

CAPITALAND MALL TRUST

2019 FULL YEAR UNAUDITED FINANCIAL STATEMENT AND DISTRIBUTION ANNOUNCEMENT

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Summary of CMT Results

	FY 2018	FY 2019	2019	
			1 July to 30 September	1 October to 31 December
	Actual	Actual	Actual	Actual
Gross Revenue (S\$'000)	697,521	786,736	201,111	203,364
Net Property Income (S\$'000)	493,548	558,215	144,222	140,743
Amount Available for Distribution (S\$'000)	429,359	461,901	125,851	106,914
Distributable Income (S\$'000)	410,675 ¹	441,596 ²	112,973 ³	114,614 ⁴
Distribution Per Unit ("DPU") (cents)				
For the period	11.50¢	11.97¢	3.06¢	3.11¢
Annualised	11.50¢	11.97¢	12.14¢	12.34¢

Footnotes:

- Capital distribution and tax-exempt income distribution of S\$7.6 million received from CapitaLand Retail China Trust ("CRCT") in FY 2018 had been retained for general corporate and working capital purposes. Prior to the completion of the acquisition of the balance 70.0% of the units in Infinity Mall Trust ("IMT") on 1 November 2018, CMT received capital distribution of S\$11.1 million from IMT, which had been retained for general corporate and working capital purposes.*
- Capital distribution and tax-exempt income distribution of S\$13.6 million received from CRCT and capital distribution of S\$6.7 million received from Infinity Office Trust ("IOT") in FY 2019 had been retained for general corporate and working capital purposes.*
- In 3Q 2019, CMT released S\$1.5 million of its taxable income available for distribution retained in 1H 2019 to holders of units in CMT ("Units" and holder of units, "Unitholders") for the financial year ended 31 December 2019. Capital distribution and tax-exempt income distribution of S\$7.7 million for the period from 1 January 2019 to 13 August 2019 received from CRCT in 3Q 2019 was retained for general corporate and working capital purposes. CMT also received S\$6.7 million of capital distribution from IOT, which was also retained for general corporate and working capital purposes.*
- In 4Q 2019, CMT had released S\$7.7 million, part of the S\$9.2 million (of which S\$1.5 million was released in 3Q 2019) of taxable income available for distribution previously retained in 1H 2019, to Unitholders.*

DISTRIBUTION & BOOKS CLOSURE DATE

Distribution	For 1 October 2019 to 31 December 2019
Distribution type	Taxable income
Distribution rate	Taxable income distribution of 3.11 cents per Unit
Books closure date	31 January 2020
Payment date	28 February 2020

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INTRODUCTION

CMT (the “Trust”) was constituted under a trust deed dated 29 October 2001 entered into between CapitaLand Mall Trust Management Limited (as manager of CMT) (the “Manager”) and HSBC Institutional Trust Services (Singapore) Limited (as trustee of CMT) (the “Trustee”), as amended.

CMT is the first Real Estate Investment Trust (“REIT”) listed on Singapore Exchange Securities Trading Limited (the “SGX-ST”) in July 2002.

The principal activity of CMT is to invest in income producing real estate, which is used or substantially used for retail purposes with the primary objective of achieving an attractive level of return from rental income and for long-term capital growth.

CMT’s current portfolio comprises 15 shopping malls which are strategically located in the suburban areas and downtown core of Singapore - Tampines Mall, Junction 8, Funan (retail and office components reopened in June 2019), IMM Building (“IMM”), Plaza Singapura, Bugis Junction, JCube, a 40.0% stake in Raffles City Singapore (“RCS”) held through RCS Trust, Lot One Shoppers’ Mall, 90 out of 91 strata lots in Bukit Panjang Plaza, The Atrium@Orchard, Clarke Quay, Bugis+, Westgate held through IMT and Bedok Mall held through Brilliance Mall Trust (“BMT”). The retail component of Funan is held through CMT, and the office components are held through Victory Office 1 Trust (“VO1T”) and Victory Office 2 Trust (“VO2T”).

CMT owns an interest in CRCT, the first China shopping mall REIT listed on the SGX-ST in December 2006. As at 31 December 2019, CMT holds an aggregate of 133,380,335 units in CRCT, which represents an approximately 11.0% interest in CRCT.

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1(a)(i) Statements of Total Return and Distribution Statements (4Q 2019 vs 4Q 2018)

	Group ¹			Trust		
	4Q 2019 S\$'000	4Q 2018 ² S\$'000	% Change	4Q 2019 S\$'000	4Q 2018 S\$'000	% Change
Statements of Total Return						
Gross rental income	187,540	165,487	13.3	152,631	141,216	8.1
Car park income	5,136	4,954	3.7	4,669	4,505	3.6
Other income ³	10,688	10,023	6.6	9,004	8,931	0.8
Gross revenue	203,364	180,464	12.7	166,304	154,652	7.5
Property management fees	(7,592)	(6,817)	11.4	(6,196)	(5,843)	6.0
Property tax	(16,889)	(14,166)	19.2	(13,517)	(11,837)	14.2
Other property operating expenses ⁴	(38,140)	(35,056)	8.8	(32,785)	(30,115)	8.9
Property operating expenses	(62,621)	(56,039)	11.7	(52,498)	(47,795)	9.8
Net property income	140,743	124,425	13.1	113,806	106,857	6.5
Interest and other income ⁵	1,056	3,799	(72.2)	14,600	10,052	45.2
Investment income ⁶	-	-	-	22,878	32,371	(29.3)
Management fees	(12,632)	(11,649)	8.4	(10,095)	(9,747)	3.6
Trust expenses	(1,033)	(1,138)	(9.2)	(948)	(1,056)	(10.2)
Costs associated with acquisition of subsidiary ⁷	-	(8,981)	NM	-	(8,981)	NM
Finance costs ⁸	(29,960)	(26,973)	11.1	(29,764)	(24,950)	19.3
Net income before share of results of associate and joint ventures	98,174	79,483	23.5	110,477	104,546	5.7
Share of results (net of tax) of:						
- Associate ⁹	-	2,259	NM	-	-	-
- Joint ventures ¹⁰	27,335	16,717	63.5	-	-	-
Net income	125,509	98,459	27.5	110,477	104,546	5.7
Net change in fair value of investment properties ¹¹	113,098	23,736	NM	97,729	18,294	NM
Net change in fair value of investment properties under development	-	-	-	-	(11,000)	NM
Gain from change in ownership interest in a joint venture ¹²	-	-	-	-	6,067	NM
Impairment loss written back ¹³	-	-	-	-	2,069	NM
Dilution gain of investment in associate	-	91	NM	-	-	-
Total return for the period before taxation	238,607	122,286	95.1	208,206	119,976	73.5
Taxation ¹⁴	-	387	NM	-	78	NM
Total return for the period	238,607	122,673	94.5	208,206	120,054	73.4

Distribution Statements

Net income before share of results of associate and joint ventures	98,174	79,483	23.5	110,477	104,546	5.7
Net effect of non-tax (chargeable)/deductible items ¹⁵	(6,063)	2,610	NM	(3,563)	4,943	NM
Distributions from joint ventures ¹⁶	14,346	26,925	(46.7)	-	-	-
Net loss from subsidiaries ¹⁷	457	471	(3.0)	-	-	-
Amount available for distribution to Unitholders	106,914	109,489	(2.4)	106,914	109,489	(2.4)
Distributable income to Unitholders ¹⁸	114,614	108,137	6.0	114,614	108,137	6.0

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Footnotes:

- Group refers to the Trust and its subsidiaries.
- On 1 November 2018, the acquisition of the balance 70.0% of the units in IMT (the "Acquisition") was completed. With the completion, IMT became a wholly owned subsidiary of CMT and its financials were consolidated to CMT Group's financial results with effect from 1 November 2018.
- Other income comprises various types of miscellaneous income, other than rental income, ancillary to the operation of investment properties. This includes income earned from atrium space and advertisement panels.
- Other property operating expenses comprise utilities, property management reimbursements, marketing, maintenance and other expenses that are ancillary to the operation of investment properties. Included as part of the other property operating expenses are the following:

	Group			Trust		
	4Q 2019 S\$'000	4Q 2018 S\$'000	% Change	4Q 2019 S\$'000	4Q 2018 S\$'000	% Change
Depreciation and amortisation	719	126	NM	608	113	NM
Doubtful debts and bad debts written back	(1)	(105)	(99)	(1)	(82)	(99)

- At Group level, it includes interest income on the unitholders' loans extended to IMT from 1 October 2018 to 31 October 2018 for 4Q 2018. At Trust level, it includes interest income on the unitholders' loans extended to BMT, VO1T, VO2T and IMT for both periods.
- Investment income relates to distributions from BMT, IMT (including capital distribution of S\$11.1 million for 4Q 2018), RCS Trust and CRCT for both periods as well as from VO1T and VO2T for 4Q 2019. With effect from 1 November 2018, IMT became a wholly owned subsidiary of CMT.
- This relates to costs incurred for the Acquisition, including acquisition fees and legal and professional fees, in accordance with the principles of FRS 103 Business Combinations.
- For 4Q 2019, it includes the interest expense on lease liabilities in relation to the Group's existing operating lease arrangements, in accordance with the principles of FRS 116 Leases.
- For 4Q 2018, this relates to the equity accounting of CRCT's results on a 3-month lag basis, before it was reclassified to "Equity instrument at fair value" in 3Q 2019.
- For 4Q 2019, this relates to the Group's 40.0% interest in RCS Trust and 30.0% interest in IOT. For 4Q 2018, this relates to the Group's 40.0% interest in RCS Trust, 30.0% interest in IMT (for period 1 October to 31 October 2018) and 30.0% interest in IOT.

Details are as follows:

	Group		
	4Q 2019 S\$'000	4Q 2018 S\$'000	% Change
Share of results (net of tax) of joint ventures			
- Gross revenue	23,326	25,421	(8.2)
- Property operating expenses	(6,110)	(5,844)	4.6
- Net property income	17,216	19,577	(12.1)
- Finance costs	(3,577)	(4,149)	(13.8)
- Net change in fair value of investment properties	15,284	3,077	NM
- Others ^(A)	(1,588)	(1,788)	(11.2)
	27,335	16,717	63.5

^(A) Included management fees.

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11. For 4Q 2019, this includes the fair value loss on the right of use assets classified as part of investment properties.
12. This relates to the gain arising from the fair value of CMT's pre-existing 30.0% interest in IMT based on the net asset value of IMT as at 31 October 2018, prior to the completion of the Acquisition, in accordance with the principles of FRS 103 Business Combinations.
13. For 4Q 2018, this relates to the write back of impairment loss in respect of CMT's investment in BMT.
14. For 4Q 2018, this relates to tax refunded to CMT for Year of Assessment ("YA") 2009 and BMT for YA 2015 as well as tax assessed on BMT for YA 2016 by the Inland Revenue Authority of Singapore ("IRAS").
15. Included in the non-tax (chargeable)/deductible items are the following:

	Group			Trust		
	4Q 2019 S\$'000	4Q 2018 S\$'000	% Change	4Q 2019 S\$'000	4Q 2018 S\$'000	% Change
<i>Non-tax (chargeable)/deductible items</i>						
- Trustee's fees	420	343	22.4	347	343	1.2
- Temporary differences and other adjustments ^(A)	(6,483)	2,267	NM	(3,910)	4,600	NM
<i>Net effect of non-tax (chargeable)/deductible items</i>	(6,063)	2,610	NM	(3,563)	4,943	NM

^(A) Includes capital allowances claim on assets that qualify as plant and machinery under the Income Tax Act.

16. For 4Q 2019, distributions from joint ventures relate to CMT's 40.0% interest in RCS Trust. For 4Q 2018, it relates to CMT's 40.0% interest in RCS Trust and 30.0% interest in IMT (for period 1 October 2018 to 31 October 2018, including capital distribution of S\$11.1 million).
17. This relates to CMT MTN Pte. Ltd. ("CMT MTN"), VO1T and VO2T.
18. In 4Q 2019, CMT had released the balance S\$7.7 million of its taxable income available for distribution retained in 1H 2019 to Unitholders.

In 4Q 2018, CMT had on 7 November 2018 released the balance S\$9.7 million of its taxable income available for distribution retained in 1H 2018 to Unitholders. Prior to the completion of the Acquisition, CMT received capital distribution of S\$11.1 million from IMT, which had been retained for general corporate and working capital purposes.

NM – not meaningful

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1(a)(i) Statements of Total Return and Distribution Statements (FY 2019 vs FY 2018)

Statements of Total Return	Group			Trust		
	FY 2019 S\$'000	FY 2018 ¹ S\$'000	% Change	FY 2019 S\$'000	FY 2018 S\$'000	% Change
Gross rental income	722,437	639,167	13.0	592,163	575,938	2.8
Car park income	19,842	20,181	(1.7)	18,007	18,359	(1.9)
Other income ²	44,457	38,173	16.5	36,687	35,026	4.7
Gross revenue	786,736	697,521	12.8	646,857	629,323	2.8
Property management fees	(29,912)	(26,655)	12.2	(24,562)	(24,039)	2.2
Property tax	(67,501)	(56,479)	19.5	(54,353)	(50,493)	7.6
Other property operating expenses ³	(131,108)	(120,839)	8.5	(110,689)	(109,214)	1.4
Property operating expenses	(228,521)	(203,973)	12.0	(189,604)	(183,746)	3.2
Net property income	558,215	493,548	13.1	457,253	445,577	2.6
Interest and other income ⁴	7,099	10,681	(33.5)	54,735	31,915	71.5
Investment income ⁵	-	-	-	110,991	98,757	12.4
Management fees	(50,236)	(44,579)	12.7	(40,331)	(39,524)	2.0
Trust expenses	(3,975)	(4,059)	(2.1)	(3,620)	(3,775)	(4.1)
Costs associated with acquisition of subsidiary ⁶	-	(8,981)	NM	-	(8,981)	NM
Finance costs ⁷	(118,491)	(98,170)	20.7	(112,155)	(96,719)	16.0
Net income before share of results of associate and joint ventures	392,612	348,440	12.7	466,873	427,250	9.3
Share of results (net of tax) of:						
- Associate ⁸	18,388	13,593	35.3	-	-	-
- Joint Ventures ⁹	70,835	115,359	(38.6)	-	-	-
Net income	481,835	477,392	0.9	466,873	427,250	9.3
Net change in fair value of investment properties ¹⁰	232,913	79,226	NM	180,086	72,763	NM
Net change in fair value of investment properties under development	-	(138)	NM	-	(11,138)	NM
Gain from change in ownership interest in a joint venture ¹¹	-	-	-	-	6,067	NM
Gain on disposal of investment property ¹²	-	119,734	NM	-	119,734	NM
Impairment loss written back ¹³	-	-	-	2,574	33,819	(92.4)
Dilution (loss)/gain on investment in associate	(217)	144	NM	-	-	-
Net (loss)/gain on derecognition of investment in associate ¹⁴	(17,601)	-	NM	50,768	-	NM
Total return for the year before taxation	696,930	676,358	3.0	700,301	648,495	8.0
Taxation ¹⁵	-	387	NM	-	78	NM
Total return for the year	696,930	676,745	3.0	700,301	648,573	8.0

Distribution Statements

Net income before share of results of associate and joint ventures	392,612	348,440	12.7	466,873	427,250	9.3
Net effect of non-tax (chargeable)/deductible items ¹⁶	(8,277)	(213)	NM	(4,972)	2,109	NM
Distributions from associate	13,645	7,632	78.8	-	-	-
Distributions from joint ventures ¹⁷	62,658	71,775	(12.7)	-	-	-
Rollover adjustment ¹⁸	-	274	NM	-	-	-
Net loss from subsidiaries ¹⁹	1,263	1,451	(13.0)	-	-	-
Amount available for distribution to Unitholders	461,901	429,359	7.6	461,901	429,359	7.6
Distributable income to Unitholders ²⁰	441,596	410,675	7.5	441,596	410,675	7.5

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Footnotes:

1. The Acquisition was completed on 1 November 2018. With the completion, IMT became a wholly owned subsidiary of CMT and its financials were consolidated to CMT Group's financial results with effect from 1 November 2018.
2. Other income comprises various types of miscellaneous income, other than rental income, ancillary to the operation of investment properties. This includes income earned from atrium space and advertisement panels.
3. Other property operating expenses comprise utilities, property management reimbursements, marketing, maintenance and other expenses that are ancillary to the operation of investment properties. Included as part of the other property operating expenses are the following:

	Group			Trust		
	FY 2019 S\$'000	FY 2018 S\$'000	% Change	FY 2019 S\$'000	FY 2018 S\$'000	% Change
Depreciation and amortisation	1,726	519	NM	1,498	493	NM
Doubtful debts and bad debts (written back)/written off	(11)	29	NM	(11)	27	NM

4. At Group level, it includes interest income on the unitholders' loans extended to IMT from 1 January to 31 October 2018 for FY 2018. At Trust level, it includes interest income on the unitholders' loans extended to BMT, VO1T, VO2T and IMT for both years.
5. Investment income relates to distributions from BMT, IMT (including capital distribution of S\$11.1 million for FY 2018), RCS Trust and CRCT for both years as well as from VO1T, VO2T and IOT in FY 2019. With effect from 1 November 2018, IMT became a wholly owned subsidiary of CMT.
6. This relates to costs incurred for the Acquisition, including acquisition fees and legal and professional fees, in accordance with the principles of FRS 103 Business Combinations.
7. For FY 2019, it includes the interest expense on lease liabilities in relation to the Group's existing operating lease arrangements, in accordance with the principles of FRS 116 Leases.
8. For FY 2019, this relates to the equity accounting of CRCT's results before it was reclassified to "Equity instrument at fair value" in 3Q 2019.
9. For FY 2019, this relates to the Group's 40.0% interest in RCS Trust and 30.0% interest in IOT. For FY 2018, this relates to the Group's 40.0% interest in RCS Trust, 30.0% interest in IMT (for period 1 January 2018 to 31 October 2018) and 30.0% interest in IOT.

Details are as follows:

	Group		
	FY 2019 S\$'000	FY 2018 S\$'000	% Change
Share of results (net of tax) of joint ventures			
- Gross revenue	93,227	110,121	(15.3)
- Property operating expenses	(22,067)	(26,267)	(16.0)
- Net property income	71,160	83,854	(15.1)
- Finance costs	(14,353)	(20,703)	(30.7)
- Net change in fair value of investment properties	15,497	59,799	(74.1)
- Others ^(A)	(1,469)	(7,591)	(80.6)
	70,835	115,359	(38.6)

^(A) Included management fees.

10. For FY 2019, this includes the fair value loss on the right of use assets classified as part of investment properties.

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11. This relates to the gain arising from the fair value of CMT's pre-existing 30.0% interest in IMT based on the net asset value of IMT as at 31 October 2018, prior to the completion of the Acquisition, in accordance with the principles of FRS 103 Business Combinations.
12. This relates to the gain arising from the disposal of Sembawang Shopping Centre ("SSC") which was completed on 18 June 2018.
13. For FY 2019, this relates to the write back of impairment loss in respect of CMT's investment in BMT. For FY 2018, this relates to the write back of impairment loss in respect of CMT's investments in BMT and IMT.
14. At Group level, this includes the amounts reclassified to the statement of total return in respect of the Group's share in CRCT's hedging reserves, foreign currency translation reserves and general reserves upon the derecognition of the investment in CRCT as an "Associate".

At Trust level, this relates to the fair value gain on the investment in CRCT arising from the reclassification from "Associate" to "Equity instrument at fair value". There is no impact on distributable income to Unitholders.

Please refer to footnote 4 of the Statements of Financial Position for further details on the reclassification from "Associate" to "Equity instrument at fair value".

15. For FY 2018, this relates to tax refunded to CMT for YA 2009 and BMT for YA 2015 as well as tax assessed on BMT for YA 2016, by IRAS.
16. Included in the non-tax (chargeable)/deductible items are the following:

	Group			Trust		
	FY 2019 S\$'000	FY 2018 S\$'000	% Change	FY 2019 S\$'000	FY 2018 S\$'000	% Change
<i>Non-tax (chargeable)/deductible items</i>						
- Trustee's fees	1,457	1,282	13.7	1,380	1,279	7.9
- Temporary differences and other adjustments ^(A)	(9,734)	(1,495)	NM	(6,352)	830	NM
<i>Net effect of non-tax (chargeable)/deductible items</i>	<i>(8,277)</i>	<i>(213)</i>	<i>NM</i>	<i>(4,972)</i>	<i>2,109</i>	<i>NM</i>

^(A) Includes capital allowances claim on assets that qualify as plant and machinery under the Income Tax Act.

17. For FY 2019, distributions from joint ventures relate to CMT's 40.0% interest in RCS Trust and 30.0% interest in IOT. For FY 2018, distributions from joint ventures relate to CMT's 40.0% interest in RCS Trust and 30.0% interest in IMT (for the period 1 January 2018 to 31 October 2018, including capital distribution of S\$11.1 million).
18. For FY 2018, this is the difference between taxable income previously distributed by BMT and the quantum finally agreed with IRAS for YA 2016 and 2017.
19. This relates to CMT MTN, VO1T and VO2T.
20. For FY 2019, CMT received capital distribution and tax-exempt income distribution of S\$13.6 million from CRCT and capital distribution of S\$6.7 million from IOT. Both distributions had been retained for general corporate and working capital purposes.

For FY 2018, CMT received capital distribution and tax-exempt income distribution of S\$7.6 million from CRCT. In addition, prior to the completion of the Acquisition, CMT received capital distribution of S\$11.1 million from IMT. Both distributions had been retained for general corporate and working capital purposes.

NM – not meaningful

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1(b)(i) Statements of Financial Position

As at 31 Dec 2019 vs 31 Dec 2018

	Group			Trust		
	31 Dec 2019 S\$'000	31 Dec 2018 S\$'000	% Change	31 Dec 2019 S\$'000	31 Dec 2018 S\$'000	% Change
Non-current assets						
Plant & equipment	3,290	2,813	17.0	1,849	1,414	30.8
Investment properties ¹	10,415,843	9,411,000	10.7	8,203,845	7,499,000	9.4
Investment properties under development ²	-	664,576	NM	-	433,165	NM
Subsidiaries ³	-	-	-	2,130,270	1,709,581	24.6
Associate ⁴	-	191,959	NM	-	130,836	NM
Joint ventures ⁵	840,851	828,545	1.5	593,041	588,569	0.8
Equity instrument at fair value ⁴	214,742	-	NM	214,742	-	NM
Financial derivatives ⁶	25,001	26,619	(6.1)	-	-	-
Other non-current asset	3,343	137	NM	1,927	137	NM
Total non-current assets	11,503,070	11,125,649	3.4	11,145,674	10,362,702	7.6
Current assets						
Trade & other receivables	26,391	27,518	(4.1)	32,990	30,235	9.1
Cash & cash equivalents	202,198	348,503	(42.0)	156,097	286,117	(45.4)
Total current assets	228,589	376,021	(39.2)	189,087	316,352	(40.2)
Total assets	11,731,659	11,501,670	2.0	11,334,761	10,679,054	6.1
Current liabilities						
Financial derivatives ⁶	2,542	34,670	(92.7)	-	-	-
Trade & other payables	166,857	199,271	(16.3)	144,712	159,034	(9.0)
Current portion of security deposits	62,532	63,408	(1.4)	48,140	55,021	(12.5)
Short-term borrowings ⁷	259,807	528,557	(50.8)	261,880	157,506	66.3
Short-term lease liabilities ⁸	2,865	-	NM	2,107	-	NM
Provision for taxation	167	1,794	(90.7)	-	-	-
Total current liabilities	494,770	827,700	(40.2)	456,839	371,561	23.0
Non-current liabilities						
Financial derivatives ⁶	31,137	27,733	12.3	775	-	NM
Long-term borrowings ⁹	3,301,070	3,099,260	6.5	3,278,070	3,070,129	6.8
Long-term lease liabilities ⁸	8,457	-	NM	8,217	-	NM
Non-current portion of security deposits	128,986	117,677	9.6	105,294	89,247	18.0
Total non-current liabilities	3,469,650	3,244,670	6.9	3,392,356	3,159,376	7.4
Total liabilities	3,964,420	4,072,370	(2.7)	3,849,195	3,530,937	9.0
Net assets	7,767,239	7,429,300	4.5	7,485,566	7,148,117	4.7
Unitholders' funds	7,767,239	7,429,300	4.5	7,485,566	7,148,117	4.7

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Footnotes:

1. *Investment properties are stated at valuations performed by independent professional valuers as at 31 December 2019. In addition, the Group has recognised its existing operating lease arrangements where the Group is a lessee as right of use assets in accordance with the principles of FRS 116 Leases, with effect from 1 January 2019.*
2. *Investment properties under development as at 31 December 2018 refers to Funan which was undergoing redevelopment into an integrated development. As at 31 December 2019, Funan has been reclassified to investment properties upon obtaining the temporary occupation permit during the year.*
3. *This refers to investments in BMT, IMT, CMT MTN, VO1T and VO2T and the unitholders' loans to subsidiaries.*
4. *In accordance with the principles of FRS 28 Investments in associates and joint ventures, as a result of the changes in the board composition of CapitaLand Retail China Trust Management Limited (manager of CRCT), CMT no longer meets the criteria to account for its investment in CRCT as an "Associate". Hence in 3Q 2019, the investment in CRCT was reclassified from "Associate" to "Equity instrument at fair value".*

As at 31 December 2019, CMT's investment in CRCT was 133,380,335 units at fair value of S\$214.7 million. As at 31 December 2018, CMT's investment in CRCT was 122,705,000 units at cost of S\$130.8 million.

5. *This refers to 40.0% interest in RCS Trust and 30.0% interest in IOT.*
6. *Financial derivative assets and liabilities relate to fair value of the cross currency and interest rate swaps.*
7. *As at 31 December 2019, these relate to Medium Term Notes ("MTNs") of S\$100.0 million and JPY10.0 billion due in 4Q 2020, as well as unsecured bank borrowings. As at 31 December 2018, these relate to Euro-Medium Term Note ("EMTN") of JPY10.0 billion and secured bank borrowings of S\$405.0 million due in October 2019.*
8. *This relates to the lease liabilities recognised by the Group on its existing operating lease arrangements in accordance with the principles of FRS 116 Leases, with effect from 1 January 2019.*
9. *These relate mainly to the fixed and floating rate notes issued by CMT MTN through its US\$3.0 billion EMTN Programme and S\$3.5 billion Multicurrency Medium Term Note Programme, the S\$350.0 million 7-year retail bonds issued under the S\$3.5 billion retail bond programme by CMT as well as unsecured bank borrowings.*

NM – not meaningful

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1(b)(ii) Aggregate Amount of Borrowings and Debt Securities

	Group		Trust	
	31 Dec 2019 S\$'000	31 Dec 2018 S\$'000	31 Dec 2019 S\$'000	31 Dec 2018 S\$'000
<u>Secured borrowings</u>				
Amount repayable within one year	-	405,000	-	-
Total secured borrowings	-	405,000	-	-
<u>Unsecured borrowings</u>				
Amount repayable after one year	3,307,798	3,104,563	3,284,798	3,075,432
Less: Unamortised transaction costs	(6,728)	(5,303)	(6,728)	(5,303)
	3,301,070	3,099,260	3,278,070	3,070,129
Amount repayable within one year	260,137	123,606	262,210	157,555
Less: Unamortised transaction costs	(330)	(49)	(330)	(49)
	259,807	123,557	261,880	157,506
Total unsecured borrowings	3,560,877	3,222,817	3,539,950	3,227,635
Grand total	3,560,877	3,627,817	3,539,950	3,227,635

With the repayment of the secured term loan by Infinity Mall Trust in October 2019, the security granted by the trustee of Infinity Mall Trust in favour of lenders has been discharged and released.

Following the above repayment, all the 14 properties (wholly owned, directly and indirectly held by CMT) are unencumbered.

For information only

CMT's 40.0% share of RCS Trust's aggregate amount of borrowings are as follows:

	For information only	
	31 Dec 2019 S\$'000	31 Dec 2018 S\$'000
<u>Unsecured borrowings</u>		
Amount repayable after one year	420,600	460,000
Less: Unamortised transaction costs	(537)	(781)
	420,063	459,219
Amount repayable within one year	48,000	-
Less: Unamortised transaction costs	(29)	-
	47,971	-
Total unsecured borrowings	468,034	459,219

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1(c) Statements of Cash Flow (4Q 2019 vs 4Q 2018)

	Group	
	4Q 2019 S\$'000	4Q 2018 S\$'000
Operating activities		
Total return for the period	238,607	122,673
Adjustments for:		
Interest and other income	(1,056)	(3,799)
Finance costs	29,960	26,973
Assets written off	5	9
Gain on disposal of plant and equipment	(3)	-
Depreciation and amortisation	719	126
Doubtful debts and bad debts written back	(1)	(105)
Share of result of associate	-	(2,259)
Share of results of joint ventures	(27,335)	(16,717)
Dilution gain on investment in associate	-	(91)
Net change in fair value of investment properties	(113,098)	(23,736)
Taxation	-	(387)
Operating income before working capital changes	127,798	102,687
Changes in working capital:		
Trade and other receivables	1,069	1,083
Trade and other payables	11,646	18,200
Security deposits	(690)	159
Income tax refunded	-	77
Cash flows from operating activities	139,823	122,206
Investing activities		
Interest received	1,754	3,970
Distributions received from joint ventures	13,667	27,227
Net cash outflows on acquisition of subsidiary ¹	-	(357,663)
Capital expenditure on investment properties	(13,611)	(6,970)
Capital expenditure on investment properties under development	(799)	(57,001)
Purchase of plant and equipment	(335)	(56)
Proceeds from disposal of plant and equipment	4	4
Loan to a joint venture	-	(8,732)
Cash flows from/(used in) investing activities	680	(399,221)
Financing activities		
Payment of issue and financing expenses	(517)	(4,019)
Proceeds from interest bearing loans and borrowings	304,000	607,291
Repayment of interest bearing loans and borrowings	(492,679)	(431,034)
Payment of lease liabilities ²	(1,945)	-
Proceeds from issue of new Units ³	-	277,564
Distribution paid to Unitholders ⁴	(112,873)	(154,378)
Interest paid	(26,519)	(17,028)
Cash flows (used in)/from financing activities	(330,533)	278,396
(Decrease)/increase in cash and cash equivalents	(190,030)	1,381
Cash and cash equivalents at beginning of the period	392,228	347,122
Cash and cash equivalents at end of the period	202,198	348,503

Footnotes:

- 1. The amount comprises the net assets acquired and new unitholder's loan extended to IMT, less cash acquired for the Acquisition.*
- 2. This relates to the payment of principal portion of the lease liabilities in accordance with the principles of FRS 116 Leases.*
- 3. The net proceeds from the issuance of new Units had been used to partially finance the Acquisition.*
- 4. Distributions for 4Q 2019 is for the period from 1 July 2019 to 30 September 2019 paid in November 2019. Distributions for 4Q 2018 is for the period from 1 July 2018 to 7 November 2018 paid in November 2018.*

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1(c) Statements of Cash Flow (FY 2019 vs FY 2018)

	Group	
	FY 2019 S\$'000	FY 2018 S\$'000
Operating activities		
Total return for the year	696,930	676,745
Adjustments for:		
Interest and other income	(7,099)	(10,681)
Finance costs	118,491	98,170
Assets written off	6	28
Gain on disposal of plant and equipment	(5)	(1)
Depreciation and amortisation	1,726	519
Doubtful debts and bad debts (written back)/written off	(11)	29
Share of result of associate	(18,388)	(13,593)
Share of results of joint ventures	(70,835)	(115,359)
Dilution loss/(gain) on investment in associate	217	(144)
Net loss on derecognition of investment in associate	17,601	-
Net change in fair value of investment properties	(232,913)	(79,226)
Net change in fair value of investment properties under development	-	138
Gain on disposal of investment property	-	(119,734)
Taxation	-	(387)
Operating income before working capital changes	505,720	436,504
Changes in working capital:		
Trade and other receivables	(495)	5,305
Trade and other payables	(2,517)	5,580
Security deposits	10,433	8,296
Income tax (paid)/refunded	(1,627)	227
Cash flows from operating activities	511,514	455,912
Investing activities		
Interest received	6,948	8,992
Distributions received from associate	13,645	7,632
Distributions received from joint ventures	63,303	73,375
Net cash outflows on acquisition of subsidiary ¹	-	(357,663)
Capital expenditure on investment properties	(29,621)	(28,454)
Capital expenditure on investment properties under development	(96,120)	(172,792)
Investment in equity instrument	(15,372)	-
Purchase of plant and equipment	(974)	(259)
Proceeds from disposal of plant and equipment	6	14
Proceeds from disposal of investment property ²	-	242,909
Loan to a joint venture	-	(8,732)
Cash flows used in investing activities	(58,185)	(234,978)
Financing activities		
Payment of issue and financing expenses	(4,037)	(5,938)
Proceeds from interest bearing loans and borrowings	908,800	1,486,591
Repayment of interest bearing loans and borrowings	(999,779)	(1,600,688)
Payment of lease liabilities ³	(3,706)	-
Proceeds from issue of new Units ⁴	-	277,564
Distributions paid to Unitholders ⁵	(384,315)	(455,576)
Interest paid	(116,597)	(97,129)
Cash flows used in financing activities	(599,634)	(395,176)
Decrease in cash and cash equivalents	(146,305)	(174,242)
Cash and cash equivalents at beginning of the year	348,503	522,745
Cash and cash equivalents at end of the year	202,198	348,503

Footnotes:

1. The amount comprises the net assets acquired and new unitholder's loan extended to IMT, less cash acquired for the Acquisition.
2. The net proceeds from the sale of Sembawang Shopping Centre had been used to repay the bank borrowings of CMT in June 2018.
3. This relates to the payment of principal portion of the lease liabilities in accordance with the principles of FRS 116 Leases.
4. The net proceeds from the issuance of new Units had been used to partially finance the Acquisition.
5. Distributions for FY 2019 is for the period from 8 November 2018 to 31 December 2018, 1 January 2019 to 31 March 2019, 1 April 2019 to 30 June 2019 and 1 July 2019 to 30 September 2019 paid in February 2019, May 2019, August 2019 and November 2019 respectively. Distributions for FY 2018 is for the period from 1 October 2017 to 31 December 2017, 1 January 2018 to 31 March 2018, 1 April 2018 to 30 June 2018 and 1 July 2018 to 7 November 2018 paid in February 2018, May 2018, August 2018 and November 2018 respectively.

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1(d)(i) Statements of Movements in Unitholders' Funds (4Q 2019 vs 4Q 2018)

	Group		Trust	
	4Q 2019 S\$'000	4Q 2018 S\$'000	4Q 2019 S\$'000	4Q 2018 S\$'000
Balance as at beginning of the period	7,661,766	7,192,183	7,379,915	6,900,275
Operations				
Total return for the period	238,607	122,673	208,206	120,054
Movement in hedging reserves ¹	(31,354)	(521)	(775)	-
Movement in foreign currency translation reserves ²	-	(13,019)	-	-
Movement in general reserves ²	-	196	-	-
Movement in fair value reserves ³	10,670	-	10,670	-
Unitholders' transactions				
Creation of Units				
- Units issued in respect of RCS Trust's management fees ⁴	423	419	423	419
- Private placement ⁵	-	277,564	-	277,564
- For payment of acquisition fees ⁶	-	7,896	-	7,896
Issue expenses	-	(3,713)	-	(3,713)
Distributions to Unitholders ⁷	(112,873)	(154,378)	(112,873)	(154,378)
Net (decrease)/increase in net assets resulting from Unitholders' transactions	(112,450)	127,788	(112,450)	127,788
Balance as at end of the period	7,767,239	7,429,300	7,485,566	7,148,117

Footnotes:

- For 4Q 2019, this includes movements in hedging reserves of CMT MTN and IMT and the Group's share in RCS Trust's hedging reserves. For 4Q 2018, this includes movements in hedging reserves of CMT MTN and IMT and the Group's share in RCS Trust's as well as CRCT's hedging reserves.
- For 4Q 2018, these relate to the Group's share in CRCT's foreign currency translation reserves and general reserves.
- For 4Q 2019, this relates to the fair value gain on the investment in CRCT which was accounted as "Equity instrument at fair value" with effect from 3Q 2019.
- For 4Q 2019, it relates to payment of 50.0% of base component of management fees for 3Q 2019 which were issued in November 2019. The remaining 50.0% of the base component of the management fees is paid in cash.

For 4Q 2018, it relates to payment of 50.0% of base component of management fees for 3Q 2018 which were issued in November 2018. The remaining 50.0% of the base component of the management fees is paid in cash.
- 134,089,000 new Units were issued via a private placement exercise which was completed on 8 November 2018 to partially finance the Acquisition.
- 3,693,343 new Units were issued to the Manager as payment for acquisition fees in respect of the Acquisition.
- Distributions for 4Q 2019 is for the period from 1 July 2019 to 30 September 2019 paid in November 2019. Distributions for 4Q 2018 is for the period from 1 July 2018 to 7 November 2018 paid in November 2018.

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1(d)(i) Statements of Movements in Unitholders' Funds (FY 2019 vs FY 2018)

	Group		Trust	
	FY 2019 S\$'000	FY 2018 S\$'000	FY 2019 S\$'000	FY 2018 S\$'000
Balance as at beginning of the year	7,429,300	6,928,045	7,148,117	6,667,687
Operations				
Total return for the year	696,930	676,745	700,301	648,573
Movement in hedging reserves ¹	103	1,925	(775)	-
Movement in foreign currency translation reserves ²	8,372	(10,055)	-	-
Movement in general reserves ²	(5,389)	783	-	-
Movement in fair value reserves ³	17,766	-	17,766	-
Unitholders' transactions				
Creation of Units				
- Units issued in respect of RCS Trust's management fees ⁴	4,472	5,686	4,472	5,686
- Private placement ⁵	-	277,564	-	277,564
- For payment of acquisition fees ⁶	-	7,896	-	7,896
Issue expenses	-	(3,713)	-	(3,713)
Distributions to Unitholders ⁷	(384,315)	(455,576)	(384,315)	(455,576)
Net decrease in net assets resulting from Unitholders' transactions	(379,843)	(168,143)	(379,843)	(168,143)
Balance as at end of the year	7,767,239	7,429,300	7,485,566	7,148,117

Footnotes:

- For FY 2019, this includes movements in hedging reserves of CMT MTN and IMT and the Group's share in RCS Trust's hedging reserves as well as the amount reclassified to the statement of total return on the derecognition of CRCT as an "Associate". For FY 2018, this includes movements in hedging reserves of CMT MTN and IMT and the Group's share in RCS Trust's as well as CRCT's hedging reserves.*
- For FY 2019, these relate to the amounts reclassified to the statement of total return on the derecognition of CRCT as an "Associate". For FY 2018, these relate to the Group's share in CRCT's foreign currency translation reserves and general reserves.*
- For FY 2019, this relates to the fair value gain on the investment in CRCT which was accounted as "Equity instrument at fair value" with effect from 3Q 2019.*
- For FY 2019, it relates to payment of 50.0% of base component of management fees for 4Q 2018 and performance component of management fees for FY 2018 which were issued in February 2019 as well as payment of 50.0% of base component of management fees for 1Q 2019, 2Q 2019 and 3Q 2019 in May 2019, August 2019 and November 2019 respectively. The remaining 50.0% of the base component of the management fees is paid in cash.*

For FY 2018, it relates to payment of base component of management fees for 4Q 2017 and performance component of management fees for FY 2017 which were issued in February 2018 as well as payment of base component of management fees for 1Q 2018 and 2Q 2018 and 50.0% of the base component of management fees for 3Q 2018 in May 2018, August 2018 and November 2018 respectively. The remaining 50.0% of the base component of the management fees is paid in cash.
- 134,089,000 new Units were issued via a private placement exercise which was completed on 8 November 2018 to partially finance the Acquisition.*
- 3,693,343 new Units were issued to the Manager as payment for acquisition fees in respect of the Acquisition.*
- Distributions for FY 2019 is for the period from 8 November 2018 to 31 December 2018, 1 January 2019 to 31 March 2019, 1 April 2019 to 30 June 2019 and 1 July 2019 to 30 September 2019 paid in February 2019, May 2019, August 2019 and November 2019 respectively. Distributions for FY 2018 is for the period from 1 October 2017 to 31 December 2017, 1 January 2018 to 31 March 2018, 1 April 2018 to 30 June 2018 and 1 July 2018 to 7 November 2018 paid in February 2018, May 2018, August 2018 and November 2018 respectively.*

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1(d)(ii) Details of any change in the issued Units (4Q 2019 vs 4Q 2018)

	Trust	
	4Q 2019 Units	4Q 2018 Units
Issued Units as at beginning of the period	3,688,643,219	3,548,925,629
New Units issued:		
- As payment of management fees in relation to 40.0% interest in RCS Trust ¹	160,881	194,343
- Private Placements ²	-	134,089,000
- For payment of acquisition fees ³	-	3,693,343
Issued Units as at end of the period	3,688,804,100	3,686,902,315

Footnotes:

1. For 4Q 2019, it relates to payment of 50.0% of base component of management fees for 3Q 2019 which were issued in November 2019. The remaining 50.0% of the base component of the management fees is paid in cash. For 4Q 2018, it relates to payment of 50.0% of the base component of management fees for 3Q 2018. The remaining 50.0% of the base component of management fees is paid in cash.
2. 134,089,000 new Units were issued via a private placement exercise which was completed on 8 November 2018 to partially finance the Acquisition.
3. Units issued to the Manager as payment for acquisition fee in respect of the Acquisition.

1(d)(ii) Details of any change in the issued Units (FY 2019 vs FY 2018)

	Trust	
	FY 2019 Units	FY 2018 Units
Balance as at beginning of the year	3,686,902,315	3,546,423,043
New Units issued:		
- As payment of management fees in relation to 40.0% interest in RCS Trust ¹	1,901,785	2,696,929
- Private Placements ²	-	134,089,000
- For payment of acquisition fees ³	-	3,693,343
Total issued Units as at end of the year	3,688,804,100	3,686,902,315

Footnotes:

1. For FY 2019, it relates to payment of 50.0% of base component of management fees for 4Q 2018 and performance component of management fees for FY 2018 which were issued in February 2019 as well as payment of 50.0% of base component of management fees for 1Q 2019, 2Q 2019 and 3Q 2019 in May 2019, August 2019 and November 2019 respectively. The remaining 50.0% of the base component of the management fees is paid in cash. For FY 2018, it relates to payment of base component of management fees for 4Q 2017 and performance component of management fees for FY 2017 which were issued in February 2018, as well as payment of base component of management fees for 1Q 2018 and 2Q 2018 and 50.0% of base component of management fees for 3Q 2018 in May 2018, August 2018 and November 2018 respectively.
2. 134,089,000 new Units were issued via a private placement exercise which was completed on 8 November 2018 to partially finance the Acquisition.
3. Units issued to the Manager as payment for acquisition fee in respect of the Acquisition.

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2 Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice

The figures have not been audited nor reviewed by our auditors.

3 Where the figures have been audited or reviewed, the auditor's report (including any qualifications or emphasis of matter)

Not applicable.

4 Whether the same accounting policies and methods of computation as in the issuer's most recent audited annual financial statements have been complied

Except as disclosed in paragraph 5 below, the Group has applied the same accounting policies and methods of computation in the preparation of the financial statements for the current reporting period compared with the audited financial statements for the year ended 31 December 2018.

5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change

The Group has adopted new Financial Reporting Standards in Singapore ("FRSs") and interpretations effective for the financial period beginning 1 January 2019 as follows:

(i) Amendments to FRS 109 and FRS 107 Interest Rate Benchmark Reform

A fundamental review and reform of major interest rate benchmarks is being undertaken globally. There is uncertainty as to the timing and the methods of transition for replacing existing benchmark interbank offered rates ("IBORs") with alternative rates. Such uncertainty may impact the Group's hedging relationships, for example its effectiveness assessment and highly probable assessment.

The Group applied the interest rate benchmark reform amendments retrospectively to hedging relationships that existed at 1 January 2019 or were designated thereafter and that are directly affected by interest rate benchmark reform. These amendments modify some specific hedge accounting requirements to provide relief from potential effects of the uncertainty caused by the IBOR reform. As IBOR continues to be used as a reference rate in financial markets and is used in the valuation of instruments with maturities that exceed the expected end date for IBOR, the Group believes the current market structure supports the continuation of hedge accounting as at 31 December 2019.

(ii) FRS 116 Leases

FRS 116 introduces a single, on-balance sheet lease accounting model for lessees. A lessee recognises a right-of-use ("ROU") asset representing its right to use the underlying asset and a lease liability representing its obligation to make lease payments. Lessor accounting remains similar to the current standard – i.e. lessors continue to classify leases as finance or operating leases.

The Group recognises its existing operating lease arrangements where the Group is a lessee as ROU assets with corresponding lease liabilities and measures lease liabilities by applying a single discount rate to its portfolio of property leases.

The Group applied the practical expedient to recognise amounts of ROU assets equal to its lease liabilities on 1 January 2019 and recognition exemptions for short-term leases and leases of low value items in accordance with the principles of *FRS 116*.

For ROU assets which meet the definition of investment properties under the principles of *FRS 40*, the Group presents these leased assets as part of investment properties. For other ROU assets, the Group presents them as part of plant and equipment.

The nature of expenses related to those leases will change as the principles under *FRS 116* replaces the straight-line operating lease expense with net change in fair value of investment properties and depreciation charge for ROU assets, and interest expense on lease liabilities.

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5(a) Impact of change in accounting policy on Statement of Financial Position

	Group as at 1 Jan 2019		
	Before FRS 116 adjustments S\$'000	FRS 116 adjustments S\$'000	After FRS 116 adjustments S\$'000
Non-current assets			
Plant & equipment	2,813	30	2,843
Investment properties	9,411,000	9,594	9,420,594
Investment properties under development	664,576	-	664,576
Associate	191,959	-	191,959
Joint ventures	828,545	-	828,545
Financial derivatives	26,619	-	26,619
Other non-current asset	137	-	137
Total non-current assets	11,125,649	9,624	11,135,273
Current assets			
Trade & other receivables	27,518	-	27,518
Cash & cash equivalents	348,503	-	348,503
Total current assets	376,021	-	376,021
Total assets	11,501,670	9,624	11,511,294
Current liabilities			
Financial derivatives	34,670	-	34,670
Trade & other payables	199,271	-	199,271
Current portion of security deposits	63,408	-	63,408
Short-term borrowings	528,557	-	528,557
Short-term lease liabilities	-	1,850	1,850
Provision for taxation	1,794	-	1,794
Total current liabilities	827,700	1,850	829,550
Non-current liabilities			
Financial derivatives	27,733	-	27,733
Long-term borrowings	3,099,260	-	3,099,260
Long-term lease liabilities	-	7,774	7,774
Non-current portion of security deposits	117,677	-	117,677
Total non-current liabilities	3,244,670	7,774	3,252,444
Total liabilities	4,072,370	9,624	4,081,994
Net assets	7,429,300	-	7,429,300
Unitholders' funds	7,429,300	-	7,429,300

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6 Earnings per Unit (“EPU”) and DPU for the financial period

In computing the DPU, the number of Units as at the end of each period is used.

	Group		Trust	
	4Q 2019	4Q 2018	4Q 2019	4Q 2018
EPU				
<u>Basic and Diluted EPU</u>				
Weighted average number of Units in issue	3,688,749,890	3,629,869,687	3,688,749,890	3,629,869,687
Based on weighted average number of Units in issue ¹	6.47¢	3.38¢	5.64¢	3.31¢
DPU				
Number of Units in issue at end of the period	3,688,804,100	3,686,902,315	3,688,804,100	3,686,902,315
Based on the number of Units in issue at end of the period	3.11¢	2.99¢	3.11¢	2.99¢

Footnote:

1. In computing the EPU, total returns for the period after tax and the weighted average number of Units at the end of the period are used.

	Group		Trust	
	FY 2019	FY 2018	FY 2019	FY 2018
EPU				
<u>Basic and Diluted EPU</u>				
Weighted average number of Units in issue	3,688,299,442	3,568,686,772	3,688,299,442	3,568,686,772
Based on weighted average number of Units in issue ¹	18.90¢	18.96¢	18.99¢	18.17¢
DPU				
Number of Units in issue at end of the year	3,688,804,100	3,686,902,315	3,688,804,100	3,686,902,315
Based on the number of Units in issue at end of the year	11.97¢	11.50¢	11.97¢	11.50¢

Footnote:

1. In computing the EPU, total returns for the period after tax and the weighted average number of Units at the end of the year are used.

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7 Net asset value (“NAV”) / Net tangible asset (“NTA”) per Unit based on issued Units at end of the year

	Group		Trust	
	31 Dec 2019	31 Dec 2018	31 Dec 2019	31 Dec 2018
Number of Units issued at end of the year	3,688,804,100	3,686,902,315	3,688,804,100	3,686,902,315
NAV / NTA (\$'000)	7,767,239	7,429,300	7,485,566	7,148,117
NAV / NTA per Unit ¹ (\$)	2.11	2.02	2.03	1.94
Adjusted NAV / NTA per Unit (excluding the distributable income) (\$)	2.07	2.00	2.00	1.92

Footnote:

1. NAV / NTA per Unit is computed based on net asset value / net tangible asset over the issued Units at the end of the year.

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8 Review of the performance

	Group			
	4Q 2019	4Q 2018	FY 2019	FY 2018
	S\$'000	S\$'000	S\$'000	S\$'000
<u>Income Statements</u>				
Gross revenue	203,364	180,464	786,736	697,521
Property operating expenses	(62,621)	(56,039)	(228,521)	(203,973)
Net property income	140,743	124,425	558,215	493,548
Interest and other income	1,056	3,799	7,099	10,681
Management fees	(12,632)	(11,649)	(50,236)	(44,579)
Trust expenses	(1,033)	(1,138)	(3,975)	(4,059)
Costs associated with acquisition of subsidiary	-	(8,981)	-	(8,981)
Finance costs	(29,960)	(26,973)	(118,491)	(98,170)
Net income before share of results of associate and joint ventures	98,174	79,483	392,612	348,440

	Group			
	4Q 2019	4Q 2018	FY 2019	FY 2018
	S\$'000	S\$'000	S\$'000	S\$'000
<u>Distribution Statements</u>				
Net income before share of results of associate and joint ventures	98,174	79,483	392,612	348,440
Net effect of non-tax (chargeable)/deductible items	(6,063)	2,610	(8,277)	(213)
Distributions from associate	-	-	13,645	7,632
Distributions from joint ventures	14,346	26,925	62,658	71,775
Rollover adjustment	-	-	-	274
Net loss from subsidiaries	457	471	1,263	1,451
Amount available for distribution to Unitholders	106,914	109,489	461,901	429,359
Distributable income to Unitholders	114,614 ¹	108,137 ²	441,596 ³	410,675 ⁴
DPU (in cents)				
For the period	3.11 ¹	2.99 ²	11.97 ³	11.50 ⁴
Annualised	12.34 ¹	11.86 ²	11.97 ³	11.50 ⁴

Footnotes:

- In 4Q 2019, CMT had released S\$7.7 million, part of the S\$9.2 million (of which S\$1.5 million was released in 3Q 2019) of taxable income available for distribution previously retained in 1H 2019, to Unitholders.*
- In 4Q 2018, CMT had on 7 November 2018 released the balance S\$9.7 million of its taxable income available for distribution retained in 1H 2018 to Unitholders. Prior to the completion of the Acquisition, CMT received capital distribution of S\$11.1 million from IMT, which had been retained for general corporate and working capital purposes.*

134,089,000 new Units were issued via a private placement which was completed on 8 November 2018. Distribution for the period from 8 November 2018 to 31 December 2018 was based on an enlarged unit base.
- For FY 2019, CMT received capital distribution and tax-exempt income distribution of S\$13.6 million from CRCT and capital distribution of S\$6.7 million from IOT. Both distributions had been retained for general corporate and working capital purposes.*
- For FY 2018, CMT received capital distribution and tax-exempt income distribution of S\$7.6 million from CRCT. In addition, prior to the completion of the Acquisition, CMT received capital distribution of S\$11.1 million from IMT. Both distributions had been retained for general corporate and working capital purposes.*

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4Q 2019 vs 4Q 2018

Gross revenue for 4Q 2019 was S\$203.3 million, an increase of S\$22.9 million or 12.7% from 4Q 2018. The increase was mainly due to the reopening of Funan (retail and office components) in June 2019 and the completion of the Acquisition on 1 November 2018. Upon the completion of the Acquisition, IMT became a subsidiary of CMT and its results were consolidated at Group. Westgate and Funan contributed S\$18.6 million and S\$15.1 million to the total gross revenue of the Group respectively. Excluding Funan and Westgate, the gross revenue for 4Q 2019 was higher than 4Q 2018 mainly due to higher gross rental income from IMM and Clarke Quay. The increase was partially offset by lower income from Lot One Shoppers' Mall mainly due to rejuvenation works which commenced in 3Q 2019.

Property operating expenses for 4Q 2019 were S\$62.6 million, an increase of S\$6.6 million or 11.7% from 4Q 2018. The increase was mainly due to the Acquisition and the reopening of Funan (retail and office components) in June 2019. Excluding Westgate and Funan, the property operating expenses were lower than 4Q 2018, mainly due to lower land rent as a result of the application of the principles of *FRS 116 Leases* and maintenance expenses, partially offset by higher property tax and marketing expenses.

Management fees at S\$12.6 million were S\$1.0 million or 8.4% higher than 4Q 2018.

Finance costs for 4Q 2019 of S\$30.0 million were S\$3.0 million or 11.1% higher than the same quarter last year. The increase was mainly due to higher financing costs incurred for Funan, as well as interest on IMT's bank borrowings which was consolidated at Group after the Acquisition and debts drawn down to part finance the Acquisition. The increase was partially offset by the repayment of EMTN of JPY10.0 billion in October 2019, using internal sources of funds.

FY 2019 vs FY 2018

Gross revenue for FY 2019 was S\$786.7 million, an increase of S\$89.2 million or 12.8% from FY 2018. The increase was mainly due to the Acquisition. Westgate contributed S\$74.9 million and Funan (retail and office components) which reopened in June 2019, accounted for S\$28.5 million to the total gross revenue of the Group. This was partially offset by lower gross revenue from SSC which was divested on 18 June 2018. Excluding Westgate, Funan and SSC, the gross revenue for FY 2019 was higher than FY 2018 mainly due to higher other income as well as higher gross rental income.

Property operating expenses for FY 2019 were S\$228.5 million, an increase of S\$24.5 million or 12.0% from FY 2018. The increase was mainly due to the Acquisition and the reopening of Funan (retail and office components) in June 2019, partially offset by the divestment of SSC on 18 June 2018. Excluding Westgate, Funan and SSC, the property operating expenses were lower than FY 2018, mainly due to the lower land rent as a result of the application of the principles of *FRS 116 Leases* and marketing expenses. This was partially offset by higher property tax and utilities expenses.

Management fees at S\$50.2 million were S\$5.7 million or 12.7% higher than FY 2018.

Finance costs for FY 2019 of S\$118.5 million were S\$20.3 million or 20.7% higher than FY 2018. The increase was mainly due to interest on IMT's bank borrowings which was consolidated at Group after the Acquisition and debts drawn down to part finance the Acquisition, as well as higher financing cost incurred for Funan. The increase was partially offset by the lower finance costs on the refinancing of EMTN of US\$400.0 million as net proceeds from the divestment of SSC were used to part repay these borrowings in June 2018 as well as repayment of EMTN of JPY10.0 billion in October 2019, using internal sources of funds.

9 Variance from Previous Forecast / Prospect Statement

CMT has not disclosed any forecast to the market.

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10 Commentary on the competitive conditions of the industry in which the Group operates and any known factors or events that may affect the Group in the next reporting period and the next 12 months

According to advance estimates by the Ministry of Trade and Industry, the Singapore economy grew by 0.8% on a year-on-year basis in the fourth quarter of 2019, extending the 0.7% growth in the previous quarter. On a quarter-on-quarter seasonally-adjusted annualised basis, the economy expanded at a slower pace of 0.1% compared to the 2.4% growth in the third quarter. For the whole of 2019, the Singapore economy grew by 0.7%. Conversely, based on figures released by the Singapore Department of Statistics, the retail sales index (excluding motor vehicle sales), on a year-on-year basis, has decreased by 0.6% in both October 2019 and November 2019.

CMT has a strong portfolio of quality shopping malls which are well-connected to public transportation hubs and are strategically located either in areas with large population catchments or within Singapore’s popular shopping and tourist destinations. This, coupled with the large and diversified tenant base of the portfolio, will contribute to the stability and sustainability of the malls’ occupancy rates and rental revenues.

Going forward, the Manager of CMT will continue to focus on sustaining DPU.

Please also refer to the transaction-related announcements dated 22 January 2020 to be released at or about the same time as this announcement.

11 Distributions

11(a) Current financial period

Any distributions declared for the current financial period? Yes.

Name of distribution : Distribution for 1 October 2019 to 31 December 2019

Distribution Type	Distribution Rate Per Unit (cents)
Taxable Income	3.11
Total	3.11

Par value of Units : NA

Tax rate : Taxable Income Distribution

Qualifying investors and individuals (other than those who hold their Units through a partnership) will generally receive pre-tax distributions. These distributions are exempt from Singapore income tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession.

Qualifying foreign non-individual investors and foreign fund investors will receive their distributions after deduction of tax at the rate of 10%.

All other investors will receive their distributions after deduction of tax at the rate of 17%.

Remarks : NA

11(b) Corresponding period of the preceding financial period

Any distributions declared for the corresponding period of the immediate preceding financial period? Yes.

Name of distribution : Distribution for 8 November 2018 to 31 December 2018

Distribution Type	Distribution Rate Per Unit (cents) ¹
Taxable Income	1.56
Total	1.56

Footnote:

1. Advanced distribution of 1.43 cents per Unit for the period 1 October 2018 to 7 November 2018 was paid on 30 November 2018.

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Par value of Units : NA

Tax rate : Taxable Income Distribution

Qualifying investors and individuals (other than those who hold their Units through a partnership) will generally receive pre-tax distributions. These distributions are exempt from Singapore income tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession.

Qualifying foreign non-individual investors will receive their distributions after deduction of tax at the rate of 10%.

All other investors will receive their distributions after deduction of tax at the rate of 17%.

Remarks : NA

11(c) Date payable : 28 February 2020

11(d) Books closure date : 31 January 2020

12 If no distribution has been declared/recommended, a statement to that effect

NA

13 Interested Person Transactions

CMT has not obtained a general mandate from Unitholders for Interested Person Transactions.

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14 **Segmental Results**

Total gross revenue

	Group		
	FY 2019 S\$'000	FY 2018 S\$'000	% Change
Tampines Mall	82,892	81,383	1.9
Junction 8	61,191	60,838	0.6
Funan ¹	28,536	-	NM
IMM Building	86,803	85,763	1.2
Plaza Singapura	92,073	91,502	0.6
Bugis Junction	84,868	84,856	0.0
Lot One Shoppers' Mall	43,181	44,134	(2.2)
The Atrium@Orchard	50,034	50,141	(0.2)
Clarke Quay	40,080	38,640	3.7
Bugis+	33,712	33,552	0.5
Bukit Panjang Plaza, JCube and Sembawang Shopping Centre ²	50,516	58,514	(13.7)
Bedok Mall	57,962	57,015	1.7
Westgate ³	74,888	11,183	NM
Gross revenue	786,736	697,521	12.8

Net property income

	Group		
	FY 2019 S\$'000	FY 2018 S\$'000	% Change
Tampines Mall	61,791	60,373	2.3
Junction 8	44,520	44,057	1.1
Funan ¹	15,126	(1,295)	NM
IMM Building	60,481	60,349	0.2
Plaza Singapura	68,948	68,331	0.9
Bugis Junction	61,656	61,403	0.4
Lot One Shoppers' Mall	29,984	30,691	(2.3)
The Atrium@Orchard	37,471	38,388	(2.4)
Clarke Quay	26,056	23,635	10.2
Bugis+	24,144	23,870	1.1
Bukit Panjang Plaza, JCube and Sembawang Shopping Centre ²	31,412	34,952	(10.1)
Bedok Mall	42,865	41,305	3.8
Westgate ³	53,761	7,489	NM
Net property income	558,215	493,548	13.1

Footnotes:

- Funan was closed in July 2016 for redevelopment and reopened in June 2019.*
- The sale of Sembawang Shopping Centre was completed in June 2018.*
- The Acquisition was completed on 1 November 2018. With the completion, IMT became a wholly owned subsidiary of CMT and its financials were consolidated to CMT Group's financial results with effect from 1 November 2018.*

NM – not meaningful

15 **In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments**

Please refer to paragraph 8 on the review.

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16 A breakdown of revenue and net income as follows:-

	Group		
	FY 2019 S\$'000	FY 2018 S\$'000	% Change
Gross revenue reported for first half year	382,261	346,530	10.3
Net income after tax for first half year	232,259	230,893	0.6
Gross revenue reported for second half year	404,475	350,991	15.2
Net income after tax for second half year	249,576	246,886	1.1

17 A breakdown of the total annual distribution for the current full year and its previous full year is as follows:-

	1 Jan 19 - 30 Sep 19 S\$'000	1 Oct 19 - 31 Dec 19 S\$'000	FY 2019 S\$'000	1 Jan 18 - 7 Nov 18 S\$'000	8 Nov 18 - 31 Dec 18 S\$'000	FY 2018 S\$'000
Annual distribution to Unitholders	326,799	- ¹	326,799	352,730	57,516	410,246

Footnote:

1. Please refer to para 11(a).

18 Confirmation pursuant to Rule 720(1) of the Listing Manual

The Manager confirms that it has procured undertakings from all its Directors and Executive Officers in the format set out in Appendix 7.7 of the Listing Manual of the SGX-ST (the "Listing Manual"), as required by Rule 720(1) of the Listing Manual.

19 Confirmation pursuant to Rule 704(13) of the Listing Manual

Pursuant to Rule 704(13) of the Listing Manual of the Singapore Exchange Securities Trading Limited, CapitaLand Mall Trust Management Limited (the "Company"), being the manager of CapitaLand Mall Trust ("CMT"), confirms that there is no person occupying a managerial position in the Company or in any of CMT's principal subsidiaries who is a relative of a director, chief executive officer, substantial shareholder of the Company or substantial unitholder of CMT.

This release may contain forward-looking statements that involve assumptions, 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 other developments or companies, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management on future events.

BY ORDER OF THE BOARD
 CAPITALAND MALL TRUST MANAGEMENT LIMITED
 (Company registration no. 200106159R)
 (as Manager of CapitaLand Mall Trust)

Lee Ju Lin, Audrey
 Company Secretary
 22 January 2020