

CAPITALAND MALAYSIA TRUST
(FORMERLY KNOWN AS CAPITALAND MALAYSIA MALL TRUST)
CONDENSED CONSOLIDATED
FINANCIAL STATEMENTS
FOR THE SECOND QUARTER ENDED 30 JUNE 2022

**CAPITALAND MALAYSIA TRUST (FORMERLY KNOWN AS CAPITALAND MALAYSIA MALL TRUST)
FOR THE SECOND QUARTER ENDED 30 JUNE 2022 (UNAUDITED)**

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	AS AT 30 JUNE 2022 (UNAUDITED) RM'000	AS AT 31 DECEMBER 2021 (AUDITED) RM'000
Assets		
Plant and equipment	3,337	3,490
Investment properties	3,828,017	3,826,000
Total non-current assets	<u>3,831,354</u>	<u>3,829,490</u>
Trade and other receivables	27,502	27,283
Cash and cash equivalents	83,350	76,176
Total current assets	<u>110,852</u>	<u>103,459</u>
Total assets	<u>3,942,206</u>	<u>3,932,949</u>
Equity		
Unitholders' capital	2,248,188	2,235,447
Undistributed profits	178,624	155,851
Total Unitholders' funds	<u>2,426,812</u>	<u>2,391,298</u>
Liabilities		
Borrowings	957,043	1,267,324
Tenants' deposits	30,713	26,131
Deferred tax liabilities	1,738	1,738
Total non-current liabilities	<u>989,494</u>	<u>1,295,193</u>
Borrowings	432,180	144,945
Tenants' deposits	45,670	50,684
Trade and other payables	48,050	50,829
Total current liabilities	<u>525,900</u>	<u>246,458</u>
Total liabilities	<u>1,515,394</u>	<u>1,541,651</u>
Total equity and liabilities	<u>3,942,206</u>	<u>3,932,949</u>
Number of units in circulation ('000 units)	2,155,209	2,130,856
Net asset value (NAV)		
- before income distribution	2,426,812	2,391,298
- after income distribution	2,384,785	2,370,416
NAV per unit (RM)		
- before income distribution	1.1260	1.1222
- after income distribution	1.1065	1.1124

The unaudited condensed consolidated statement of financial position should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements and the audited financial statements for the year ended 31 December 2021.

**CAPITALAND MALAYSIA TRUST (FORMERLY KNOWN AS CAPITALAND MALAYSIA MALL TRUST)
FOR THE SECOND QUARTER ENDED 30 JUNE 2022 (UNAUDITED)**

**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER
COMPREHENSIVE INCOME**

	CURRENT QUARTER			YEAR TO DATE		
	30 JUNE		Change	30 JUNE		Change
	2022	2021		2022	2021	
(UNAUDITED)	(UNAUDITED)	%	(UNAUDITED)	(UNAUDITED)	%	
	RM'000	RM'000		RM'000	RM'000	
Gross rental income	54,236	43,169	25.6	109,216	89,494	22.0
Car park income	5,003	2,967	68.6	9,439	6,589	43.3
Other revenue	9,082	6,577	38.1	17,260	13,286	29.9
Gross revenue	68,321	52,713	29.6	135,915	109,369	24.3
Maintenance expenses	(9,181)	(8,627)	6.4	(18,405)	(17,836)	3.2
Utilities	(11,931)	(8,709)	37.0	(22,727)	(17,491)	29.9
Other operating expenses ¹	(9,782)	(8,951)	9.3	(21,291)	(22,701)	(6.2)
Property operating expenses	(30,894)	(26,287)	17.5	(62,423)	(58,028)	7.6
Net property income	37,427	26,426	41.6	73,492	51,341	43.1
Interest income	422	301	40.2	784	587	33.6
Other non-operating income	1,625	1,625	-	1,625	1,625	-
Net investment income	39,474	28,352	39.2	75,901	53,553	41.7
Manager's management fee	(4,628)	(4,136)	11.9	(9,153)	(8,178)	11.9
Trustee's fee	(99)	(99)	-	(198)	(198)	-
Auditor's fee	(50)	(59)	(15.3)	(100)	(119)	(16.0)
Tax agent's fee	(4)	(9)	(55.6)	(12)	(17)	(29.4)
Valuation fee	(72)	(80)	(10.0)	(144)	(160)	(10.0)
Finance costs	(11,011)	(11,652)	(5.5)	(21,865)	(24,551)	(10.9)
Other non-operating expenses ¹	(492)	(828)	(40.6)	(774)	(1,156)	(33.0)
	(16,356)	(16,863)	(3.0)	(32,246)	(34,379)	(6.2)
Profit before taxation	23,118	11,489	101.2	43,655	19,174	127.7
Taxation	-	-	-	-	-	-
Profit for the quarter/ period	23,118	11,489	101.2	43,655	19,174	127.7
Profit and total comprehensive income for the quarter/ period	23,118	11,489	101.2	43,655	19,174	127.7
Distribution adjustments ²	(1,576)	(866)	82.0	(1,663)	(880)	89.0
Income available for distribution	21,542	10,623	102.8	41,992	18,294	129.5
Distributable income³	21,579	10,569	104.2	42,027	18,151	131.5
Realised	23,118	11,489	101.2	43,655	19,174	127.7
Unrealised ⁴	-	-	-	-	-	-
	23,118	11,489	101.2	43,655	19,174	127.7

**CAPITALAND MALAYSIA TRUST (FORMERLY KNOWN AS CAPITALAND MALAYSIA MALL TRUST)
FOR THE SECOND QUARTER ENDED 30 JUNE 2022 (UNAUDITED)**

**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER
COMPREHENSIVE INCOME (CONTINUED)**

	CURRENT QUARTER			YEAR TO DATE		
	30 JUNE		Change %	30 JUNE		Change %
	2022 (UNAUDITED)	2021 (UNAUDITED)		2022 (UNAUDITED)	2021 (UNAUDITED)	
Earnings per unit (sen)⁵						
- before Manager's management fee	1.29	0.74	74.3	2.46	1.31	87.8
- after Manager's management fee	1.07	0.54	98.1	2.04	0.92	121.7
Distribution per unit (DPU) (sen)	1.00	0.50	100.0	1.95	0.86	126.7
DPU (sen) – annualised	4.01	2.01	99.5	3.93	1.73	127.2

The unaudited condensed consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements and the audited financial statements for the year ended 31 December 2021.

**CAPITALAND MALAYSIA TRUST (FORMERLY KNOWN AS CAPITALAND MALAYSIA MALL TRUST)
FOR THE SECOND QUARTER ENDED 30 JUNE 2022 (UNAUDITED)**

**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER
COMPREHENSIVE INCOME (CONTINUED)**

1. Included in the other operating expenses and other non-operating expenses are the following:

	CURRENT QUARTER 30 JUNE			YEAR TO DATE 30 JUNE		
	2022	2021	Change	2022	2021	Change
	(UNAUDITED) RM'000	(UNAUDITED) RM'000		(UNAUDITED) RM'000	(UNAUDITED) RM'000	
Reversal/ (loss) on impairment for trade receivables (net)	845	1,012	(16.5)	1,367	(1,555)	(187.9)
Foreign exchange (loss) / gain:						
- Unrealised	-	-	-	-	-	-
- Realised	(1)	*	-	(2)	*	-
	844	1,012	(16.5)	1,365	(1,555)	(187.9)

* less than RM1,000

2. Included in the distribution adjustments are the following:

	CURRENT QUARTER 30 JUNE			YEAR TO DATE 30 JUNE		
	2022	2021	Change	2022	2021	Change
	(UNAUDITED) RM'000	(UNAUDITED) RM'000		(UNAUDITED) RM'000	(UNAUDITED) RM'000	
Manager's management fee payable in units *	1,216	854	42.4	2,441	1,714	42.4
Depreciation	358	337	6.2	714	668	6.9
Amortisation of transaction costs on borrowings	243	207	17.4	469	412	13.8
Tax and other adjustments	(3,393)	(2,264)	49.9	(5,287)	(3,674)	43.9
	(1,576)	(866)	82.0	(1,663)	(880)	89.0

* This is calculated with reference to the net property income of all properties except for East Coast Mall which is payable in cash.

3. The difference between distributable income and income available for distribution is due to rounding effect of DPU.
4. This refers to unrealised profit, if any, which is not available for income distribution.
5. Earnings per unit (EPU) is computed based on profit for the quarter/period divided by the weighted average number of units at the end of the quarter/period. The computation of EPU after Manager's management fee for the current quarter is set out in B12.

**CAPITALAND MALAYSIA TRUST (FORMERLY KNOWN AS CAPITALAND MALAYSIA MALL TRUST)
FOR THE SECOND QUARTER ENDED 30 JUNE 2022 (UNAUDITED)**

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN NET ASSET VALUE

	UNITHOLDERS' CAPITAL RM'000	UNDISTRIBUTED PROFITS RM'000	TOTAL UNITHOLDERS' FUNDS RM'000
As at 1 January 2021	2,198,446	245,466	2,443,912
Total comprehensive income for the financial period	-	19,174	19,174
Unitholders' transactions			
- Units issued as part satisfaction of the Manager's management fee	2,755	-	2,755
- Units issued under the Distribution Reinvestment Plan (net of issue costs)	22,700	-	22,700
- Distribution paid to Unitholders ¹	-	(41,071)	(41,071)
Increase/(Decrease) in net assets resulting from Unitholders' transactions	25,455	(41,071)	(15,616)
As at 30 June 2021 (Unaudited)	2,223,901	223,569	2,447,470
As at 1 January 2022	2,235,447	155,851	2,391,298
Total comprehensive income for the financial period	-	43,655	43,655
Unitholders' transactions			
- Units issued as part satisfaction of the Manager's management fee	1,630	-	1,630
- Units issued under the Distribution Reinvestment Plan (net of issue costs)	11,111	-	11,111
- Distribution paid to Unitholders ²	-	(20,882)	(20,882)
Increase/(Decrease) in net assets resulting from Unitholders' transactions	12,741	(20,882)	(8,141)
As at 30 June 2022 (Unaudited)	2,248,188	178,624	2,426,812

The unaudited condensed consolidated statement of changes in net asset value should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements and the audited financial statements for the year ended 31 December 2021.

1. This refers to the 2020 final income distribution of 1.99 sen per unit for the period from 1 July 2020 to 31 December 2020 paid on 23 March 2021.
2. This refers to the 2021 final income distribution of 0.98 sen per unit for the period from 1 July 2021 to 31 December 2021 paid on 28 March 2022.

**CAPITALAND MALAYSIA TRUST (FORMERLY KNOWN AS CAPITALAND MALAYSIA MALL TRUST)
FOR THE SECOND QUARTER ENDED 30 JUNE 2022 (UNAUDITED)**

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	SIX MONTHS ENDED	
	30 JUNE	30 JUNE
	2022	2021
	(UNAUDITED)	(UNAUDITED)
	RM'000	RM'000
Cash Flows From Operating Activities		
Profit before taxation	43,655	19,174
Adjustments for:-		
Manager's management fee paid / payable in units ¹	2,441	1,714
Depreciation	714	668
Finance costs	21,865	24,551
Interest income	(784)	(587)
Gain on disposal of plant and equipment	(1)	-
(Reversal)/ loss on impairment for trade receivables (net)	(1,367)	1,555
Operating profit before changes in working capital	66,523	47,075
Changes in working capital:		
Trade and other receivables	10,020	11,925
Trade and other payables	(1,135)	(6,154)
Tenants' deposits	(432)	(2,777)
Net cash generated from operating activities	74,976	50,069
Cash Flows From Investing Activities		
Acquisition of plant and equipment	(561)	(626)
Capital expenditure on investment properties	(4,558)	(2,194)
Deposit paid on acquisition of investment property	(8,000)	-
Proceeds from disposal of plant and equipment	1	-
Interest received	784	587
Net cash used in investing activities	(12,334)	(2,233)
Cash Flows From Financing Activities		
Distribution paid to Unitholders ¹	(9,643)	(18,229)
Interest expense and other financing costs paid	(22,346)	(24,779)
Transaction costs related to Distribution Reinvestment Plan	(128)	(141)
Proceeds from drawdown of interest bearing borrowings	23,934	25,552
Repayment of interest bearing borrowings	(47,285)	(32,500)
Net cash used in financing activities	(55,468)	(50,097)
Net increase/ (decrease) in cash and cash equivalents	7,174	(2,261)
Cash and cash equivalents at beginning of the period	71,246	65,646
Cash and cash equivalents at end of the period	78,420	63,385
Cash and cash equivalents at end of the period comprise:		
Deposits placed with licensed banks	77,836	56,853
Cash and bank balances	5,514	12,762
	83,350	69,615
Less: Pledged deposits	(4,930)	(6,230)
	78,420	63,385

¹ Non-cash transactions

A portion of the income distribution was paid in new CLMT units pursuant to the Distribution Reinvestment Plan and a portion of management fees were paid in new CLMT units to the Manager.

The unaudited condensed consolidated statement of cash flows should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements and the audited financial statements for the year ended 31 December 2021.

CAPITALAND MALAYSIA TRUST (FORMERLY KNOWN AS CAPITALAND MALAYSIA MALL TRUST) FOR THE SECOND QUARTER ENDED 30 JUNE 2022 (UNAUDITED)

Part A – Explanatory Notes Pursuant to Malaysian Financial Reporting Standards (“MFRS”) 134 and International Accounting Standards (“IAS”) 34

A1. Basis of Preparation

The condensed consolidated interim financial statements of the Group as at and for the second quarter ended 30 June 2022 comprise CLMT and its subsidiary. These interim financial statements have been prepared on the historical cost basis except for investment properties which are stated at fair value.

The condensed consolidated interim financial statements have been prepared in compliance with MFRS 134: Interim Financial Reporting issued by the Malaysian Accounting Standards Board (MASB), IAS 34: Interim Financial Reporting issued by the International Accounting Standards Board, Paragraph 9.44 of the Listing Requirements of Bursa Malaysia Securities Berhad (Bursa Securities), provisions of the Fifth Amended and Restated Trust Deed dated 13 July 2021 (the Trust Deed) and the Securities Commission’s Guidelines on Listed Real Estate Investment Trusts (the REITs Guidelines).

The condensed consolidated interim financial statements should be read in conjunction with the accompanying explanatory notes attached to the condensed consolidated interim financial statements and the audited consolidated financial statements of the Group for the year ended 31 December 2021.

A2. Changes in Accounting Policies

On 1 January 2022, the Group and CLMT adopted the following MFRSs, interpretations and amendments effective for annual periods beginning on or after 1 January 2022:

Amendments to MFRS 3, Business Combinations – Reference to the Conceptual Framework;
Amendments to MFRS 9, Financial Instruments (Annual Improvements to MFRS Standards 2018–2020);
Amendments to Illustrative Examples accompanying MFRS 16, Leases (Annual Improvements to MFRS Standards 2018–2020);
Amendments to MFRS 116, Property, Plant and Equipment – Proceeds before Intended Use; and
Amendments to MFRS 137, Provisions, Contingent Liabilities and Contingent Assets – Onerous Contracts, Cost of Fulfilling a Contract.

The adoption of the above MFRSs, interpretations and amendments do not have significant impact on the financial results of the Group and of CLMT.

A3. Audit Report of Preceding Financial Year

The audit report for the financial year ended 31 December 2021 was not qualified.

A4. Comment on Seasonality or Cyclicity of Operations

The business operations of the Group and of CLMT may be affected by seasonal or cyclical factors, including but not limited to changes in demand and supply of retail properties which depend on market conditions, the economic cycle, the financial performance of its tenants, the availability of credit facilities and the interest rate environment.

A5. Unusual Items Due To Their Nature, Size or Incidence

Nil.

A6. Changes in Estimates Of Amount Reported

Nil.

A7. Debt and Equity Securities

Save as disclosed in A12 and B8, there were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities in the current period.

**CAPITALAND MALAYSIA TRUST (FORMERLY KNOWN AS CAPITALAND MALAYSIA MALL TRUST)
FOR THE SECOND QUARTER ENDED 30 JUNE 2022 (UNAUDITED)**

A8. Income Distribution Policy

In line with the distribution policy as set out in the Trust Deed, the Manager will distribute at least 90% of its distributable income to its Unitholders in each financial year.

A9. Segmental Reporting

Segmental results for the quarter/period ended 30 June 2022 are as follows:

BUSINESS SEGMENT	2Q 2022 (UNAUDITED)			2Q 2021 (UNAUDITED)		
	RETAIL RM'000	OFFICE RM'000	TOTAL RM'000	RETAIL RM'000	OFFICE RM'000	TOTAL RM'000
Gross revenue	67,990	331	68,321	51,816	897	52,713
Net property income	37,555	(128)	37,427	25,973	453	26,426
Interest income			422			301
Other non-operating income			1,625			1,625
Unallocated expenses			(5,345)			(5,211)
Finance costs			(11,011)			(11,652)
Profit before taxation			23,118			11,489
Taxation			-			-
Profit for the quarter			23,118			11,489

BUSINESS SEGMENT	YTD 2022 (UNAUDITED)			YTD 2021 (AUDITED)		
	RETAIL RM'000	OFFICE RM'000	TOTAL RM'000	RETAIL RM'000	OFFICE RM'000	TOTAL RM'000
Gross revenue	134,962	953	135,915	107,478	1,891	109,369
Net property income	73,532	(40)	73,492	50,412	929	51,341
Interest income			784			587
Other non-operating income			1,625			1,625
Unallocated expenses			(10,381)			(9,828)
Finance costs			(21,865)			(24,551)
Profit before taxation			43,655			19,174
Taxation			-			-
Profit for the period			43,655			19,174

A10. Valuation of Investment Properties

The investment properties are valued annually by independent professional valuers and the differences between the valuation and the carrying values of the respective investment properties are recognised to the profit or loss for the financial period in which they arise. The carrying amount of investment properties as at 30 June 2022 is based on the independent valuations as at 31 December 2021 and subsequent capital expenditure incurred up to the reporting date. The valuation of investment properties may be subject to estimation uncertainties. For the period ended 30 June 2022, CLMT incurred RM 2.0 million of capital expenditure on investment properties, primarily in Gurney Plaza and 3 Damansara Property.

A11. Subsequent Events

Nil.

**CAPITALAND MALAYSIA TRUST (FORMERLY KNOWN AS CAPITALAND MALAYSIA MALL TRUST)
FOR THE SECOND QUARTER ENDED 30 JUNE 2022 (UNAUDITED)**

A12. Changes in Composition of the Trust

	2Q 2022 UNITS
Balance as at 1 January	2,130,855,734
Units issued under the Distribution Reinvestment Plan	21,519,490
Units issued as part satisfaction of the Manager's management fee payable in units	2,834,100
As at 30 June 2022	<u>2,155,209,324</u>

A13. Changes in Contingent Liabilities and Contingent Assets

Nil.

A14. Capital Commitments

Capital commitments in relation to capital expenditure are as follows:

	QUARTER ENDED 30 JUNE 2022 (UNAUDITED) RM'000
Contracted but not provided for	<u>2,102</u>

**CAPITALAND MALAYSIA TRUST (FORMERLY KNOWN AS CAPITALAND MALAYSIA MALL TRUST)
FOR THE SECOND QUARTER ENDED 30 JUNE 2022 (UNAUDITED)**

Part B - Additional Information Pursuant to Paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad

B1. Review of Performance

	2Q 2022 (UNAUDITED) RM'000	2Q 2021 (UNAUDITED) RM'000	Change %	YTD 2022 (UNAUDITED) RM'000	YTD 2021 (AUDITED) RM'000	Change %
Breakdown of Gross Revenue						
Gurney Plaza	32,428	23,778	36.4	65,542	50,243	30.5
East Coast Mall	16,851	12,113	39.1	31,944	23,397	36.5
Sungei Wang Plaza	4,208	3,558	18.3	8,373	7,875	6.3
3 Damansara Property	4,560	5,082	(10.3)	9,234	10,781	(14.3)
The Mines	10,274	8,182	25.6	20,822	17,073	22.0
Total Gross Revenue	68,321	52,713	29.6	135,915	109,369	24.3
Breakdown of Property Operating Expenses						
Gurney Plaza	9,899	8,206	20.6	20,113	19,048	5.6
East Coast Mall	5,042	3,648	38.2	9,851	8,131	21.2
Sungei Wang Plaza	5,444	4,850	12.2	10,632	10,626	0.1
3 Damansara Property	5,113	4,837	5.7	10,850	9,910	9.5
The Mines	5,396	4,746	13.7	10,977	10,313	6.4
Total Property Operating Expenses	30,894	26,287	17.5	62,423	58,028	7.6
Breakdown of Net Property Income/(Loss)						
Gurney Plaza	22,529	15,572	44.7	45,429	31,195	45.6
East Coast Mall	11,809	8,465	39.5	22,093	15,266	44.7
Sungei Wang Plaza	(1,236)	(1,292)	(4.3)	(2,259)	(2,751)	(17.9)
3 Damansara Property	(553)	245	(325.7)	(1,616)	871	(285.5)
The Mines	4,878	3,436	42.0	9,845	6,760	45.6
Total Net Property Income	37,427	26,426	41.6	73,492	51,341	43.1

CAPITALAND MALAYSIA TRUST (FORMERLY KNOWN AS CAPITALAND MALAYSIA MALL TRUST) FOR THE SECOND QUARTER ENDED 30 JUNE 2022 (UNAUDITED)

B1. Review of Performance (cont'd)

Quarter Results (2Q 2022 vs 2Q 2021)

The Group recorded gross revenue of RM68.3 million in 2Q 2022, an increase of RM15.6 million or 29.6% against 2Q 2021. The increase in gross revenue was contributed by continued improvement in retail sentiment and the absence of movement control in the current quarter as compared to the same quarter last year.

Property operating expenses for 2Q 2022 were RM30.9 million, an increase of RM4.6 million or 17.5% against 2Q 2021 mainly due to (i) higher consumption of utilities exacerbated by the increase in surcharge rate for the period from February 2022 to June 2022, (ii) absence of electricity discount in the current quarter, and (iii) higher maintenance costs and other related expenses.

The net property income (NPI) for 2Q 2022 of RM37.4 million was RM11.0 million or 41.6% higher than 2Q 2021.

Other non-operating income of RM1.6 million is due to scheduled compensation income received as a result of the termination of an easement agreement in relation to the car park area between Sungei Wang Plaza (SWP) and Bukit Bintang Plaza.

Finance costs for 2Q 2022 of RM11.0 million were RM0.6 million or 5.5% lower than 2Q 2021. The savings were contributed mainly by the interest rate re-fixing exercise carried out in December 2021 and lower utilisation of revolving credit facilities which resulted in the average costs of debt to be 3.08% p.a. (2Q 2021: 3.25% p.a.).

Overall, distributable income to Unitholders for 2Q 2022 was RM21.6 million, an increase of RM11.0 million or 104.2% against 2Q 2021 mainly due to the abovementioned factors.

Financial Year-to-date Results (YTD 2022 vs YTD 2021)

The Group recorded gross revenue of RM135.9 million, an increase of RM26.5 million or 24.3% against the same period last year. The increase was mainly due to recovery in retail sentiment as tenants' businesses gradually returned to normalcy. As compared to the same period last year, tenant businesses in the non-essential segment were facing difficulties which calls for assistance in the form of rental relief.

Property operating expenses for YTD 2022 were RM62.4 million, an increase of RM4.4 million or 7.6% against the previous financial period due to higher utilities costs. The higher operating expenses were cushioned by the write-back of doubtful debts provision due to higher year to date collection from tenants as a result of the gradual recovery in retail sentiment.

The NPI for YTD 2022 of RM73.5 million was RM22.1 million or 43.1% higher than YTD 2021.

Other non-operating income of RM1.6 million is due to scheduled compensation income received as a result of the termination of an easement agreement in relation to the car park area between SWP and Bukit Bintang Plaza.

Finance costs for YTD 2022 of RM21.9 million were RM2.7 million or 10.9% lower than YTD 2021. The decrease was mainly due to the interest rate re-fixing exercises carried out in FY 2021 and lower average borrowings for the period which resulted the average of costs of debt to be 3.07% p.a. (YTD 2021: 3.44% p.a.).

Overall, distributable income to Unitholders for the financial period was RM42.0 million, an increase of RM 23.9 million or 131.5% against YTD 2021 due to the abovementioned factors.

**CAPITALAND MALAYSIA TRUST (FORMERLY KNOWN AS CAPITALAND MALAYSIA MALL TRUST)
FOR THE SECOND QUARTER ENDED 30 JUNE 2022 (UNAUDITED)**

B2. Material Changes in Quarter Results

	QUARTER ENDED 30 JUNE 2022 (UNAUDITED) RM'000	QUARTER ENDED 31 MARCH 2022 (UNAUDITED) RM'000	Change %
Profit before taxation	23,118	20,537	12.6
Adjusted for: Fair value losses on investment properties	-	-	-
Profit before taxation, excluding fair value losses on investment properties	23,118	20,537	12.6

The quarter to quarter results continue to improve due to (i) higher net property income as the effects of COVID-19 pandemic begin to subside and (ii) receipt of compensation income as mentioned in B1 above.

B3. Investment Objectives and Strategies

Pursuant to the Fifth Amended and Restated Deed (Trust Deed), CLMT's investment objective and policy is to invest, on a long-term basis, in a portfolio of income producing real estate as deemed fit by the Manager, that are used for retail, commercial, office and industrial purposes or such other non-real estate investments, as may be permitted under the Trust Deed and the REITs Guidelines or by the Securities Commission of Malaysia (SC), with a view to providing Unitholders with long-term and sustainable distributions of income and potential capital growth.

B4. Commentary on Prospects

Malaysia's economy continued its recovery and recorded a year-on-year expansion of 5.0% in 1Q 2022 (4Q 2021: 3.6%), supported mainly by stronger domestic demand on the back of progressive normalisation of economic activities. With the easing of restrictions, reopening of international borders and implementation of investment projects, Bank Negara Malaysia expects the domestic economy to continue charting improvements and be on track to meet the full-year growth projection of 5.3% to 6.3%¹ in 2022.

Malaysia's retail sector has benefitted from the increased economic activity and improvement in consumer sentiment since the country transitioned into endemicity. In 2Q 2022, CLMT malls' shopper footfall and tenant sales showed sustained recovery, buoyed by festive celebrations during the quarter. However, increasing concerns about rising costs of living, labour shortage and rising interest rate environment may impede the recovery momentum of the retail sector.

The Manager continues to strive for healthy portfolio occupancy and sustainable rental income through proactive portfolio and asset management, whilst actively pursuing inorganic growth opportunities with financial discipline. The Manager remains committed to deliver long term and sustainable income distributions to Unitholders.

B5. Profit Guarantee

CLMT is not involved in any arrangement whereby it provides profit guarantee.

¹ Bank Negara Malaysia 1Q 2022 GDP performance update.

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B6. Tax Expense

Pursuant to the amendment of Section 61A of the Income Tax Act, 1967, effective from the Year of Assessment 2007, the total income of a REIT for a year of assessment will be exempted from income tax provided that the REIT distributes 90% or more of its total income for that year of assessment. If the REIT is unable to meet the 90% distribution criterion, the entire taxable income of the REIT for the year would be subject to income tax.

As CLMT intends to distribute at least 90% of its distributable income for the financial year ending 31 December 2022 to its Unitholders, no provision for tax has been made for the current quarter.

B7. Status of Corporate Proposals

Following the expansion of CLMT's investment mandate in the last financial year, CLMT has entered into a sale and purchase agreement on 7 June 2022 to acquire two plots of contiguous freehold land and industrial properties located in Sungai Jawi, Penang. Barring unforeseen circumstances, the acquisition is expected to be completed in 2H 2022 upon the fulfillment of conditions precedent.

B8. Borrowings and Debt Securities

	AS AT 30 JUNE 2022 (UNAUDITED) RM'000	AS AT 31 DECEMBER 2021 (AUDITED) RM'000
Long term borrowings		
Secured revolving credit	38,965	49,816
Secured term loans	918,430	918,430
Unrated medium term note	-	300,000
Less: Unamortised transaction costs	(352)	(922)
	<u>957,043</u>	<u>1,267,324</u>
Short term borrowings		
Secured revolving credit	15,660	19,700
Unsecured revolving credit	116,850	125,310
Unrated medium term note	300,000	-
Less: Unamortised transaction costs	(330)	(65)
	<u>432,180</u>	<u>144,945</u>
Total borrowings	<u>1,389,223</u>	<u>1,412,269</u>

All the borrowings are denominated in Ringgit Malaysia.

The net decrease in total gross borrowings (before deducting unamortised transaction costs) was mainly due to net repayment of revolving credit facilities (RCF) of RM23.4 million.

The unrated medium term note is reclassified from long term borrowings to short term borrowings as it will mature on 20 June 2023, which is less than one year from the balance sheet date.

As of to date, two out of five properties of the Group, namely Sungei Wang Plaza and East Coast Mall remain unencumbered. The interest rate profile of the fixed and floating rate borrowings stood at 82% and 18% respectively.

B9. Change in Material Litigation

Nil.

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B10. Income Distribution

Distribution to Unitholders is from the following sources:-

	CURRENT QUARTER			YEAR TO DATE		
	30 JUNE		Change	30 JUNE		Change
	2022 (UNAUDITED) RM'000	2021 (UNAUDITED) RM'000		2022 (UNAUDITED) RM'000	2021 (AUDITED) RM'000	
Gross rental income	54,236	43,169	25.6	109,216	89,494	22.0
Car park income	5,003	2,967	68.6	9,439	6,589	43.3
Other revenue	9,082	6,577	38.1	17,260	13,286	29.9
Interest income	422	301	40.2	784	587	33.6
Other income	1,625	1,625	-	1,625	1,625	-
	70,368	54,639	28.8	138,324	111,581	24.0
Total property and trust expenses	(47,250)	(43,150)	9.5	(94,669)	(92,407)	2.4
Total comprehensive income for the quarter / period	23,118	11,489	101.2	43,655	19,174	127.7
Distribution adjustments	(1,576)	(866)	82.0	(1,663)	(880)	89.0
Realised income for the quarter / period	21,542	10,623	102.8	41,992	18,294	129.5
Previous quarter's / period's undistributed income	548	538	1.9	546	449	21.6
Total realised income available for distribution	22,090	11,161	97.9	42,538	18,743	127.0
Proposed/ declared income distribution	(21,579)	(10,569)	104.2	(42,027)	(18,151)	131.5
Balance undistributed income	511	592	(13.6)	511	592	(13.7)
Distribution per unit (DPU) (sen)	1.00	0.50	100.0	1.95	0.86	126.7
DPU (sen) – annualised	4.01	2.01	99.5	3.93	1.73	127.2

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B10. Income Distribution (cont'd)

CLMT intends to distribute its first income distribution of RM42.0 million or 1.95 sen per unit (of which 1.92 sen per unit is taxable and 0.03 sen per unit is non-taxable), based on the number of units in issue of 2,155,209,324 for the period from 1 January 2022 to 30 June 2022 (First Income Distribution).

The Board has determined that the Distribution Reinvestment Plan (DRP) shall apply accordingly where the gross electable portion will be 1.95 sen per unit on the first income distribution. The book closure date and date of income distribution will only be announced upon approval of Additional Listing Application in relation to the DRP exercise by Bursa Malaysia.

Pursuant to Section 109D(2) of the Income Tax Act, 1967, the applicable final withholding tax on distributions of income which is tax exempt at CLMT level is as follows:

Resident Unitholders:

(a)	Corporate	Tax flow through, no withholding tax
(b)	Other than corporate	Withholding tax at 10%

Non-resident Unitholders:

(c)	Corporate	Withholding tax at 24%
(d)	Institutional investors	Withholding tax at 10%
(e)	Individuals	Withholding tax at 10%

B11. Composition of Investment Portfolio as at 30 June 2022

As at 30 June 2022, CLMT's portfolio comprised the following investment properties:

INVESTMENT PROPERTIES	COST OF INVESTMENT ¹	NET BOOK VALUE ²	MARKET VALUE	MARKET VALUE AS % of NAV ³
	RM'000	RM'000	RM'000	%
Gurney Plaza	1,163,753	1,665,690	1,665,000	68.6
East Coast Mall	406,568	579,075	579,000	23.9
Sungei Wang Plaza	813,171	442,073	442,000	18.2
3 Damansara Property	594,598	481,135	480,000	19.8
The Mines	603,140	660,044	660,000	27.2
Total	3,581,230	3,828,017	3,826,000	

The market values of Gurney Plaza, Sungei Wang Plaza, and The Mines were stated at valuations conducted by Nawawi Tie Leung Property Consultants Sdn Bhd as at 31 December 2021. The market values of 3 Damansara Property and East Coast Mall were stated at valuations performed by PPC International Sdn Bhd and Savills (Malaysia) Sdn Bhd respectively as at 31 December 2021.

¹ Cost of investment comprises purchase consideration and capital expenditure incurred from inception up to the end of the reporting date.

² Net book value (NBV) comprises of market value of the investment properties as at 31 December 2021 and subsequent capital expenditure incurred up to the reporting date.

³ This is computed based on market value of the investment properties over the NAV before income distribution of RM2,426,812,000 as at 30 June 2022. This is calculated in accordance with the REITs Guidelines.

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B12. Changes in NAV, EPU, DPU and Market Price

	QUARTER ENDED 30 June, 2022	QUARTER ENDED 31 March, 2022
Number of units in circulation (units)	2,155,209,324	2,152,375,224
NAV before income distribution (RM'000)	2,426,812	2,402,068
NAV after income distribution (RM'000)	2,384,785	2,381,620
NAV per unit ¹ (RM)	1.1065	1.1065
Total comprehensive income (RM'000)	23,118	20,537
Weighted average number of units in issue (units)	2,153,932,422	2,131,573,050
EPU after manager's management fee (sen)	1.07	0.96
Distributable income (RM'000)	21,579	20,448
DPU (sen)	1.00	0.95
Market price (RM)	0.570	0.575
DPU yield (%)	1.75	1.65

¹ NAV per unit is arrived at by dividing the NAV after income distribution with the number of units in circulation at the end of the quarter.

B13. Soft Commission Received By The Manager and its Delegates

Nil.

B14. Manager's Fees

For the quarter ended 30 June 2022, the Manager has accounted for a base fee of 0.29% per annum of the total asset value and a performance fee of 4.75% per annum of net property income. Total fees accrued to the Manager were as follows:

	2Q 2022 ACTUAL (UNAUDITED) RM'000	YTD 2022 ACTUAL (UNAUDITED) RM'000
Base management fee	2,850	5,662
Performance fee	1,778	3,491
Total fees	4,628	9,153

Date: 22 July 2022