Print this page

MISCELLANEOUS

** Asterisks denote mandatory information*

Name of Announcer *	CAPITAMALLS ASIA LIMITED
Company Registration No.	200413169H
Announcement submitted on behalf of	CAPITAMALLS ASIA LIMITED
Announcement is submitted with respect to *	CAPITAMALLS ASIA LIMITED
Announcement is submitted by *	Kannan Malini
Designation *	Company Secretary
Date & Time of Broadcast	22-Jul-2011 19:36:01
Announcement No.	00167

>> ANNOUNCEMENT DETAILS

The details of the announcement start here ...

Announcement Title *	CapitaMalls Malaysia Trust - "Presentation Slides for Asian Investment Conference & Exhibition, Singapore - 23 July 2011"
Description	CapitaMalls Asia Limited's subsidiary, CapitaMalls Malaysia REIT Management Sdn. Bhd., the manager of CapitaMalls Malaysia Trust, has today issued an announcement on the above matter, as attached for information. The initial public offering of CapitaMalls Asia Limited's shares was sponsored by J.P. Morgan (S.E.A.) Limited and DBS Bank Ltd.
Attachments	CMMT-PB_AICE_20110723.pdf Total size = **2422K** (2048K size limit recommended) **Total attachment size has exceeded the recommended value**

Close Window

General Announcement

Form Version **8.1 (Enhanced)**
Initiated by **CS_EQ CORPORATE SERVICES** on **22/07/2011 05:01:27 PM**
Submitted by **CS_EQ CORPORATE SERVICES** on **22/07/2011 06:18:35 PM**
Reference No **CC-110722-61287**

Submitted

Company Information	
Main Market Company	
New Announcement	
Submitting Investment Bank/Advisor (if applicable)	
Submitting Secretarial Firm (if applicable)	EQ Corporate Services (Malaysia) Sdn. Bhd.
* **Company name**	CAPITAMALLS MALAYSIA TRUST
* **Stock name**	CMMT
* **Stock code**	5180
* **Contact person**	Ng Lay Leng
* **Designation**	Secretary
* **Contact number**	03-2382 4288
E-mail address	aida.binti.karim@tmf-group.com

Type *	**Announcement**
Subject *:	**OTHERS** **(Note : INFORMATION ENTERED IN THE DESCRIPTION FIELD WILL BE DISPLAYED AS THE TITLE OF THE ANNOUNCEMENT IN BURSA MALAYSIA'S WEBSITE)**

Description *:-
(Note : Please enter the announcement description in this field and the announcement details in the Announcement Details/Table Section or attach the full announcement details as an attachment)
Presentation Slides for Asian Investment Conference & Exhibition, Singapore - 23 July 2011
Announcement Details/Table Section :-
(This field is for the details of the announcement, if applicable)

The attached presentation slides issued by CapitaMalls Malaysia Trust on the above matter is for information.

This announcement is dated 22 July 2011.

Attachment(s):- (please attach the attachments here)
CMMT_AICE_20110723(Final).pdf

CAPITAMALLS MALAYSIA TRUST (CMMT)

Malaysia's Largest "Pure-Play" Shopping Mall REIT

Asian Investment Conference & Exhibition, Singapore

23 July 2011

Disclaimer

The information in this presentation is qualified in its entirety by, and is subject to, the more detailed information set out in the the Prospectus dated 28 June 2010 registered with the Securities Commission of Malaysia and any subsequent announcements released by CMMT thereafter.

The past performance of CMMT is not indicative of the future performance of CMMT. Similarly, the past performance of CapitaMalls Malaysia REIT Management Sdn. Bhd. (the “Manager”) is not indicative of the future performance of the Manager.

The value of units in CMMT (“Units”) 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 Securities. Listing of the Units on Bursa Securities does not guarantee a liquid market for the Units.

These materials 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.

Contents

1. Introduction
2. 2Q 2011 Financial Results
3. Performance Since IPO
4. Growth Driver

Introduction

CapitaMalls Malaysia Trust (CMMT)

Largest listed "pure-play" shopping mall REIT in Malaysia

Three shopping malls valued at RM2.43 billion[1]

Total retail space of approximately 2.02 million[2] square feet of net lettable area

Geographically diversified portfolio within Malaysia

Access to Sponsor's unique integrated retail and capital management platform

[1] Based on valuation as at 30 June 2011 commissioned by AmTrustee , trustee of CMMT.
[2] As at 30 June 2011.

Portfolio Overview

Enlarged Gurney Plaza[5], Penang

- Penang's premier lifestyle mall
- Located at Gurney Drive
- Large middle/upper income catchment population

NLA (sq ft)[1]	:	848,037
Valuation (RMmm)[2]	:	1,090
Occupancy (%)[3]	:	99.4

Sungei Wang Plaza property[4], Kuala Lumpur

- Unique shopping mall with wide range of products and services
- Strategically located within KL's CBD
- Easily accessible via SMART tunnel and monorail

NLA (sq ft)[1]	:	447,870
Valuation (RMmm)[2]	:	790
Occupancy (%)[3]	:	98.5

Portfolio Overview

Net lettable area (mm sq ft)[1]	2,016
Portfolio property valuation (RMmm)[2]	2,430
Number of leases[1]	1,105
Occupancy (%)[3]	99.1

The Mines, Selangor

- Suburban shopping mall with Venetian-like canal
- Part of Mines Resort City, an integrated retail, entertainment and business destination
- Accessible via highways and public transport

NLA (sq ft)[1]	:	720,548
Valuation (RMmm)[2]	:	550
Occupancy (%)[3]	:	99.1

Diversified NPI across assets and geographies

[1] As at 30 June 2011.[2] Based on valuations as at 30 June 2011 commissioned by AmTrustee, trustee of CMMT. [3] Committed occupancy as at 30 June 2011.
[4] CMMT's interest in Sungei Wang Plaza consists of approximately 61.9% of the aggregate retail floor area of Sungei Wang Plaza and approximately 1,298 car park lots or 100% of the car park lots in Sungei Wang Plaza. All information in this presentation pertains solely to CMMT's strata area.
[5] Enlarged Gurney Plaza includes Gurney Plaza Extension.

Established Tenants

Anchor tenants

Parkson | Golden Screen Cinema | Carrefour | Giant

International and local brands

McDonald’s | Padini | Starbucks | G2000 | Challenger

CapitaMalls Malaysia Trust

2Q 2011 Financial Results

AICE 2011 *23 July 2011*

2Q 2011 DPU Exceeds Forecast

	2Q 2011			YTD 2011		
	Actual [1] (Unaudited)	Forecast [2]	Change %	Actual [1] (Unaudited)	Forecast [2]	Change %
Distributable Income [3] (RM '000)	29,787	27,686	7.6	55,779	52,758	5.7
DPU [4] (sen)	2.00	1.85	8.1	3.90	3.69	5.7
DPU (sen) - annualised	8.02	7.42	8.1	7.86	7.44	5.7
Distribution yield (%) (Based on market price of RM1.24 on 30 June 2011)	6.47	5.98	8.1	6.34	6.00	5.7
Distribution yield (%) (Based on market price of RM1.30 on 11 July 2011)	6.17	5.71	8.1	6.05	5.72	5.7

1. 2Q and YTD 2011 actual results include the financial results of Gurney Plaza Extension (GPE).
2. 2Q and YTD 2011 forecast comprise profit forecast for the existing portfolio and GPE for the relevant period as disclosed in CMMT's circular to unitholders dated 23 February 2011.
3. CMMT intends to distribute 100% of its distributable income to its unitholders for financial year ending 31 December 2011.
4. YTD 2011 DPU of 3.90 sen per unit includes advance income distribution of 1.74 sen per unit paid in April 2011.

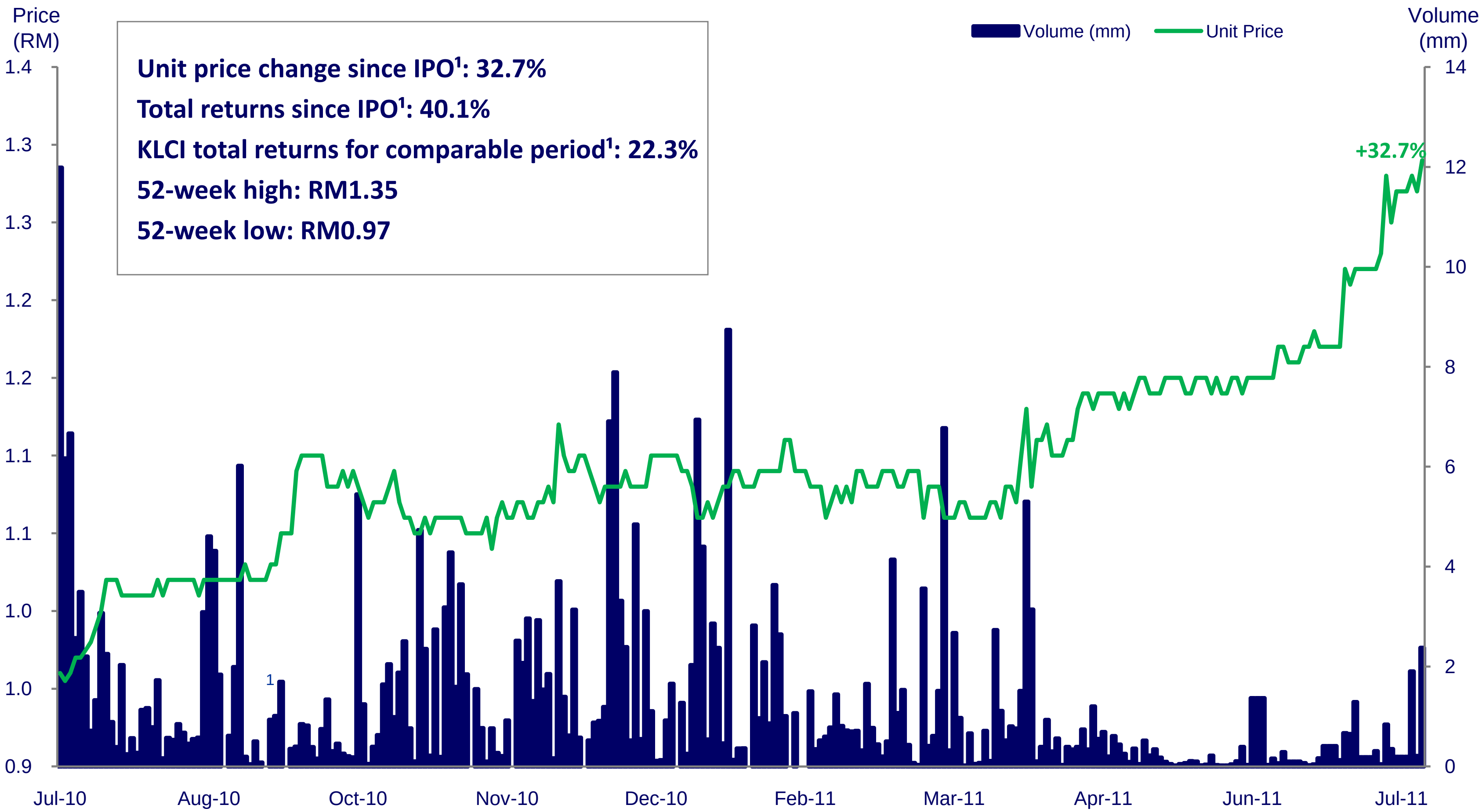
Firm Balance Sheet

As at 30 June 2011	RM million		
Non-current Assets	2,431	**NAV (RM million)**	
Current Assets	145	- before income distribution	1,623
Total Assets	**2,576**	- after income distribution	1,591
Current Liabilities	108		
Non-current Liabilities	845	**NAV per unit (RM)**	
Total Liabilities	**953**	- before income distribution	1.09
Net Assets	**1,623**	- after income distribution	1.06
Total Unitholders' Funds	**1,623**		
Number of Units in Circulation (in million units)	**1,495**		

Performance Since IPO

CapitaMalls Malaysia Trust

Unit Price up by 32.7% since IPO



Source: Bloomberg as at 15 July 2011

[1] Total returns based on

(a) Capital appreciation of 32 sen from RM0.98 at listing to RM1.30 as at 15 July 2011, and

(b) Total distribution of 7.30 sen over the period (3.40 sen for the period 14 July 2010 to 31 December 2010, 1.74 sen for the period 1 January 2011 to 24 March 2011 and 2.16 sen for the period 25 March to 30 June 2011).

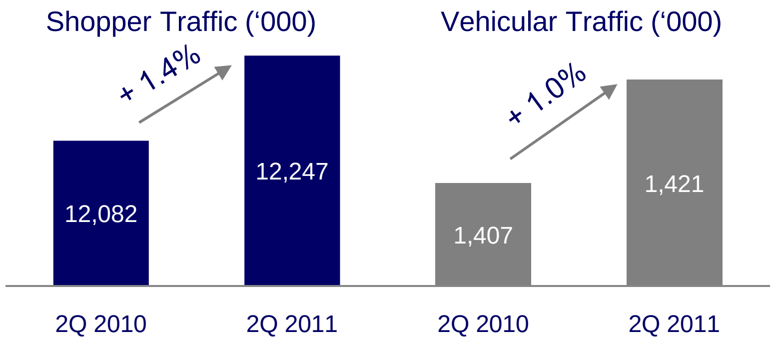
[2] Market capitalisation based on 1,494,859,000 units in issue and unit price of RM1.30 (as at 15 July 2011).

CapitaMalls Malaysia Trust

Strong Operational Performance since IPO

Occupancy Rate[1] Close to 100%	
Enlarged Gurney Plaza[2]	99.4%
Sungei Wang Plaza	98.5%
The Mines	99.1%
CMMT Portfolio	**99.1%**

Increase in Shopper and Vehicular Traffic



Positive Rental Reversion – From 1 January 2011 to 30 June 2011 (Excluding Newly Created and Reconfigured Units)					
Property	**No. of Renewals (plus New Leases)**	**Retention Rate[3]**	**Net Lettable Area**		**Increase in Current Rental vs. Preceding Rental[4]**
			Area (sq ft)	**Percentage of Mall**	
Enlarged Gurney Plaza[2]	63	82.8%	133,907	15.8%	8.0%
Sungei Wang Plaza	92	87.2%	60,757	13.6%	6.7%
The Mines	121	73.0%	135,650	18.8%	5.1%
CMMT Portfolio	**276**	**80.0%**	**330,314**	**16.4%**	**6.6%**

[1] As of 30 June 2011.
[2] Enlarged Gurney Plaza includes Gurney Plaza Extension.
[3] The retention rate is computed based on the number of renewed leases against the total number of renewals and new leases plus vacant units.
[4] The % is computed based on the increase in the 1st year rental of the renewed term over last year rental of the preceding term.

Growth Driver

CapitaMalls Malaysia Trust

CMMT’s Strategy

- Enhancing value through proactive asset management and asset enhancement strategies
- Actively pursuing acquisition opportunities
- Leveraging on CapitaMalls Asia’s extensive network of strategic and local partners, and local industry knowledge
- Optimising capital management strategy

Asset Enhancement Initiatives - Sungei Wang Plaza

Converted anchor tenant space into higher yielding specialty outlets

BEFORE: NLA: 25,532 sq ft / Ave Rent: RM5.15psf

AFTER: NLA: 19,070 sq ft / Ave Rent: RM17.97psf

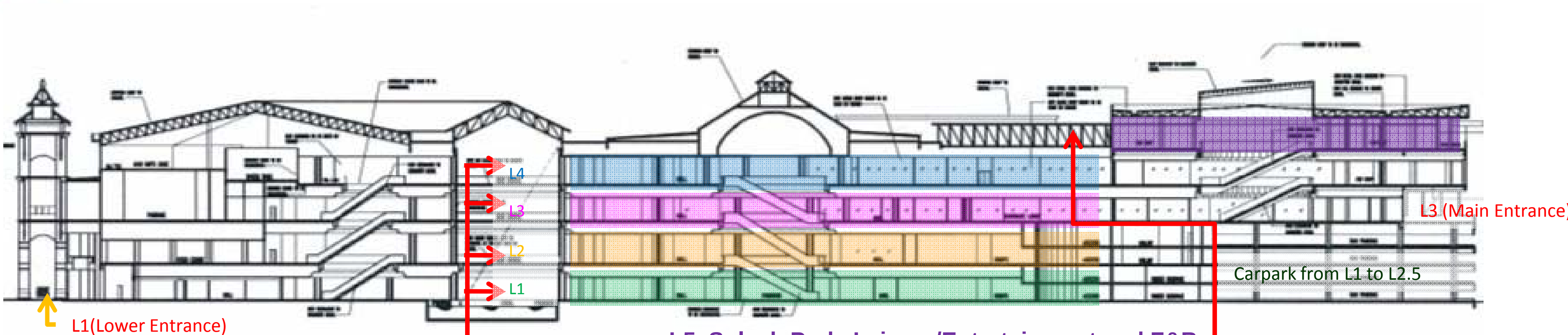
Description	Impact of works
Incremental NPI	RM2.04 mil
Capex	RM1.5 mil
Est. ROI	136%

Asset Enhancement Initiatives - Sungei Wang Plaza

Before AEI

After AEI

Asset Enhancement Initiatives – The Mines



L5 Splash Park, Leisure/Entertainment and F&B

L4 Leisure /Entertainment, Lifestyle and IT Digital

L3 Established Fashion and F&B

L2 Electrical, Home, Wellness and Local Fashion

L1 Supermarket, Services, Conveniences, F&B and Lifestyle

Mines AEI
- Extension block
- New retail concepts
- New escalators
- Reconfiguration
- Link bridges
- Splash park

BEFORE

AFTER

Description	Impact of works
Additional NLA created	~ 80,000 sq ft
Incremental NPI	RM7.5 mil
Capex	RM87 mil
Est. ROI	9%

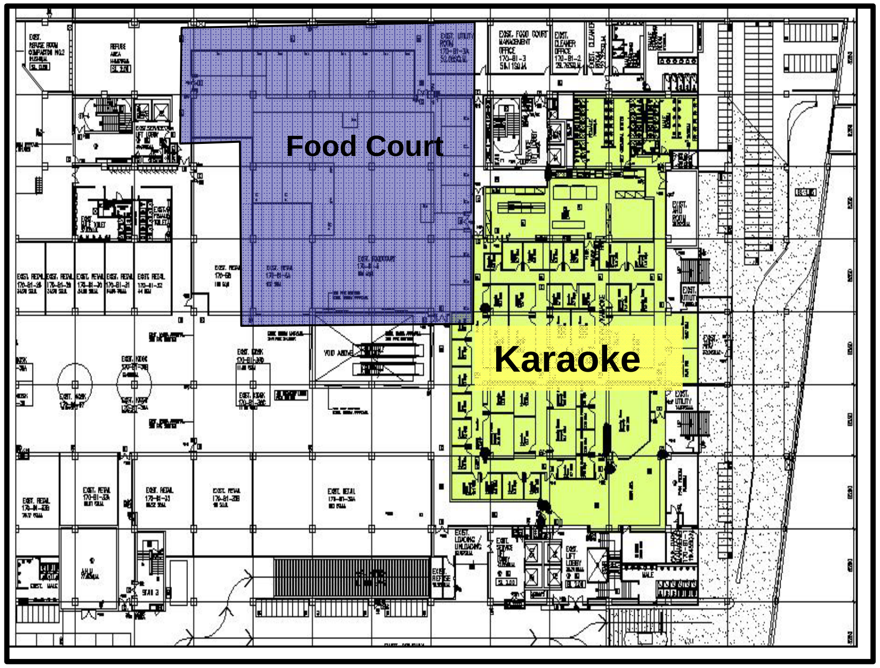
CapitaMalls Malaysia Trust

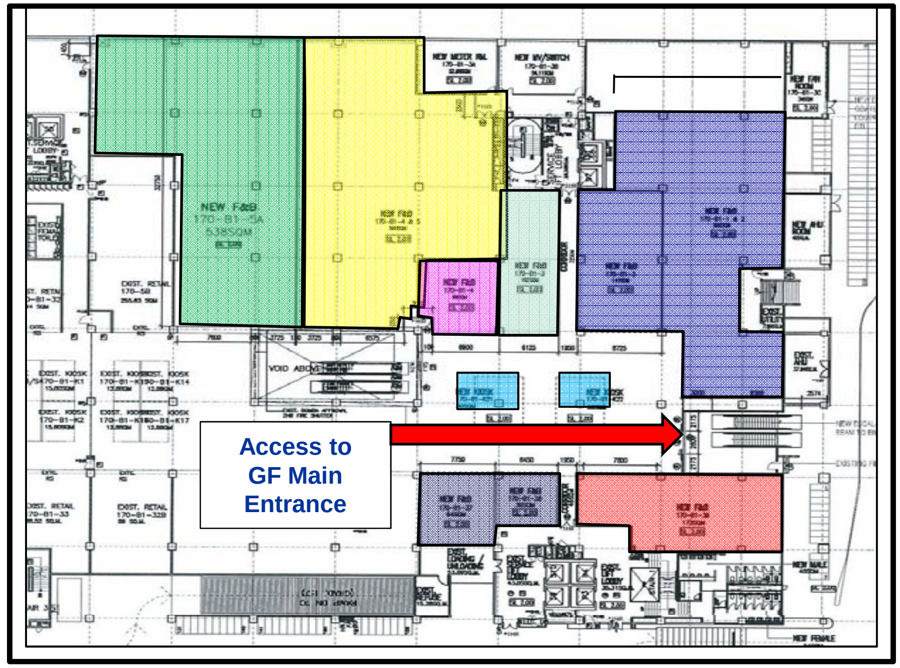
Asset Enhancement Initiatives – Gurney Plaza

Reconfiguration of the former mini anchor space at Basement 1 resulted in:

- **Creation of more shops with higher rental**
- **Additional 2,800 sq ft of net lettable area**
- **Improve accessibility**
- **Stronger visibility and enhance line of sight**

Before	After





CapitaMalls Malaysia Trust

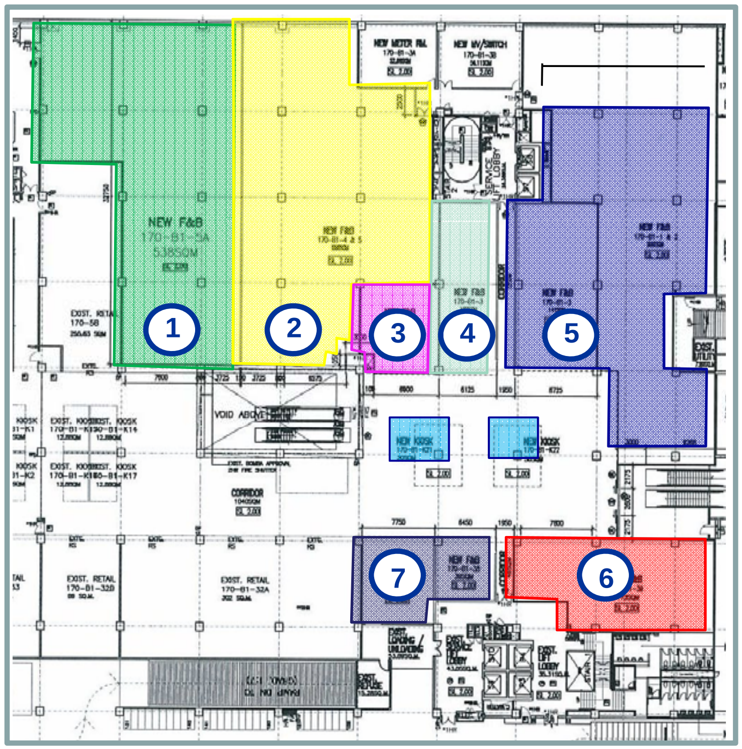
Asset Enhancement Initiatives – Gurney Plaza

1 Bar B Q Plaza

2 G Food Court

3 I Love Yoo!

7 Bread History and Just Pizza



4 Country Tidbits

Kitchen Shop

5 Kitchen Shop/ BBQ King (under renovation)

6 Kenny Rogers Roasters

CapitaMalls Malaysia Trust

Completed acquisition of Gurney Plaza Extension in 1Q 2011

- Extension block adjoining Gurney Plaza
- Acquisition Price: RM215 million
- Forecast NPI for 2011: RM15.2 million

Gurney Plaza, Penang

CapitaMalls Malaysia Trust

Announced the proposed acquisition of East Coast Mall in 2Q 2011

- Family lifestyle mall
- Acquisition Price: RM310 million
- Forecast NPI for 2011: RM22 million

East Coast Mall, Kuantan

Key Investment Highlights

- Diversified and resilient portfolio
- Reputable sponsor with proven track record
- Experienced real estate professionals
- Stable and growing distribution
- Liquid investment

Thank You

For enquiries, please contact:
Liew Siew Leng
(Investor Relations)
Tel: +60 3 2279 9842
Fax: +60 3 2799 9889
Email: liew.siewleng@capitaland.com
www.capitamallsmalaysia.com

CapitaMalls Malaysia Trust