









CapitaLand Mall Trust

CAPITALAND MALL TRUST

Singapore's First & Largest REIT

Full Year 2015 Financial Results Annexes

22 January 2016

Portfolio Lease Expiry Profile[1] as at 31 December 2015

Weighted Average Expiry by Gross Rental Income	2.1 Years

	Number of Leases	Gross Rental Income per Month [2]	
		S$'000	% of Total
2016	937 [3]	14,890	24.7
2017	1,030	18,302	30.3
2018	926	17,257	28.6
2019	135	4,874	8.1
2020 & Beyond	58	4,981	8.3
Total	**3,086**	**60,304**	**100.0**

(1) Based on committed leases. Includes CMT's 40.0% interest in Raffles City Singapore (excluding hotel lease) and CMT's 30.0% interest in Westgate.
(2) Based on the month in which the lease expires and excludes gross turnover rent.
(3) Of which 798 leases are retail leases.

Gross Revenue by Property

CMT PORTFOLIO(1)

	% of Total Gross Revenue
	For FY 2015
Tampines Mall	9.8
Junction 8	7.4
Funan DigitaLife Mall	4.3
IMM Building	9.3
Plaza Singapura	11.6
Bugis Junction	10.6
JCube	3.1
Lot One Shoppers' Mall	5.6
Bukit Panjang Plaza	3.4
The Atrium@Orchard	6.5
Clarke Quay	4.4
Bugis+	4.1
Other assets(2)	3.1
Bedok Mall(3)	1.8
Raffles City Singapore	11.9
Westgate	3.1
Total	**100.0**

(1) Includes CMT's 40.0% interest in Raffles City Singapore and CMT's 30.0% interest in Westgate.
(2) Include Sembawang Shopping Centre and Rivervale Mall (which was sold in December 2015)
(3) Bedok Mall was acquired on 1 October 2015.

Well-Diversified Trade Mix

CMT PORTFOLIO[1]

	% of Gross Rental Income[2]
	For the month of December 2015
Food & Beverages	29.0
Fashion	14.1
Beauty & Health	10.4
Services	6.8
Department Store	5.6
Gifts / Toys & Hobbies / Books / Sporting Goods	5.2
Shoes & Bags	4.6
Leisure & Entertainment / Music & Video[3]	4.4
Supermarket	3.9
Office	3.1
Jewellery & Watches	2.6
Houseware & Furnishings	2.5
Information Technology	2.3
Electrical & Electronics	2.2
Education	1.3
Warehouse	1.3
Others[4]	0.7
Total	**100.0**

(1) Includes CMT's 40.0% interest in Raffles City Singapore (excluding hotel lease) and CMT's 30.0% interest in Westgate.
(2) Based on committed gross rental income and excludes gross turnover rent.
(3) Includes tenants approved as thematic dining, entertainment and a performance centre in Bugis+.
(4) Others include Art Gallery and Luxury.

Top 10 Tenants

10 Largest Tenants Contribute About 19.8% of Total Gross Rental Income[1]

No Single Tenant Contributes More Than 4.0% of Total Gross Rental Income

Tenant	Trade Sector	% of Gross Rental Income
RC Hotels (Pte) Ltd	Hotel	3.1
Cold Storage Singapore (1983) Pte Ltd	Supermarket / Beauty & Health / Services / Warehouse	2.6
Temasek Holdings (Private) Ltd	Office	2.4
Robinson & Co. (Singapore) Pte Ltd	Department Store / Beauty & Health	2.4
Wing Tai Clothing Pte Ltd	Food & Beverages / Fashion & Accessories / Sporting Goods & Apparel	2.0
NTUC	Supermarket / Beauty & Health / Food & Beverages / Services	1.9
Auric Pacific Group Limited	Food & Beverages	1.6
BHG (Singapore) Pte. Ltd	Department Store	1.5
Jay Gee Enterprises (Pte.) Ltd	Fashion / Beauty & Health / Sporting & Apparel / Shoes & Bags / Luxury	1.2
BreadTalk Pte. Ltd	Food & Beverages	1.1
Total		**19.8**

(1) Based on actual gross rental income for the month of December 2015 and exclude gross turnover rent.

Trade Mix – Tampines Mall

	% of Gross Rental Income[1]
	For the month of December 2015
Food & Beverages	28.7
Fashion	13.1
Beauty & Health	11.0
Services	7.5
Gifts / Toys & Hobbies / Books / Sporting Goods	7.1
Jewellery & Watches	6.1
Supermarket	5.6
Department Store	5.1
Shoes & Bags	4.3
Leisure & Entertainment / Music & Video	3.8
Education	3.2
Electrical & Electronics	2.3
Information Technology	2.2
Total	**100.0**

(1) Based on committed gross rental income and excludes gross turnover rent.

Trade Mix – Junction 8

	% of Gross Rental Income[1]
	For the month of December 2015
Food & Beverages	32.7
Beauty & Health	12.7
Fashion	12.7
Services	6.0
Department Store	5.7
Supermarket	5.2
Gifts / Toys & Hobbies / Books / Sporting Goods	4.9
Electrical & Electronics	4.5
Shoes & Bags	4.2
Leisure & Entertainment / Music & Video	3.8
Jewellery & Watches	2.6
Information Technology	1.9
Office	1.5
Houseware & Furnishings	1.1
Education	0.5
Total	**100.0**

(1) Based on committed gross rental income and excludes gross turnover rent.

Trade Mix – Funan DigitaLife Mall

	% of Gross Rental Income[1]
	For the month of December 2015
Information Technology	35.3
Food & Beverages	18.1
Electrical & Electronics	13.1
Beauty & Health	7.6
Gifts / Toys & Hobbies / Books / Sporting Goods	6.9
Services	5.7
Houseware & Furnishings	4.2
Education	3.9
Shoes & Bags	1.9
Leisure & Entertainment / Music & Video	1.2
Jewellery & Watches	1.1
Supermarket	1.0
Total	**100.0**

(1) Based on committed gross rental income and excludes gross turnover rent.

Trade Mix – IMM Building

	% of Gross Rental Income[1]
	For the month of December 2015
Food & Beverages	22.8
Warehouse	14.3
Houseware & Furnishings	13.5
Fashion	9.4
Supermarket	6.9
Shoes & Bags	6.0
Beauty & Health	5.9
Electrical & Electronics	5.4
Gifts / Toys & Hobbies / Books / Sporting Goods	5.3
Services	5.1
Jewellery & Watches	2.2
Department Store	1.5
Office	1.1
Information Technology	0.6
Total	**100.0**

(1) Based on committed gross rental income and excludes gross turnover rent.

Trade Mix – Plaza Singapura

	% of Gross Rental Income[1]
	For the month of December 2015
Food & Beverages	25.7
Beauty & Health	10.8
Services	9.2
Fashion	9.1
Department Store	7.7
Shoes & Bags	7.4
Gifts / Toys & Hobbies / Books / Sporting Goods	6.7
Houseware & Furnishings	6.2
Leisure & Entertainment / Music & Video	5.4
Jewellery & Watches	4.2
Supermarket	3.8
Education	2.5
Information Technology	1.0
Electrical & Electronics	0.3
Total	**100.0**

(1) Based on committed gross rental income and excludes gross turnover rent.

Trade Mix – Bugis Junction

	% of Gross Rental Income[1]
	For the month of December 2015
Food & Beverages	29.7
Fashion	20.9
Department Store	11.6
Beauty & Health	9.2
Gifts / Toys & Hobbies / Books / Sporting Goods	6.5
Shoes & Bags	5.5
Jewellery & Watches	4.9
Services	4.0
Leisure & Entertainment / Music & Video	3.0
Supermarket	2.9
Information Technology	1.4
Electrical & Electronics	0.4
Total	**100.0**

(1) Based on committed gross rental income and excludes gross turnover rent.

Trade Mix – Sembawang Shopping Centre

	% of Gross Rental Income[1]
	For the month of December 2015
Food & Beverages	26.0
Supermarket	16.3
Beauty & Health	12.8
Education	10.9
Fashion	9.2
Department Store	6.0
Houseware & Furnishings	5.7
Services	4.0
Leisure & Entertainment / Music & Video	3.0
Gifts / Toys & Hobbies / Books / Sporting Goods	2.8
Information Technology	1.5
Shoes & Bags	1.2
Jewellery & Watches	0.6
Total	**100.0**

(1) Based on committed gross rental income and excludes gross turnover rent.

Trade Mix – JCube

	% of Gross Rental Income[1]
	For the month of December 2015
Food & Beverages	40.0
Leisure & Entertainment / Music & Video	12.3
Fashion	12.1
Beauty & Health	11.5
Gifts / Toys & Hobbies / Books / Sporting Goods	6.5
Services	5.5
Supermarket	4.6
Information Technology	2.3
Department Store	1.6
Shoes & Bags	1.4
Jewellery & Watches	1.0
Education	0.8
Houseware & Furnishings	0.4
Total	**100.0**

(1) Based on committed gross rental income and excludes gross turnover rent.

Trade Mix – Lot One Shoppers' Mall

	% of Gross Rental Income[1]
	For the month of December 2015
Food & Beverages	30.8
Beauty & Health	15.9
Fashion	14.3
Services	8.4
Gifts / Toys & Hobbies / Books / Sporting Goods	5.2
Department Store	4.1
Leisure & Entertainment / Music & Video	4.0
Supermarket	4.0
Shoes & Bags	3.6
Electrical & Electronics	3.5
Jewellery & Watches	2.3
Education	1.8
Information Technology	1.5
Houseware & Furnishings	0.6
Total	**100.0**

(1) Based on committed gross rental income and excludes gross turnover rent.

Trade Mix – Bukit Panjang Plaza

	% of Gross Rental Income[1]
	For the month of December 2015
Food & Beverages	39.6
Beauty & Health	15.7
Services	10.7
Supermarket	10.2
Fashion	5.3
Gifts / Toys & Hobbies / Books / Sporting Goods	4.1
Department Store	3.4
Jewellery & Watches	3.2
Education	2.1
Electrical & Electronics	2.1
Shoes & Bags	1.9
Information Technology	0.9
Houseware & Furnishings	0.8
Total	**100.0**

(1) Based on committed gross rental income and excludes gross turnover rent.

Trade Mix – The Atrium@Orchard

	% of Gross Rental Income[1]
	For the month of December 2015
Office	44.5
Food & Beverages	15.8
Beauty & Health	15.0
Fashion	10.1
Services	9.5
Shoes & Bags	2.1
Gifts / Toys & Hobbies / Books / Sporting Goods	1.9
Houseware & Furnishings	0.9
Electrical & Electronics	0.2
Total	**100.0**

(1) Based on committed gross rental income and excludes gross turnover rent.

Trade Mix – Clarke Quay

	% of Gross Rental Income[1]
	For the month of December 2015
Food & Beverages	65.5
Leisure & Entertainment / Music & Video	28.8
Office	5.4
Services	0.3
Total	**100.0**

(1) Based on committed gross rental income and excludes gross turnover rent.

Trade Mix - Bugis+

	% of Gross Rental Income[1]
	For the month of December 2015
Leisure & Entertainment / Music & Video[2]	36.0
Fashion	31.5
Food & Beverages	13.8
Gifts / Toys & Hobbies / Books / Sporting Goods	6.9
Beauty & Health	6.7
Shoes & Bags	2.6
Services	1.9
Jewellery & Watches	0.6
Total	**100.0**

(1) Based on committed gross rental income and excludes gross turnover rent.
(2) Includes tenants approved as thematic dining, entertainment and a performance centre.

Trade Mix – Bedok Mall

	% of Gross Rental Income[1]
	For the month of December 2015
Food & Beverages	30.3
Fashion	20.4
Beauty & Health	12.9
Services	8.4
Gifts / Toys & Hobbies / Books / Sporting Goods	7.1
Supermarket	5.8
Shoes & Bags	5.2
Jewellery & Watches	3.2
Electrical & Electronics	2.6
Information Technology	1.9
Houseware & Furnishings	1.1
Department Store	0.7
Education	0.3
Leisure & Entertainment / Music & Video	0.1
Total	**100.0**

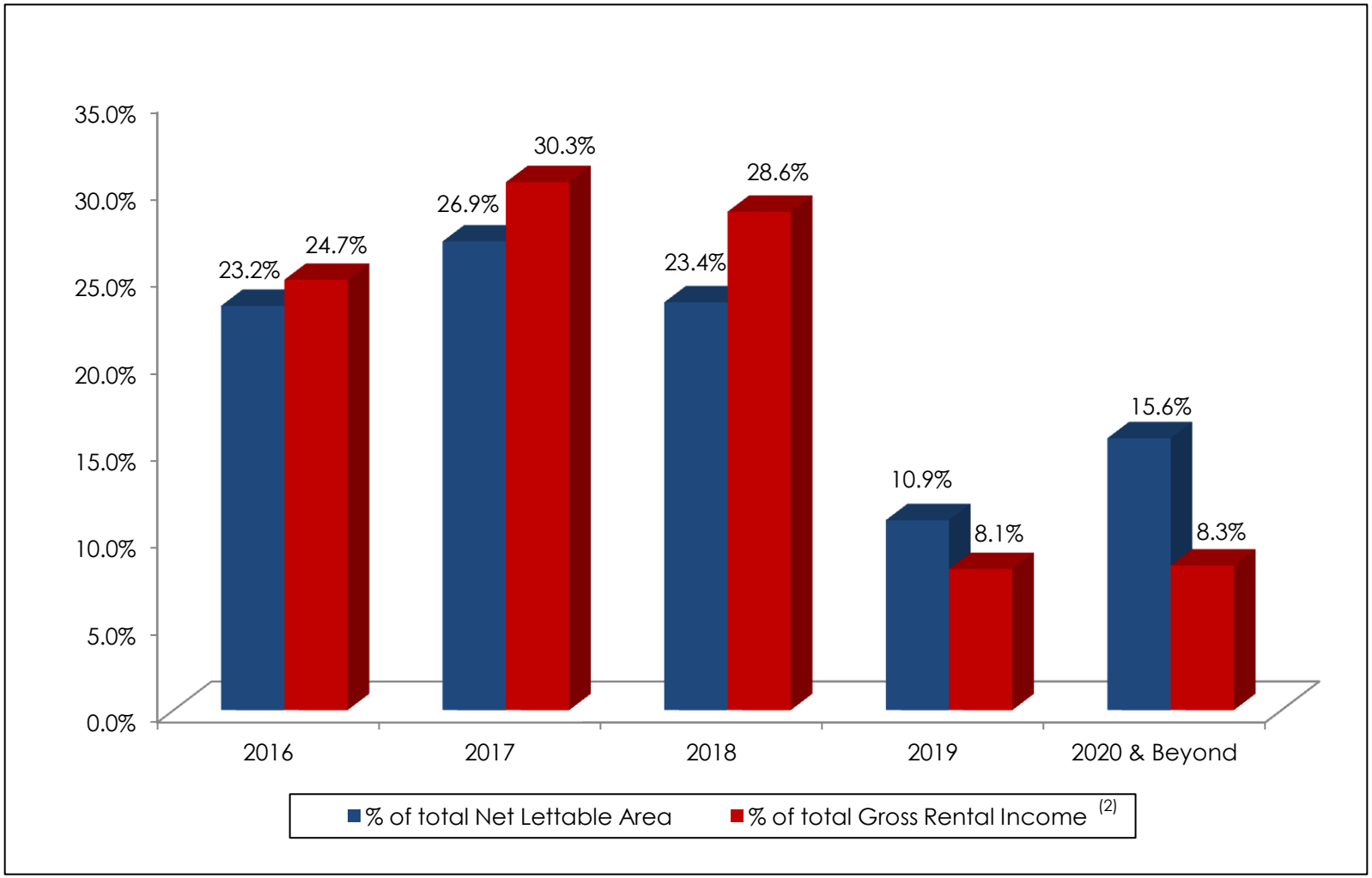
(1) Based on committed gross rental income and excludes gross turnover rent.

Trade Mix – Westgate

	% of Gross Rental Income[1]
	For the month of December 2015
Food & Beverages	30.7
Fashion	16.6
Beauty & Health	13.0
Services	10.9
Department Store	5.9
Gifts / Toys & Hobbies / Books / Sporting Goods	4.9
Shoes & Bags	3.5
Education	3.1
Electrical & Electronics	3.1
Supermarket	2.9
Jewellery & Watches	2.3
Information Technology	1.9
Houseware & Furnishings	1.2
Total	**100.0**

(1) Based on committed gross rental income and excludes gross turnover rent.

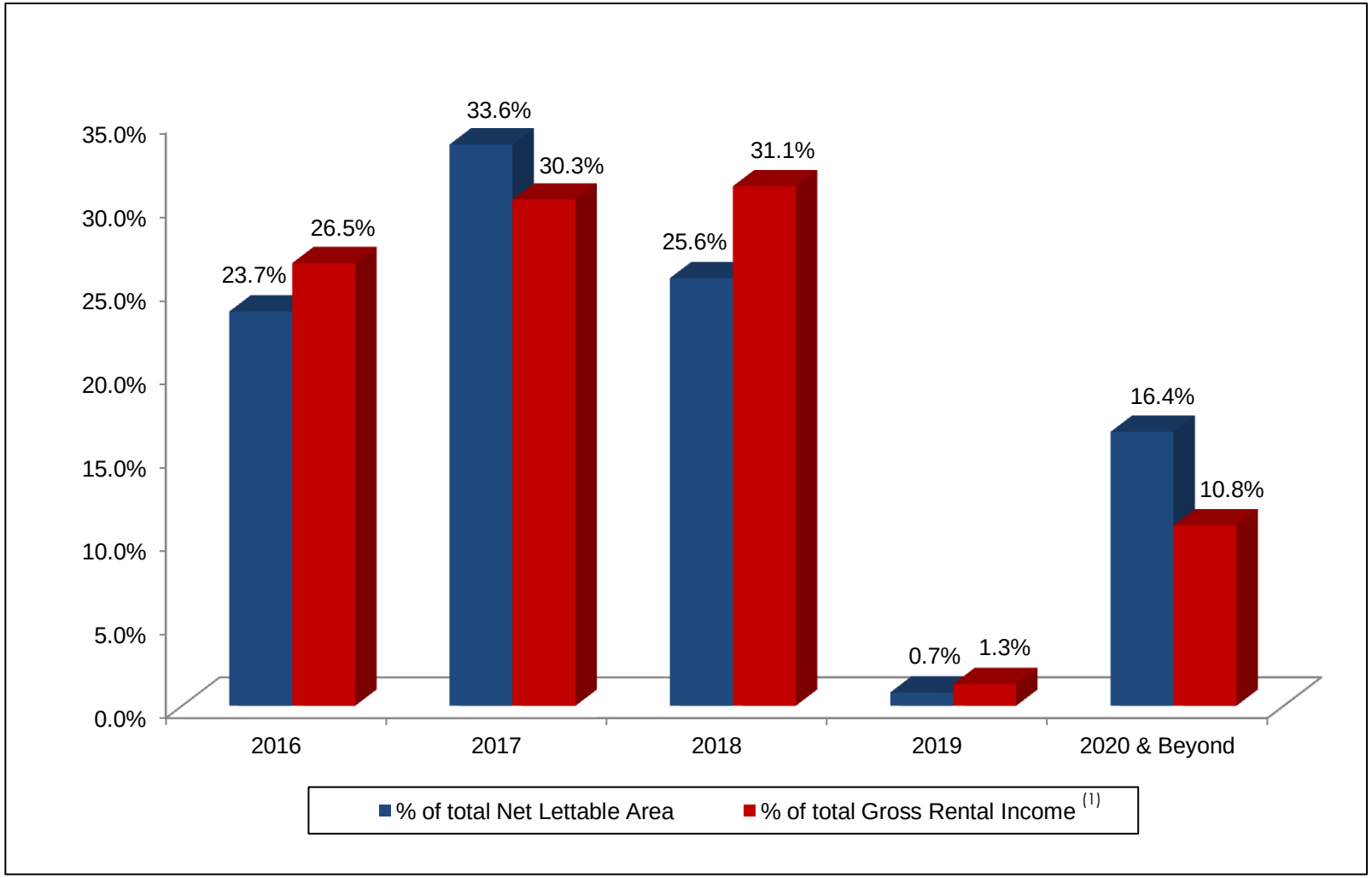
Lease Expiry Profile – Portfolio(1)



(1) Includes CMT's 40.0% interest in Raffles City Singapore (office and retail leases, excluding hotel lease) and CMT's 30.0% interest in Westgate.

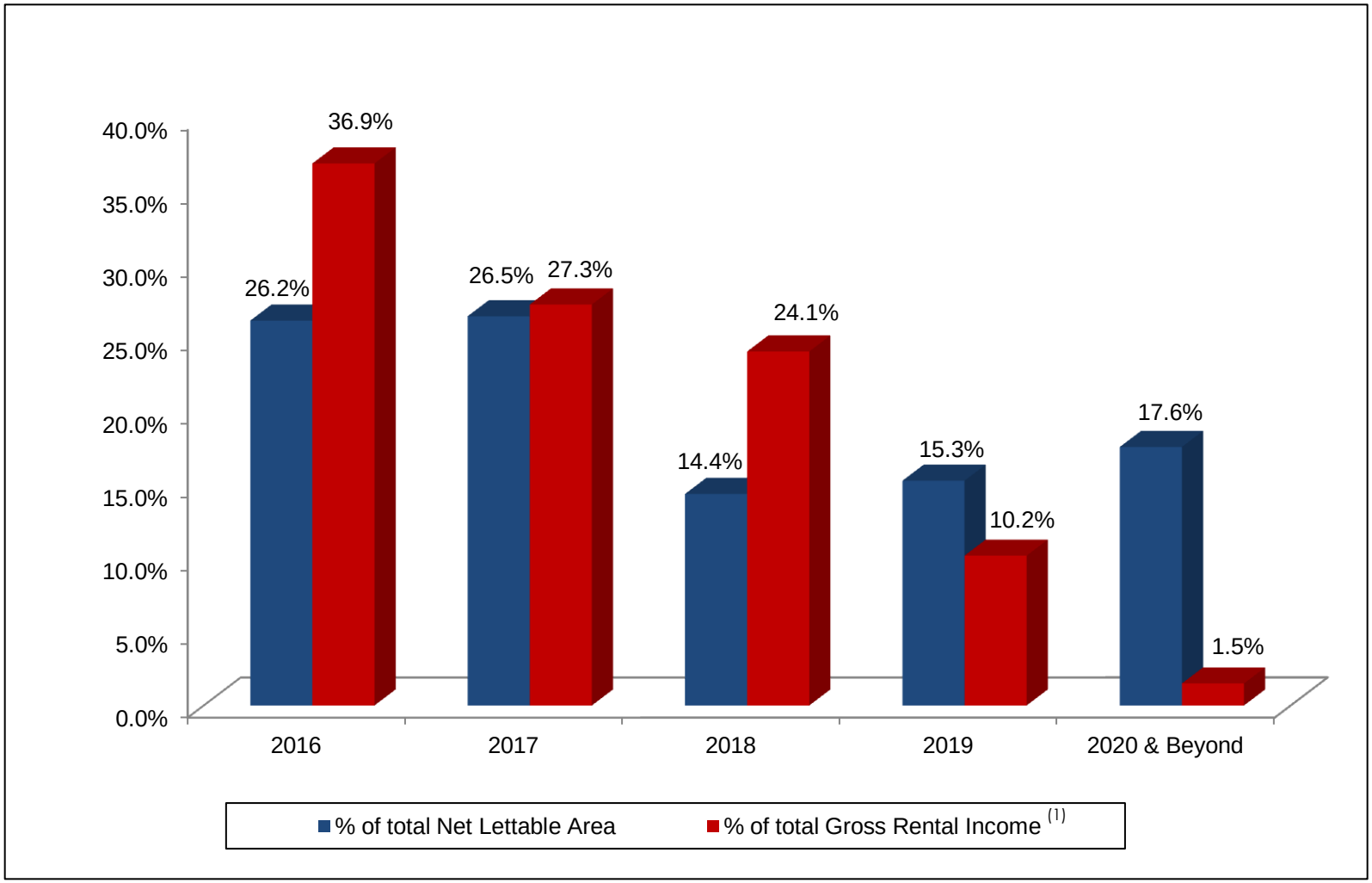
(2) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – Tampines Mall



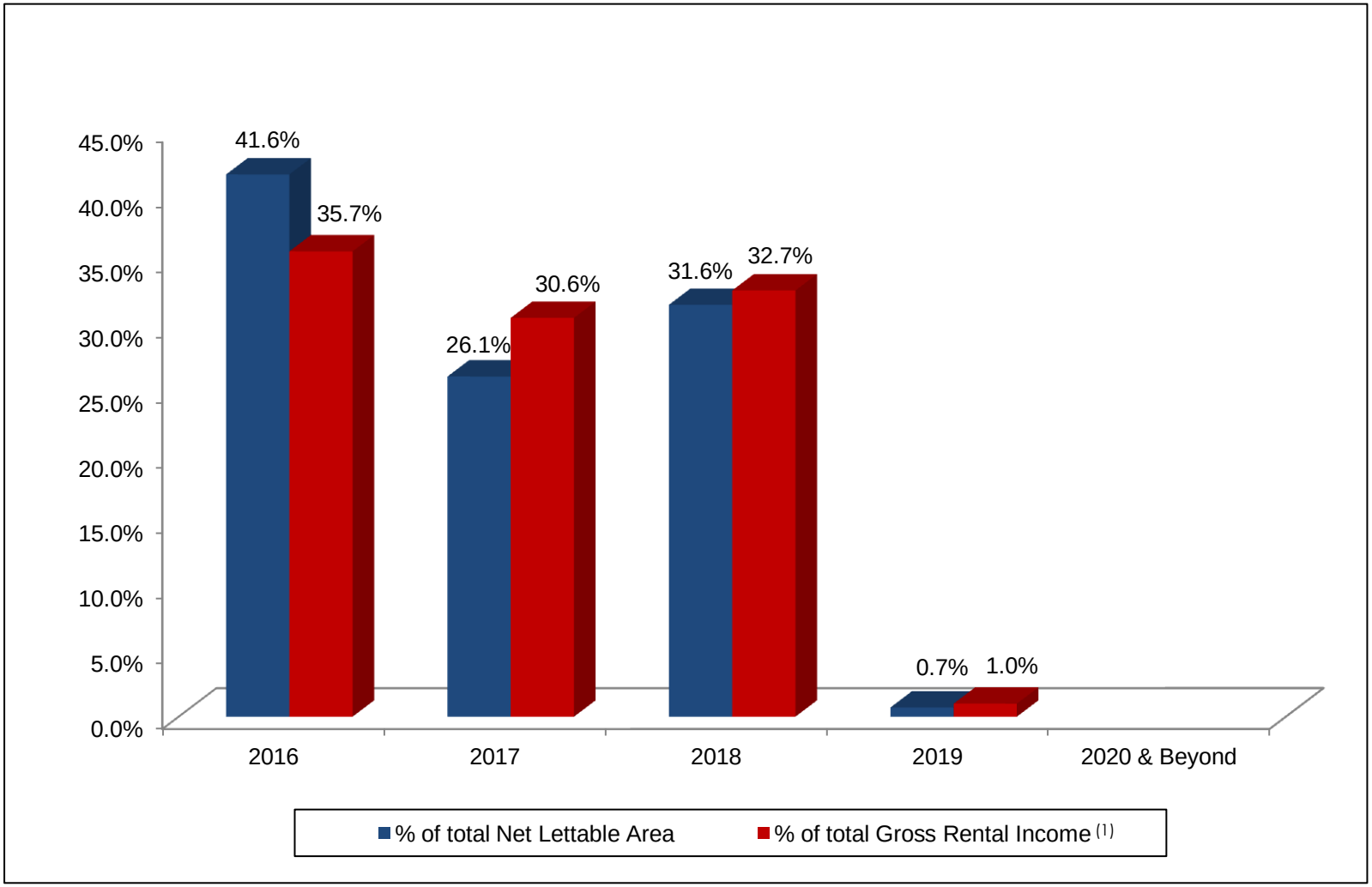
(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – Junction 8



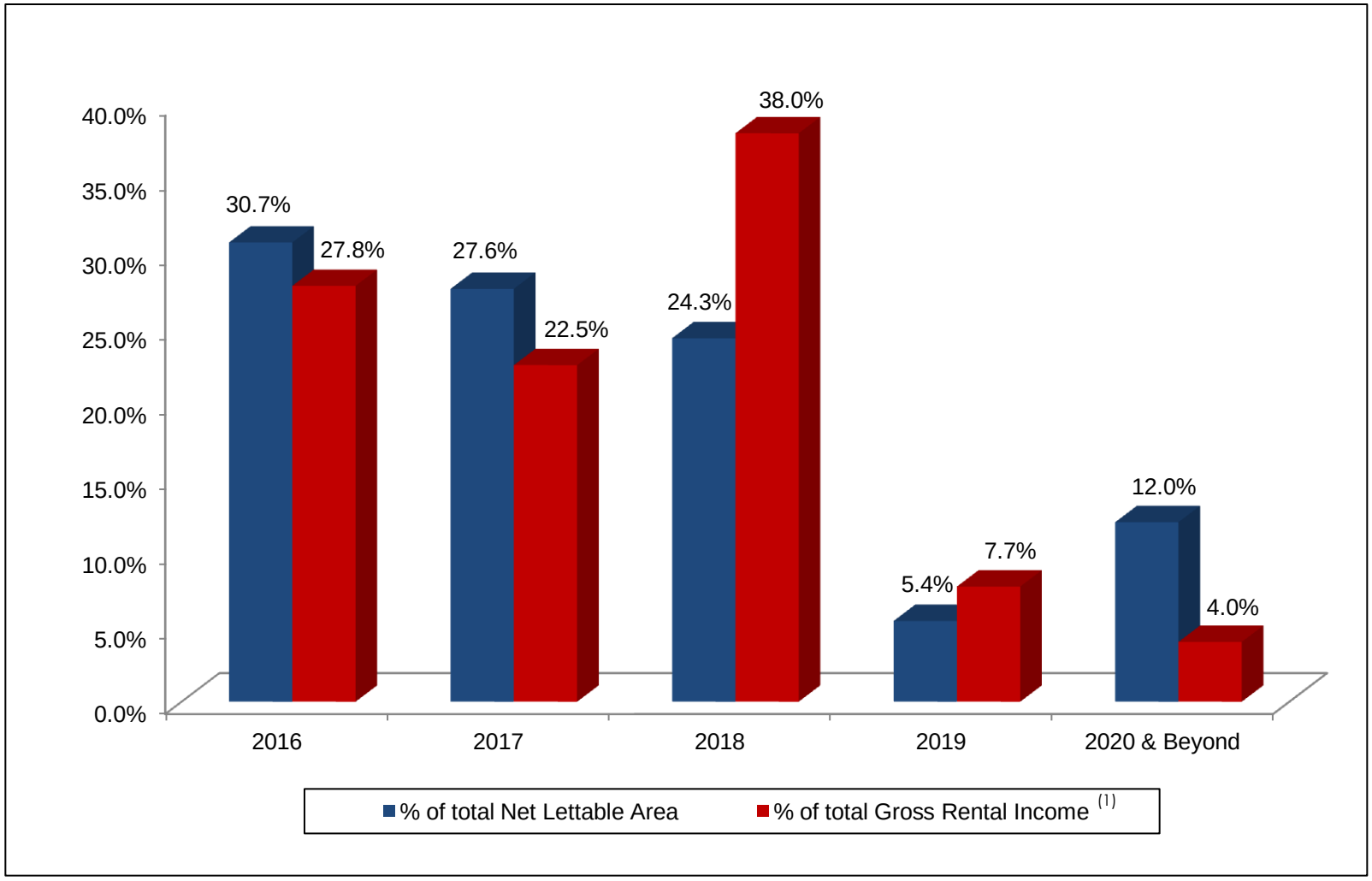
(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – Funan DigitaLife Mall



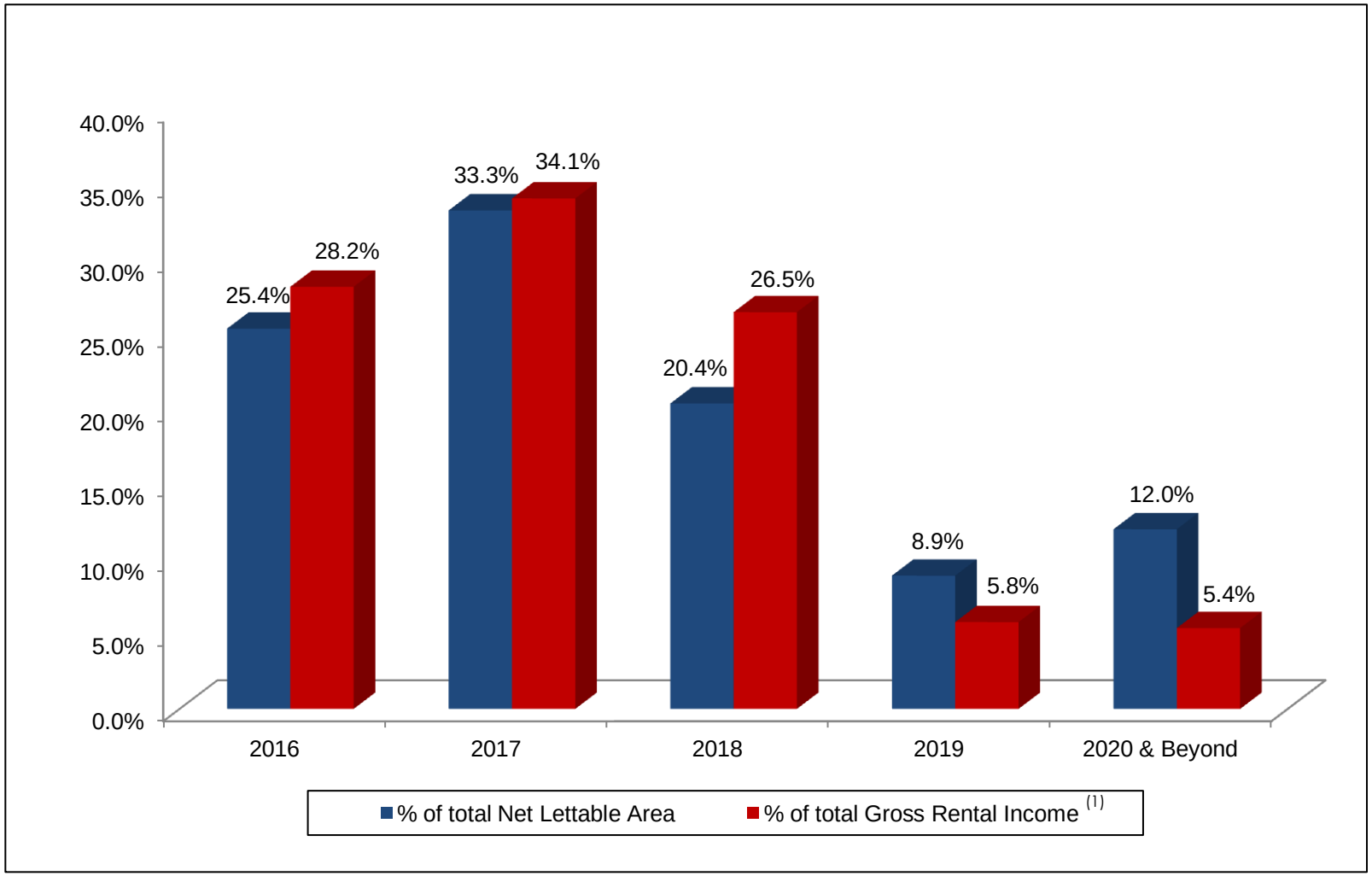
(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – IMM Building



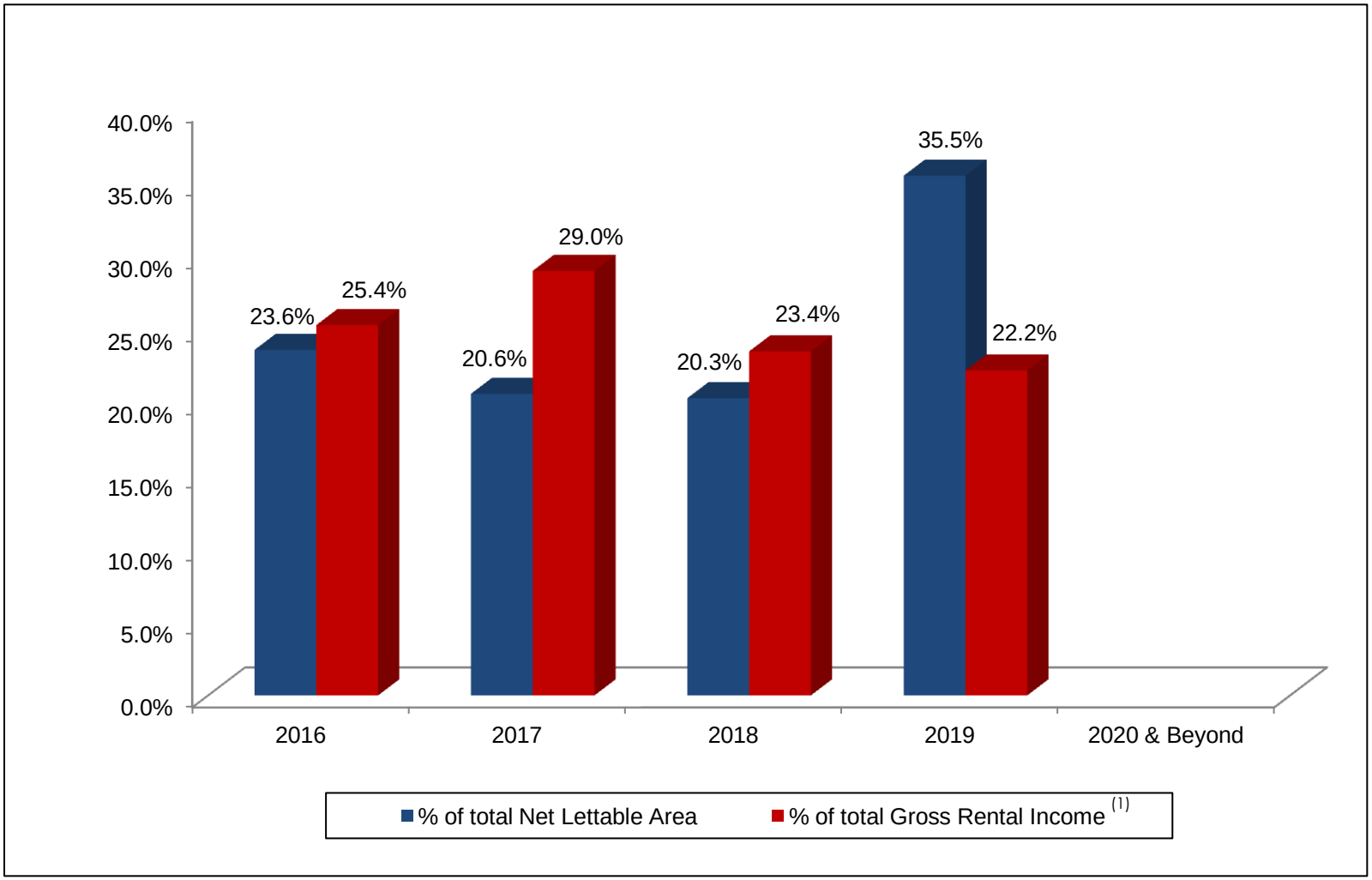
(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – Plaza Singapura



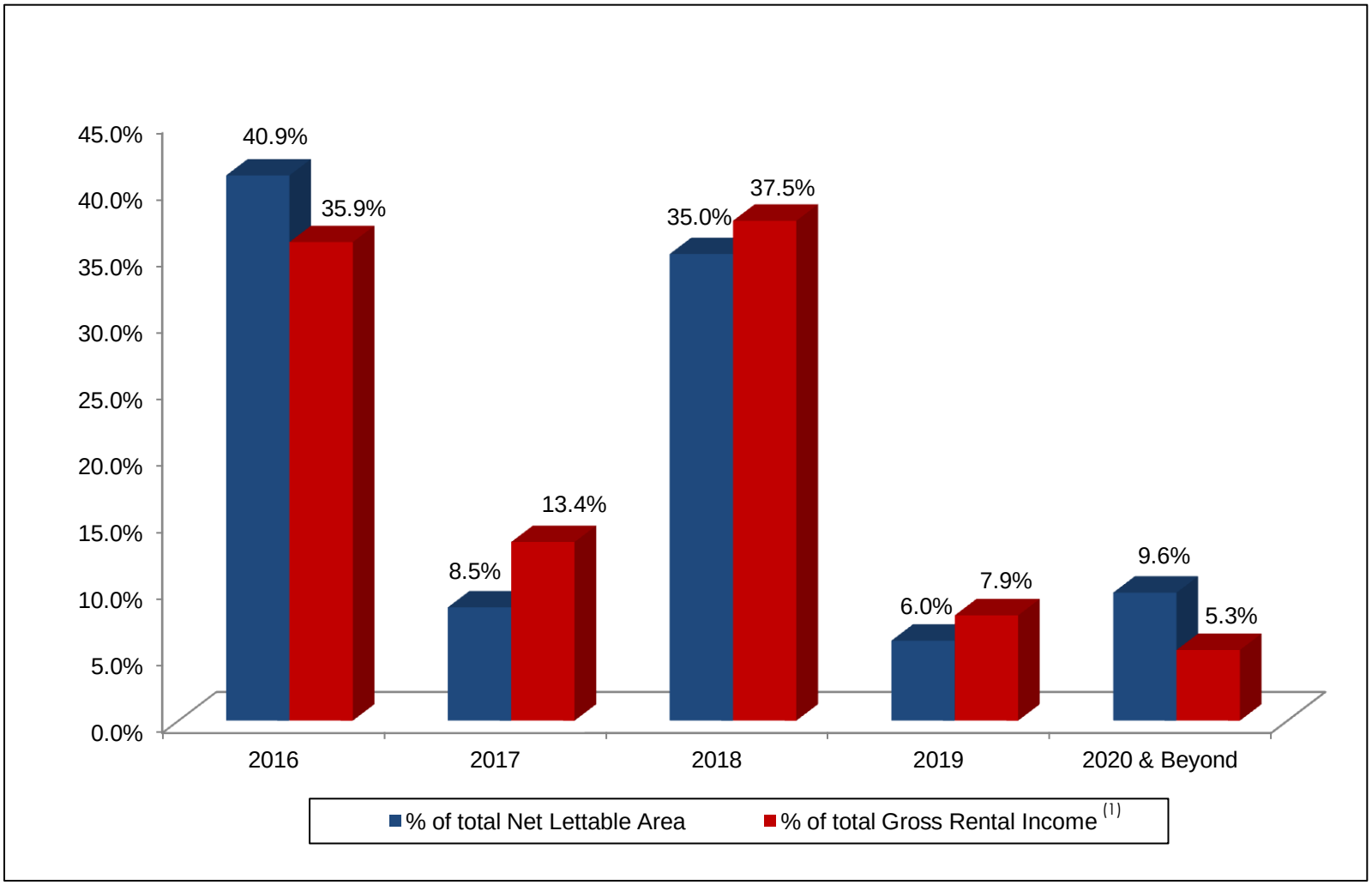
(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – Bugis Junction



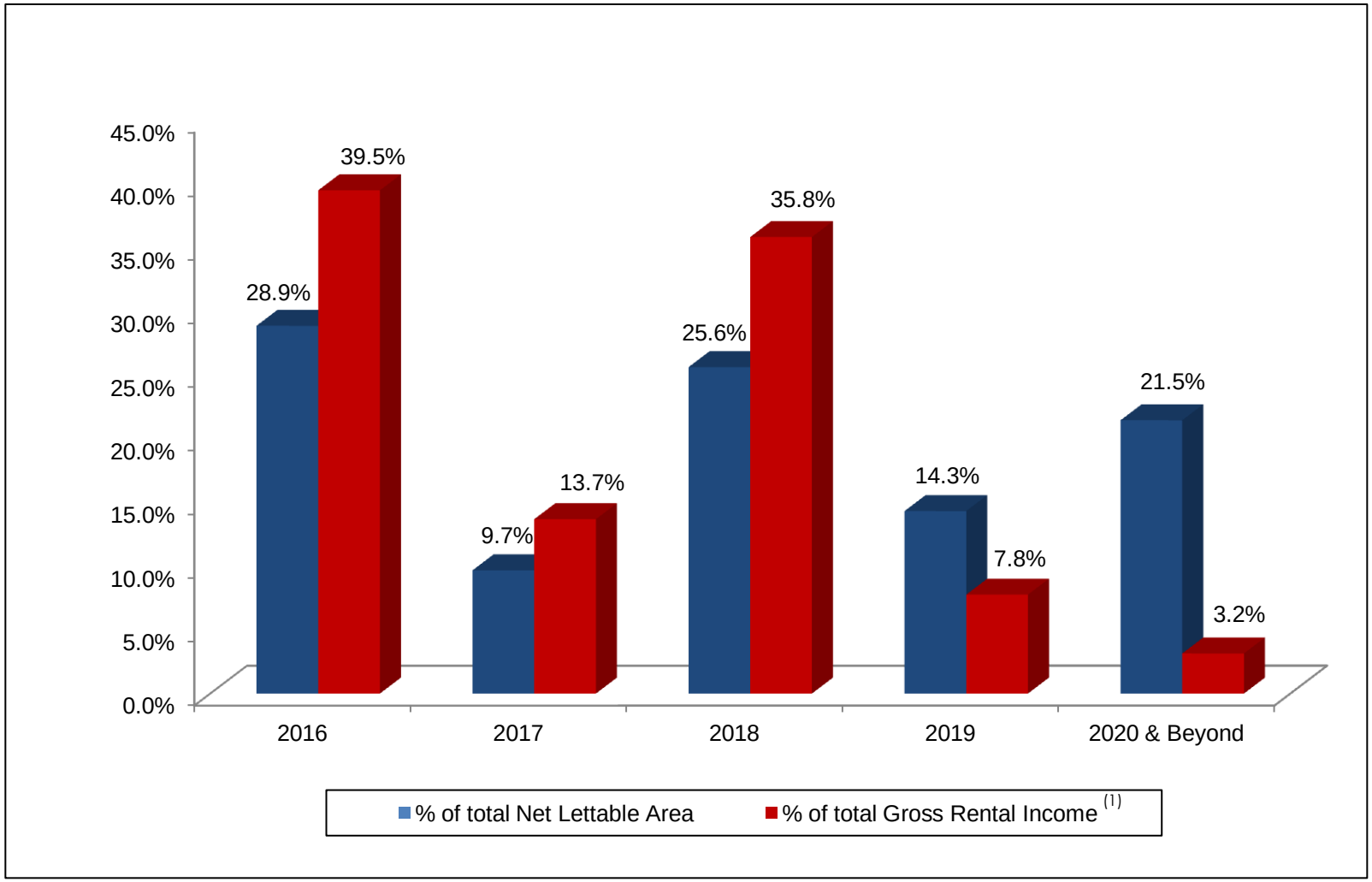
(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – Sembawang Shopping Centre



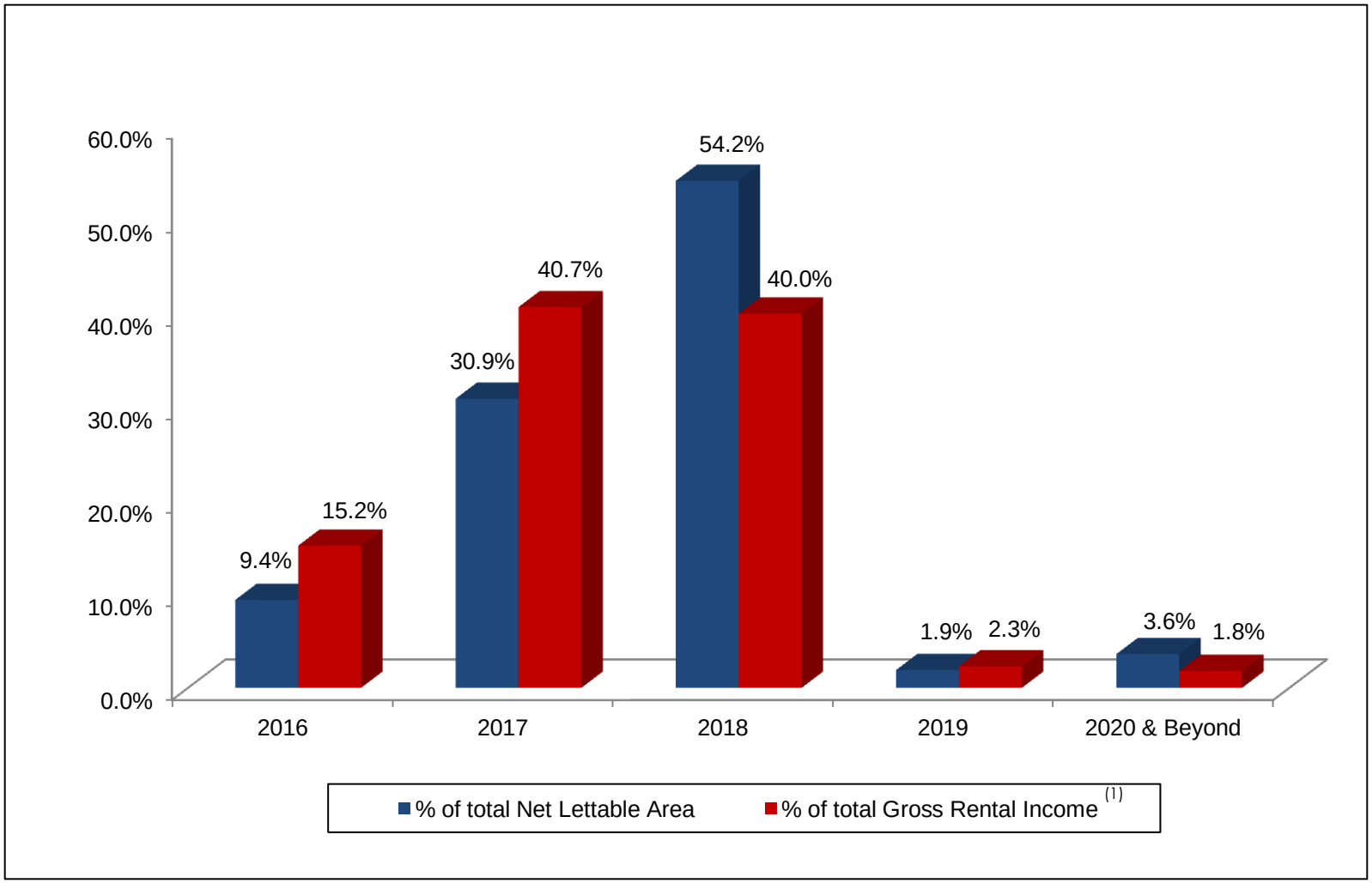
(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – JCube



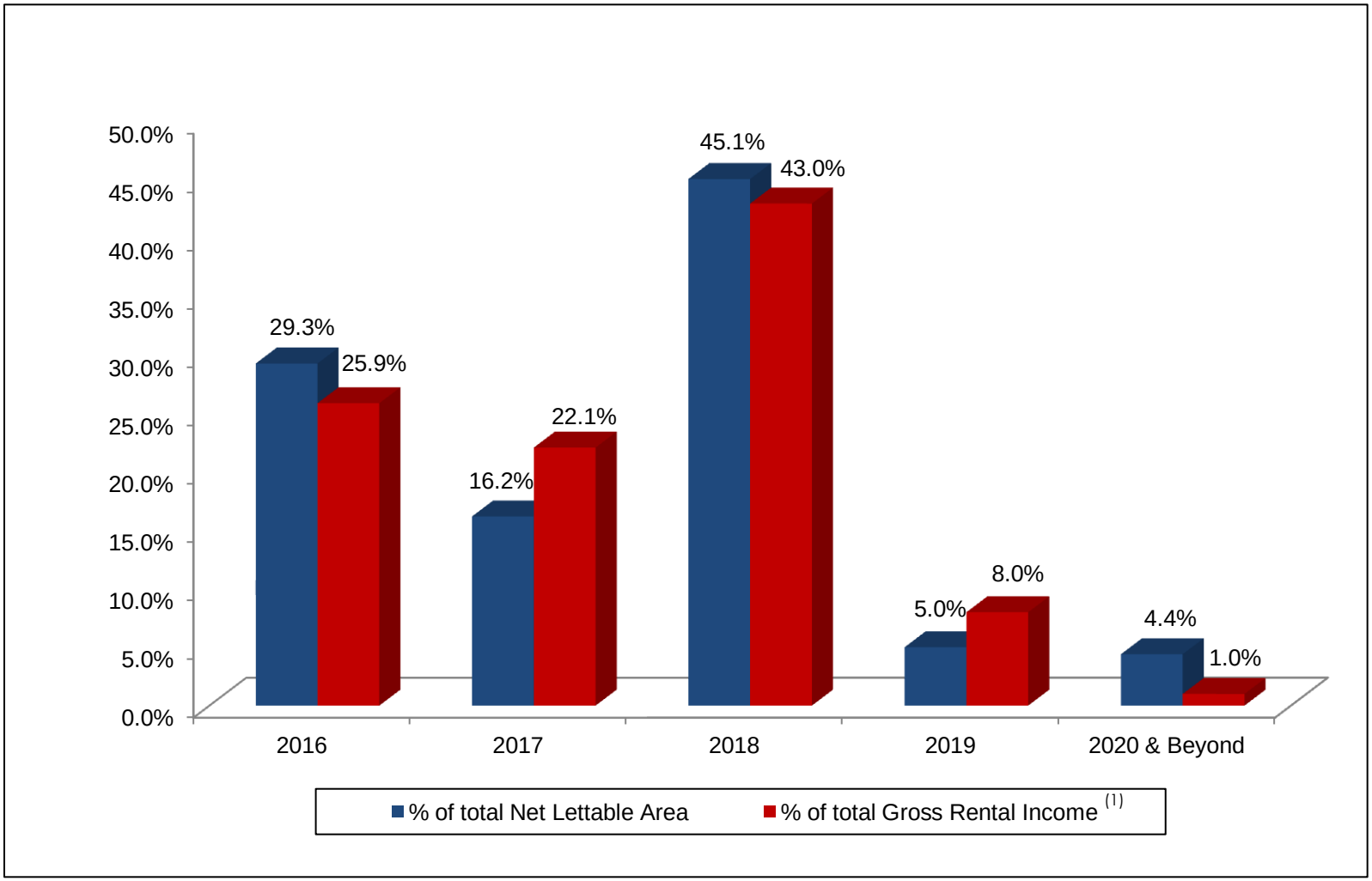
(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – Lot One Shoppers' Mall



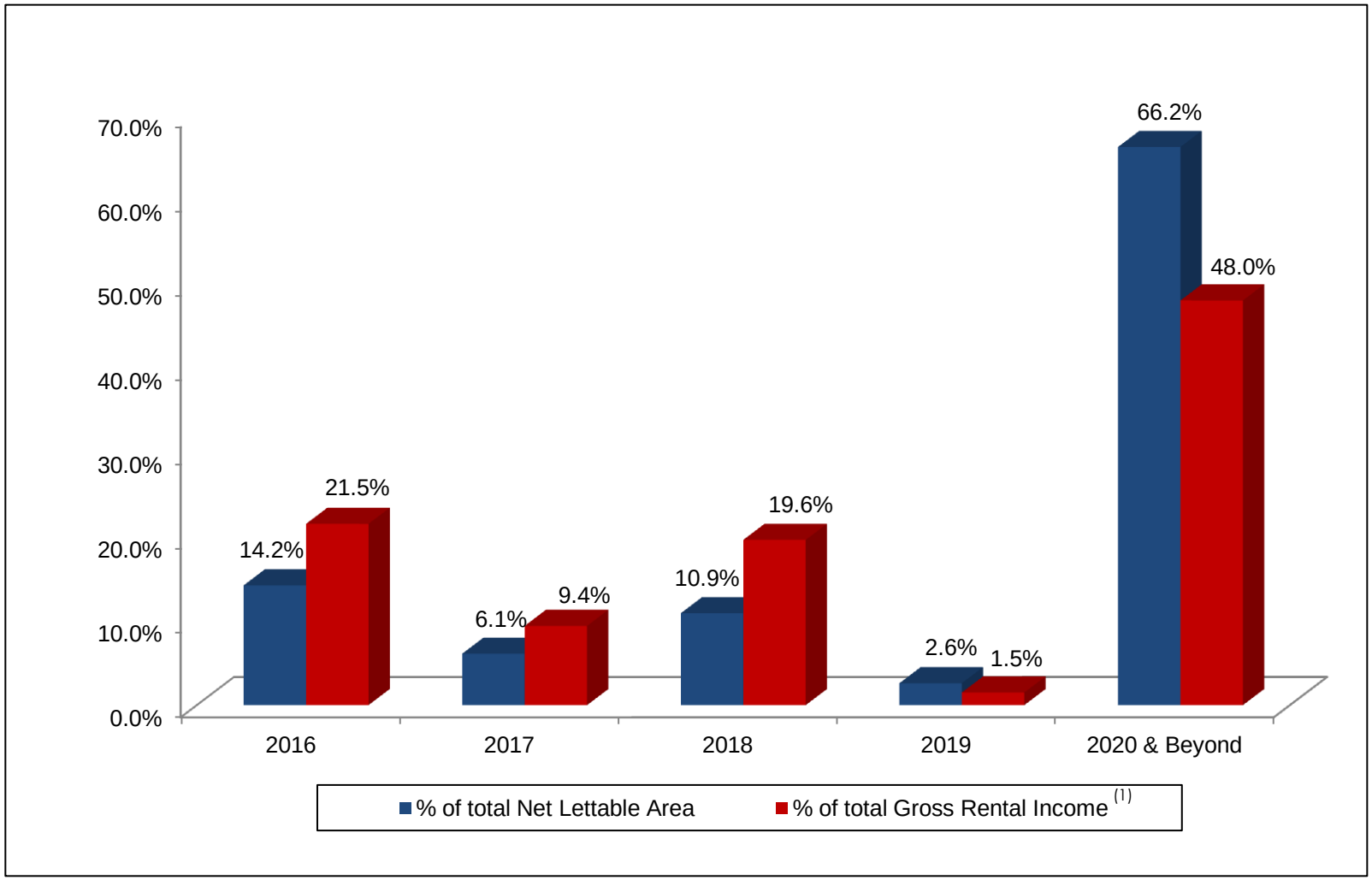
(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – Bukit Panjang Plaza



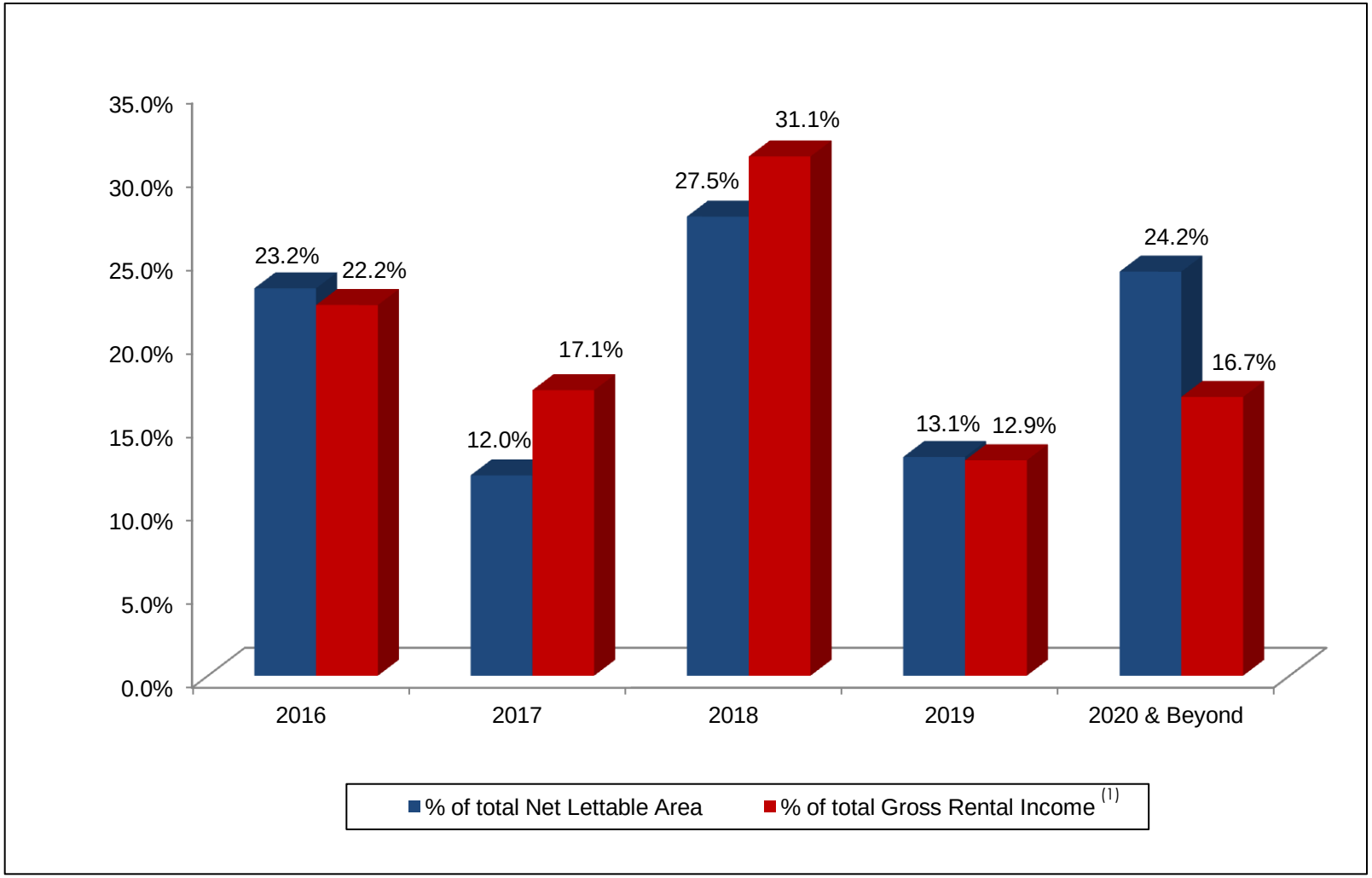
(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – The Atrium@Orchard



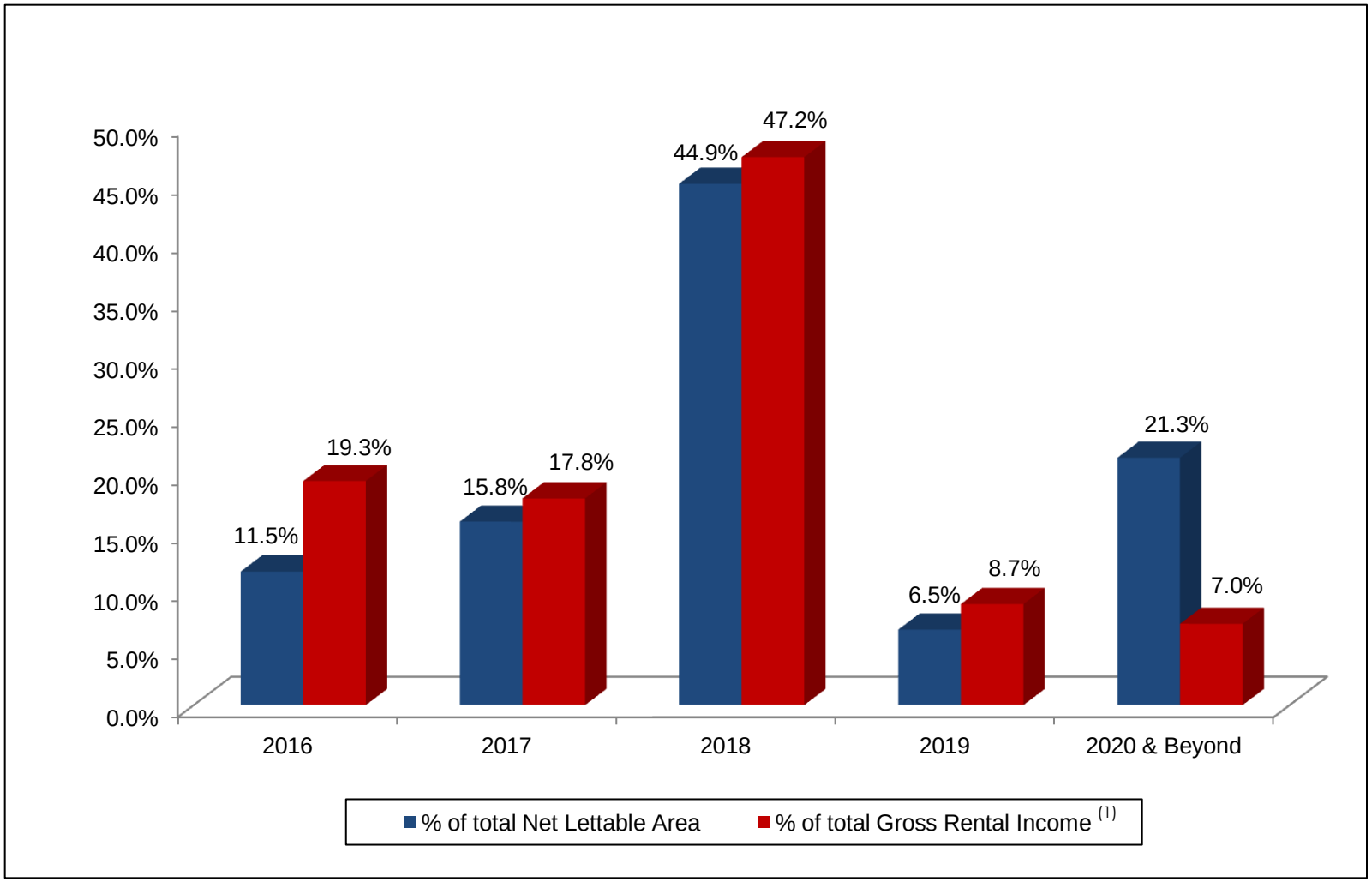
(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – Clarke Quay



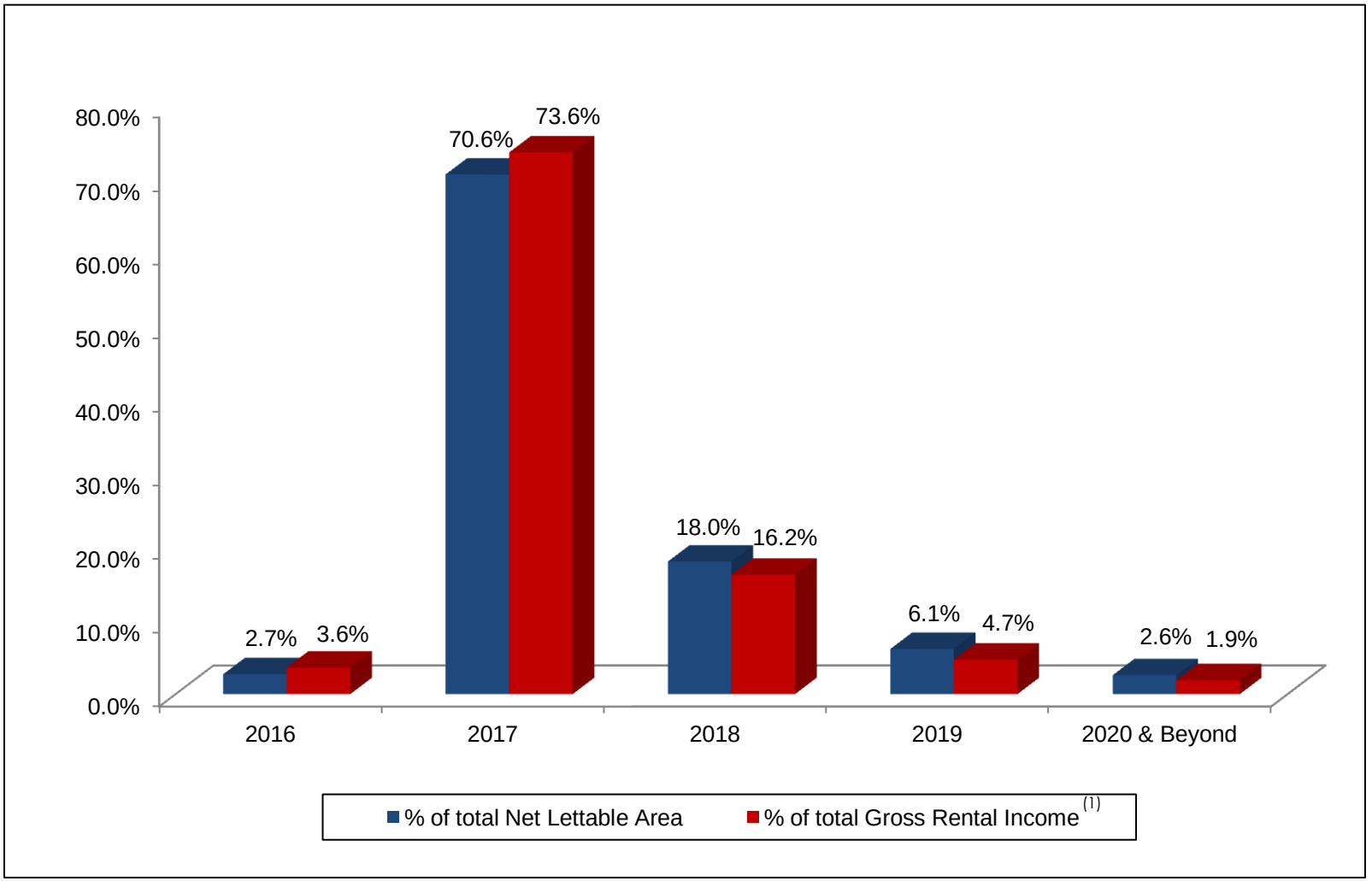
(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – Bugis+



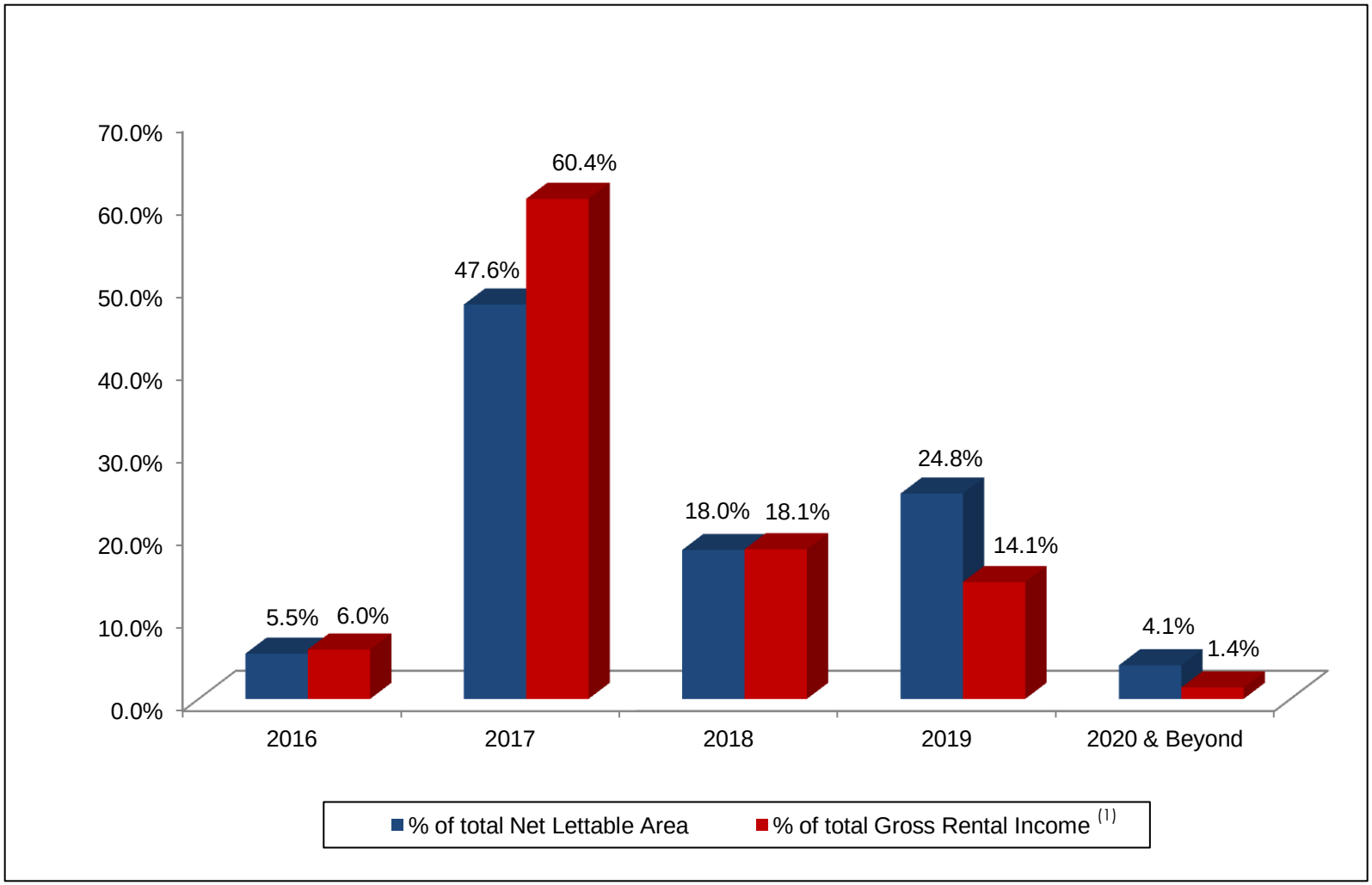
(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – Bedok Mall



(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.

Lease Expiry Profile – Westgate



(1) Based on committed gross rental income for the expiry month of the lease and excludes gross turnover rental.











CapitaLand
Mall Trust

Thank you

For enquiries, please contact: Ms Audrey Tan, Investor Relations,
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