

CORPORATE PROFILE

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

CMMT invests, on a long-term basis, in income-producing real estate which is primarily used for retail purposes and 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, 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. As at 30 June 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. MTrustee Berhad (formerly known as AmTrustee Berhad) is the trustee for CMMT.

KEY STATISTICS (as at 31 August 2017)

Market Capitalisation (RM million)	2,971
NAV per unit ¹ (RM)	1.27
Consensus DPU (FY2017) (sen)	8.30
Distribution Yield ² (%)	5.68
YTD Total Return ³ (%)	1.10

¹ NAV per unit as at 30 June 2017

² Computed based on consensus DPU and unit price as at 31 August 2017

³ For the period from 1 January 2017 - 31 August 2017

SALIENT FEATURES

Investment Objective

The principal investment objective of CMMT is to invest, on a long-term basis, in a portfolio of income-producing real estate primarily used for retail purposes and located primarily in Malaysia or such other non-real estate investments as may be permitted under the Deed, the REITs Guidelines and/or by the Securities Commission Malaysia, with a view to providing Unitholders with long-term and sustainable distribution of income and potential capital growth.

Revaluation Policy

Semi-annual basis

Distribution Policy

- Pay out at least 90.0% of distributable income in each financial year
- Semi-annual basis

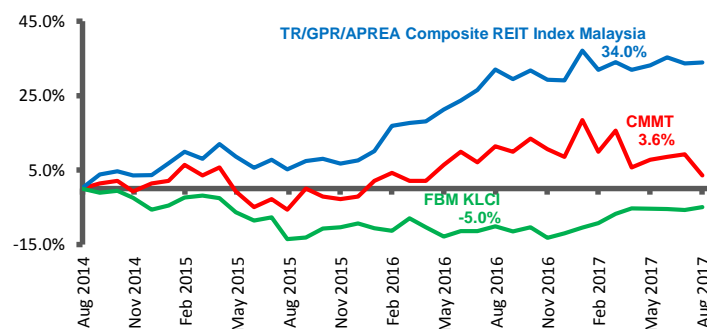
Financial Year End

31 December

TRADING INFORMATION

Stock Name	CMMT
Stock Code	5180
Unit Price (RM) as at 31 August 2017	1.46
52-week High (RM)	1.72
52-week Low (RM)	1.45
52-week Daily Average Trading Volume (Units)	2,102,796

Unit Price Performance (3-year)



Source: Bloomberg

ASSET PORTFOLIO

RETAIL ASSETS



Gurney Plaza, Penang



Sungei Wang Plaza
Kuala Lumpur



Tropicana City Mall & Tropicana City
Office Tower, Petaling Jaya



The Mines, Seri Kembangan



East Coast Mall, Kuantan

DISCLAIMER

This factsheet is for information purposes only and does not constitute an offer, solicitation or advertisement with respect to the purchase or sale of any security of the REIT and no part of it shall form the basis of, or be relied on in connection with, any contract, commitment or investment decision whatsoever. The information contained in this factsheet is strictly private and confidential and is being provided to you solely for your information. This factsheet may not be distributed or disclosed to any other person and may not be reproduced in any form, whole or in part. This factsheet may contain forward looking statements which are not subject to change due to 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 including availability of financing in the amounts and on the terms necessary to support future business; availability of real estate properties; competition from other companies; changes in operating expenses including employee wages, benefits and training and property expenses; and regulatory and public policy changes. You are cautioned not to place undue reliance on these forward looking statements which are based on Management's current view of future events. These forward looking statements speak only as at the date of which they are made and none of the REIT, its trustee, any of its or their respective agents, employees or advisors intends or has any duty or obligation to supplement, amend, update or revise any forward looking statement contained herein to reflect any change in circumstances, conditions, events or expectations upon which any such forward looking statement is based. Past performance is not necessarily indicative of its future performance. This factsheet does not constitute an offering circular or a prospectus in whole or in part. The information contained in this factsheet is provided as at the date of this factsheet and is subject to change without notice. No representation or warranty, express or implied, is made as to, and no reliance should be placed on, the accuracy, completeness or correctness of any information, including any projections, estimates, targets and opinions, contained herein. Accordingly, none of Sunway REIT, its trustee, officers or employees accept any liability, in negligence or otherwise, whatsoever arising directly or indirectly from the use of this factsheet.