

Singapore's First and Largest Retail REIT

PROFILE

CapitaLand Mall Trust (CMT)

First real estate investment trust (REIT) listed on Singapore Exchange Securities Trading Limited (SGX-ST) in July 2002, CMT owns and invests in quality income-producing assets which are used, or predominantly used, for retail purposes primarily in Singapore. CMT's 15 quality shopping malls are strategically located in the suburban areas and downtown core of Singapore. CMT also owns 122.7 million units in CapitaLand Retail China Trust, the first China shopping mall REIT listed on SGX-ST in December 2006.

CMT is managed by an external manager, CapitaLand Mall Trust Management Limited, which is an indirect wholly-owned subsidiary of CapitaLand Limited, one of Asia's largest real estate companies headquartered and listed in Singapore.



15
Properties



S\$11.6 billion
Total Assets



S\$8.8 billion
Market
Capitalisation



98.8%
Portfolio
Occupancy

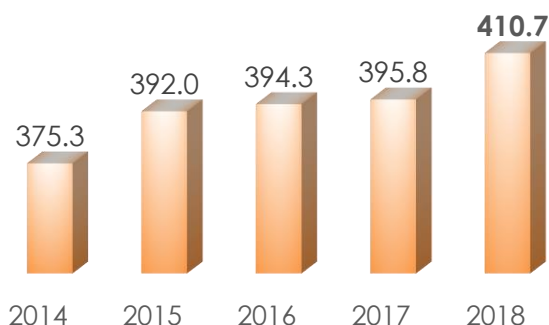


A2 issuer rating
by Moody's
Investors Service
Credit Rating

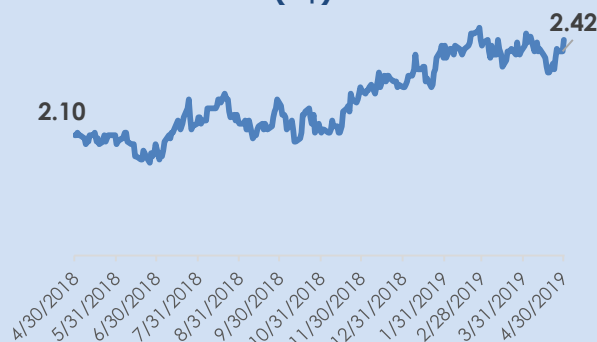


5.4 million sq ft
Net Lettable
Area

Distributable Income (\$ million)



12-Month Trading Price Performance (\$)



Key Financial Indicators⁽¹⁾

Aggregate Leverage ⁽²⁾	34.4%
Average Cost of Debt ⁽³⁾	3.2%
Average Term to Maturity	4.2 years
Interest Coverage ⁽⁴⁾	4.9 times

Notes:

- (1) Except for Aggregate Leverage, all key financial indicators exclude the effect of FRS 116 Leases which was effective from 1 January 2019.
- (2) In accordance with Property Funds Appendix, CMT's proportionate share of its joint ventures' borrowings and deposited property values are included when computing aggregate leverage. Correspondingly, the ratio of total gross borrowings to total net assets is 55.2%.
- (3) Ratio of interest expense over weighted average borrowings.
- (4) Ratio of net income of CMT Group before fair value changes, non-operational gain and/or loss, finance cost (net of interest income) and tax over interest expense from 1 January 2019 to 31 March 2019.

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INVESTOR RELATIONS

PERFORMANCE AT A GLANCE

PROPERTY PORTFOLIO

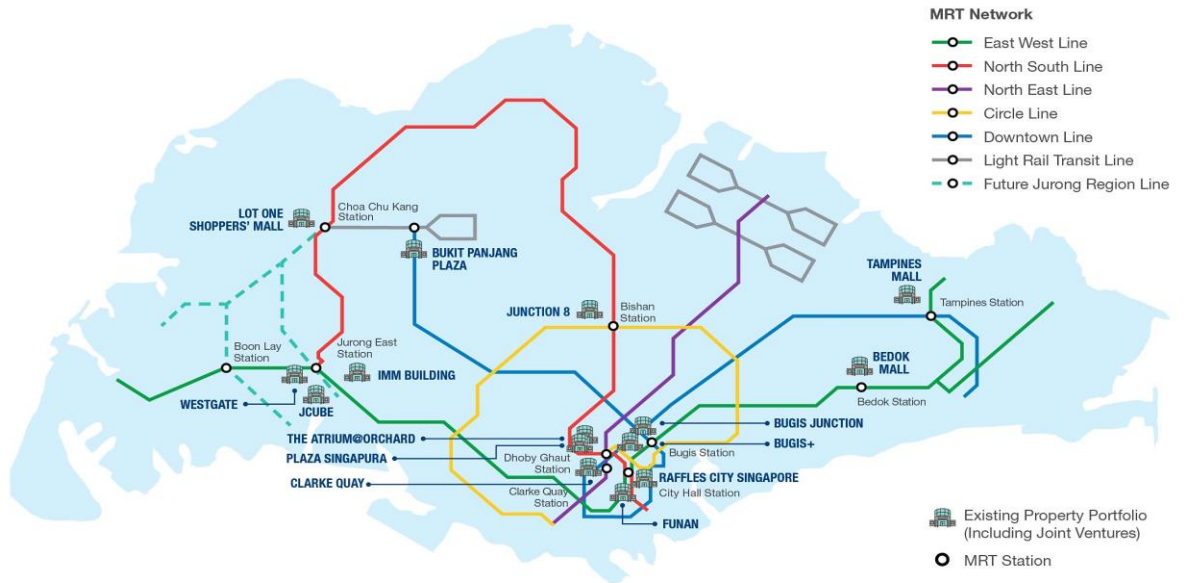


- 1 Bedok Mall
- 2 Bugis+
- 3 Bugis Junction
- 4 Bukit Panjang Plaza
- 5 Clarke Quay

- 6 Funan (artist's impression)
- 7 IMM Building
- 8 JCube
- 9 Junction 8
- 10 Lot One Shoppers' Mall

- 11 Plaza Singapura
- 12 Raffles City Singapore (40.0% interest)
- 13 Tampines Mall
- 14 The Atrium@Orchard
- 15 Westgate

LOCATION MAP



GROWTH STRATEGIES

Identify value-adding acquisitions, investments, greenfield development projects and redevelopment opportunities to add to the portfolio and further enhance its value.

Active Asset Management

Unlock potential value of malls to propel growth by:

- enhancing the retail environment; and
- improving the attractiveness of malls to shoppers and retailers.

Portfolio Reconstitution

CMT

Proactive Capital Management

Address all key operational issues to ensure optimal performance in the day-to-day running of the malls.

Operational Excellence

Optimise returns to Unitholders while maintaining a strong capital base and credit rating to support CMT's growth.