



For immediate release

NEWS RELEASE

CLMT posts net property income of RM36.1 million for 1Q 2022
Distribution per unit of 0.95 sen for the period

Kuala Lumpur, 27 April 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 net property income (NPI) of RM36.1 million for the period 1 January to 31 March 2022 (1Q 2022), 44.8% higher than the NPI of RM24.9 million recorded in 1Q 2021. Distributable income for 1Q 2022 was RM20.5 million and distribution per unit (DPU) was 0.95 sen.

The improved performance in 1Q 2022 was attributed to the gradual reopening of Malaysia's economy earlier this year, compared to 1Q 2021 when Movement Control Order measures were imposed.

Mr Lui Chong Chee, Chairman of CMRM, said: "CLMT's 1Q 2022 results improved on the back of domestic consumption recovery following the easing of containment measures. Since Malaysia commenced its transition to the COVID-19 endemic phase from 1 April 2022, almost all pandemic-related restrictions faced by retail operators have been lifted. The greater normalisation of economic and social activities will augur well for the general recovery of Malaysia's retail sector. In particular, shopping malls that cater to tourists will receive a boost from the reopening of borders."

"Although we anticipate improvements in business performance in FY 2022, we are mindful that consumer spending may take some time to recover and return to pre-pandemic levels. In the meantime, we will reinforce our efforts on stabilising CLMT's portfolio through proactive asset and lease management. We are also actively exploring acquisition opportunities to build a diversified and resilient portfolio."

Mr Tan Choon Siang, CEO of CMRM, said: "As the recovery of Malaysia's retail sector gathered pace, CLMT's NPI and DPU have continued to chart quarter-on-quarter improvements. Tenant sales per square foot in 1Q 2022 surpassed 2019's average level by 2.4%."

"Portfolio occupancy as at 31 March 2022 declined slightly to 79.5%, largely due to the exit of a supermarket anchor at 3 Damansara. In addition to replacing the supermarket anchor, we will be taking this opportunity to embark on a holistic turnaround plan for 3 Damansara to strengthen the mall's appeal as a neighbourhood destination."

“CLMT’s retail tenants have been allowed to operate at full capacity since 1 April 2022. Coupled with the reopening of the borders, we look forward to the return of tourists and increased footfall to CLMT malls. We will strive to maintain a healthy portfolio occupancy and sustainable rental income, whilst actively pursuing new investment opportunities with financial discipline.”

Summary of CLMT’s results

	1Q 2022	1Q 2021	Change (%)
Gross revenue (RM’000)	67,594	56,656	19.3
Net property income (RM’000)	36,065	24,915	44.8
Distributable income (RM’000)	20,448	7,582	>100.0
Distribution per unit (sen)	0.95	0.36	>100.0

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 31 March 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 December 2021, CLI had about S\$122.9 billion of real estate assets under management, and about S\$86.2 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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