

General Announcement for PLC (v12)

RELEASED

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

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NEWS RELEASE

CMMT's 3Q 2015 net property income grows 18.0% year-on-year
Underpinned by contribution from newly acquired Tropicana City Mall
and higher contribution from revamped East Coast Mall

Kuala Lumpur, 16 October 2015 – CapitaLand Malaysia Mall REIT Management Sdn. Bhd.¹ ("CMRM"), the manager of CapitaLand Malaysia Mall Trust ("CMMT"), is pleased to announce that CMMT achieved net property income ("NPI") of RM59.8 million for the quarter ended 30 September 2015 ("3Q 2015"), 18.0% higher than the RM50.6 million for the same period last year ("3Q 2014").

The improved performance was mainly due to new contribution from Tropicana City Mall and Tropicana City Office Tower, and higher contribution from East Coast Mall following the completion of its two-year asset enhancement works.

Distributable income for 3Q 2015 was RM41.7 million, a 10.5% increase over the RM37.7 million for 3Q 2014. The annualised distribution per unit ("DPU") of 8.25 sen translates to an annualised distribution yield of 5.9% based on CMMT's closing price of RM1.40 per unit on 15 October 2015.

In conjunction with the private placement to part finance the acquisition of Tropicana City Mall and Tropicana City Office Tower, an advance income distribution of 4.61 sen per unit for the period from 1 January to 8 July 2015, was paid to unitholders on 7 August 2015. As CMMT's DPU is paid out on a half yearly basis, unitholders can expect to receive their DPU for the period from 9 July to 31 December 2015 by February 2016.

Mr David Wong Chin Huat, Chairman of CMRM, said: "Whilst the Malaysian economy expanded 4.9% in 2Q 2015², retail sales contracted 11.9%, following the implementation of the Goods and Services Tax. Looking ahead, the retail sales growth forecast for 2015 has been lowered to 3.1%³ as the weak ringgit is expected to affect consumers' purchasing power due to higher costs of imported goods. Despite the challenging environment, we are confident that CMMT's portfolio of quality malls, which are strategically located and largely focused on day-to-day necessity shopping, will continue to remain resilient through different economic cycles as they have done in the past."

Ms Low Peck Chen, CEO of CMRM, said: "For the quarter under review, we completed the acquisition of Tropicana City Mall and Tropicana City Office Tower and have commenced

¹ Formerly known as CapitaMalls Malaysia REIT Management Sdn. Bhd.

² Source: Bank Negara Malaysia Quarterly Bulletin, 2Q 2015.

³ Malaysia Retail Industry Report, August 2015.

recognition of its income contribution. As part of our strategy to achieve stronger positioning and better trade mix for Tropicana City Mall, the asset is currently undergoing tenant mix adjustments and we expect to grow income contribution upon its next tenancy renewal cycle. East Coast Mall also grew strongly following the completion of its asset enhancement, registering NPI growth of 40.8%, while Gurney Plaza continued its steady performance with NPI increasing 13.0%. With our proven track record in proactive asset management and retail management, we remain committed to deliver stable income distribution to our unitholders.

To further enhance the shopping experience and help drive tenants' sales, we recently launched CAPITASTAR in Malaysia. CAPITASTAR is a multi-mall, multi-store card-less rewards programme by CapitaLand and is now available in Gurney Plaza in Penang. The rewards programme will be rolled out to the rest of our malls in the Klang Valley and Kuantan."

Summary of CMMT's results

Periods: 1 July to 30 September ("3Q") and 1 January to 30 September ("YTD")

	3Q 2015	3Q 2014	Change (%)	YTD 2015	YTD 2014	Change (%)
Gross revenue (RM'000)	90,940	77,908	16.7	251,539	235,103	7.0
Net property income (RM'000)	59,766	50,637	18.0	165,807	154,348	7.4
Distributable income (RM'000)	41,673	37,714	10.5	120,482	118,170	2.0
DPU (sen)						
For the period	2.08 ⁴	2.12	(1.9)	6.51	6.65	(2.1)
Annualised DPU	8.25	8.41	(1.9)	8.70	8.89	(2.1)
Annualised distribution yield	5.9% ⁵	5.9% ⁶	N.M.	6.2% ⁵	6.2% ⁶	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 Plaza in Kuala Lumpur; Tropicana City Mall and Tropicana City Office Tower in Petaling Jaya; and The Mines; and East Coast Mall in Kuantan, Pahang. The portfolio has a total net lettable area of

⁴ The DPU for 3Q 2015 was based on the enlarged units of 2,024,799,200 units (refer to announcements dated 10 July and 28 August 2015).

⁵ Based on closing price of RM1.40 per unit on 15 October 2015.

⁶ Based on closing price of RM1.43 per unit on 20 October 2014.

over 3.1 million square feet (sq ft). As at 30 September 2015, the total asset size of CMMT is about RM4.1 billion.

CMMT is managed by CapitaLand Malaysia Mall REIT Management Sdn. Bhd. (formerly known as CapitaMalls Malaysia 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”).

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. 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 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. (formerly known as CapitaMalls Malaysia REIT Management Sdn. Bhd.) (Co. Regn.: 819351-H)

Analyst and media contact

Jasmine Loo

Senior Manager, Investor Relations & Corporate Communications

Tel: +60 3 2279 9873

Email: jasmine.loo@capitaland.com