

General Announcement for PLC (v13)

RELEASED

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COMPANY INFORMATION SECTION			
Announcement Type	☒ New Announcement ☐ Amended Announcement		
Company Name	CAPITALAND MALAYSIA MALL TRUST		
Stock Name	CMMT		
Stock Code	5180		
Board	Main Market		
Submitting Secretarial Firm	TMF GLOBAL SERVICES (MALAYSIA) SDN BHD		

CONTACT DETAIL			
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MAIN	
Type	Announcement
Subject	OTHERS
Description	Revaluation of Properties
Shareholder Approval	No
Announcement Details/Table Section	
The announcement is dated 29 January 2019. Please refer attachment below.	
Attachment	No File Name Size
	1 CMMT_4Q 2018_Revaluation_Properties.pdf 126.7KB

**For immediate release
29 January 2019**

ANNOUNCEMENT

Revaluation of Properties

Pursuant to Clause 10.02(b)(i) of the Guidelines on Listed Real Estate Investment Trusts ("REITs Guidelines") issued by Securities Commission Malaysia ("SC") and Paragraph 9.43(1)(e) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities"), CapitaLand Malaysia Mall REIT Management Sdn. Bhd., the Manager of CapitaLand Malaysia Mall Trust ("CMMT"), wishes to announce that independent professional valuers appointed by MTrustee Berhad, the trustee of CMMT, and the Manager, have carried out revaluations for all properties owned by CMMT and the total net revaluation gain of RM2.3 million¹ has been incorporated into the accounts of CMMT as at 31 December 2018.

The asset valuation was conducted for accounting purposes in accordance with the Malaysian Financial Reporting Standard 140: Investment Property (MFRS 140) and CMMT's revaluation policy which states that the fair value of the real estate assets will be determined semi-annually based on internal valuation or independent professional valuation. All valuations are in accordance with the valuation requirements as stipulated in the REITs Guidelines, and do not require SC's approval.

The valuation for Gurney Plaza was conducted by Savills (Malaysia) Sdn. Bhd. ("Savills"), the valuations for Sungei Wang Property², The Mines and East Coast Mall were conducted by PPC International Sdn. Bhd. ("PPC"), while the valuation for 3 Damansara (formerly Tropicana City Mall) and Tropicana City Office Tower (collectively known as 3 Damansara Property (formerly Tropicana City Property)) were conducted by Henry Butcher Malaysia Sdn. Bhd. ("HB"). Savills, PPC and HB are independent professional valuers registered with the Board of Valuers, Appraisers & Estate Agents Malaysia. The details of the valuation and revaluation surplus are set out in Table 1.

1 CMMT and its subsidiary (CMMT Group) reported a net fair value loss of RM1.2 million in its first six months unaudited results. The latest net fair value gain of RM2.3 million has been incorporated into CMMT Group's fourth quarter unaudited consolidated results for the period from 1 October 2018 to 31 December 2018. In total, CMMT Group reported a net fair value gain of RM1.1 million for the financial year 2018.

2 The 205 strata parcels within Sungei Wang (which, based on the total share units allocated to the 205 strata parcels, represent approximately 62.8% of the voting rights in Sungei Wang Plaza Management Corporation) consist of retail space with an aggregate floor area of approximately 511,103 sq ft (representing approximately 61.9% of the aggregate retail floor area of Sungei Wang); and approximately 1,298 car park bays with an aggregate floor area of approximately 435,411 sq ft, which comprise 100.0% of the car park bays in Sungei Wang.

Table 1

Description of Properties	Date of Last Valuation	Valuation Date	Net Book Value as at 31 Dec 2018 (Prior to Revaluation)	Revaluation as at 31 Dec 2018	Gain/(Loss) incorporated into CMMT Group's 4Q 2018 unaudited results
			RM '000	RM '000	RM '000
Gurney Plaza Persiaran Gurney, 10250 Penang.	30 Jun 18	31 Dec 18	1,614,388	1,635,000	20,612
East Coast Mall Jalan Putra Square 6, Putra Square, 25200 Kuantan, Pahang Darul Makmur.	30 Jun 18	31 Dec 18	541,456	555,000	13,544
Sungei Wang Property Jalan Sultan Ismail, 50250 Kuala Lumpur.	30 Jun 18	31 Dec 18	563,708	545,000	(18,708)
3 Damansara Property Jalan SS20/27, 47400 Petaling Jaya.	30 Jun 18	31 Dec 18	563,568	556,000	(7,568)
The Mines Jalan Dulang, Mines Resort City, 43300 Seri Kembangan, Selangor Darul Ehsan.	30 Jun 18	31 Dec 18	733,526	728,000	(5,526)
			4,016,646	4,019,000	2,354

Based on the unaudited consolidated results of CMMT and its subsidiary as at 31 December 2018, the net asset value per unit (after income distribution) will be RM1.2657 upon incorporation of the net revaluation gain of RM2.3 million.

Copies of the valuation reports for the above properties are available for inspection at the registered office of the Manager during normal business hours for a period of three (3) months from the date of this announcement. Prior notice is appreciated.

IMPORTANT NOTICE

The value of units in CMMT 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.

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.

The past performance of CMMT is not necessarily indicative of the future performance of CMMT.