

NEWS RELEASE

CLMT posts 1H 2022 distributable income of RM42.0 million

- ***Distribution per unit of 1.95 sen for 1H 2022***
- ***Portfolio set to strengthen with the addition of logistics property in 2H 2022***

Kuala Lumpur, 22 July 2022 – CapitaLand Malaysia REIT Management Sdn. Bhd. (formerly known as CapitaLand Malaysia Mall REIT Management Sdn. Bhd. or CMRM), the manager of CapitaLand Malaysia Trust (formerly known as CapitaLand Malaysia Mall Trust or CLMT), announced today a distributable income of RM42.0 million for the period 1 January to 30 June 2022 (1H 2022), 131.5% higher than the RM18.2 million for the same period a year ago. 1H 2022 distribution per unit (DPU) was 1.95 sen, up 126.7% year-on-year. The better performance in 1H 2022 was mainly due to the recovery in retail sentiment as tenants' businesses gradually returned to normalcy.

The Board of CMRM has elected to apply the Distribution Reinvestment Plan (DRP) to the income distribution for 1H 2022. The dates of book closure and income distribution will be announced upon obtaining the necessary regulatory approvals.

1H 2022 net property income (NPI) was RM73.5 million, 43.1% higher than a year ago. For the period 1 April to 30 June 2022 (2Q 2022), NPI increased 41.6% year-on-year to RM37.4 million, largely attributed to higher contributions from Gurney Plaza, The Mines and East Coast Mall.

Mr Lui Chong Chee, Chairman of CMRM, said: "Malaysia's retail sector continued to show recovery in 1H 2022, supported by festive spending and pent-up consumer demand. With the progressive easing of movement restrictions coupled with the reopening of international borders, we are optimistic that the sector's recovery momentum will sustain throughout the year. In 2Q 2022, CLMT marked an important milestone in its diversification strategy with the proposed acquisition of a logistics property in Penang¹. This will pave the way for CLMT to build a more diversified and resilient portfolio."

Mr Tan Choon Siang, CEO of CMRM, said: "CLMT has delivered a DPU of 1.95 sen for 1H 2022, surpassing the full-year DPU of 1.84 sen in FY 2021. Portfolio occupancy rate as at 30 June 2022 improved to 80.8% as all CLMT malls registered improvements in occupancies. Portfolio tenant sales per square foot in 2Q 2022 had exceeded pre-pandemic levels, notching an increase of 18.9% when compared to the average in 2019."

¹ [On 7 June 2022, CLMT entered into a sale and purchase agreement to acquire its first logistics property in Sungai Jawi, Penang, for RM80 million. The acquisition is expected to be completed in 2H 2022.](#)

“While we are cautiously optimistic in sustaining the positive performance momentum in the coming quarters, we are closely monitoring the impact of inflation, labour shortage and rising interest rates on our tenants’ businesses. To increase the resilience of CLMT’s portfolio, we will continue to pursue yield-accretive investment opportunities in the industrial and logistics space as part of our diversification strategy towards increasing the proportion of non-retail assets in CLMT’s enlarged portfolio to 20% over the next three years.”

Summary of CLMT’s results

	2Q 2022	2Q 2021	Change (%)	1H 2022	1H 2021	Change (%)
Gross revenue (RM'000)	68,321	52,713	29.6	135,915	109,369	24.3
Net property income (RM'000)	37,427	26,426	41.6	73,492	51,341	43.1
Distributable income (RM'000)	21,579	10,569	104.2	42,027	18,151	131.5
Distribution per unit (sen)	1.00	0.50	100.0	1.95	0.86	126.7

About CapitaLand Malaysia Trust (www.clmt.com.my)

Listed on the Main Market of Bursa Malaysia Securities Berhad on 16 July 2010, CapitaLand Malaysia Trust (CLMT), formerly known as CapitaLand Malaysia Mall Trust, is a real estate investment trust (REIT) with an income-producing and geographically diversified portfolio of quality assets strategically located across three key urban centres in Malaysia.

With a net lettable area of approximately 3.1 million square feet, CLMT’s portfolio comprises five shopping malls and a complementary office block: Gurney Plaza in Penang; three in Klang Valley – a majority interest in Sungei Wang Plaza in Kuala Lumpur; 3 Damansara and 3 Damansara Office Tower in Petaling Jaya; and The Mines in Seri Kembangan; and East Coast Mall in Kuantan, Pahang. With a market capitalisation of approximately RM1.2 billion as at 30 June 2022, the total asset value of CLMT is about RM3.9 billion.

CLMT’s investment objective is to invest, on a long-term basis, in income-producing real estate which is primarily used for retail, commercial, office and industrial purposes in Malaysia. CLMT is managed by CapitaLand Malaysia REIT Management Sdn. Bhd. (formerly known as CapitaLand Malaysia Mall REIT Management Sdn. Bhd.) – a joint venture between Singapore-listed CapitaLand Investment Limited and Malaysian Industrial Development Finance Berhad (MIDF).

About CapitaLand Investment Limited (www.capitalandinvest.com)

Headquartered and listed in Singapore, CapitaLand Investment Limited (CLI) is a leading global real estate investment manager (REIM) with a strong Asia foothold. As at 31 March 2022, CLI had about S\$124 billion of real estate assets under management, and about S\$86 billion of real estate funds under management (FUM) held via six listed real estate investment trusts and business trusts, and 29 private funds across the Asia-Pacific, Europe and USA. Its diversified real estate asset classes cover integrated developments, retail, office, lodging, business parks, industrial, logistics and data centres.

CLI aims to scale its FUM and fee-related earnings through its full stack of investment management and operating capabilities. As the listed investment management business arm of the CapitaLand Group, CLI has access to the development capabilities of and pipeline investment opportunities from CapitaLand's development arm. Being a part of the well-established CapitaLand ecosystem differentiates CLI from other REIMs.

As part of the CapitaLand Group, CLI places sustainability at the core of what it does. As a responsible real estate company, CLI contributes to the environmental and social well-being of the communities where it operates, as it delivers long-term economic value to its stakeholders.

Issued by: CapitaLand Malaysia REIT Management Sdn. Bhd. (formerly known as CapitaLand Malaysia Mall REIT Management Sdn. Bhd.) (Regn. No. 200801018055 (819351-H))

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