General Announcement::CAPITAMALLS MALAYSIA TRUST - PRESENTATION SLIDES FOR THE ANNUAL GENERAL MEETING HELD ON 3 APRIL 2014

Issuer & Securities

Issuer/ Manager	CAPITAMALLS ASIA LIMITED
Securities	CAPITAMALLS ASIA LIMITED - SG1Z05950543 - JS8

Announcement Details

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Announcement Sub Title	CAPITAMALLS MALAYSIA TRUST - PRESENTATION SLIDES FOR THE ANNUAL GENERAL MEETING HELD ON 3 APRIL 2014
Announcement Reference	SG140403OTHRGMGG
Submitted By (Co./ Ind. Name)	Tan Lee Nah
Designation	Company Secretary
Description (Please provide a detailed description of the event in the box below)	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.

Attachments	CMMT announcement_Gen Announcement_Presentation slides for the AGM (3.4.14).pdf Total size =1805K

General Announcement

Form Version **8.2 (Enhanced)**
Initiated by **CS_TMF GLOBAL SERVICES MALAYSIA** on **01/04/2014 11:24:40 AM**
Ownership transfer to **CS_TMF GLOBAL SERVICES MALAYSIA/EDMS/KLSE** on **03/04/2014 05:18:57 PM**
Submitted by **CS_TMF GLOBAL SERVICES MALAYSIA** on **03/04/2014 05:19:24 PM**
Reference No **CG-140401-2BCEC**

Submitted

Company Information	
Main Market Company	
New Announcement	
Submitting Investment Bank/Advisor (if applicable)	
Submitting Secretarial Firm (if applicable)	TMF GLOBAL SERVICES (MALAYSIA) SDN. BHD.
* **Company name**	CAPITAMALLS MALAYSIA TRUST
* **Stock name**	CMMT
* **Stock code**	5180
* **Contact person**	Soo Shiow Fang
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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 the Annual General Meeting held on 3 April 2014
Announcement Details/Table Section :-
(This field is for the details of the announcement, if applicable)

This announcement is dated 3 April 2014.

Attachment(s):- (please attach the attachments here)
AGM Presentation 2014 3 Apr'14.pdf






CapitaMalls Malaysia Trust

Malaysia's only "pure-play" shopping mall REIT with an income- and geographically- diversified portfolio

Annual General Meeting

3 April 2014

Disclaimer

These materials 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, shifts in expected levels of property rental income, changes in operating expenses, including reimbursable staff costs, 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 current view of management on future events.

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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 are for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

Contents

- Year in Review
- Financial Highlights
- Portfolio Highlights
- Improvements Works & New Initiatives
- Customer Engagement & Community
- Looking Forward

Year in Review

Gurney Plaza, Penang, Malaysia

Year in Review

Strong Operational Performance

- Occupancy remained high at 99.0%.
- 7.5% increase in renewal/new lease rental rate for 2013 lease expiries[1].

Asset Enhancement Initiatives (AEIs)

- Completion of Phase 1 East Coast Mall renovation works.
- Completion of Sungei Wang Plaza's refurbishment works, which commenced in November 2012.

Optimal Capital Management

- Interest rates of existing borrowings of RM368.8 million were re-fixed at 4.14% per annum for two years.
- The credit margins of existing floating rate credit facilities were tightened by approximately 30 basis points.

Note (1) Based on the rental of the first year of the renewed/new lease term compared to the preceding rate (last year's rental of the preceding term).

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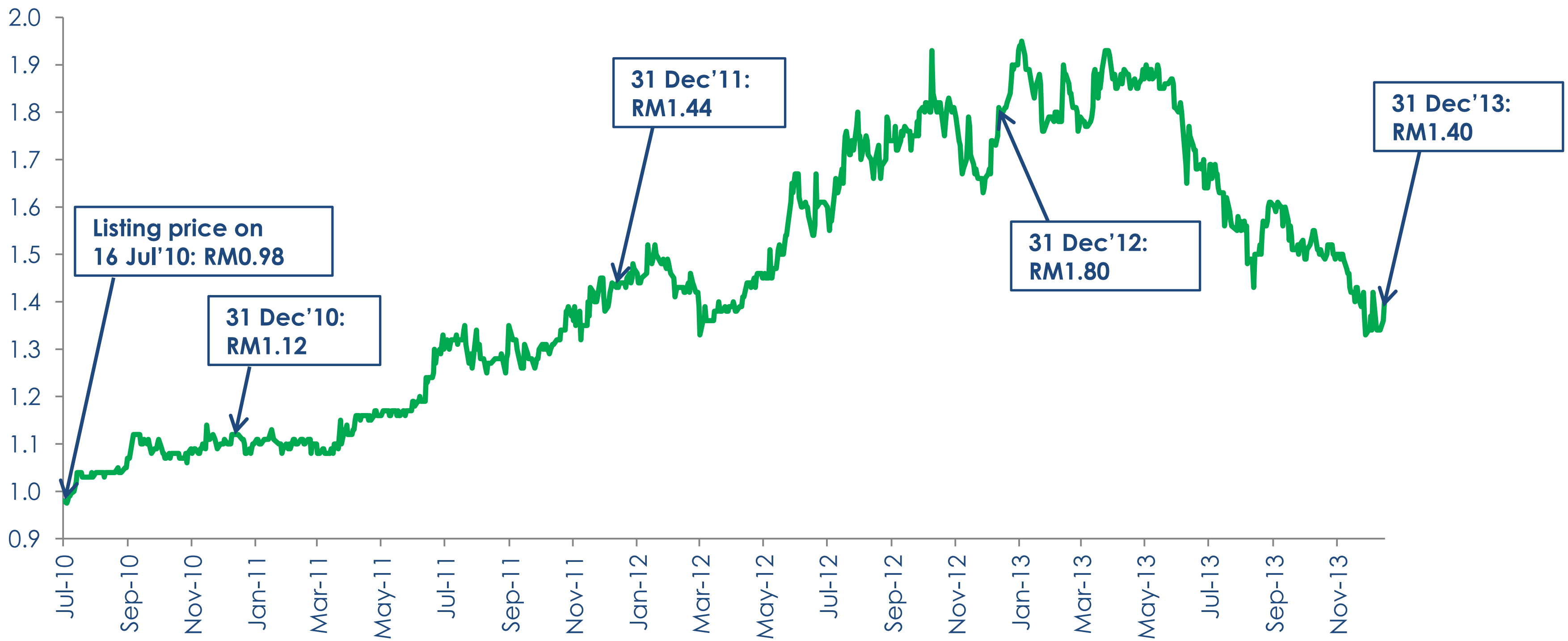
Unit Price Performance Since IPO to 31 December 2013

Unit Price up by 42.9% since IPO
Total Returns since IPO: 72.0%



Source: Bloomberg as at 31 December 2013.
Note (1) Total returns based on:
(a) Capital appreciation of 42 sen from RM0.98 at listing to RM1.40 at closing on 31 December 2013, and
(b) Total distribution of 26.32 sen over the period (19.71 sen from the period 14 July 2010 to 31 December 2012 and 6.61 sen from the period 1 Jan 2013 to 30 Sep 2013). The DPU for the period 1 Oct 2013 to 31 Dec 2013 was 2.24 sen, hence the total DPU for the financial year ended 31 Dec 2013 was 8.85 sen.

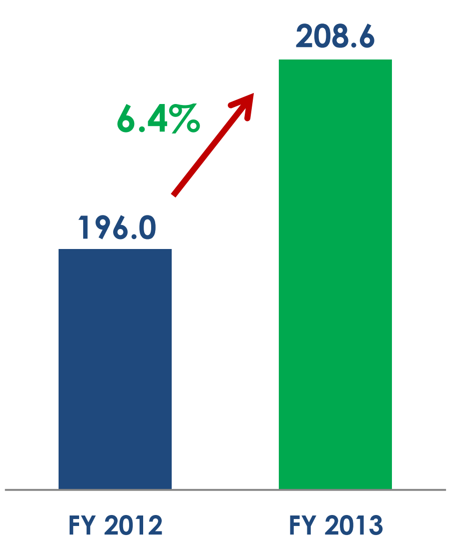
Financial Highlights

Sungei Wang Plaza, Kuala Lumpur, Malaysia

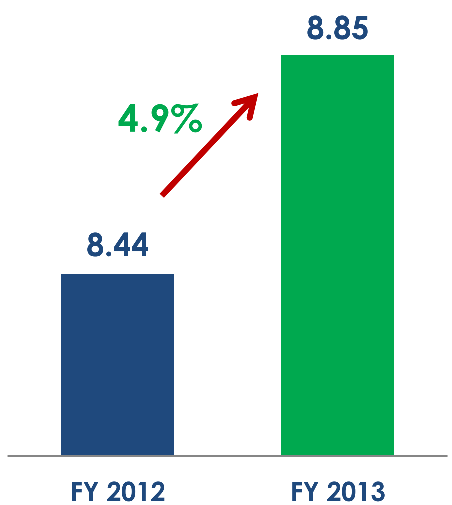
Financial Highlights

Delivering Sustainable Income Distribution & Potential Capital Growth

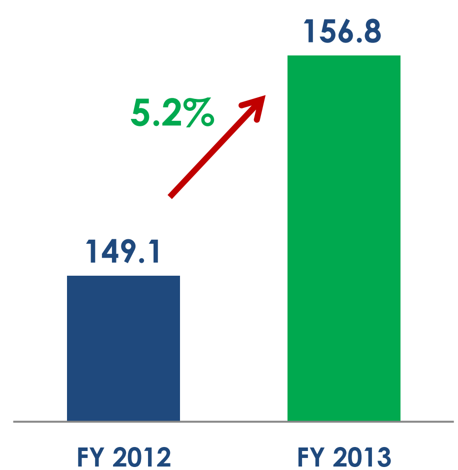
Net Property Income (RM million)



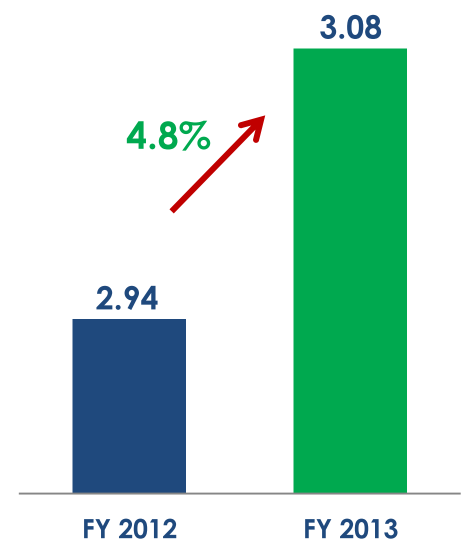
Distribution Per Unit (DPU)



Distributable Income (RM million)



Portfolio Valuation (RM billion)



FY 2012: Financial Year ended 31 December 2012.
FY 2013: Financial Year ended 31 December 2013.

Distribution Policy
Payout policy ratio: at least 90.0% of CMMT's distributable income in each financial year.
Distribution payment: semi-annual basis for each six-month period ending 30 June and 31 December of each year.

Financial Highlights (Cont'd)

Firm Balance Sheet

As at 31 December 2013	RM'mil
Non-current Assets	3,081
Current Assets	165
Total Assets	**3,246**
Current Liabilities	185
Non-current Liabilities	858
Total Liabilities	**1,043**
Net Assets	**2,203**
Total Unitholders' Funds	**2,203**
Number of Units in Circulation (in million units)	**1,773**

NAV (RM'mil)	
- before income distribution	2,203
- after income distribution	2,123
NAV per unit (RM)	
- before income distribution	1.24
- after income distribution	1.20

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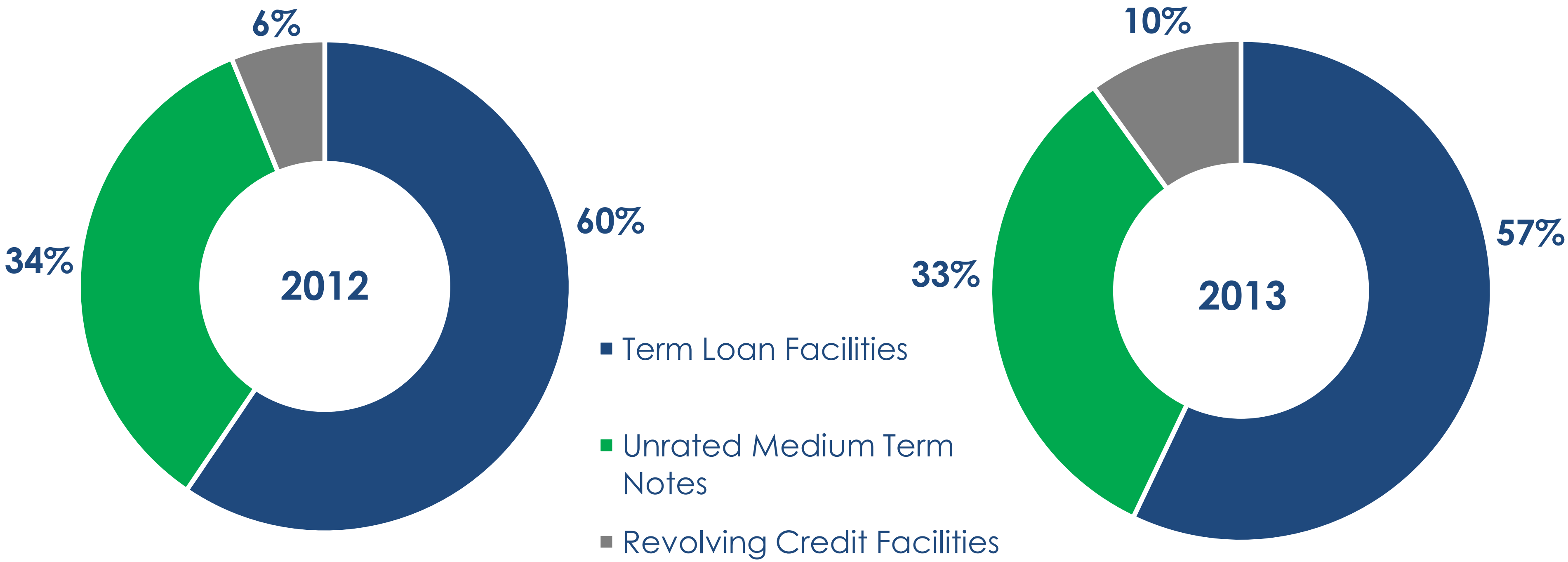
Diversified Sources of Funding

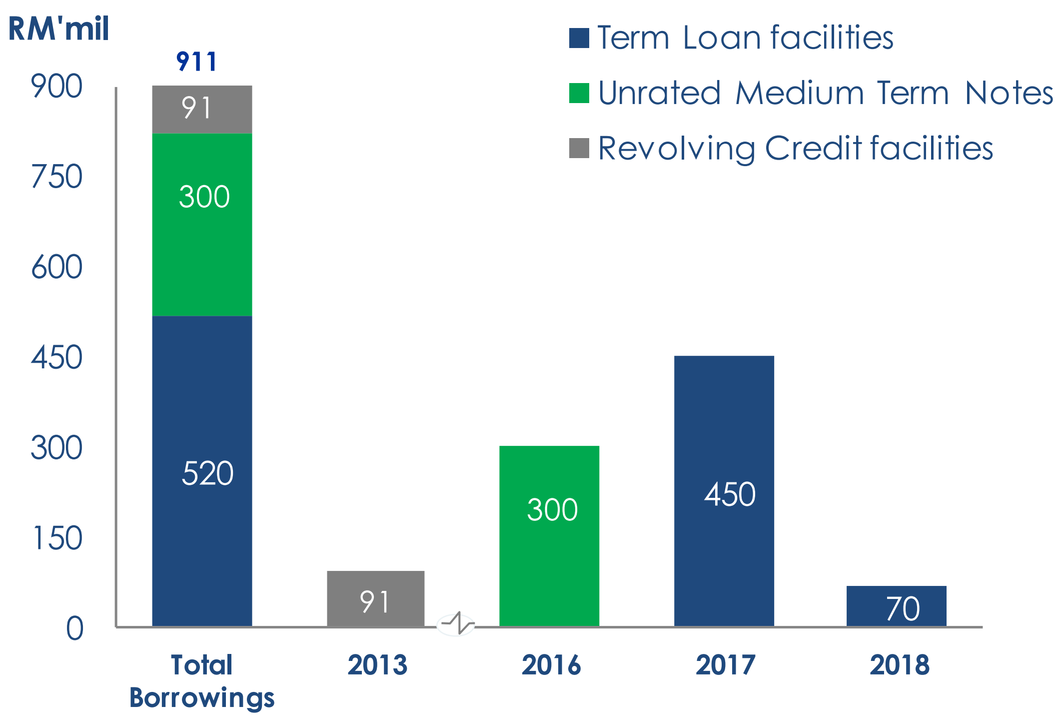


	2012	2013
Total Borrowings (RM million)	873.7	910.7
Unencumbered Assets as a % of Total Assets	42.0%	40.8%
Average Cost of Debt	4.7%	4.4%
Gearing Ratio	28.7%	28.8%

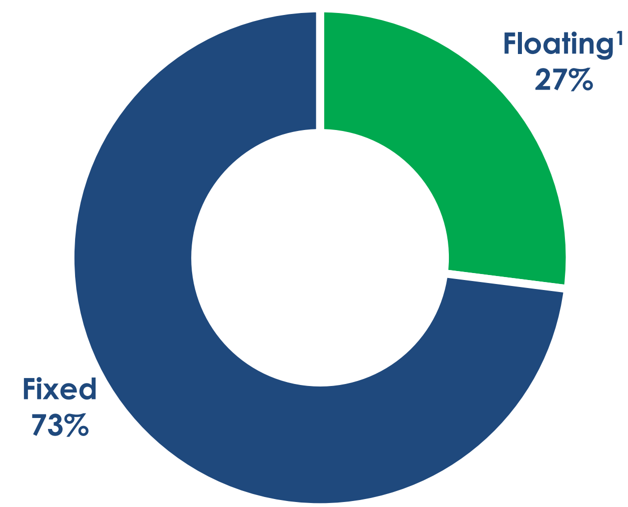
Debt Profile as at 31 December 2013

No Near-term Re-financing Risk

Debt Maturity Profile



Interest Rate Profile



Note (1) Includes short term revolving credit facilities of RM91.0 million.

Portfolio Highlights

The Mines, Selangor, Malaysia

Portfolio Highlights

FY 2013 Operating Metrics Remain Strong

- High Occupancy Maintained
- Positive Rental Reversions of 7.5%
- Stable Shopper Traffic of 57.9 Million

Occupancy History

As at 31 December	2010	2011	2012	2013
Gurney Plaza[1]	98.2%	98.5%	98.1%	98.1%
Sungei Wang Plaza	98.3%	98.2%	97.7%	98.0%
The Mines	98.6%	98.8%	98.8%	100.0%
East Coast Mall		98.9%	99.7%	100.0%
CMMT Portfolio	**98.3%**	**98.6%**	**98.5%**	**99.0%**

Note (1) Includes Gurney Plaza Extension from 2011 onwards.

Improvement Works & New Initiatives

East Coast Mall, Kuantan, Malaysia

East Coast Mall

3rd Floor Reconfiguration

- Reconfiguration of existing area (approximately 26,000 sq ft) and conversion of 82 car park lots into retail space (approximately 24,000 sq ft).
- Refurbished food court and new IT cluster.

BEFORE

AFTER

East Coast Mall

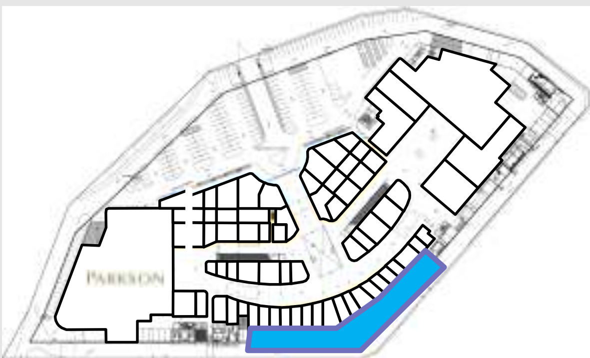
3rd Floor Reconfiguration (New IT Cluster)

East Coast Mall

Ground Floor to 3rd Floor – Rear Extension

- Created approximately 8,000 sq ft retail space.
- Extended prime units of mall and enhanced trade mix.

AFTER



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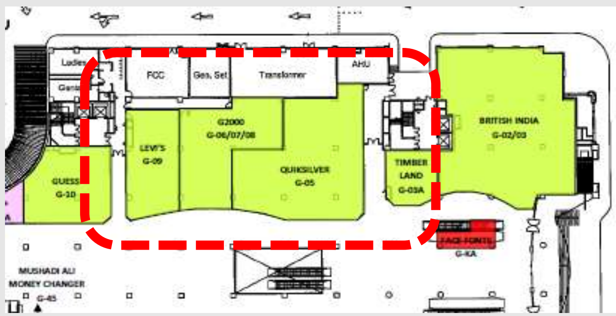
Gurney Plaza

Ground Floor Repositioning

- Realigned the existing layout and refined the trade mix surrounding Gurney Plaza's main entrance.
- Introduced new and luxury brands to the northern region of Malaysia.

FLOOR -PLAN

BEFORE



AFTER

NEW TENANTS

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Gurney Plaza

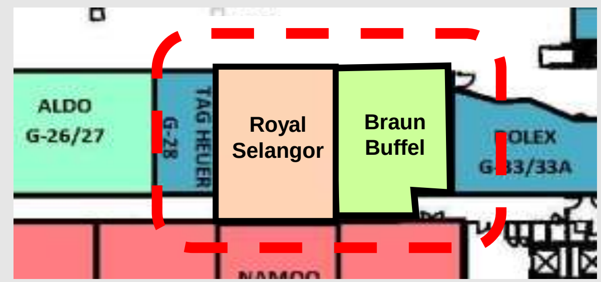
Ground Floor Repositioning

- Reconfigured previous BP De Silva unit into Braun Buffel and Royal Selangor.
- Converted service corridor at the back of the unit into lease area for better rental yield.
- Relocated Braun Buffel from Gurney Plaza Extension Wing to Gurney Plaza Main Building to create better tenant mix.

FLOOR -PLAN

BEFORE

AFTER



NEW TENANTS

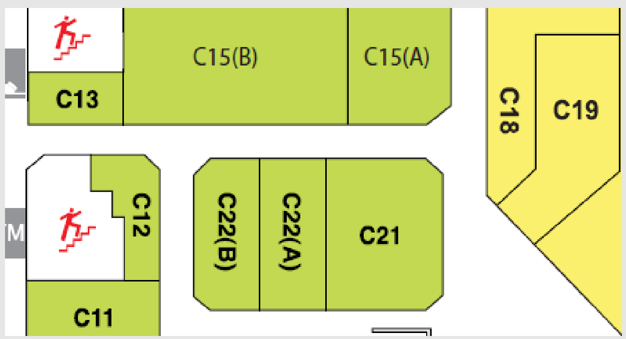
Sungei Wang Plaza

Reconfiguration on Concourse Floor

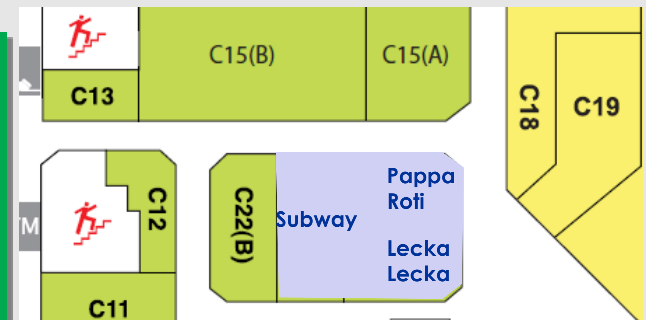
- Reconfiguration of units C21 and C22(A) on Concourse Floor into 3 F&B kiosks namely Subway, Pappa Roti and Lecka Lecka.

FLOOR-PLAN

BEFORE



AFTER



TENANTS

CapitaMalls Malaysia Trust

Sungei Wang Plaza

Overall Refurbishment Work

- Refurbishment of the existing floor tiles and wooden ceiling which were out-dated and dilapidated.

Floor Tiles

BEFORE

AFTER

Ceiling

BEFORE

AFTER

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Gurney Plaza, Sungei Wang Plaza and The Mines

Upgrading of Car Park

Gurney Plaza

- Repainting works at Basement and 5th floor car park.
- Installation of new glass panel at 6th floor lobby for better sight view.
- Accessibility enhancement at B1 car park between Main Building and Extension Wing.

Sungei Wang Plaza

- Repainting works at Basement B1, B2 and B3 car park.
- Upgrading of car park lighting.
- New Ladies Parking Zone at Basement B2, Yellow Zone car park.

The Mines

- Upgrading of car park entrance.

Gurney Plaza

Sungei Wang Plaza

The Mines

Gurney Plaza and The Mines

Installation of Biometric Lock System

- To increase the security control at the specific location.

Installation of i-Clean System

- To improve cleanliness level of restrooms.

The Mines

FCC CCTV Room

Chiller Plant Room

Gurney Plaza

Human Traffic
Information System @ Restrooms

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The Mines

Installation of Automated Meter Reading (AMR) System

- Installation of AMR meters to replace Tenaga Nasional Berhad meters.

BEFORE

AFTER

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Customer Engagement & Community

Gurney Plaza, Penang, Malaysia

Pan-Mall Events

Smurfs 2 - Gurney Plaza, The Mines & East Coast Mall


Gurney Plaza, Penang


The Mines, Selangor


East Coast Mall, Kuantan


The Mines, Selangor

CapitaMalls Malaysia Trust

Pan-Mall Events

Super Dancers 2013 – Gurney Plaza, The Mines, Sungei Wang Plaza & East Coast Mall

Gurney Plaza, Penang

The Mines, Selangor

East Coast Mall, Kuantan

Sungei Wang Plaza, Kuala Lumpur

Youth battle it out in Super Dancers 2013

Pan-Mall Events

Mother's Day

My Lovely Mum – Gurney Plaza, Penang

My Mum My BFF Photo Contest – East Coast Mall, Kuantan, Pahang

Mum and Child Catwalk Show – The Mines, Selangor

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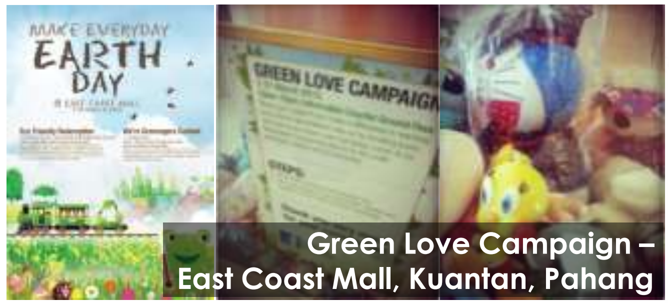
Pan-Mall Events

Go Green / Earth Hour

The Greenager Contest – East Coast Mall, Kuantan, Pahang



Green Love Campaign – East Coast Mall, Kuantan, Pahang


Green Momentum – The Mines, Selangor

Donate Children Storybooks – Gurney Plaza, Penang


Adopt A Plant – Gurney Plaza, Penang

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Philanthropy

My Schoolbag 2013

- Signature CSR programme of CapitaMalls Asia, CMMT's sponsor.
- Held on10 -19 December 2013 and benefited 600 underprivileged children from 23 homes in Kuala Lumpur, Selangor, Kuantan, Penang and Kedah.
- 150 volunteers from the malls and the Manager.

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2013 Biz+ Seminar

"Pursuing Quality Service, Innovation & Creativity"

- 2013 Biz+ Seminar titled "Pursuing Quality Service, Innovation & Creativity" was held on 5 July 2013 by Disney Institute.
- Attended by 237 tenants and 57 staff.

Looking Forward

The Mines, Selangor, Malaysia

Looking Forward

CMMT's Necessity-Focused Malls Should Continue to Prove Resilient Through Economic Cycles

- Retail Outlook
  - GDP growth 2014(F): 4.5% to 5.5%[1]
  - Retail sales growth 2014(F): 6.0%[2]
  - Operating cost expected to increase with the increase in utilities cost and assessment
  - While the on-going Mass Rapid Transit construction works in Bukit Bintang are affecting shopper traffic at the moment, Sungei Wang Plaza will stand to be a long-term beneficiary when the Bukit Bintang Central MRT station, which is located close to the mall, opens in 2017.
- Asset Enhancement Initiatives[3]

	East Coast Mall	Gurney Plaza	The Mines
2014 AEI plan	Reconfiguration including creating new alfresco dining area, upgrading of open car park area and mall entrance facade.	Reconfiguration of Ground Floor Extension Wing for better trade mix .	Level 4 reconfiguration to improve the trade mix as an IT zone.
Cost (est)	Approximately RM60 million	Approximately RM13 million	Approximately RM7.8 million
Timeline	March 2013 to end 2014	Q4 2014	July 2014 to early 2015

Note (1) Source: Bank Negara Malaysia.
Note (2) Source: Malaysia Retail Industry Report, March 2014 (Retail Group Malaysia).
Note (3) Subject to obtaining regulatory approvals.






CapitaMalls Malaysia Trust

Thank You

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