reporting Standard 140: Investment Property (MFRS 140) and CMMT’s revaluation policy which states that the fair value of the real estate assets will be determined semi-annually based on internal valuation or independent professional valuation. All valuations are in accordance with the valuation requirements as stipulated in the REITs Guidelines, and do not require SC’s approval.

The valuation for Gurney Plaza was conducted by Savills (Malaysia) Sdn. Bhd. (“Savills”), the valuations for Sungei Wang Property², The Mines and East Coast Mall were conducted by PPC International Sdn. Bhd. (“PPC”), while the valuation for 3 Damansara and Tropicana City Office Tower (collectively known as 3 Damansara Property) were conducted by Henry Butcher Malaysia Sdn. Bhd. (“HB”). Savills, PPC and HB are independent professional valuers registered with the Board of Valuers, Appraisers & Estate Agents Malaysia. The details of the valuation and net fair value loss are set out in Table 1.

1 The net revaluation loss was mainly due to the capital expenditure incurred on the asset enhancement works at Sungei Wang.

2 The 205 strata parcels within Sungei Wang (which, based on the total share units allocated to the 205 strata parcels, represent approximately 62.8% of the voting rights in Sungei Wang Plaza Management Corporation) consist of retail space with an aggregate floor area of approximately 511,103 sq ft (representing approximately 61.9% of the aggregate retail floor area of Sungei Wang); and approximately 1,298 car park bays with an aggregate floor area of approximately 435,411 sq ft, which comprise 100.0% of the car park bays in Sungei Wang.

Table 1

Description of Properties	Date of Last Valuation	Valuation Date	Net Book Value as at 30 Jun 2019 (Prior to Revaluation)	Revaluation as at 30 Jun 2019	Gain/(Loss) incorporated into CMMT Group's 2Q 2019 unaudited results
			RM '000	RM '000	RM '000
Gurney Plaza Persiaran Gurney, 10250 Penang.	31 Dec 18	30 Jun 19	1,636,314	1,647,000	10,686
East Coast Mall Jalan Putra Square 6, Putra Square, 25200 Kuantan, Pahang Darul Makmur.	31 Dec 18	30 Jun 19	555,830	569,000	13,170
Sungei Wang Property Jalan Sultan Ismail, 50250 Kuala Lumpur.	31 Dec 18	30 Jun 19	572,529	538,000	(34,529)
3 Damansara Property Jalan SS20/27, 47400 Petaling Jaya.	31 Dec 18	30 Jun 19	555,623	546,000	(9,623)
The Mines Jalan Dulang, Mines Resort City, 43300 Seri Kembangan, Selangor Darul Ehsan.	31 Dec 18	30 Jun 19	730,746	721,000	(9,746)
			4,051,042	4,021,000	(30,042)

Based on the unaudited consolidated results of CMMT and its subsidiary as at 30 June 2019, the net asset value per unit (after income distribution) will be RM1.2444 upon incorporation of the net revaluation loss of approximately RM30.0 million.

Copies of the valuation reports for the above properties are available for inspection at the registered office of the Manager during normal business hours for a period of three (3) months from the date of this announcement. Prior notice is appreciated.

IMPORTANT NOTICE

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 Securities. Listing of the units on Bursa Securities does not guarantee a liquid market for the units.

The past performance of CMMT is not necessarily indicative of the future performance of CMMT.