For immediate release

NEWS RELEASE

CLMT's 3Q 2022 net property income up 105.8% to RM38.2 million

Kuala Lumpur, 26 October 2022 – CapitaLand Malaysia REIT Management Sdn. Bhd. (CMRM), the manager of CapitaLand Malaysia Trust (CLMT), announced today an increase of 45.9% year-on-year in gross revenue to RM71.0 million for the quarter ended 30 September 2022 (3Q 2022). Net property income (NPI) grew 105.8% year-on-year to RM38.2 million from RM18.6 million in 3Q 2021. The strong performance was largely due to higher revenue contribution across all CLMT properties amidst the continued recovery in retail sentiment and tenant sales.

Distributable income for 3Q 2022 was RM22.2 million and distribution per unit (DPU) was 1.01 sen. For the period 1 January to 30 September 2022 (YTD Sep 2022), distributable income was RM64.3 million and DPU was 2.96 sen.

Mr Lui Chong Chee, Chairman of CMRM, said: "CLMT's improved performance in 3Q 2022 was in line with the overall recovery of Malaysia's retail sector, boosted by the lifting of pandemic restrictions and reopening of international borders. While steady domestic demand is expected to sustain the recovery of Malaysia's economy for the rest of 2022, we are cognisant that increasing global macroeconomic uncertainties may ease the momentum. To this end, CLMT will remain proactive in maintaining healthy portfolio occupancy and sustainable rental income while ensuring cost efficiencies and keeping a lookout for opportunities to diversify income streams."

Mr Tan Choon Siang, CEO of CMRM, said: "Driven by better operating performance across all the properties in our portfolio, CLMT's 3Q 2022 gross revenue and NPI recorded significant improvements year-on-year. Sustaining the positive momentum from the preceding quarter, portfolio retail sales for 3Q 2022 continued to trend above the average pre-pandemic level in 2019, while portfolio occupancy as at 30 September 2022 rose to 83.1%. The higher occupancy was underpinned by a newly secured supermarket anchor tenant for 3 Damansara."

"We expect to complete the acquisition of our first logistics asset, which is located in a well-established industrial hub in Sungai Jawi, Penang, in 4Q 2022. The acquisition marks the start of CLMT's strategy to invest in well-connected and high-quality industrial and logistics assets in key regions, which offer stable income growth, supported by Malaysia's growing importance as a regional logistics hub. With our healthy balance sheet, we are actively exploring yield-accretive investment opportunities, be it in existing or new asset classes, in pursuit of inorganic growth. Given the macroeconomic uncertainties, we will remain prudent in our capital management and review any investment opportunity with financial discipline."

Summary of CLMT's results

	3Q 2022	3Q 2021	Change (%)	YTD 2022	YTD 2021	Change (%)
Gross revenue (RM'000)	71,003	48,676	45.9	206,918	158,045	30.9
Net property income (RM'000)	38,214	18,571	105.8	111,706	69,912	59.8
Distributable income (RM'000)	22,246	3,192	596.9	64,273	21,343	201.1
Distribution per unit (sen)	1.01	0.15	573.3	2.96	1.01	193.1

About CapitaLand Malaysia Trust (www.clmt.com.my)
Listed on the Main Market of Bursa Malaysia Securities Berhad on 16 July 2010, CapitaLand Malaysia Trust (CLMT) is a real estate investment trust (REIT) with an income-producing and geographically diversified portfolio of quality assets strategically located across three key urban centres in Malaysia.

With a net lettable area of approximately 3.1 million square feet, CLMT's portfolio comprises five shopping malls and a complementary office block: Gurney Plaza in Penang; three in Klang Valley – a majority interest in Sungei Wang Plaza in Kuala Lumpur; 3 Damansara and 3 Damansara Office Tower in Petaling Jaya; and The Mines in Seri Kembangan; and East Coast Mall in Kuantan, Pahang. With a market capitalisation of approximately RM1.2 billion as at 30 September 2022, the total asset value of CLMT is about RM3.9 billion.

CLMT's investment objective is to invest, on a long-term basis, in income-producing real estate which is primarily used for retail, commercial, office and industrial purposes in Malaysia. CLMT is managed by CapitaLand Malaysia REIT Management Sdn. Bhd., a wholly owned subsidiary of CapitaLand Investment Limited, a leading global real estate investment manager with a strong Asia foothold.

About CapitaLand Investment Limited (www.capitalandinvest.com)
Headquartered and listed in Singapore, CapitaLand Investment Limited (CLI) is a leading global real estate investment manager (REIM) with a strong Asia foothold. As at 30 June 2022, CLI had about S$125 billion of real estate assets under management, and about S$86 billion of real estate funds under management (FUM) held via six listed real estate investment trusts and business trusts, and more than 20 private vehicles across the Asia-Pacific, Europe and USA. Its diversified real estate asset classes cover integrated developments, retail, office, lodging, business parks, industrial, logistics and data centres.

CLI aims to scale its FUM and fee-related earnings through fund management, lodging management and its full stack of operating capabilities, and maintain effective capital management. As the investment management arm of CapitaLand Group, CLI has access to the development capabilities of and pipeline investment opportunities from CapitaLand's development arm.

As a responsible company, CLI places sustainability at the core of what it does and has committed to achieve net zero emissions by 2050. CLI contributes to the environmental and

social well-being of the communities where it operates, as it delivers long-term economic value to its stakeholders.

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