

NEWS RELEASE

CMMT records distribution per unit of 2.08 sen for 3Q 2017

Kuala Lumpur, 25 October 2017 – CapitaLand Malaysia Mall REIT Management Sdn. Bhd. (CMRM), the manager of CapitaLand Malaysia Mall Trust (CMMT), announced today that CMMT recorded a distribution per unit (DPU) of 2.08 sen for the quarter from 1 July to 30 September 2017 (3Q 2017). Annualised DPU for the quarter was 8.25 sen, which translated to an annualised distribution yield of 5.7% based on CMMT’s closing price of RM1.46 per unit on 24 October 2017.

As CMMT’s DPU is paid out on a half yearly basis, unitholders can expect to receive their DPU for 3Q 2017, along with their DPU for the quarter ending 31 December 2017, by February 2018.

For the quarter under review, CMMT recorded net property income of RM60.1 million, 2.2% lower than the same period last year. Gurney Plaza and East Coast Mall turned in stronger performances, which partially mitigated the lower contributions from the Klang Valley¹ shopping malls.

Mr David Wong, Chairman of CMRM, said: “The Malaysian economy registered a growth of 5.8%² in 2Q 2017 on the back of robust private consumption and investment. The operating environment for the retail sector continued to be affected by cautious consumer sentiments and increased competition from new malls. Notwithstanding the challenges, we remain optimistic that the underlying strength of CMMT’s portfolio of quality malls will continue to offer sustainable income distributions to unitholders in the long term.”

Ms Low Peck Chen, CEO of CMRM, said: “In 3Q 2017, both Gurney Plaza and East Coast Mall recorded improvements in net property income, which helped to moderate the lower contributions from our Klang Valley malls that continued to be affected by the increased supply of retail space in the vicinity. As part of continual efforts to uplift the shopping experience in our malls, we recently completed configuration works at the basement level of Gurney Plaza to house more food and beverage (F&B) offerings, and these are expected to contribute income from 4Q 2017. Meanwhile, plans to rejuvenate the 40-year-old Sungei Wang Plaza are progressing and the mall will soon embark on a major asset enhancement initiative to strengthen its appeal as a shopping destination of choice.”

¹ Made up of Sungei Wang Plaza, Tropicana City Mall and The Mines.

² Source: Bank Negara Malaysia.

“At Tropicana City Mall, a new Japanese restaurant was added to the standalone F&B cluster adjoining the office tower. Another restaurant will join the cluster next month to make a total of four F&B outlets, all of which enjoy extended operating hours past midnight to better meet the needs of consumers. Shoppers at The Mines will also find more shopping and entertainment choices on Level 4 following the completion of reconfiguration works.”

“During the quarter under review, we organised several family-oriented experiential marketing activities to enhance the shopping experience, which drew more visitors to our malls. Looking ahead, we will continue to build on our CapitaStar loyalty programme to engage shoppers with exclusive offers and rewards.”

Summary of CMMT's results

	3Q 2017	3Q 2016	Change (%)	YTD 2017	YTD 2016	Change (%)
Gross revenue (RM '000)	92,668	93,507	(0.9)	276,926	279,159	(0.8)
Net property income (RM '000)	60,066	61,426	(2.2)	179,572	182,066	(1.4)
Distributable income (RM '000)	42,385	43,270	(2.0)	126,619	128,459	(1.4)
DPU (sen)						
For the period	2.08	2.13	(2.3)	6.22	6.33	(1.7)
Annualised DPU	8.25	8.47	(2.6)	8.32	8.46	(1.7)
Annualised distribution yield	5.7% ³	5.5% ⁴	N.M.	5.7% ³	5.5% ⁴	N.M.

N.M. – Not meaningful

About CapitaLand Malaysia Mall Trust (www.cmmt.com.my)

CapitaLand Malaysia Mall Trust (CMMT), listed on the Main Market of Bursa Malaysia Securities Berhad on 16 July 2010, is a shopping mall-focused real estate investment trust (REIT) in Malaysia with an income and geographically diversified portfolio of five shopping malls.

These quality assets are strategically located in key urban centres across Malaysia: Gurney Plaza in Penang; three in Klang Valley – a majority interest in Sungei Wang Plaza in Kuala Lumpur; Tropicana City Mall and Tropicana City Office Tower in Petaling Jaya; and The Mines in Seri Kembangan; and East Coast Mall in Kuantan, Pahang. The portfolio has a total net lettable area of over 3.1 million square feet (sq ft). As at 30 September 2017, the total asset size of CMMT is about RM4.1 billion.

CMMT is managed by CapitaLand Malaysia Mall REIT Management Sdn. Bhd. – a joint venture between CapitaLand Limited, one of Asia's largest real estate companies headquartered and listed in Singapore, and Malaysian Industrial Development Finance Berhad (MIDF).

³ Based on closing price of RM1.46 per unit on 24 October 2017.

⁴ Based on closing price of RM1.54 per unit on 19 October 2016.

IMPORTANT NOTICE

The past performance of CMMT is not indicative of the future performance of CMMT. Similarly, the past performance of CMRM (the Manager) is not indicative of the future performance of the Manager.

The value of units in CMMT and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in units is subject to investment risks, including the possible loss of the principal amount invested. It is intended that holders of units may only deal in their units through trading on Bursa Malaysia Securities Berhad (Bursa Securities). Listing of the units on Bursa Securities does not guarantee a liquid market for the units.

This release may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.

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