

## General Announcement for PLC (v13)

RELEASED

Reference No. GA1-14072016-00026

Created by CAPITALAND MALAYSIA MALL TRUST on 14 Jul 2016 at

11:13:36 AM

Submitted by CAPITALAND MALAYSIA MALL TRUST on 19 Jul 2016 at

5:17:54 PM

COMPANY INFORMATION SECTION			
Announcement Type	<input checked="" type="radio"/> New Announcement <input type="radio"/> Amended Announcement		
Company Name	CAPITALAND MALAYSIA MALL TRUST		
Stock Name	CMMT		
Stock Code	5180		
Board	Main Market		

CONTACT DETAIL			
Contact Person	Designation	Contact No	Email Address
CAPITALAND MALAYSIA MALL TRUST		012-9764812	Khoo.MingSiang@capitaland.com

MAIN	
Type	Announcement
Subject	OTHERS
Description	Revaluation of Properties
Shareholder Approval	No
Announcement Details/Table Section	
This announcement is dated 19 July 2016.	
Attachment	No File Name Size
	1 CMMT_2Q2016_Revaluation_of_Properties.pdf 277.2KB

**For immediate release  
19 July 2016**

**ANNOUNCEMENT**

## **Revaluation of Properties**

Pursuant to Clause 10.03 of the Guidelines on Real Estate Investment Trusts (“REITs Guidelines”) issued by Securities Commission Malaysia (“SC”) and Paragraph 9.19(46) 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 AmTrustee Berhad, the trustee of CMMT, and the Manager, have carried out revaluations for all properties owned by CMMT and the total net revaluation surplus of RM2.6 million has been incorporated into the accounts of CMMT as at 30 June 2016.

The asset valuation was conducted in accordance with 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 the SC’s approval.

The valuations for Sungei Wang Plaza Property<sup>1</sup>, The Mines and East Coast Mall were conducted by Savills (Malaysia) Sdn. Bhd. (“Savills”), while the valuations for Gurney Plaza and Tropicana City Mall and Tropicana City Office Tower (collectively known as Tropicana City Property) were conducted by PPC International Sdn. Bhd. (“PPC”). Both Savills and PPC are independent professional valuers registered with the Board of Valuers, Appraisers & Estate Agents Malaysia. The details of the valuation and revaluation surplus are set out in Table 1.

---

<sup>1</sup> The 205 strata parcels within Sungei Wang Plaza (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 Plaza); 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 Plaza.

Table 1

<b>Description of Properties</b>	<b>Date of Last Valuation</b>	<b>Valuation Date</b>	<b>Net Book Value as at 30 Jun 2016 (Prior to Revaluation)</b>	<b>Valuation as at 30 Jun 2016</b>	<b>Surplus/(Loss) incorporated into CMMT Group's 2Q 2016 unaudited results</b>
			<b>RM '000</b>	<b>RM '000</b>	<b>RM '000</b>
<b>Gurney Plaza</b> Persiaran Gurney, 10250 Penang.	31 Dec 15	30 Jun 16	1,375,261	1,455,000	79,739
<b>Sungei Wang Plaza Property</b> Jalan Sultan Ismail, 50250 Kuala Lumpur.	31 Dec 15	30 Jun 16	781,573	675,000	(106,573)
<b>The Mines</b> Jalan Dulang, Mines Resort City, 43300 Seri Kembangan, Selangor Darul Ehsan.	31 Dec 15	30 Jun 16	701,970	720,000	18,030
<b>Tropicana City Property</b> Jalan SS20/27, 47400 Petaling Jaya	31 Dec 15	30 Jun 16	572,761	573,000	239
<b>East Coast Mall</b> Jalan Putra Square 6, Putra Square, 25200 Kuantan, Pahang Darul Makmur.	31 Dec 15	30 Jun 16	470,863	482,000	11,137
			<b>3,902,428</b>	<b>3,905,000</b>	<b>2,572</b>

Based on the unaudited consolidated results of CMMT and its subsidiary as at 30 June 2016, the net asset value per unit (after income distribution) will be RM1.2803 upon incorporation of the net revaluation surplus of RM2.6 million.

Copies of the valuation reports for the above properties are available for inspection at the Manager's registered office at Level 2, Ascott Kuala Lumpur, No. 9, Jalan Pinang, 50450, Kuala Lumpur 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.

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.

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