



CAPITALAND MALAYSIA MALL TRUST

Extraordinary General Meeting
14 June 2021

Important Notice

This presentation shall be read in conjunction with CapitaLand Malaysia Mall Trust ("CMMT")'s Circular to Unitholders, dated 21 May 2021, in relation to the proposed amendments to the fourth amended and restated Deed dated 28 October 2020 between CapitaLand Malaysia Mall REIT Management Sdn. Bhd. ("Manager") and MTrustee Berhad constituting CMMT pursuant to the proposed expansion of CMMT's investment objective and policy.

This presentation may contain forward-looking statements. 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, availability of real estate properties, competition from other developments or companies, shifts in customer demands, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training, property operating expenses), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

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This presentation is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units.

Content

- **Proposed Mandate Expansion**
- **Rationale**
- **Proposed Change of Names**
- **Approvals Required**
- **Indicative Timeline**

Proposed Mandate Expansion

The Manager proposes to undertake:

1. the expansion of CMMT's investment objective and policy ("**Proposed Mandate Expansion**"); and
2. ancillary to the Proposed Mandate Expansion, the names of CMMT and the Manager are also proposed to be changed ("**Proposed Change of Names**")

Pursuant to the Proposed Mandate Expansion, we recommend the following amendments to the Fourth Amended and Restated Deed dated 28 October 2020 :

- Definition of Land;
- Definition of Real Estate; and
- Objective and Investment Policy of the Trust

Proposed Mandate Expansion (cont'd)

Proposed amendments to CMMT's Investment Objective and Policy:

- To invest, on a long-term basis, in a portfolio of income-producing Real Estate as deemed fit by the Manager, **that are used for retail, commercial, office and industrial purposes** or such other Non-Real Estate investments as may be permitted under the REIT Guidelines or by the Securities Commission Malaysia ("SC")
- The proposed expanded asset classes shall include but shall not be limited to **business parks, logistics facilities, warehouses, distribution centres, data centres and integrated developments**

Rationale

Expand investment opportunities

- Larger pool of investment targets with potential attractive yields and/or capital appreciation
- Ability to grow its portfolio and increase long-term return for Unitholders

Sector, revenue stream, asset and tenant diversification

- Diversify revenue stream to build a sector-diversified portfolio
- Gain exposure to a more extensive and broader pool of tenants across various sectors, reduce tenant concentration risk

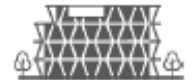
Enhance ability to deliver stable and sustainable distribution to Unitholders

- The addition of different real estate classes will provide a more balanced and stable rental revenue
- More resilient and less susceptible to adverse changes caused by unforeseeable external-led events and factors

Investible Asset Classes



Retail



Business Park



Commercial



Logistics



Industrial



Data Centre



Integrated Developments

Proposed Change of Names

A consequence of the Proposed Mandate Expansion in order for CMMT's and the Manager's names to be more reflective of CMMT's amended investment objective and policy

Name	Current	Proposed ¹	Approvals
REIT	CapitaLand Malaysia Mall Trust	CapitaLand Malaysia Trust	<ul style="list-style-type: none"> Not required from unitholders
REIT Manager	CapitaLand Malaysia Mall REIT Management Sdn. Bhd.	CapitaLand Malaysia REIT Management Sdn. Bhd.	<ul style="list-style-type: none"> Not required from unitholders Prior approval from the SC Shareholders' approval
Stock Ticker	CMMT	CLMT	<ul style="list-style-type: none"> Not required from unitholders Approval required from Bursa Malaysia

¹ The Proposed Change of Names will only be effected in the event the Proposed Mandate Expansion is formalised and not vice versa.

Approvals Required

The Proposed Mandate Expansion is subject to the following approvals being obtained:

- Approval from the Unitholders by way of resolution passed requiring a majority consisting of more than two-thirds (2/3) of all Unitholders present and voting at this meeting; and
- Approvals, consents or waivers of any other relevant authorities and/or parties, if required

The Manager will **not** vote on the resolution as doing so is prohibited under Clause 6.2 of the Fourth Amended and Reinstated Trust Deed and Paragraph 13.26 of the REITs Guidelines.

Upon obtaining the approvals, the Manager will be accorded the flexibility to invest in a comprehensive range of real estate assets across various asset classes.

All Unitholders will equally benefit from the Proposed Mandate Expansion.

The Board of the Manager is of the opinion that the Proposed Mandate Expansion is in the best interest of CMMT and of its Unitholders.

Indicative Timeline

Dates	Items
18 May	Initial announcement of the proposals (mandate expansion + consequential change of names for CMMT and CMRM)
21 May	Notice of EGM (21 days for special resolution)
14 June	Virtual EGM
By July	<ul style="list-style-type: none"> • Application to register the amended deed with the SC • Lodgment of the amended deed with the SC • Completion



Thank You

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