



For immediate release

NEWS RELEASE

CLMT posts net property income of RM33.2 million for 4Q 2021
Distribution per unit of 0.83 sen for the period

Kuala Lumpur, 27 January 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 RM33.2 million for the period 1 October to 31 December 2021 (4Q 2021), marginally lower than the NPI of RM34.0 million for the corresponding period of the previous year. Distributable income for 4Q 2021 was RM17.7 million and distribution per unit (DPU) was 0.83 sen.

For the financial year ended 31 December 2021 (FY 2021), CLMT registered NPI of RM103.1 million, 22.7% lower compared to FY 2020. This was mainly due to lower gross revenue, which was impacted by lower occupancy and negative rental reversions. DPU for FY 2021 was 1.84 sen, 38.7% lower than the DPU of 3.00 sen for FY 2020. The Distribution Reinvestment Plan will be applied to the final income distribution of 0.98 sen per unit for the period 1 July to 31 December 2021. Details on the issue price, entitlement and payment dates will be announced in due course.

As at 31 December 2021, independent valuers appraised CLMT's investment properties at RM3.8 billion, a marginal decrease from RM3.9 billion a year ago.

Mr Lui Chong Chee, Chairman of CMRM, said: "CLMT's FY 2021 financial performance reflected the challenges that continued to afflict Malaysia's retail sector during the second year of COVID-19. While there were promising signs of a retail recovery in 4Q 2021, the recent emergence of new virus variants has cast a shadow over the economic recovery. On a more positive note, there has been steady progress in the Government's mitigation strategies to contain the pandemic, with almost 98% of Malaysia's total adult population fully vaccinated."

"Against this backdrop, we will stay vigilant and focused on enhancing the operational stability of CLMT's portfolio, while remaining on an active lookout for inorganic growth opportunities. Given the economic uncertainties, we will approach all potential acquisitions, in existing and new asset classes, with discipline."

Mr Tan Choon Siang, CEO of CMRM, said: "From 3Q 2021 to 4Q 2021, CLMT's retail operating metrics showed encouraging signs of recovery. Quarter-on-quarter, shopper traffic and tenant sales per square foot in 4Q 2021 grew 161% and 115% respectively. Portfolio occupancy remained stable at 82.5% as at 31 December 2021. There were more than 20 tenants, taking up about 43,000 square feet of net lettable area, which opened in 4Q 2021."

“As part of our ongoing efforts to strengthen CLMT’s financial position and liquidity, we completed several initiatives in 4Q 2021 to reduce financing costs and lower refinancing risks. These included refixing the coupon rate of the RM300.0 million unrated and secured Medium Term Notes at a lower rate for the remaining tenure of 1.5 years, and extending the tenure of an existing secured term loan for another five years.”

“In view of the continuing headwinds, we are adopting a cautious outlook for the near term. We aim to maintain the stability of CLMT’s portfolio by balancing the proportion of longer- and shorter-term leases in our portfolio, and through retaining existing tenants and attracting new tenants. We will also strengthen our financial capacity and flexibility through prudent capital management.”

For the safety and well-being of shoppers, tenants, visitors and employees, precautionary measures in accordance with relevant authorities’ guidelines will continue at all CLMT properties.

Summary of CLMT’s results

	4Q 2021	4Q 2020	Change (%)	FY 2021	FY 2020	Change (%)
Gross revenue (RM '000)	66,062	66,941	(1.3)	224,107	261,399	(14.3)
Net property income (RM '000)	33,226	34,030	(2.4)	103,138	133,501	(22.7)
Distributable income (RM '000)	17,690	17,845	(0.9)	39,033	61,830	(36.9)
Distribution per unit (sen)	0.83	0.86	(3.5)	1.84	3.00	(38.7)

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 31 December 2021, 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 30 September 2021, CLI had about S\$120.8 billion of real estate assets under management, and about S\$84.3 billion of real estate funds under management (FUM) held via six listed real estate investment trusts and business trusts, and 30 private funds across the Asia-Pacific, Europe and USA. Its diversified real estate asset classes cover integrated developments, retail, office, lodging and new economy sectors such as 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.

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Analyst and media contact

Jasmine Loo

Senior Manager, Investor Relations & Corporate Communications

Tel: +60 3 2279 9873

Email: jasmine.loo@capitaland.com

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