



For immediate release

NEWS RELEASE

CMMT posts net property income of RM237.1 million for FY 2017
Distribution per unit of 8.22 sen for the year

Kuala Lumpur, 24 January 2018 – CapitaLand Malaysia Mall REIT Management Sdn. Bhd. (CMRM), the manager of CapitaLand Malaysia Mall Trust (CMMT), announced today that CMMT recorded net property income (NPI) of RM237.1 million for the year from 1 January to 31 December 2017 (FY 2017). Gurney Plaza and East Coast Mall turned in stronger performances on the back of higher rental income and gross turnover rent, which partially mitigated the lower contributions from the Klang Valley¹ shopping malls.

For FY 2017, CMMT recorded distributable income of RM167.4 million and distribution per unit (DPU) of 8.22 sen. Based on CMMT's closing price of RM1.40 per unit on 23 January 2018, the FY 2017 DPU translates to a distribution yield of 5.9%. Unitholders can expect to receive the total DPU of 4.08 sen per unit for the period from 1 July to 31 December 2017 on 28 February 2018. The book closure date is 9 February 2018.

Mr David Wong, Chairman of CMRM, said: "Malaysia's economy was expected to grow by 5.2% to 5.7%² for the whole of 2017. Looking ahead, we expect consumer and business sentiment to remain cautious in 2018 as concerns about rising costs persist. The operating environment for the retail industry will continue to be affected by cautious consumer sentiment and increasing competition, particularly in the Klang Valley. Notwithstanding the challenges, we are committed to deliver steady returns for unitholders in the long term by proactively managing CMMT's portfolio of well-located malls with a track record of resilience through different economic cycles."

Ms Low Peck Chen, CEO of CMRM, said: "In FY 2017, the NPI growth from Gurney Plaza and East Coast Mall helped to moderate the lower contributions from our Klang Valley malls, which have been impacted by increased competition in the surrounding area. As part of the continual efforts to increase the attractiveness of our malls, we recently completed reconfiguration works at the basement level of Gurney Plaza to offer more food and beverage (F&B) choices, and revamped The Mines' Level 4 digital zone to house a wider selection of service-related stores. We have also introduced more popular dining choices at Tropicana City Mall's new F&B extension and The Mines."

"For the new financial year, we have identified asset enhancement opportunities at Sungei Wang, The Mines and East Coast Mall to further strengthen their appeal. Plans are also afoot to rebrand Tropicana City Mall to enhance its positioning as the preferred dining and gourmet

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

² Source: Bank Negara Malaysia.

shopping destination. As part of our digital strategy, we plan to launch the CapitaStar mobile application this year to enhance shopper engagement.”

Summary of CMMT’s results

	4Q 2017	4Q 2016	Change (%)	FY 2017	FY 2016	Change (%)
Gross revenue (RM '000)	92,008	93,458	(1.6)	368,934	372,617	(1.0)
Net property income (RM '000)	57,574	60,426	(4.7)	237,146	242,492	(2.2)
Distributable income (RM '000)	40,755	42,661	(4.5)	167,374	171,120	(2.2)
DPU (sen)						
For the period	2.00	2.10	(4.8)	8.22	8.43	(2.5)
Annualised DPU	7.93	8.35	(5.0)	8.22	8.43	(2.5)
Annualised distribution yield	5.7% ³	5.2% ⁴	N.M.	5.9% ³	5.2% 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 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 31 December 2017, the total asset size of CMMT is about RM4.2 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 RM1.40 per unit on 23 January 2018.

⁴ Based on closing price of RM1.62 per unit on 23 January 2017.

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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