BURSA MALAYSIA

General Announcement

Form Version **8.2 (Enhanced)**
Initiated by **CS_TMF GLOBAL SERVICES MALAYSIA** on **30/03/2015 06:46:22 PM**
Ownership transfer to **CS_TMF GLOBAL SERVICES MALAYSIA/EDMS/KLSE** on **02/04/2015 05:14:24 PM**
Submitted by **CS_TMF GLOBAL SERVICES MALAYSIA** on **02/04/2015 05:16:08 PM**
Reference No **CG-150330-B2D51**

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
* **Designation**	Senior Manager
* **Contact number**	03-2382 4340
E-mail address	shiowfang.soo@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 the Annual General Meeting held on 2 April 2015
Announcement Details/Table Section :-
(This field is for the details of the announcement, if applicable)

This announcement is dated 2 April 2015.

Attachment(s):- (please attach the attachments here)
AGM Presentation 2015_2 Apr 2015.pdf




CapitaMalls Malaysia Trust

Malaysia's focused shopping mall REIT with an income and geographically-diversified portfolio

Annual General Meeting

2 April 2015

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.

The information contained in these materials has not been independently verified. No representation or warranty expressed or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained in these materials. Neither CapitaMalls Malaysia REIT Management Sdn. Bhd. (the "Manager") or any of its affiliates, advisers or representatives shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising, whether directly, from any use, reliance or distribution of these materials or its contents or otherwise arising in connection with these materials.

The past performance of CMMT is not indicative of the future performance of CMMT. Similarly, the past performance of 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 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

Steady Operational Performance

- Occupancy remained high at 97.7%.
- 2.9% increase in renewal/new lease rental rate for 2014 lease expiries[1].

Asset Enhancement Initiatives (AEIs)

- Completion of East Coast Mall's 2-year AEI program.
- Completion of Gurney Plaza Extension Wing's Ground Floor reconfiguration works.

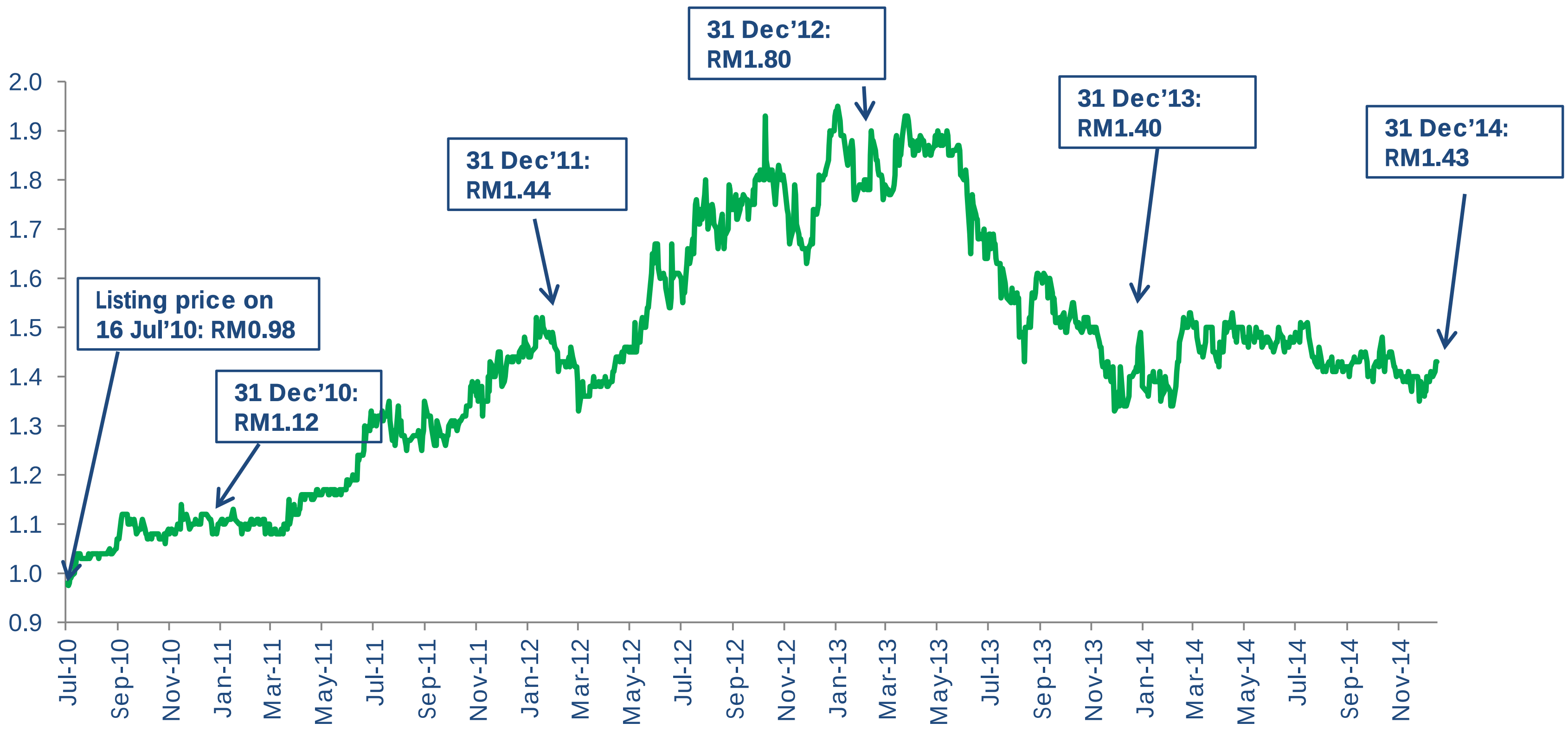
Optimal Capital Management

- The credit margin of an existing revolving credit facility was tightened by approximately 15 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).

Unit Price Performance Since IPO to 31 December 2014

Unit Price up by 45.9% since IPO
Total Returns since IPO: 84.2%



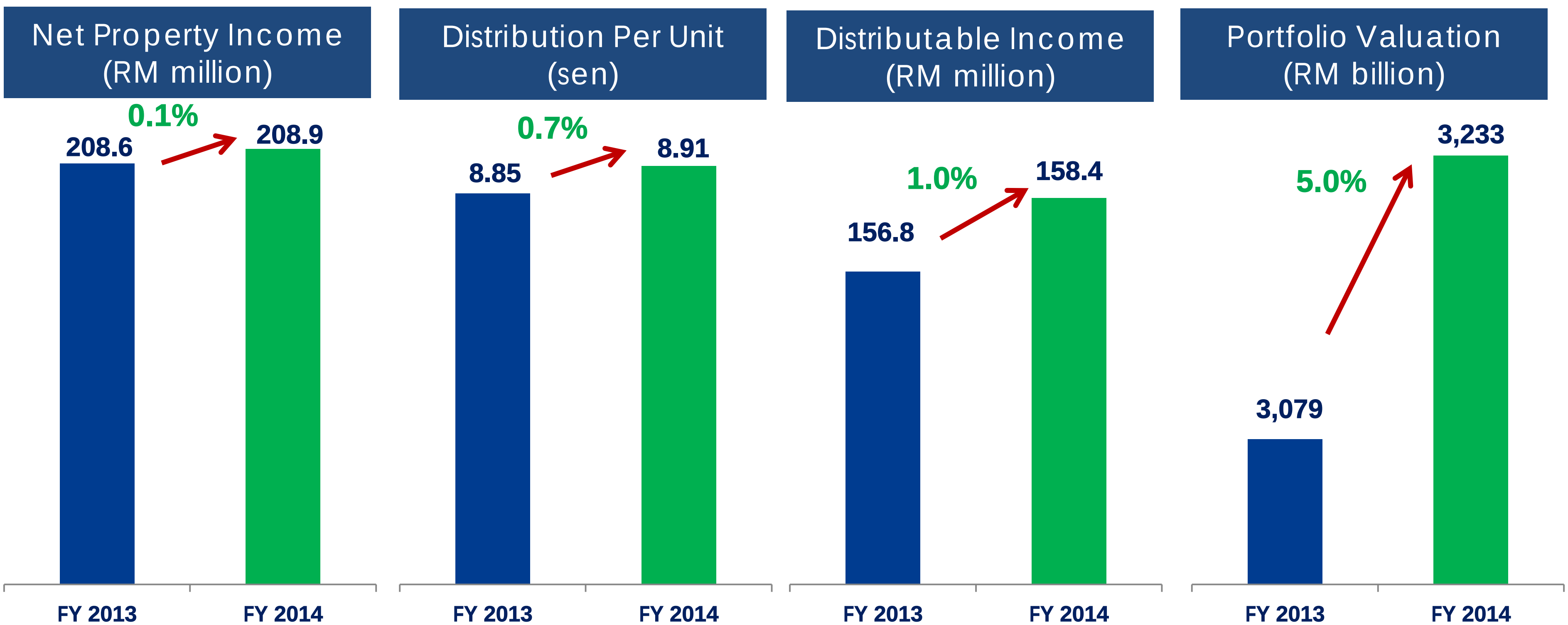
Source: Bloomberg as at 31 December 2014.
Note (1) Total returns based on:
(a) Capital appreciation of 45 sen from listing price of RM0.98 to 31 December 2014 closing price of RM1.43, and
(b) Total distribution of 37.47 sen from 14 July 2010 to 31 Dec 2014.

Financial Highlights

Sungei Wang Plaza, Kuala Lumpur, Malaysia

Financial Highlights

Delivering Sustainable Income Distribution & Potential Capital Growth



FY 2013: Financial Year ended 31 December 2013.
FY 2014: Financial Year ended 31 December 2014.

Distribution Policy

Payout policy ratio: at least 90.0% of CMMT's total 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.

CapitaMalls Malaysia Trust

Financial Highlights (cont'd)

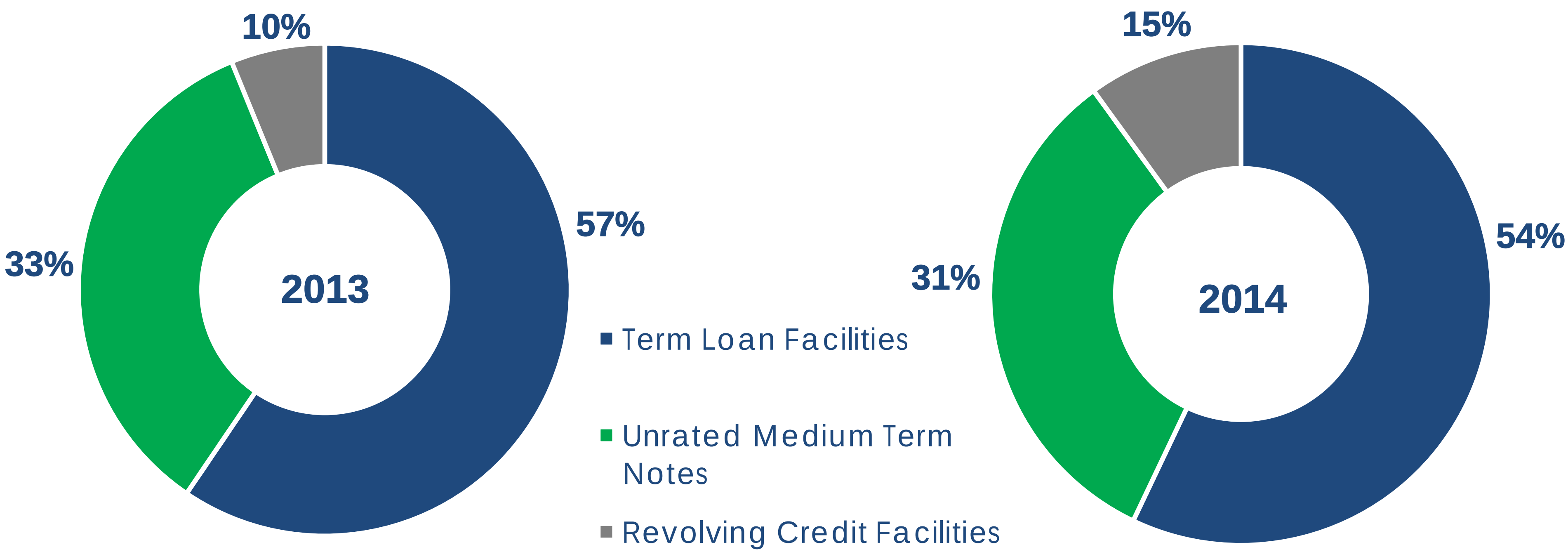
Firm Balance Sheet

As at 31 December 2014	RM'mil
Non-current Assets	3,235
Current Assets	170
Total Assets	**3,405**
Current Liabilities	249
Non-current Liabilities	869
Total Liabilities	**1,118**
Net Assets	**2,287**
Total Unitholders' Funds	**2,287**
Number of Units in Circulation (in million units)	**1,779**

NAV (RM'mil)	
- before income distribution	2,287
- after income distribution	2,209
NAV per unit (RM)	
- before income distribution	1.29
- after income distribution	1.24

CapitaMalls Malaysia Trust

Diversified Sources of Funding

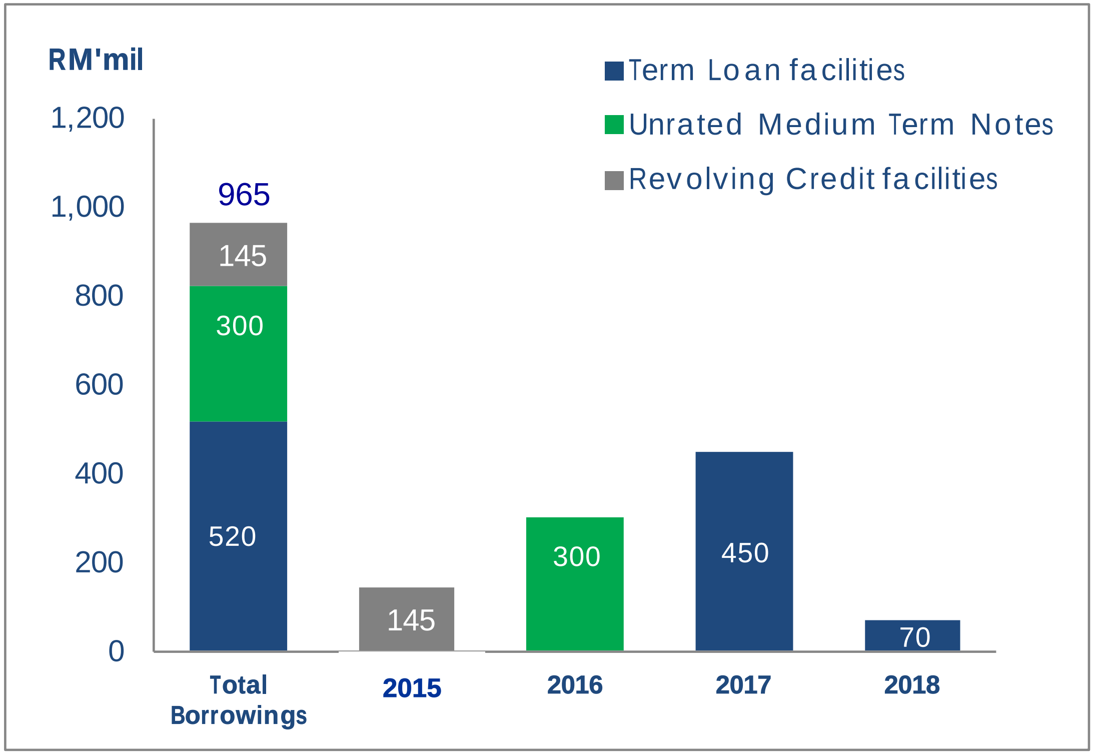


	2013	2014
Total Borrowings (RM million)	910.8	965.2
Unencumbered Assets as a % of Total Assets	40.8%	40.4%
Average Cost of Debt	4.4%	4.3%
Gearing Ratio	28.8%	29.0%

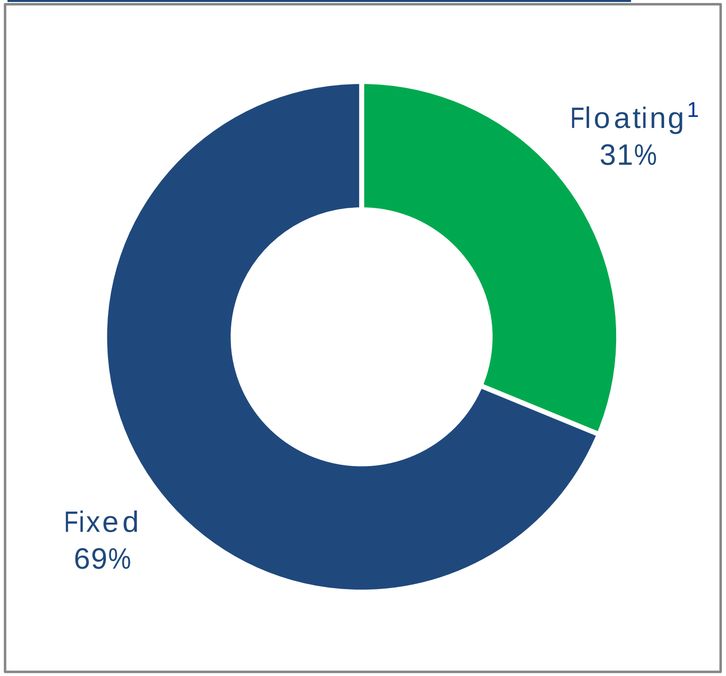
Debt Profile as at 31 December 2014

Prudent Interest Rate Risk Management

Debt Maturity Profile



Interest Rate Profile



Note (1) Includes short term revolving credit facilities of RM145.4 million.

Portfolio Highlights

The Mines, Selangor, Malaysia

Portfolio Highlights

FY 2014 Operating Metrics Remain Stable

- Occupancy Remained High
- Positive Rental Reversions of 2.9%
- High Shopper Traffic of 59.5 Million

Occupancy History

As at 31 December	2010	2011	2012	2013	2014
Gurney Plaza[1]	98.2%	98.5%	98.1%	98.1%	97.3%
The Mines	98.6%	98.8%	98.8%	100.0%	98.5%
East Coast Mall[2]	N/A	98.9%	99.7%	100.0%	99.5%
Sungei Wang Plaza	98.3%	98.2%	97.7%	98.0%	95.4%
CMMT Portfolio	**98.3%**	**98.6%**	**98.5%**	**99.0%**	**97.7%**

Note
(1) Includes Gurney Plaza Extension from 2011 onwards.
(2) East Coast Mall was acquired on 14 November 2011.

CapitaMalls Malaysia Trust

Improvement Works & New Initiatives

East Coast Mall, Kuantan, Malaysia

East Coast Mall

Summary of the 2-Year AEI Program

- Commenced in early 2013 and completed by end 2014
- The AEI program included:
  - Upgrading of external facade, main entrance and Ground Floor alfresco dining area
  - Conversion of 3rd Floor's car park bays into retail space and creation of IT cluster
  - Rear extension from Ground Floor to 3rd Floor and trade mix enhancement for prime units
- An additional 45,000 sq ft of retail space was created upon completion of the AEI program, strengthening the position of East Coast Mall as the leading shopping mall in Kuantan

External Facade – Before

External Facade – After

East Coast Mall

Upgrading of Main Entrance

- Included installation of LED screen at the main entrance

BEFORE

AFTER

East Coast Mall

Ground Floor Reconfiguration

- Reconfiguration of existing alfresco dining area and open car park

Alfresco Dining Area

Open Car Park – Maximised usage of space by realigning the car park bays

East Coast Mall

Reconfiguration of Retail Units and Enhancement of Trade Mix

- Introduced new-to-market brands

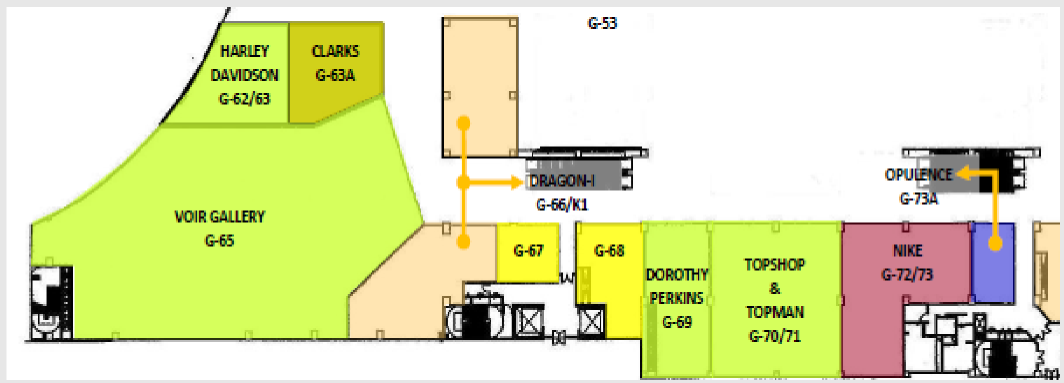
CapitaMalls Malaysia Trust

Gurney Plaza

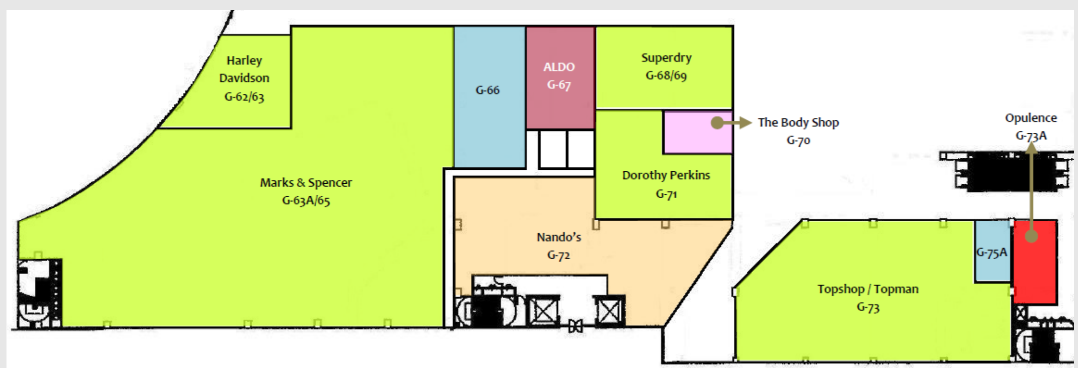
Ground Floor Reconfiguration

- Reconfigured and increased retail space for new and existing tenants
- Introduced Marks & Spencer as mini anchor tenant at the extension wing

BEFORE



AFTER



Gurney Plaza

Ground Floor Reconfiguration (cont'd)

New brands in Penang

Newly reconfigured units

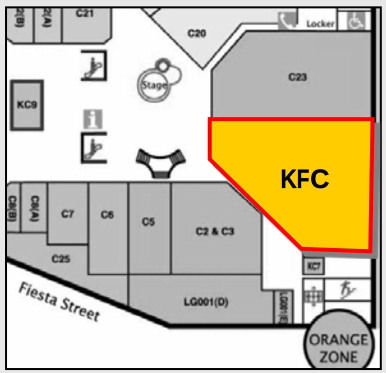
Sungei Wang Plaza

Reconfiguration of Units on Concourse Floor

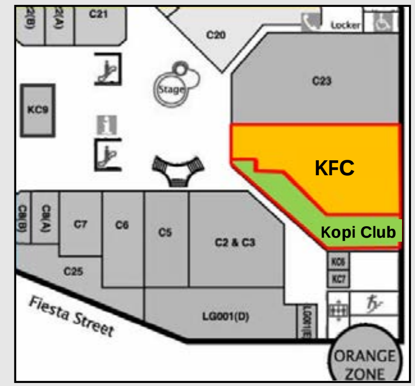
- Reconfigured 1 unit (KFC) to 2 units (KFC and Kopi Club)
- Maximised the usage of floor space and offered a variety of F&B options

FLOOR-PLAN

BEFORE



AFTER



TENANTS

CapitaMalls Malaysia Trust

Gurney Plaza and The Mines

Upgrading of AHU Motorised Valves

Gurney Plaza

BEFORE

AFTER

Replacement of Chillers

The Mines

Replacement of AHU Cooling Coils

Gurney Plaza

BEFORE

AFTER

The Mines

BEFORE

AFTER

CapitaMalls Malaysia Trust

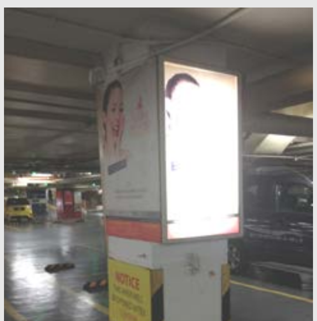
Sungei Wang Plaza

New Advertising Light Boxes

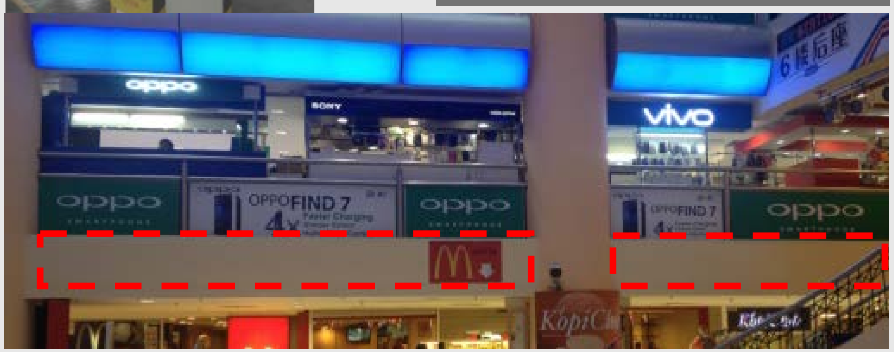
- Replaced the existing light boxes with new LED light boxes at car park
- Additional row of advertising light boxes on Concourse Floor

BEFORE

Light Box at Car Park



Light Boxes at Concourse



AFTER

LED Light Box at Car Park

Additional Row of Light Boxes at Concourse

CapitaMalls Malaysia Trust

Gurney Plaza, Sungei Wang Plaza and East Coast Mall

Upgrading of Car Park

Gurney Plaza

- Repainting of car park

Sungei Wang Plaza

- Installation of wheel stopper, parking guidance display, rubber hump and new car park signages
- Upgrading of car park autopay and CCTV systems

East Coast Mall

- Installation of energy-efficient T5 lighting
- Installation of a new flood mitigation pump to reduce flooding risk at Basement car park

Gurney Plaza – Repainting of car park

Sungei Wang Plaza - Installation of Parking Guidance Display

East Coast Mall – Installation of energy-efficient T5 lighting

Customer Engagement & Community

Gurney Plaza, Penang, Malaysia

Pan-Mall Events

Project Style Star 2014

A fashion avenue that showcased the latest fashion trends from tenants

Gurney Plaza, Penang

The Mines, Selangor

Sungei Wang Plaza, Kuala Lumpur

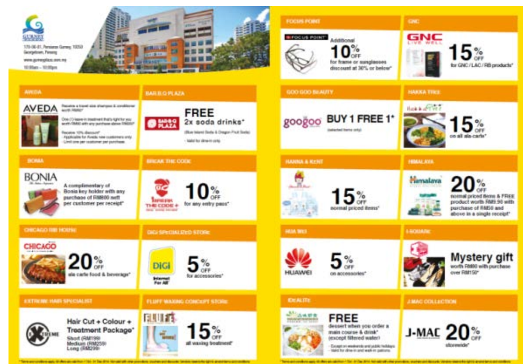
East Coast Mall, Pahang

CapitaMalls Malaysia Trust

Pan-Mall Events

Collaboration with DiGi

Exclusive merchant tie-up with DiGi which increased the tenants' brand awareness and widened shopper database



Gurney Plaza, Penang

East Coast Mall, Pahang

The Mines, Selangor

Sungei Wang Plaza, Kuala Lumpur

CapitaMalls Malaysia Trust

Pan-Mall Events

Movie Collaboration

East Coast Mall, Pahang

The Mines, Selangor

Pan-Mall Events

Go Green Activities / Earth Hour

The Mines, Newspaper Recycle Costume Contest

Gurney Plaza, Cycle for Charity

CapitaMalls Malaysia Trust

Green Initiatives

Singapore's Building and Construction Authority ("BCA") Green Mark Gold Certification

Mall	Date of Award
Gurney Plaza (First Mall in Malaysia that received BCA Green Mark's Gold certification)	23 Dec 2011
East Coast Mall (Provisional BCA Green Mark's Gold certification)	28 Dec 2012
The Mines	11 Dec 2014

BCA GREEN MARK

CapitaMalls Malaysia Trust

Philanthropy

My Schoolbag 2014

- A key Corporate Social Responsibility program of CapitaLand
- Held between 27 November and 12 December 2014 and benefited 600 underprivileged children from 30 homes in Kuala Lumpur, Selangor, Kuantan, Penang and Kedah
- 130 volunteers from the malls and the Manager

2014 Biz+ Seminar

“Achieving Productivity Through Brand Loyalty”

- 2014 Biz+ Seminar titled “Achieving Productivity Through Brand Loyalty” was held on 3 September 2014 by Disney Institute
- Attended by 227 tenants and 56 staff

Achievement and Recognition

Achievement and Recognition

- Gurney Plaza was awarded the following awards in Year 2014

20 February 2014 Malaysia Tourism Awards 2012/2013, Best Shopping Mall (Northern Region)	2 August 2014 Pinnacle International Excellence Awards 2014 (Lifestyle Retail Category)	29 October 2014 Best Shopping Experience: Excellence Award
		

CapitaMalls Malaysia Trust

Looking Forward

The Mines, Selangor, Malaysia

Looking Forward

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

- Retail Outlook
  - GDP growth 2015 (forecast): 4.5% to 5.5%[1]
  - Retail sales growth 2014(actual): 3.4%[2]
  - Expect consumer sentiment to soften temporarily due to GST and weakening Ringgit

- 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.

- Acquisition of Tropicana City Mall and Tropicana City Office Tower
  - Expected completion by 3Q 2015 subject to unitholders' approval and conditions precedent of the SPA
  - Post-acquisition, CMMT's asset size would have almost doubled to approximately RM4 billion in 5 years since IPO in 2010

Note (1) Source: Bank Negara Malaysia.
Note (2) Source: Malaysia Retail Industry Report, March 2015 (Retail Group Malaysia).

Looking Forward

CMMT's Malls Should Continue to Prove Resilient Through Economic Cycles (cont'd)

- Launching of a shopper loyalty program – multi-mall, multi-stores cardless reward program, in Penang
- Asset Enhancement Initiatives[3]

	Gurney Plaza	The Mines
2015 AEI plan	Relocation of AHU to increase net lettable area for a new food cluster on 3rd Floor	Reconfiguration of existing F&B units at the secondary entrance
Cost (est)	RM6.0 mil	RM2.6 mil
Timeline	3Q 2015	4Q 2015

Note (3) Subject to obtaining regulatory approvals.

CapitaMalls Malaysia Trust




CapitaMalls Malaysia Trust

Thank You

For enquiries, please contact:

Jasmine Loo
(Investor Relations)
Tel: +60 3 2279 9873
Fax: +60 3 2279 9889
Email: jasmine.loo@capitaland.com

www.capitamallsmalaysia.com