

General Announcement for PLC (v12)

SUBMITTED

Reference No. GA1-16072015-00057

Created by TMF GLOBAL SERVICES (MALAYSIA) SDN BHD on 16 Jul 2015 at

5:47:33 PM

Submitted by TMF GLOBAL SERVICES (MALAYSIA) SDN BHD on 16 Jul 2015 at

5:52:30 PM

| COMPANY INFORMATION SECTION | | | |
|-----------------------------|--|--|--|
| Announcement Type | <input checked="" type="radio"/> New Announcement <input type="radio"/> Amended Announcement | | |
| Company Name | CAPITAMALLS MALAYSIA 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 | | | ShiowFang.Soo@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 | | | | | | | |
| The annoucement is dated 16 July 2015 | | | | | | | |
| Attachment | <table border="1"> <thead> <tr> <th>No</th> <th>File Name</th> <th>Size</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>CMMT_2Q2015_RevaluationofProperties_20150716.pdf</td> <td>241.1KB</td> </tr> </tbody> </table> | No | File Name | Size | 1 | CMMT_2Q2015_RevaluationofProperties_20150716.pdf | 241.1KB |
| No | File Name | Size | | | | | |
| 1 | CMMT_2Q2015_RevaluationofProperties_20150716.pdf | 241.1KB | | | | | |



**For immediate release
16 July 2015**

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"), CapitaMalls Malaysia REIT Management Sdn. Bhd., the Manager of CapitaMalls Malaysia 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 revaluation surplus of RM52.1 million has been incorporated into the accounts of CMMT as at 30 June 2015.

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 Property¹, The Mines and East Coast Mall were conducted by PPC International Sdn. Bhd. ("PPC") while the valuation for Gurney Plaza was conducted by Savills (Malaysia) Sdn. Bhd. ("Savills"). Both PPC and Savills 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.

¹ 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

| Description of Properties | Date of Last Valuation | Valuation Date | Net Book Value as at 30 Jun 2015 (Prior to Revaluation) RM '000 | Valuation as at 30 Jun 2015 RM '000 | Surplus/(Loss) Incorporated Into 2Q 2015 Unaudited Results RM '000 |
|--|-------------------------------|-----------------------|--|--|---|
| Gurney Plaza Persiaran Gurney, 10250 Penang. | 31 Dec 14 | 30 Jun 15 | 1,298,849 | 1,360,000 | 61,151 |
| Sungei Wang Plaza Jalan Sultan Ismail, 50250 Kuala Lumpur. | 31 Dec 14 | 30 Jun 15 | 825,605 | 804,000 | (21,605) |
| The Mines Jalan Dulang, Mines Resort City, 43300 Seri Kembangan, Selangor Darul Ehsan. | 31 Dec 14 | 30 Jun 15 | 681,679 | 690,000 | 8,321 |
| East Coast Mall Jalan Putra Square 6, Putra Square, 25200 Kuantan, Pahang Darul Makmur. | 31 Dec 14 | 30 Jun 15 | 440,764 | 445,000 | 4,236 |
| | | | 3,246,897 | 3,299,000 | 52,103 |

Based on the unaudited consolidated results of CMMT Group and its subsidiary as at 30 June 2015, the net asset value per unit (after income distribution) will be RM1.2690 upon incorporation of the revaluation surplus of RM52.1 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.