

NEWS RELEASE

CMMT 3Q 2016 distribution per unit rises 2.4% year-on-year
Distribution per unit of 2.13 sen for 3Q 2016

Kuala Lumpur, 20 October 2016 – CapitaLand Malaysia Mall REIT Management Sdn. Bhd. (CMRM), the manager of CapitaLand Malaysia Mall Trust (CMMT), is pleased to announce that CMMT achieved a distribution per unit (DPU) of 2.13 sen for the period from 1 July to 30 September 2016 (3Q 2016), 2.4% higher than the DPU of 2.08 sen for the corresponding period last year (3Q 2015). The annualised DPU of 8.47 sen¹ for 3Q 2016 represents an increase of 2.7% over the same period last year and translates to an annualised distribution yield of 5.5% based on CMMT's closing price of RM1.54 per unit on 19 October 2016.

As CMMT's DPU is paid out on a half yearly basis, unitholders can expect to receive their DPU for 3Q 2016, along with their DPU for the quarter ending 31 December 2016, by February 2017.

For 3Q 2016, CMMT achieved a distributable income of RM43.3 million, 3.8% higher than the RM41.7 million for 3Q 2015. This was underpinned by net property income of RM61.4 million, which grew 2.8% from RM59.8 million for 3Q 2015. This increase was mainly driven by full quarter contribution from Tropicana City Mall and Tropicana City Office Tower that was acquired on 10 July 2015, as well as higher contributions from Gurney Plaza and East Coast Mall.

Mr David Wong, Chairman of CMRM, said: "Malaysia's economy grew 4.0%² during the second quarter of the year, underpinned by stronger expansion in domestic demand and private sector spending, and is expected to remain on a steady growth path for the rest of the year. Retail sales for that period grew 7.5%³, having rebounded from the severe decline following the implementation of the Goods & Services Tax last year. The projected retail sales growth rate for the year remains at 3.5%³, owing to a weak outlook for the global economy and persistent concerns about rising costs of living. As our malls are located in key urban centres across Malaysia catering mainly to necessity shopping, we are optimistic that CMMT will continue to deliver a stable performance for the rest of the year."

Ms Low Peck Chen, CEO of CMRM, said: "For the quarter under review, four of our five properties recorded an improvement in net property income, with Gurney Plaza achieving a double-digit growth of 10.8%. Although Sungei Wang Plaza's net property income is temporarily affected by the ongoing Mass Rapid Transit (MRT) works, the mall will stand to

¹ 2016 annualised DPU is based on 366 days.

² Source: Bank Negara Malaysia.

³ Source: Retail Group Malaysia Industry Report, August 2016.

benefit from the increased flow of shopper traffic when the MRT station is expected to become operational in the second half of 2017.

“We are committed to continually enhance the shopping experience and ensure our malls remain relevant and attractive to shoppers by focusing on optimising the retail mix, introducing new-to-market brands and concepts that appeal to shoppers, as well as reinventing and upgrading our malls. An initiative in this direction is the incubation space launched in Sungei Wang Plaza this year, which currently houses 10 new toy and hobby retailers offering merchandise related to Japanese anime, character figurines and limited edition toys. This cluster provides these retailers, which have been operating successful online businesses, an avenue to enhance their brand profiles through setting up physical stores and allows Sungei Wang Plaza to widen its appeal by diversifying its offerings.

“This month, we also extended CAPITASTAR to another three malls – Tropicana City Mall, The Mines and East Coast Mall – to further enhance our shopper engagement. CAPITASTAR is CapitalLand’s multi-mall, multi-store card-less rewards programme that was first made available in Gurney Plaza in Penang last October and has been well-received by shoppers since.”

Summary of CMMT’s results

	3Q 2016	3Q 2015	Change (%)	YTD 2016	YTD 2015	Change (%)
Gross revenue (RM '000)	93,507	90,940	2.8	279,159	251,539	11.0
Net property income (RM '000)	61,426	59,766	2.8	182,066	165,807	9.8
Distributable income (RM '000)	43,270	41,673	3.8	128,459	120,482	6.6
DPU (sen)						
For the period	2.13	2.08	2.4	6.33	6.51	(2.8)
Annualised DPU	8.47	8.25	2.7	8.46	8.70	(2.8)
Annualised distribution yield	5.5% ⁴	5.9% ⁵	N.M.	5.5% ⁴	6.2% ⁵	N.M.

N.M. – Not meaningful

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

CapitalLand 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; 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 2016, the total asset size of CMMT is about RM4.1 billion.

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

⁵ Based on closing price of RM1.40 per unit on 15 October 2015.

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).

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. Investors have no right to request the Manager to redeem their units while the units are listed. 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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