

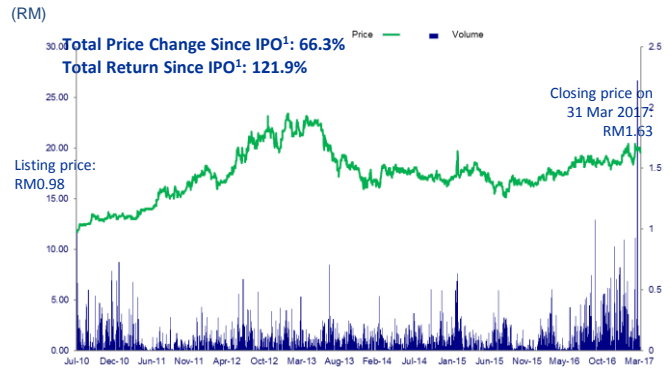
Malaysia's shopping mall-focused REIT with an income and geographically-diversified portfolio

Corporate Profile

CapitaLand Malaysia Mall Trust (CMMT), was established with the objective of investing in a portfolio of income-producing real estate primarily used for retail purposes and located primarily in Malaysia. Its portfolio of 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 and is valued at approximately RM3.9 billion.

Stock Information

Units in issue	2,034,635,200 units
Listing	Main Market of Bursa Malaysia Securities Berhad
Stock Name/Code	CMMT/5180
Bloomberg	CMMT:MK
Unit price (closing)	Highest: RM1.95 Lowest: RM0.975
Major unitholder	CapitaLand Mall Asia: 36.5% ¹



¹ Inclusive of units held by CMMT Investment Limited, Menang Investment Limited and CapitaLand Malaysia Mall REIT Management Sdn Bhd (100% basis).

As at 31 March 2017

Source: Bloomberg as at 31 Mar 2017.

¹ Total returns based on

(a) Capital appreciation of 0.65 sen based on RM0.98 at listing to RM1.63 at closing on 31 Mar 2017, and
(b) Total distribution of 54.5 sen from the 14 July 2010 to 31 Mar 17

Portfolio Overview

Gurney Plaza, Penang

- Penang's premier lifestyle mall
- Located at Gurney Drive
- Large middle/upper income catchment population
- Includes a 9-storey retail extension block



NLA (sq ft) ²	: 896,028
Valuation (RM mm) ¹	: 1,515.0
Occupancy (%) ²	: 98.4

Sungei Wang Plaza^a, Kuala Lumpur

- Unique shopping mall with wide range of products and services
- Strategically located within KL's CBD
- Easily accessible via SMART tunnel and monorail



NLA (sq ft) ²	: 455,251
Valuation (RM mm) ¹	: 625.0
Occupancy (%) ²	: 90.7

Tropicana City Mall & Tropicana City Office Tower, Petaling Jaya

- Part of an integrated development
- Modern family lifestyle mall
- Strategically located at the intersection of 2 major highways



	Mall	Office
NLA (sq ft) ²	: 462,030	101,258
Valuation (RM mm) ¹	: 588.0	
Occupancy (%) ²	: 91.3	95.2

The Mines, Seri Kembangan

- Suburban shopping mall with Venetian-like canal
- Part of Mines Resort City, an integrated retail, entertainment and business destination
- Accessible via highways and public transport



NLA (sq ft) ²	: 733,112
Valuation (RM mm) ¹	: 720.0
Occupancy (%) ²	: 93.6

East Coast Mall, Kuantan

- Modern family lifestyle mall
- Located in the heart of Kuantan city centre
- Part of Putra Square development, which also comprises Zenith Hotel and Sultan Ahmad Shah International Convention Centre

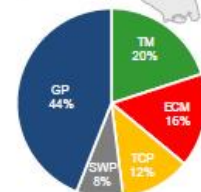


NLA (sq ft) ²	: 484,940
Valuation (RM mm) ¹	: 490.0
Occupancy (%) ²	: 98.5

¹ Based on valuations as at 31 Dec 2016

² As at 31 Mar 2017

³ CMMT's interest in Sungei Wang Plaza consists of approximately 61.9% of the aggregate retail floor area of Sungei Wang Plaza and 100% of the car park lots in Sungei Wang Plaza. All information in this presentation pertains solely to CMMT's strata area

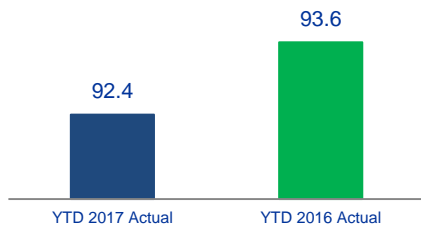


Portfolio Overview

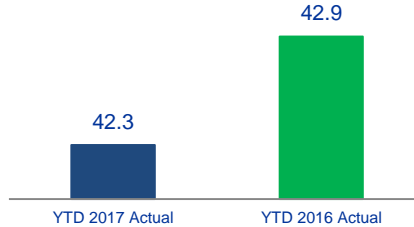
NLA ² ('000 sq ft)	3,133
Portfolio property valuation ¹ (RM ¹ mil)	3,938.0
Number of leases ²	1,368
Occupancy ² (%)	95.0

Financial Highlights

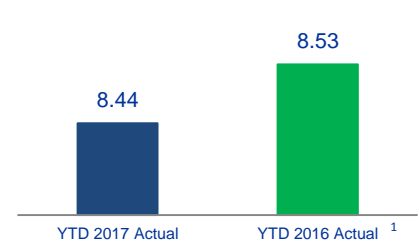
Gross Revenue (RMmm)



Distributable Income (RMmm)

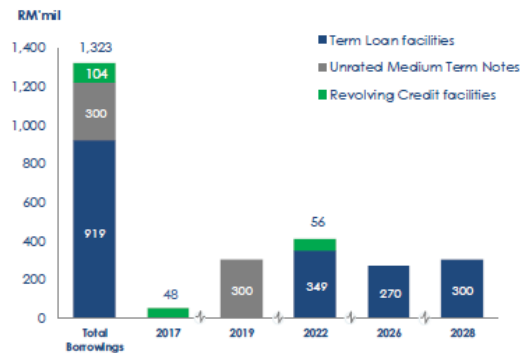


Annualised DPU (sen)

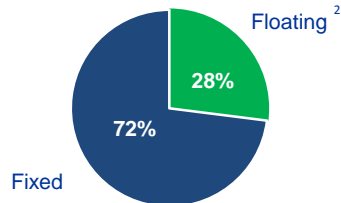


1. 2016 annualised DPU is based on 366 days

Debt Maturity Profile¹ (RMmm)



Interest Rate Profile¹



Balance Sheet¹

Total assets (RMmm)	4,109
Total liabilities (RMmm)	1,464
Net asset value (RMmm)	2,645
Units in issue (million units)	2,035
Net asset value per unit (RM)	1.28
Gearing (%)	32.5

1. As at 31 Mar 2017.

2. Includes short and long term revolving credit facilities of RM104.0 million.

Key Strengths

- Malaysia's shopping mall-focused REIT with an income and geographically- diversified portfolio
- Five shopping malls valued at about RM3.9 billion
- Total retail space of over 3.1 million square feet of net lettable area (NLA)
- Access to Sponsor's unique integrated retail and capital management platform

Highlights

- Delivered DPU of 2.08 sen for YTD 2017, 1.9% lower than the DPU of 2.12 sen for YTD 2016
- Net property income decreased 1.5% YTD 2017 (RM59.7 mil) vs YTD 2016 (RM60.6 mil)
- Revaluation of portfolio from RM3.91 billion as at 30 Jun 2016 to RM3.94 billion as at 31 Dec 2016
- Completed acquisition of Gurney Plaza Extension in 1Q 2011 and East Coast Mall in 4Q 2011
- Completed acquisition of Tropicana City Mall and Tropicana City Office Tower in 3Q 2015

Sponsor

CMMT is managed by CapitaLand Malaysia Mall REIT Management Sdn. Bhd., which is 70.00% owned by CapitaLand Retail RECM Pte. Ltd. and 30.00% owned by Malaysian Industrial Development Finance Berhad. CapitaLand Retail RECM Pte. Ltd. is a wholly-owned subsidiary of CapitaLand Mall Asia.



CapitaLand Mall Asia, a wholly owned subsidiary of CapitaLand Limited, is one of the largest shopping mall developers, owners and managers in Asia by total property value and geographic reach. CapitaLand Mall Asia has an integrated shopping mall business model encompassing retail real estate investment, development, mall operations, asset management and fund

management capabilities. It has interests in and manages a pan-Asian portfolio of 103 shopping malls across 52 cities in the five countries of Singapore, China, Malaysia, Japan and India, with a total property value of approximately S\$41.3 billion and a total GFA of approximately 99.0 million sq ft.

Contact

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