



General Announcement

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Company Information

Main Market Company

New Announcement

Submitting Investment Bank/Advisor
 (if applicable)

Submitting Secretarial Firm (if applicable) TMF GLOBAL SERVICES (MALAYSIA) SDN. BHD.

* Company name CAPITAMALLS MALAYSIA TRUST

* Stock name CMMT

* Stock code 5180

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Type *

Announcement

Subject *:

OTHERS

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Presentation Slides for the Annual General Meeting held on 3 April 2014

Announcement Details/Table Section :-

(This field is for the details of the announcement, if applicable)

This announcement is dated 3 April 2014.

Attachment(s):- (please attach the attachments here)

AGM Presentation 2014 3 Apr'14.pdf

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CapitaMalls
Malaysia Trust

CapitaMalls Malaysia Trust
Malaysia's only "pure-play" shopping mall REIT
with an income- and geographically- diversified portfolio

Annual General Meeting

3 April 2014



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- Financial Highlights
- Portfolio Highlights
- Improvements Works & New Initiatives
- Customer Engagement & Community
- Looking Forward

Year in Review



Gurney Plaza, Penang, Malaysia



Year in Review

Strong Operational Performance

- Occupancy remained high at 99.0%.
- 7.5% increase in renewal/new lease rental rate for 2013 lease expiries¹.

Asset Enhancement Initiatives (AEIs)

- Completion of Phase 1 East Coast Mall renovation works.
- Completion of Sungei Wang Plaza's refurbishment works, which commenced in November 2012.

Optimal Capital Management

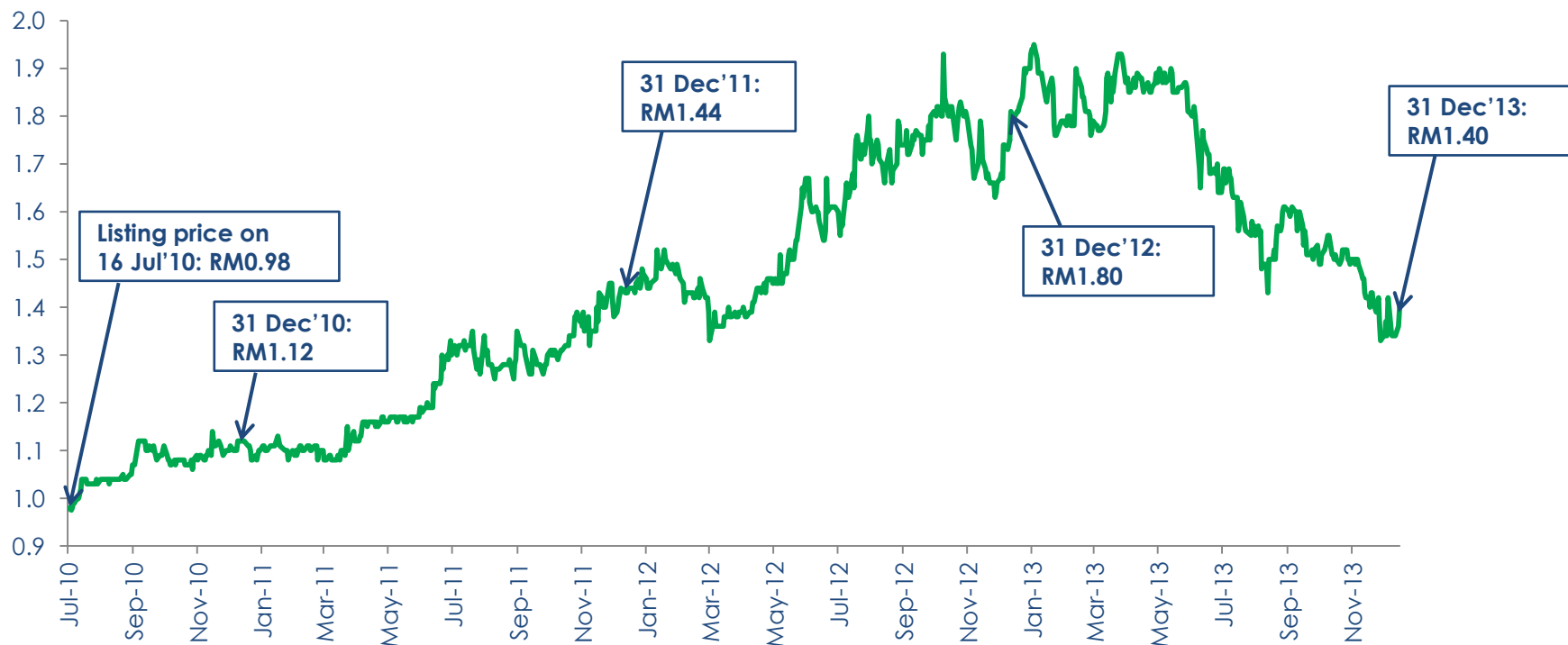
- Interest rates of existing borrowings of RM368.8 million were re-fixed at 4.14% per annum for two years.
- The credit margins of existing floating rate credit facilities were tightened by approximately 30 basis points.

Note (1) Based on the rental of the first year of the renewed/new lease term compared to the preceding rate (last year's rental of the preceding term).



Unit Price Performance Since IPO to 31 December 2013

Unit Price up by 42.9% since IPO
Total Returns since IPO: 72.0%



Source: Bloomberg as at 31 December 2013.

Note (1) Total returns based on:

- (a) Capital appreciation of 42 sen from RM0.98 at listing to RM1.40 at closing on 31 December 2013, and
- (b) Total distribution of 26.32 sen over the period (19.71 sen from the period 14 July 2010 to 31 December 2012 and 6.61 sen from the period 1 Jan 2013 to 30 Sep 2013). The DPU for the period 1 Oct 2013 to 31 Dec 2013 was 2.24 sen, hence the total DPU for the financial year ended 31 Dec 2013 was 8.85 sen.

Financial Highlights



Sungei Wang Plaza, Kuala Lumpur, Malaysia



Financial Highlights

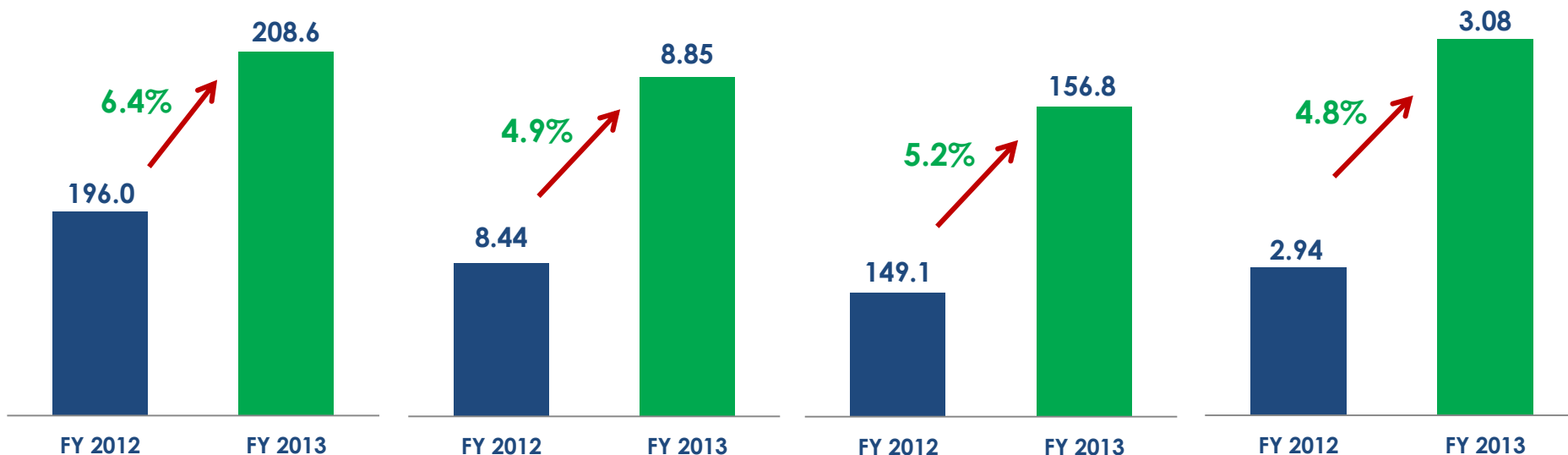
Delivering Sustainable Income Distribution & Potential Capital Growth

Net Property Income
(RM million)

Distribution Per Unit
(DPU)

Distributable Income
(RM million)

Portfolio Valuation
(RM billion)



FY 2012: Financial Year ended 31 December 2012.
FY 2013: Financial Year ended 31 December 2013.

Distribution Policy

Payout policy ratio: at least 90.0% of CMMT's distributable income in each financial year.
Distribution payment: semi-annual basis for each six-month period ending 30 June and 31 December of each year.



Financial Highlights (Cont'd)

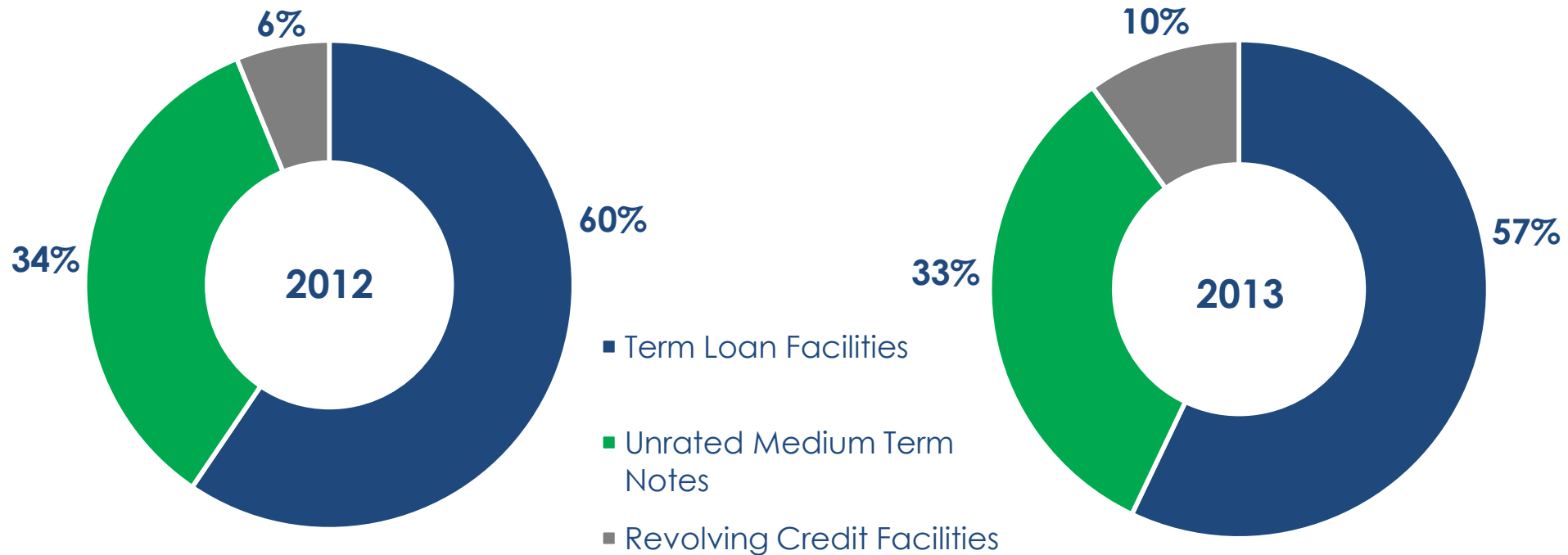
Firm Balance Sheet

As at 31 December 2013	RM'mil
Non-current Assets	3,081
Current Assets	165
Total Assets	3,246
Current Liabilities	185
Non-current Liabilities	858
Total Liabilities	1,043
Net Assets	2,203
Total Unitholders' Funds	2,203
Number of Units in Circulation (in million units)	1,773

NAV (RM'mil)	
- before income distribution	2,203
- after income distribution	2,123
NAV per unit (RM)	
- before income distribution	1.24
- after income distribution	1.20



Diversified Sources of Funding



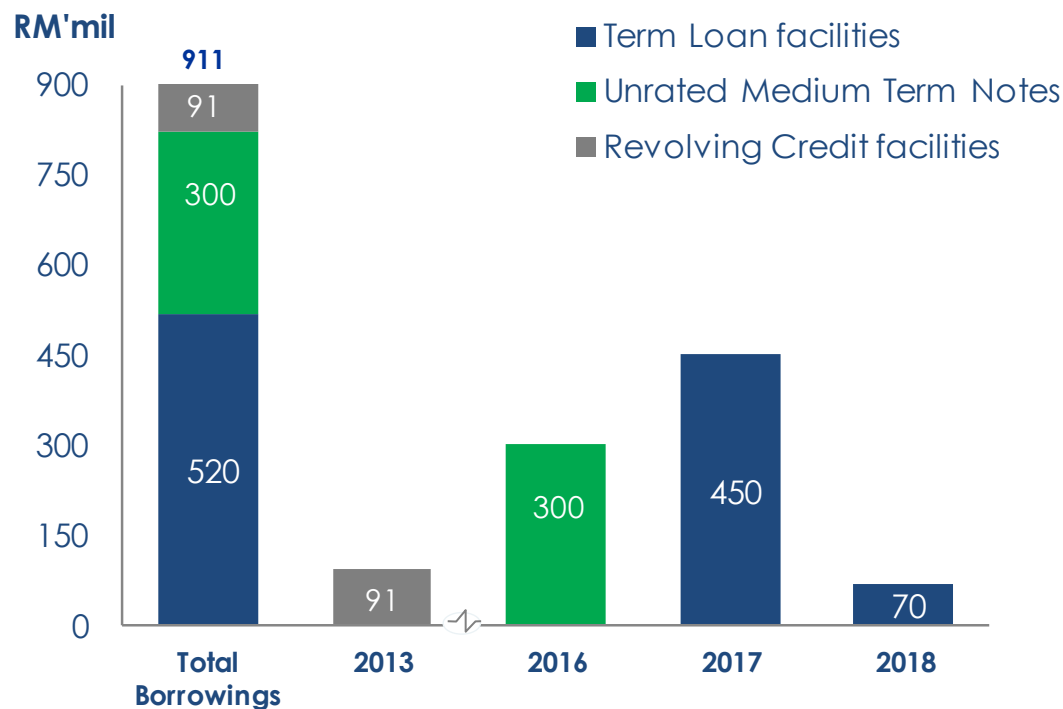
	2012	2013
Total Borrowings (RM million)	873.7	910.7
Unencumbered Assets as a % of Total Assets	42.0%	40.8%
Average Cost of Debt	4.7%	4.4%
Gearing Ratio	28.7%	28.8%



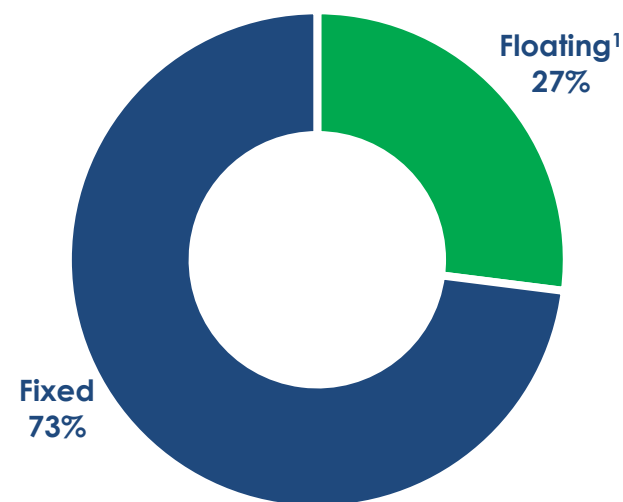
Debt Profile as at 31 December 2013

No Near-term Re-financing Risk

Debt Maturity Profile



Interest Rate Profile



Note (1) Includes short term revolving credit facilities of RM91.0 million.

Portfolio Highlights





Portfolio Highlights

FY 2013 Operating Metrics Remain Strong

- High Occupancy Maintained
- Positive Rental Reversions of 7.5%
- Stable Shopper Traffic of 57.9 Million

Occupancy History

As at 31 December	2010	2011	2012	2013
Gurney Plaza ¹	98.2%	98.5%	98.1%	98.1%
Sungei Wang Plaza	98.3%	98.2%	97.7%	98.0%
The Mines	98.6%	98.8%	98.8%	100.0%
East Coast Mall		98.9%	99.7%	100.0%
CMMT Portfolio	98.3%	98.6%	98.5%	99.0%

Note (1) Includes Gurney Plaza Extension from 2011 onwards.

Improvement Works & New Initiatives



East Coast Mall, Kuantan, Malaysia

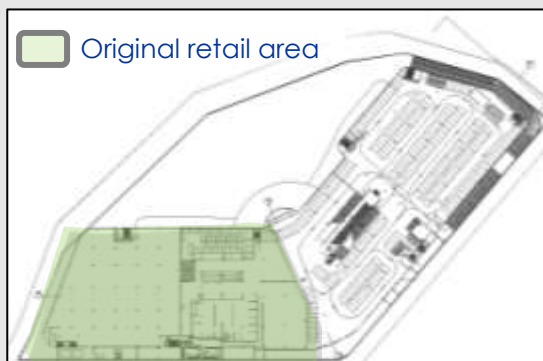


East Coast Mall

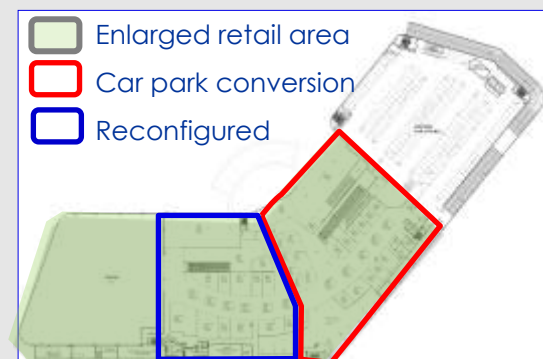
3rd Floor Reconfiguration

- Reconfiguration of existing area (approximately 26,000 sq ft) and conversion of 82 car park lots into retail space (approximately 24,000 sq ft).
- Refurbished food court and new IT cluster.

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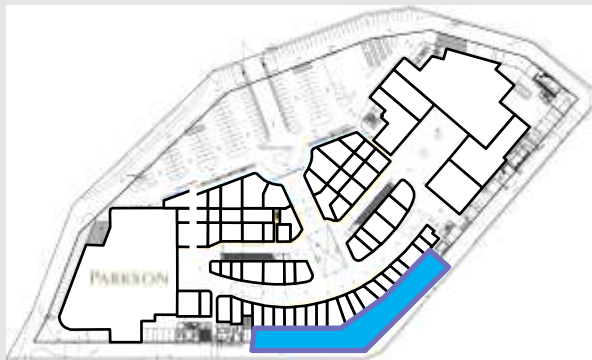
3rd Floor Reconfiguration (New IT Cluster)



Ground Floor to 3rd Floor – Rear Extension

- Created approximately 8,000 sq ft retail space.
- Extended prime units of mall and enhanced trade mix.

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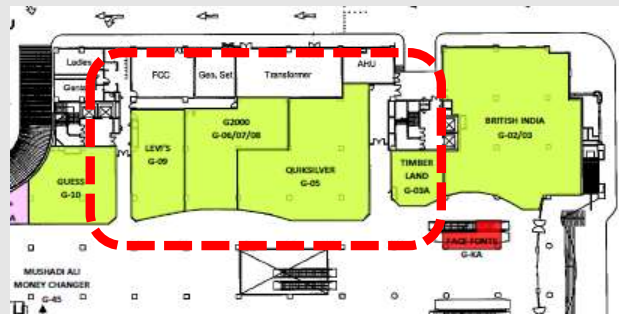


Ground Floor Repositioning

- Realigned the existing layout and refined the trade mix surrounding Gurney Plaza's main entrance.
- Introduced new and luxury brands to the northern region of Malaysia.

FLOOR-PLAN

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NEW TENANTS

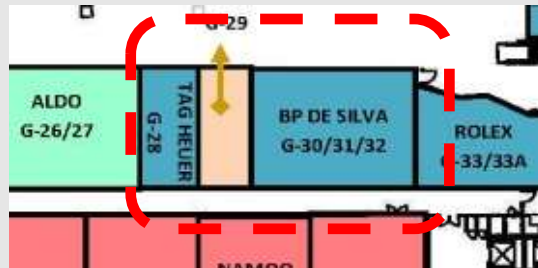


Ground Floor Repositioning

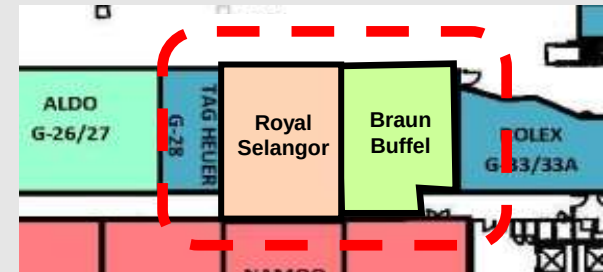
- Reconfigured previous BP De Silva unit into Braun Buffel and Royal Selangor.
- Converted service corridor at the back of the unit into lease area for better rental yield.
- Relocated Braun Buffel from Gurney Plaza Extension Wing to Gurney Plaza Main Building to create better tenant mix.

FLOOR-PLAN

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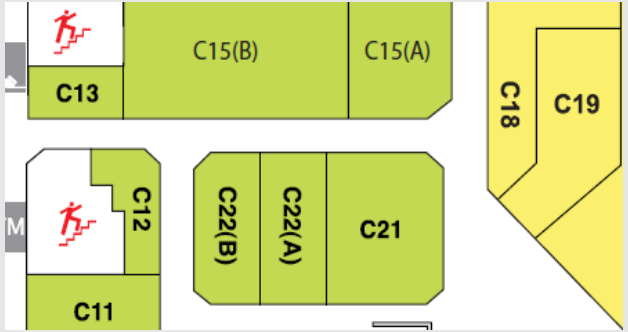
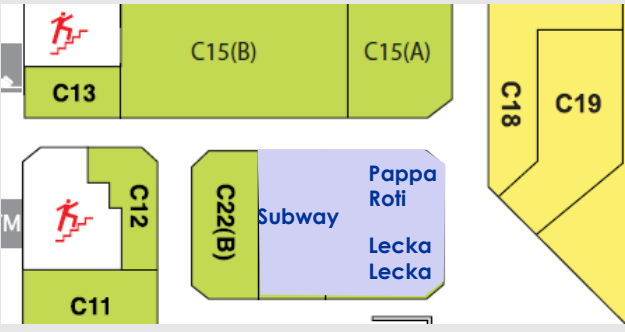
NEW TENANTS



Sungei Wang Plaza

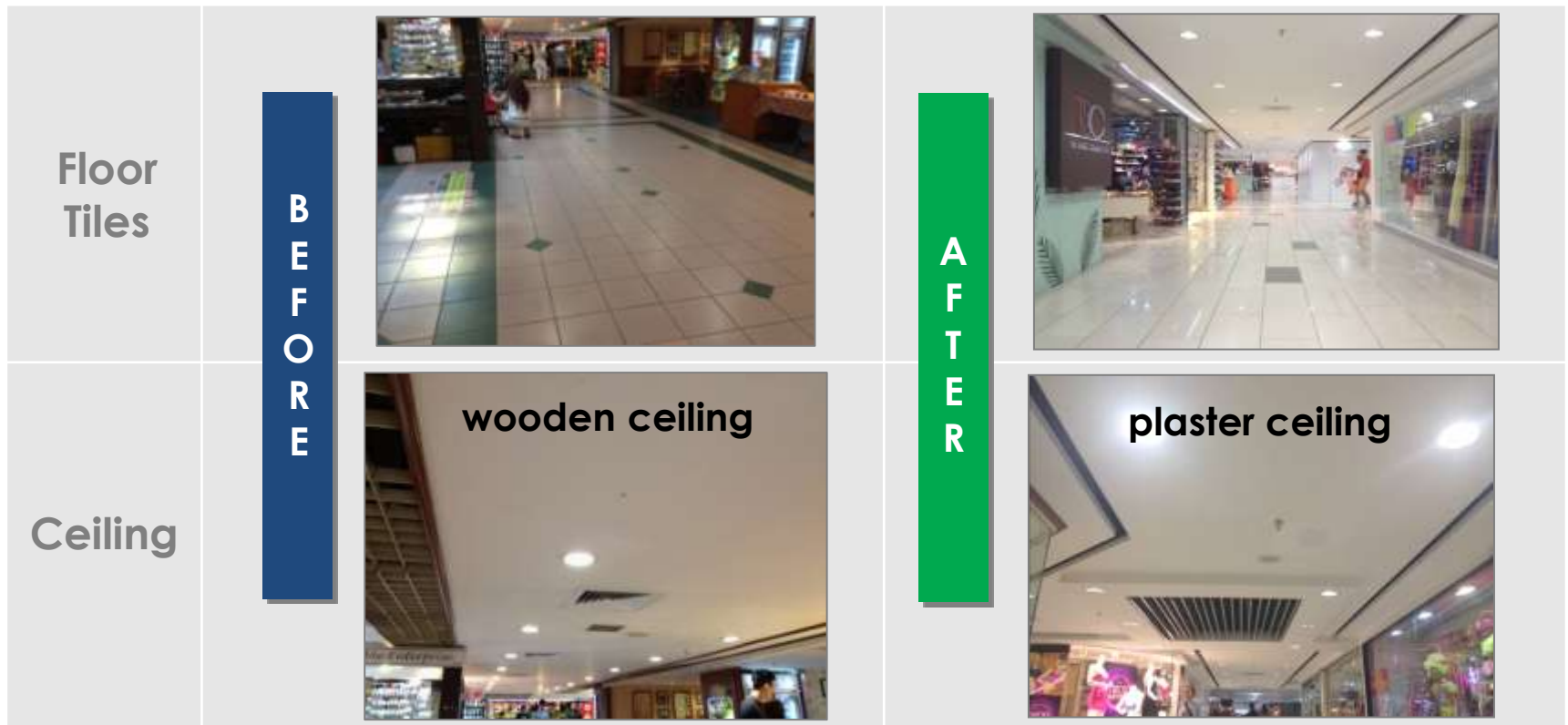
Reconfiguration on Concourse Floor

- Reconfiguration of units C21 and C22(A) on Concourse Floor into 3 F&B kiosks namely Subway, Pappa Roti and Lecka Lecka.

FLOOR-PLAN	B E F O R E 	A F T E R 
TENANTS		

Overall Refurbishment Work

- Refurbishment of the existing floor tiles and wooden ceiling which were out-dated and dilapidated.





Gurney Plaza, Sungei Wang Plaza and The Mines

Upgrading of Car Park

Gurney Plaza

- Repainting works at Basement and 5th floor car park.
- Installation of new glass panel at 6th floor lobby for better sight view.
- Accessibility enhancement at B1 car park between Main Building and Extension Wing.



Sungei Wang Plaza

- Repainting works at Basement B1, B2 and B3 car park.
- Upgrading of car park lighting.
- New Ladies Parking Zone at Basement B2, Yellow Zone car park.



The Mines

- Upgrading of car park entrance.



Gurney Plaza and The Mines

Installation of Biometric Lock System

- To increase the security control at the specific location.

The Mines

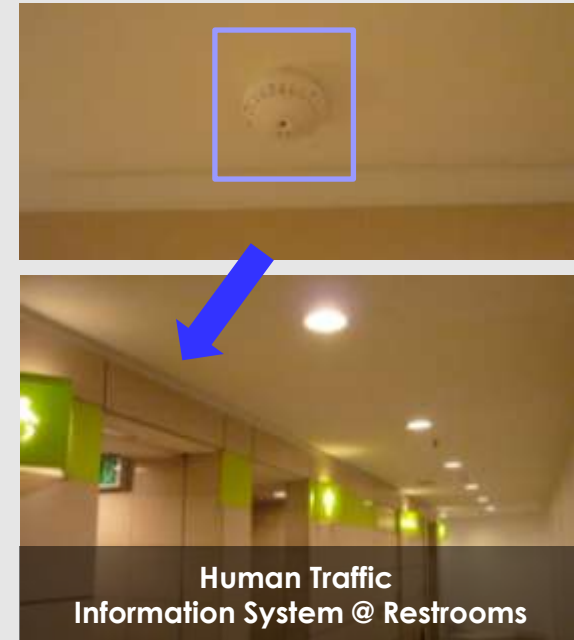


Gurney Plaza



Installation of i-Clean System

- To improve cleanliness level of restrooms.



Installation of Automated Meter Reading (AMR) System

- Installation of AMR meters to replace Tenaga Nasional Berhad meters.

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An aerial, high-angle view of a large, multi-story shopping mall. The mall is filled with people on various levels, connected by escalators and walkways. The central atrium features a large, festive display with a blue carpet, yellow chairs, and a large Santa Claus figure. The mall is decorated with white snowflake ornaments and string lights. The text "Customer Engagement & Community" is overlaid in the center.

Customer Engagement & Community

Gurney Plaza, Penang, Malaysia

Smurfs 2 - Gurney Plaza, The Mines & East Coast Mall



Gurney Plaza, Penang



The Mines, Selangor



East Coast Mall, Kuantan



The Mines, Selangor



GET READY TO GET NAUGHTY!

2

THE SMURFS IN 3D

IN CINEMAS 8 AUGUST

Smurfs in Town
25 July - 12 August 2013, New Wing Ground Floor
Watch out the 100 Smurfs! Experience the Smurfs' life in the heart of the city.

Smurfs Figurines Design Contest
1 August 2013, New Wing, 4th Floor, 10th Floor
1. Only one person per family.
2. Only one person per family.
3. Only one person per family.
4. Only one person per family.
5. Only one person per family.

The Smurfs 2 Meet & Greet Session @ Gurney Plaza
2 August & 3 August | 10th August 2013, New Wing, 10th Floor
Come meet your favorite Smurfs! Meet Papa Smurf, Smurfette and the rest of the Smurfs. Get your photo taken with them and win a chance to win a Smurf bag.

Gurney Plaza 1 Malaysia Mega Sale Carnival 2013
Shop your way to EUROPE!
29 June - 1 September, Customer Service Counter, Ground Floor
Experience the European shopping experience at Gurney Plaza. Enjoy the best of European shopping at Gurney Plaza.

CapitaMalls Malaysia Trust
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Pan-Mall Events

Super Dancers 2013 – Gurney Plaza, The Mines, Sungei Wang Plaza & East Coast Mall



Mother's Day



My Lovely Mum – Gurney Plaza, Penang



ANOVIA
CapitaMalls Malaysia Trust
110-08-01, Plaza Damas, Petaling Jaya, 11000 Petaling Jaya, Malaysia
Tel: 604-222 8322, 222 8111 Fax: 604-229 8888
Website: www.capitamalls.com.my Open Daily 10am - 10pm



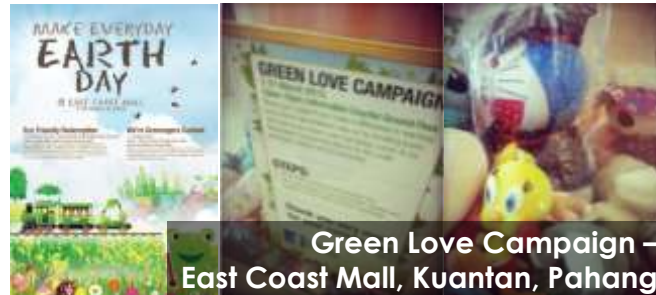
My Mum My BFF Photo Contest – East Coast Mall, Kuantan, Pahang



Mum and Child Catwalk Show – The Mines, Selangor

Pan-Mall Events

Go Green / Earth Hour



My Schoolbag 2013

- Signature CSR programme of CapitaMalls Asia, CMMT's sponsor.
- Held on 10 -19 December 2013 and benefited 600 underprivileged children from 23 homes in Kuala Lumpur, Selangor, Kuantan, Penang and Kedah.
- 150 volunteers from the malls and the Manager.



2013 Biz+ Seminar

“Pursuing Quality Service, Innovation & Creativity”

- 2013 Biz+ Seminar titled “Pursuing Quality Service, Innovation & Creativity” was held on 5 July 2013 by Disney Institute.
- Attended by 237 tenants and 57 staff.



Looking Forward





Looking Forward

CMMT's Necessity-Focused Malls Should Continue to Prove Resilient Through Economic Cycles

- Retail Outlook
 - GDP growth 2014(F): 4.5% to 5.5%¹
 - Retail sales growth 2014(F): 6.0%²
 - Operating cost expected to increase with the increase in utilities cost and assessment
 - While the on-going Mass Rapid Transit construction works in Bukit Bintang are affecting shopper traffic at the moment, Sungei Wang Plaza will stand to be a long-term beneficiary when the Bukit Bintang Central MRT station, which is located close to the mall, opens in 2017.
- Asset Enhancement Initiatives³

	East Coast Mall	Gurney Plaza	The Mines
2014 AEI plan	Reconfiguration including creating new alfresco dining area, upgrading of open car park area and mall entrance facade.	Reconfiguration of Ground Floor Extension Wing for better trade mix .	Level 4 reconfiguration to improve the trade mix as an IT zone.
Cost (est)	Approximately RM60 million	Approximately RM13 million	Approximately RM7.8 million
Timeline	March 2013 to end 2014	Q4 2014	July 2014 to early 2015

Note (1) Source: Bank Negara Malaysia.

Note (2) Source: Malaysia Retail Industry Report, March 2014 (Retail Group Malaysia).

Note (3) Subject to obtaining regulatory approvals.



CapitaMalls
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Thank You

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