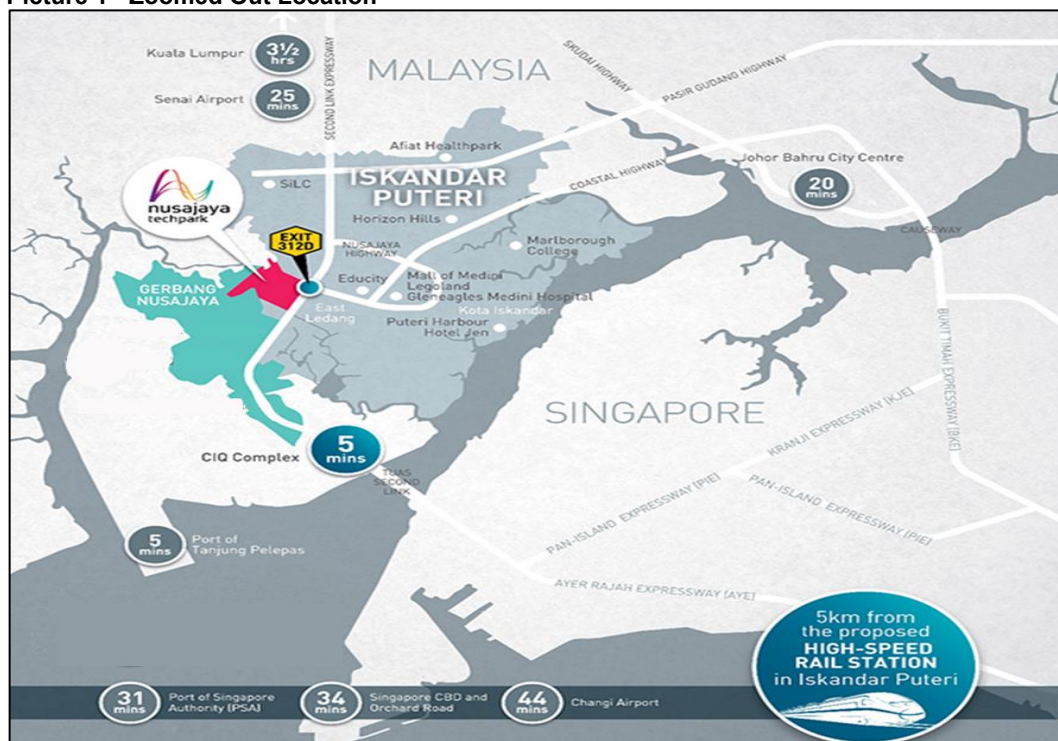


Further to the announcement made on 5 February 2024, the Manager wishes to announce the following additional information for clarity:

1. The net book value of the Properties is RM 16.8 million as at 31 December 2023.
2. The land was acquired on 26 Dec 2012 and the original cost of investment (land plus building which were completed in 2016 and 2017) is RM16.8 million.
3. A location map and picture of the Properties to facilitate visual purpose.
 - Picture 1 shows the approximate location of the Properties in Iskandar Puteri.

Picture 1 - Zoomed Out Location



- Picture 2 shows the approximate location of the Properties within Nusajaya Tech Park.

Picture 2 - Zoomed In Location



- Picture 3 shows Property 1 with the address identified as No. 2 & 4, Jalan Teknologi Perintis 1/1, Taman Teknologi Nusajaya.

Picture 3 - Property 1



- Picture 4 shows Property 2 with the address identified as No. 12, Jalan Teknologi Perintis 1/3, Taman Teknologi Nusajaya.

Picture 4 - Property 2



4. The respective commencement date and expiry date of the Lease Agreements are shown in the table below:

Table 1: Lease Commencement Date and Expiry Date

	Property 1		Property 2
	PTD 4489 Land	PTD 4488 Land	PTD 4474 Land
Lease Commencement Date	18 August 2021	1 November 2023	21 December 2023
Lease Expiry Date	17 August 2027	31 October 2029	20 December 2029

5. The salient terms of the Lease Agreements are set out in the table below:

Table 2: Salient Terms of Lease Agreements

	Property 1		Property 2
	PTD 4489 Land	PTD 4488 Land	PTD 4474 Land
Date of Lease Agreements	20 January 2021	31 March 2023	19 May 2023
Lessee	Edmund Optics		Altek Medical
Lessor	Nusajaya Tech Park Sdn. Bhd.		
Permitted Use	Manufacturing of optics only		Assembly of medical equipment and its related products only
Term of Lease	6 years, commencing from the Lease Commencement Date		
Lease Commencement Date	18 August 2021	1 November 2023	21 December 2023
Lease Expiry Date	17 August 2027	31 October 2029	20 December 2029
Option to Renew	Lessee's option to renew for another 6 years at the monthly rent stipulated in Schedule 2 of the Lease Agreement, by giving the Lessor no less than 6 months' written notice prior to the expiry of the Term of Lease.		Lessee's option to renew for another 6 years at a revised monthly gross rental to be mutually agreed by both the Lessor and the Lessee, by giving the Lessor at least 3 months' written notice before the expiry of the Term.
Lessee's Key Covenants	i) To pay promptly all the Gross Rent (as defined in the Lease Agreements) and utilities (water, electricity, sewerage telecommunications); ii) To be responsible for the entire maintenance and management of all fixtures and fittings, equipment, plant and machinery, safety and security, air-conditioning and ventilation systems, plumbing and sanitary systems; and iii) To procure all risk and public liability insurance policies.		
Lessor's Key Covenants	i) To pay all quit rent and assessment levied by the relevant authorities; ii) To be responsible for the upkeep of building structure; and iii) To keep the property insured against loss or damage including but not limited to fire, flood and storm.		

- The existing Lease Agreements will be novated to CLMT upon completion of the purchase of the Properties.
- The Lessees are not related to CLMT and/or persons connected to CLMT.

6. With regards to the termination of the SPA, the related penalty clauses and the right of recourse for the non-defaulting parties are set out in the table below:

No.	Termination Events	Consequences / Recourse
(a)	As part of fulfilment of any of the Conditions Precedent, any application to the relevant authority is rejected or any appeal relating to an adverse condition imposed by the relevant authority is rejected;	The Vendor shall refund all money to the Purchaser.
(b)	If any of the Conditions Precedent remains unfulfilled at the expiry of the Extended Conditional Period;	The Vendor shall refund all money to the Purchaser.
(c)	The Purchaser fails to pay the Balance Sum in full upon expiry of the Extended Completion Period;	The Deposit shall be forfeited by the Vendor as agreed liquidated damages, and the Vendor shall refund all other money to the Purchaser.
(d)	Any material breach by the Purchaser of the SPA which is not rectified within 14 days, prior to the Full Settlement Date;	The Deposit shall be forfeited by the Vendor as agreed liquidated damages, and the Vendor shall refund all other money to the Purchaser.
(e)	The Vendor fails to complete the sale under the SPA or any material breach by the Vendor of the SPA;	The Purchaser shall be entitled: <ul style="list-style-type: none"> i) to specific performance of the SPA; or ii) to terminate the SPA whereby the Vendor shall refund all money to the Purchaser, and the Vendor shall also pay to the Purchaser a sum equivalent to the Deposit as agreed liquidated damages.
(f)	The transfer in respect of all the Properties cannot be registered for any reason or defect not attributable to any act, omission, fault, neglect and/or blameworthy conduct of the parties to the SPA and which cannot be rectified within 1 month from the parties' knowledge of that reason or defect or such later date as may be mutually agreed;	The Vendor shall refund all money to the Purchaser.
(g)	The Properties shall be subject to any notice of compulsory acquisition or intended compulsory acquisition before the registration of the Transfer;	The Vendor shall refund all money to the Purchaser.
(h)	If the performance by any party of its obligations under the SPA is affected by force majeure events for a continuous period more than 3 months and the parties are unable to agree on a further extension; and	The Vendor shall refund all money to the Purchaser.
(i)	If any event occurs prior to the delivery of legal possession to the Purchaser resulting in the Properties or any part thereof being destroyed or damaged, and the Vendor elects not to reinstate the Properties or fails to do so within the stipulated timeframe.	The Vendor shall refund all money to the Purchaser.

7. CLMT's current existing portfolio consists of 8 properties. The breakdown are as follows:-

No.	Property	Location	Type of Property
1	Gurney Plaza	Penang	Retail mall
2	Queensbay Mall	Penang	Retail mall
3	Sungei Wang Plaza	Kuala Lumpur	Retail mall
4	The Mines	Seri Kembangan	Retail mall
5	3 Damansara Mall	Petaling Jaya	Retail mall
6	East Coast Mall	Kuantan	Retail mall
7	Valdor Logistics Hub	Penang	Logistics warehouse
8	Glenmarie Distribution Centre	Shah Alam	Logistics warehouse

- Post completion of acquisition, CLMT's enlarged portfolio will consist of 10 properties.
 - The Proposed Acquisition marks CLMT's first entry into the manufacturing sector of the industrial market.
8. The estimated net property income from the properties upon the completion of the Proposed Acquisition expected to be contributed to CLMT is RM1.70 million per annum.
- The Proposed Acquisition's gross rental income from the properties of RM1.97 million per annum is approximately 0.9% of CLMT's audited FY2022 total gross rental income of RM220.13 million.
 - The potential increase to CLMT's Distribution Per Unit is as follows:

	Audited as at FYE 31 December 2022 (RM 'mil)	After the Proposed Acquisition (RM 'mil)
Distributable income	87.49	87.49
Incremental distributable income	-	0.1
Units in circulation ('000)	2,206,935	2,206,935
Distribution Per Unit (sen)	4.007	4.009

9. Further information on the adverse occurrence potentially impacting the Properties and/or CLMT.

Items	Risks	Impact
(i)	Changes in environmental laws and regulations, zoning laws and other governmental rules and fiscal policies	Any unfavourable change in Malaysia's economic policy or industrial policy may affect the Lessees' operations or profitability which might affect the Lessees' lease continuity at the Properties.
(ii)	Adverse changes in economic conditions	The financial strength of the Lessees could be potentially affected by any economic downturn which might affect its rental payment capability to CLMT.
(iii)	Adverse local market conditions	The profitability and operations of the Lessees could be potentially affected by an escalation in operating cost or worker shortage which might affect the Lessees' business sustainability and subsequently its leasing of the Properties with CLMT.

10. The relevant mitigating factors to counter risks:

Items	Risks	Mitigation Factors
(i)	Changes in environmental laws and regulations, zoning laws and other governmental rules and fiscal policies.	Adoption of industry or global best practices, engagement with government and stakeholders.
(ii)	Adverse changes in economic conditions.	Secure a longer lease with a credible Lessee.
(iii)	Adverse local market conditions.	Secure a longer lease with a credible Lessee.
(iv)	Higher financing cost reducing the profitability.	Finance the acquisition via fixed interest rate loan.
(v)	Accessibility to subject properties may be impacted if there is a major change in the ingress and egress to the subject properties.	Regular asset review and engagement with authorities.
(vi)	Competition arising from better and more technologically advanced industrial parks which may impact its rental and renewal.	Asset enhancement to meet the latest users' requirements.
(vii)	Prolonged downtime after non-renewal of the existing leases by existing Lessees.	Strategic leasing planning and advance lease renewal negotiation.
(viii)	Potential default by the Lessees.	Procure adequate security deposits, credit review on the lessee, monitor the timeliness of rental payments and raise an alert if a delay occurs.

11. The details of the transactions between CLMT and the same related parties in the past 12 months which aggregated to a total amount of RM1.03 billion:

No.	Date of Transaction	Description / Nature of Transaction	Identity of Transacting Party	Transaction Value (RM 'mil)
1	March 2023	Acquisition of strata parcels of Queensbay Mall	Special Coral Sdn Bhd, indirect subsidiary of CapitaLand Group Pte. Ltd. ("CLG")	984.48
2	March 2023	Acquisition of subsidiaries that own parcels in Queensbay Mall	Retail Galaxy Pte. Ltd. and CapitaLand Retail (MY) PL, indirect subsidiaries of CLG.	6.04
Total related party transactions (RPT)				990.52
3	Jan to Dec 2023	Rental of space	U Mobile Sdn Bhd, indirect associate of Temasek Holdings (Private) Limited ("Temasek"). CLG is an indirect subsidiary of Temasek.	0.44
4	Mar and Apr 2023	Poll administrator for EGM and AGM	Boardroom Share Registrars Sdn Bhd, indirect associate of Temasek. CLG is an indirect subsidiary of Temasek.	0.05
5	Jan to Dec 2023	Management fee, acquisition fee and divestment fee	CapitaLand Malaysia REIT Management Sdn Bhd, Manager of CLMT.	35.53
6	Jan to Dec 2023	Project Manager of Project Development and Management for refurbishment, reconfiguration and upgrading works	CapitaLand Retail Malaysia Sdn Bhd, indirect subsidiary of CLG.	0.58
7	Jan to Dec 2023	Project Manager of Project Development and Management for technical advisory works for sustainability	CapitaLand Development Pte. Ltd, indirect subsidiary of CLG.	0.02
Total recurring related party transactions (RRPT)				36.62
Total RPT and RRPT:				1,027.14

This announcement is dated 7 February 2024.