



For immediate release

NEWS RELEASE

CMT posts 1Q 2020 distributable income of S\$31.6 million

Singapore, 30 April 2020 – CapitaLand Mall Trust Management Limited (CMTML), the manager of CapitaLand Mall Trust (CMT), announced today a net property income (NPI) of S\$148.3 million for the period 1 January 2020 to 31 March 2020 (1Q 2020). This is an increase of 5.9% over the S\$140.1 million for the same period last year (1Q 2019). The improvement was mainly attributed to the opening of Funan in June 2019, partially offset by the amortisation of rental rebates granted to tenants affected by COVID-19.

In view of the uncertainty and challenges brought about by the rapidly evolving COVID-19 pandemic, CMT had retained S\$69.6 million of taxable income in 1Q 2020. This led to a distributable income of approximately S\$31.6 million for the quarter, 70.3% lower than 1Q 2019. Distribution per unit (DPU) for 1Q 2020 was 0.85 cents, a decrease of 70.5% over the DPU of 2.88 cents for 1Q 2019.

The Record Date is 12 May 2020 and Unitholders can expect to receive their DPU for 1Q 2020 on 5 June 2020.

Mr Tony Tan, CEO of CMTML, said: “CMT delivered a modest financial performance in 1Q 2020, despite an increasingly difficult operating environment since 7 February 2020 when Singapore’s DORSCON¹ alert was raised to orange. The impact from COVID-19 is expected to deepen in 2Q 2020 due to the ‘circuit breaker’ period, during which approximately 25% of the portfolio’s tenants are operating. In view of the continuing headwinds, we have exercised prudence by retaining about 69% of CMT’s 1Q 2020 taxable income to maintain our financial capacity and flexibility. As solidarity is key to overcoming the unprecedented challenges from COVID-19, we seek Unitholders’ support while we work closely with our tenants to build greater resilience for our retail ecosystem. This is also in line with the long-term interests of Unitholders.”

“CMT is facing COVID-19 from a strong financial position, with a healthy aggregate leverage of 33.3% and 100% unencumbered assets. However, we must be prepared for the disruptions from the pandemic to continue for a prolonged period of time. To maintain our financial resilience, we are suspending all non-essential operating and capital expenditure. We are also deferring all asset enhancement and development initiatives, except for the ongoing upgrading works at Lot One Shoppers’ Mall.”

¹ DORSCON stands for Disease Outbreak Response System Condition.

“To preserve the vitality of our retail ecosystem, CMT has been among the first in Singapore to introduce a tenant relief package since the outbreak began. We remain committed to navigating these difficult times with our tenants while ensuring that our efforts are sustainable for CMT and Unitholders. Recent regulations to provide Singapore real estate investment trusts with greater flexibility to manage their cash flows and raise funds have been timely in enhancing CMT’s financial resilience. With different parties working hand in hand, I am confident CMT’s retail ecosystem will emerge stronger on the other side of the pandemic. When the operating environment normalises, our quality portfolio, offering mainly necessity shopping, will be well-placed to ride the upturn.”

Tenant relief package

In line with its support for tenants, CMT will be passing on the full savings from the property tax rebates granted by the government. To date, CMT has committed a rental relief package totalling approximately S\$114 million. This translates into 100% rental rebates in April and May 2020 for almost all the retail tenants, inclusive of the value of property tax rebates. Additional rental rebate was granted from 27 to 31 March for tenants ordered to close their premises since 27 March 2020. On top of that, eligible tenants were granted a waiver on their turnover rent and were permitted to use one-month security deposit to offset their rents in March 2020.

As the COVID-19 situation remains fluid, CMT will maintain regular and constructive communication with its tenants and render additional support, where appropriate.

Summary of CMT’s results

	1Q 2020	1Q 2019	Variance
Gross revenue (S\$’000)	204,296	192,722	6.0%
Net property income (S\$’000)	148,300	140,098	5.9%
Distributable income to Unitholders (S\$’000)	31,592	106,293	(70.3%)
Distribution per unit (cents)	0.85 ¹	2.88 ²	(70.5%)

¹ For 1Q 2020, in view of the uncertainty and challenges brought about by the rapidly evolving COVID-19 pandemic, CMT had retained S\$69.6 million of its taxable income available for distribution to Unitholders. In addition, capital distribution of S\$4.8 million for the period from 14 August 2019 to 31 December 2019 received from CapitaLand Retail China Trust (CRCT) in 1Q 2020 had been retained for general corporate and working capital purposes.

² In 1Q 2019, CMT had retained S\$9.2 million of its taxable income available for distribution to Unitholders for distribution in FY 2019. Capital distribution and tax-exempt income distribution of S\$5.9 million received from CRCT in 1Q 2019 had also been retained for general corporate and working capital purposes.

Operational performance

For 1Q 2020, CMT’s gross revenue and NPI increased by 6.0% and 5.9% year-on-year respectively. The increase in gross revenue was mainly due to the commencement of Funan operations (retail and office components) in June 2019, partially offset by the amortisation of rental rebates granted to tenants affected by COVID-19. In the quarter, Funan contributed S\$15.8 million to the total gross revenue.

Proactive capital management

As at 31 March 2020, CMT's average cost of debt was 3.2% and aggregate leverage was 33.3%.

About CapitaLand Mall Trust (www.cmt.com.sg)

CapitaLand Mall Trust (CMT) is the first real estate investment trust (REIT) listed on Singapore Exchange Securities Trading Limited (SGX-ST) in July 2002. At S\$6.6 billion as at 31 March 2020, CMT is also the largest retail REIT by market capitalisation in Singapore.

CMT owns and invests in quality income-producing assets which are used, or predominantly used, for retail purposes primarily in Singapore. CMT's 15 quality shopping malls, which are strategically located in the suburban areas and downtown core of Singapore, comprise Tampines Mall, Junction 8, Funan, IMM Building, Plaza Singapura, Bugis Junction, JCube, Raffles City Singapore (40.0% interest), Lot One Shoppers' Mall, 90 out of 91 strata lots in Bukit Panjang Plaza, The Atrium@Orchard, Clarke Quay, Bugis+, Bedok Mall and Westgate. As at 31 March 2020, CMT owns 10.9% interest in CapitaLand Retail China Trust, the first China shopping mall REIT listed on SGX-ST in December 2006.

CMT is included in several indices. These include the FTSE4Good Index Series (FTSE4Good), iEdge SG ESG Indices, MSCI World Index, FTSE EPRA Nareit Global Real Estate Index Series and FTSE Straits Times Index.

CMT is managed by CapitaLand Mall Trust Management Limited, which is a wholly owned subsidiary of Singapore-listed CapitaLand Limited, one of Asia's largest diversified real estate groups.

About CapitaLand Limited (www.capitaland.com)

CapitaLand Limited (CapitaLand) is one of Asia's largest diversified real estate groups. Headquartered and listed in Singapore, it owns and manages a global portfolio worth S\$131.9 billion as at 31 December 2019. CapitaLand's portfolio spans across diversified real estate classes which includes commercial, retail; business park, industrial and logistics; integrated development, urban development; as well as lodging and residential. With a presence across more than 200 cities in over 30 countries, the Group focuses on Singapore and China as its core markets, while it continues to expand in markets such as India, Vietnam, Australia, Europe and the USA.

CapitaLand has one of the largest real estate investment management businesses globally. It manages seven listed real estate investment trusts (REITs) and business trusts as well as over 20 private funds. Since it pioneered REITs in Singapore with the listing of CapitaLand Mall Trust in 2002, CapitaLand's REITs and business trusts have expanded to include Ascendas Real Estate Investment Trust, CapitaLand Commercial Trust, Ascott Residence Trust, CapitaLand Retail China Trust, Ascendas India Trust and CapitaLand Malaysia Mall Trust.

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