

CAPITALAND MALAYSIA MALL TRUST
CONDENSED CONSOLIDATED
FINANCIAL STATEMENTS
FOR THE FIRST QUARTER ENDED 31 MARCH 2017

CAPITALAND MALAYSIA MALL TRUST
FOR THE FIRST QUARTER ENDED 31 MARCH 2017 (UNAUDITED)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	AS AT 31 MARCH 2017 (UNAUDITED) RM'000	AS AT 31 DECEMBER 2016 (AUDITED) RM'000
Assets		
Plant and equipment	2,628	2,759
Investment properties	3,941,930	3,938,000
Total non-current assets	<u>3,944,558</u>	<u>3,940,759</u>
Trade and other receivables	18,110	16,035
Cash and cash equivalents	146,042	192,097
Total current assets	<u>164,152</u>	<u>208,132</u>
Total assets	<u>4,108,710</u>	<u>4,148,891</u>
Equity		
Unitholders' capital	2,167,441	2,162,544
Undistributed profit	477,354	523,045
Total unitholders' funds	<u>2,644,795</u>	<u>2,685,589</u>
Liabilities		
Borrowings	1,269,657	1,268,108
Tenants' deposits	39,588	40,914
Total non-current liabilities	<u>1,309,245</u>	<u>1,309,022</u>
Borrowings	48,500	43,700
Tenants' deposits	53,614	53,432
Trade and other payables	52,556	57,148
Total current liabilities	<u>154,670</u>	<u>154,280</u>
Total liabilities	<u>1,463,915</u>	<u>1,463,302</u>
Total equity and liabilities	<u>4,108,710</u>	<u>4,148,891</u>
Number of units in circulation ('000 units)	2,034,635	2,031,458
Net asset value ("NAV")		
- before income distribution	2,644,795	2,685,589
- after income distribution	2,602,475	2,599,658
NAV per unit (RM)		
- before income distribution	1.2999	1.3220
- after income distribution	1.2791	1.2797

The unaudited condensed consolidated statement of financial position should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements and the audited financial statements for the year ended 31 December 2016.

CAPITALAND MALAYSIA MALL TRUST
FOR THE FIRST QUARTER ENDED 31 MARCH 2017 (UNAUDITED)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	CURRENT QUARTER		YEAR TO DATE	
	2017 31 MARCH	2016 31 MARCH	2017 31 MARCH	2016 31 MARCH
	(UNAUDITED) RM'000	(UNAUDITED) RM'000	(UNAUDITED) RM'000	(UNAUDITED) RM'000
Gross rental income	72,993	74,084	72,993	74,084
Car park income	6,199	6,424	6,199	6,424
Other revenue	13,252	13,135	13,252	13,135
Gross revenue	92,444	93,643	92,444	93,643
Maintenance expenses	(8,047)	(7,019)	(8,047)	(7,019)
Utilities	(12,751)	(13,580)	(12,751)	(13,580)
Other operating expenses ¹	(11,930)	(12,448)	(11,930)	(12,448)
Property operating expenses	(32,728)	(33,047)	(32,728)	(33,047)
Net property income	59,716	60,596	59,716	60,596
Interest income	1,413	1,469	1,413	1,469
Net investment income	61,129	62,065	61,129	62,065
Manager's management fee	(5,773)	(5,812)	(5,773)	(5,812)
Trustee's fee	(99)	(100)	(99)	(100)
Auditors' fee	(48)	(57)	(48)	(57)
Tax agent's fee	(7)	(9)	(7)	(9)
Valuation fee	(68)	(72)	(68)	(72)
Finance costs	(14,660)	(14,732)	(14,660)	(14,732)
Other non-operating expenses ¹	(234)	(234)	(234)	(234)
	(20,889)	(21,016)	(20,889)	(21,016)
Profit before taxation	40,240	41,049	40,240	41,049
Taxation	-	-	-	-
Profit for the period	40,240	41,049	40,240	41,049
Other comprehensive income, net of tax	-	-	-	-
Total comprehensive income for the period	40,240	41,049	40,240	41,049
Distribution adjustments ²	2,133	1,973	2,133	1,973
Income available for distribution	42,373	43,022	42,373	43,022
Distributable income³	42,320	42,926	42,320	42,926
Realised	40,240	41,049	40,240	41,049
Unrealised ⁴	*	*	*	*
	40,240	41,049	40,240	41,049

* less than RM1,000

**CAPITALAND MALAYSIA MALL TRUST
FOR THE FIRST QUARTER ENDED 31 MARCH 2017 (UNAUDITED)**

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
(CONTINUED)**

	CURRENT QUARTER 31 MARCH		YEAR TO DATE 31 MARCH	
	2017 (UNAUDITED)	2016 (UNAUDITED)	2017 (UNAUDITED)	2016 (UNAUDITED)
Earnings per unit (sen)⁵				
- before Manager's management fee (sen)	2.26	2.31	2.26	2.31
- after Manager's management fee (sen)	1.98	2.03	1.98	2.03
Distribution per unit ("DPU") (sen)	2.08	2.12	2.08	2.12
DPU (sen) – annualised	8.44	8.53	8.44	8.53

The unaudited condensed consolidated statement of comprehensive income should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements and the audited financial statements for the year ended 31 December 2016.

1. Included in the other operating expenses and other non-operating expenses are the following:

	CURRENT QUARTER 31 MARCH		YEAR TO DATE 31 MARCH	
	2017 (UNAUDITED) RM'000	2016 (UNAUDITED) RM'000	2017 (UNAUDITED) RM'000	2016 (UNAUDITED) RM'000
Allowance for impairment losses of trade receivables	(140)	(166)	(140)	(166)
Foreign exchange (loss)/gain:				
- Unrealised	*	*	*	*
- Realised	(1)	(3)	(1)	(3)

* less than RM1,000

**CAPITALAND MALAYSIA MALL TRUST
FOR THE FIRST QUARTER ENDED 31 MARCH 2017 (UNAUDITED)**

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
(CONTINUED)**

2. Included in the distribution adjustments are the following:

	CURRENT QUARTER 31 MARCH		YEAR TO DATE 31 MARCH	
	2017 (UNAUDITED) RM'000	2016 (UNAUDITED) RM'000	2017 (UNAUDITED) RM'000	2016 (UNAUDITED) RM'000
Manager's management fee payable in units *	2,405	2,461	2,405	2,461
Depreciation	346	349	346	349
Amortisation of transaction costs on borrowings	349	357	349	357
Tax and other adjustments	(967)	(1,194)	(967)	(1,194)
	<u>2,133</u>	<u>1,973</u>	<u>2,133</u>	<u>1,973</u>

* This is calculated with reference to the net property income of all properties except for East Coast Mall which is payable in cash.

3. The difference between distributable income and income available for distribution is due to rollover adjustment for rounding effect of DPU.

4. This refers to unrealised profit, if any, which is not available for income distribution.

5. Earnings per unit ("EPU") is computed based on profit for the quarter/period divided by the weighted average number of units at the end of the quarter/period. The computation of EPU after Manager's management fee for the current quarter is set out in B12.

**CAPITALAND MALAYSIA MALL TRUST
FOR THE FIRST QUARTER ENDED 31 MARCH 2017 (UNAUDITED)**

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN NET ASSET VALUE

	Unitholders' Capital RM'000	Undistributed Profit		Total Unitholders' Funds RM'000
		Realised RM'000	Unrealised RM'000	
As at 1 January 2016	2,153,529	18,925	502,340	2,674,794
Total comprehensive income for the financial period	-	41,049	-	41,049
Unitholders' transactions				
- Placement expenses	(685)	-	-	(685)
- Distribution paid to unitholders ¹	-	(80,789)	-	(80,789)
Decrease in net assets resulting from unitholders' transactions	(685)	(80,789)	-	(81,474)
As at 31 March 2016 (Unaudited)	2,152,844	(20,815)	502,340	2,634,369
As at 1 January 2017	2,162,544	16,673	506,372	2,685,589
Total comprehensive income for the financial period	-	40,240	-	40,240
Unitholders' transactions				
- Units issued as part satisfaction of the Manager's management fee	4,897	-	-	4,897
- Distribution paid to unitholders ²	-	(85,931)	-	(85,931)
Increase/(Decrease) in net assets resulting from unitholders' transactions	4,897	(85,931)	-	(81,034)
As at 31 March 2017 (Unaudited)	2,167,441	(29,018)	506,372	2,644,795

The unaudited condensed consolidated statement of changes in net asset value should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements and the audited financial statements for the year ended 31 December 2016.

1. This refers to 2015 final income distribution of 3.99 sen per unit for the period from 9 July 2015 to 31 December 2015 paid on 29 February 2016.
2. This refers to the 2016 final income distribution of 4.23 sen per unit for the period from 1 July 2016 to 31 December 2016 paid on 28 February 2017.

**CAPITALAND MALAYSIA MALL TRUST
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CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	THREE MONTHS ENDED	
	31 MARCH 2017 (UNAUDITED) RM'000	31 MARCH 2016 (UNAUDITED) RM'000
Cash Flows From Operating Activities		
Profit before taxation	40,240	41,049
Adjustments for:-		
Manager's management fee payable in units	2,405	2,461
Depreciation	346	349
Finance costs	14,660	14,732
Interest income	(1,413)	(1,469)
Plant and equipment written off	-	27
Operating profit before changes in working capital	56,238	57,149
Changes in working capital:		
Trade and other receivables	(2,075)	(2,041)
Trade and other payables	(2,030)	611
Tenants' deposits	(1,144)	(607)
Net cash generated from operating activities	50,989	55,112
Cash Flows From Investing Activities		
Acquisition of plant and equipment	(215)	(557)
Capital expenditure on investment properties	(7,200)	(13,693)
Interest received	1,413	1,469
Net cash used in investing activities	(6,002)	(12,781)
Cash Flows From Financing Activities		
Distribution paid to unitholders	(85,931)	(80,789)
Interest paid	(11,102)	(10,930)
Payment of financing expenses	(9)	(11)
Payment of listing and placement expenses	-	(274)
Placement of pledged deposits with a licensed bank	(3,210)	-
Proceeds from interest bearing borrowings	6,000	11,100
Net cash used in financing activities	(94,252)	(80,904)
Net decrease in cash and cash equivalents	(49,265)	(38,573)
Cash and cash equivalents at beginning of the period	188,857	180,236
Cash and cash equivalents at end of the period	139,592	141,663
Cash and cash equivalents at end of the period comprises:		
Deposits placed with licensed banks	113,816	108,939
Cash and bank balances	32,226	39,464
	146,042	148,403
Less: Pledged deposits	(6,450)	(6,740)
	139,592	141,663

The unaudited condensed consolidated statement of cash flows should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements and the audited financial statements for the year ended 31 December 2016.

CAPITALAND MALAYSIA MALL TRUST

FOR THE FIRST QUARTER ENDED 31 MARCH 2017 (UNAUDITED)

Part A – Explanatory Notes Pursuant to Malaysian Financial Reporting Standards (“MFRS”) 134 and International Accounting Standards (“IAS”) 34

A1. Basis of Preparation

The condensed consolidated interim financial statements of the Group as at and for the first quarter ended 31 March 2017 comprise CMMT and its subsidiary. These interim financial statements have been prepared on the historical cost basis except for investment properties and financial instruments which are stated at fair value.

The condensed consolidated interim financial statements have been prepared in compliance with MFRS 134: Interim Financial Reporting issued by the Malaysian Accounting Standards Board (“MASB”) and with IAS 34: Interim Financial Reporting, Paragraph 9.44 of the Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Securities”), provisions of the amended and restated trust deed dated 15 September 2015 (the “Trust Deed”) and the Securities Commission’s Guidelines on Real Estate Investment Trusts (the “REITs Guidelines”).

The condensed consolidated interim financial statements should be read in conjunction with the accompanying explanatory notes attached to the condensed consolidated interim financial statements and the audited consolidated financial statements of the Group for the year ended 31 December 2016.

A2. Changes in Accounting Policies

On 1 January 2017, the Group and CMMT adopted the following Amendments to MFRSs effective for annual periods beginning on or after 1 January 2017:

Amendments to MFRS 107, Statement of Cash Flows – Disclosure Initiative

Amendments to MFRS 112, Income Taxes – Recognition of Deferred Tax Assets for Unrealised Losses

The adoption of the above Amendments to MFRSs does not have significant impact on the financial results of the Group and of CMMT.

A3. Audit Report of Preceding Financial Year

The audit report for the financial year ended 31 December 2016 was not qualified.

A4. Comment on Seasonality or Cyclicity of Operations

The business operations of the Group and of CMMT may be affected by seasonal or cyclical factors, including but not limited to changes in rental demand and supply of properties which depend on market conditions, economic cycle, financial performance of its tenants, availability of credit facilities and interest rate environment.

A5. Unusual Items Due To Their Nature, Size or Incidence

Nil.

A6. Changes in Estimates Of Amount Reported

Nil.

A7. Debt and Equity Securities

CMMT issued 3,177,100 new units in CMMT at approximately RM1.54* per unit to the Manager during the financial period under review being part payment of management fee for the financial period from 1 July 2016 to 31 December 2016. The units were listed on the Main Market of Bursa Securities on 8 March 2017.

* Based on the 10-day volume weighted average price of the units up to and including 31 December 2016.

**CAPITALAND MALAYSIA MALL TRUST
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A8. Income Distribution Policy

In line with the distribution policy as set out in the Trust Deed, the Manager will distribute at least 90.0% of its distributable income to its unitholders in each financial year. CMMT will make distributions to its unitholders on a semi-annual basis for each six-month period ending 30 June and 31 December of each year.

A9. Segmental Reporting

Segmental results for the quarter/period ended 31 March 2017 are as follows:

Business Segment	1Q / YTD 2017			1Q / YTD 2016		
	Retail RM'000	Office RM'000	Total RM'000	Retail RM'000	Office RM'000	Total RM'000
Gross revenue	90,761	1,683	92,444	91,855	1,788	93,643
Net property income	58,646	1,070	59,716	59,414	1,182	60,596
Interest income			1,413			1,469
Unallocated expenses			(6,229)			(6,284)
Finance costs			(14,660)			(14,732)
Profit before taxation			40,240			41,049
Taxation			-			-
Profit for the period			40,240			41,049

A10. Valuation of Investment Properties

The investment properties are valued by independent professional valuers and the differences between the valuation and the carrying values of the respective investment properties are charged or credited to the profit or loss for the period in which they arise.

There was no valuation performed during the current quarter.

A11. Subsequent Events

Nil.

A12. Changes in Composition of the Trust

The changes to the composition of CMMT during the current quarter are as follows:

	Units
Balance at beginning of period	2,031,458,100
Units issued as satisfaction of the Manager's management fee payable in units	3,177,100
Total units in issue	2,034,635,200

A13. Changes in Contingent Liabilities and Contingent Asset

Nil.

A14. Capital Commitments

Capital commitments in relation to capital expenditure are as follows:

Contracted but not provided for	RM'000 18,092
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**CAPITALAND MALAYSIA MALL TRUST
FOR THE FIRST QUARTER ENDED 31 MARCH 2017 (UNAUDITED)**

Part B - Additional Information Pursuant to Paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad

B1. Review of Performance

	1Q/YTD 2017 (Unaudited) RM'000	1Q/YTD 2016 (Unaudited) RM'000	Change %
(a) Breakdown of Gross Revenue			
Gurney Plaza	36,464	34,030	7.2
Sungei Wang Plaza	10,185	12,207	(16.6)
The Mines	19,177	20,186	(5.0)
Tropicana City Property ¹	12,627	13,176	(4.2)
East Coast Mall	13,991	14,044	(0.4)
Total Gross Revenue	92,444	93,643	(1.3)
(b) Breakdown of Property Operating Expenses			
Gurney Plaza	9,943	10,385	(4.3)
Sungei Wang Plaza	5,388	4,445	21.2
The Mines	7,233	7,465	(3.1)
Tropicana City Property	5,260	5,501	(4.4)
East Coast Mall	4,904	5,251	(6.6)
Total Property Operating Expenses	32,728	33,047	(1.0)
(c) Breakdown of Net Property Income			
Gurney Plaza	26,521	23,645	12.2
Sungei Wang Plaza	4,797	7,762	(38.2)
The Mines	11,944	12,721	(6.1)
Tropicana City Property	7,367	7,675	(4.0)
East Coast Mall	9,087	8,793	3.3
Total Net Property Income	59,716	60,596	(1.5)

¹ Tropicana City Mall and Tropicana City Office Tower (collectively known as Tropicana City Property)

CAPITALAND MALAYSIA MALL TRUST

FOR THE FIRST QUARTER ENDED 31 MARCH 2017 (UNAUDITED)

B1. Review of Performance (cont'd)

Quarter Results (1Q 2017 vs 1Q 2016)

The Group recorded gross revenue of RM92.4 million in 1Q 2017, a decrease of RM1.2 million or 1.3% against 1Q 2016. The decrease was mainly due to negative rental reversions from Sungei Wang Plaza ("SWP"), as SWP continues to be temporarily affected by the ongoing Mass Rapid Transit works and the closure of BB Plaza. Lower gross revenue was recorded for The Mines and Tropicana City Property ("TCP") mainly due to lower rental rates and occupancy. The decrease was mitigated by better performance from Gurney Plaza ("GP") on the back of higher rental rates achieved from new and renewed leases.

Property operating expenses for 1Q 2017 were RM32.7 million, a decrease of RM0.3 million or 1.0% against 1Q 2016. This was mainly attributed to lower utilities consumption and marketing expenses. The decrease was offset by higher maintenance expenses as a result of the increase in service charge at SWP.

The net property income for 1Q 2017 of RM59.7 million was 1.5% lower than 1Q 2016.

Finance costs for 1Q 2017 of RM14.7 million were RM0.1 million or 0.5% lower than 1Q 2016. The decrease in finance costs was mainly due to the lower average cost of debt and commitment fees, partly offset by higher interest expenses from additional revolving credit facilities drawn down for capital expenditure works. Average cost of debt for 1Q 2017 was 4.39% p.a. (1Q 2016: 4.50% p.a.).

CMMT has incurred RM3.9 million of capital expenditure during the quarter. This includes tenancy works at TCP and the new asset enhancement works on Basement 1 at GP which commenced during the quarter.

Overall, distributable income to unitholders for 1Q 2017 was RM42.3 million, a decrease of RM0.6 million or 1.4% against 1Q 2016.

Financial Year-to-date Results (YTD 2017 vs YTD 2016)

Review of financial year-to-date results is the same as above.

B2. Material Changes in Quarter Results

	Quarter ended 31 March 2017 RM'000	Quarter ended 31 December 2016 RM'000
Profit before taxation	40,240	42,399
Less: Fair value gain of investment properties (net)	-	(1,460)
Profit before taxation, excluding net fair value gain of investment properties	<u>40,240</u>	<u>40,939</u>

Other than the net fair value gain of RM1.4 million resulting from the valuation as at 31 December 2016, there is no material change in the financial results of 1Q 2017 as compared to 4Q 2016.

B3. Investment Objectives and Strategies

The investment objectives and strategies of the Group remain unchanged, i.e. to invest on a long term basis, in a portfolio of income-producing real estate primarily used for retail purposes and located primarily in Malaysia or such other non-real estate investments as may be permitted under the Trust Deed, the REITs Guidelines or by the Securities Commission of Malaysia, with a view to providing unitholders with long-term and sustainable distribution of income and potential capital growth.

CAPITALAND MALAYSIA MALL TRUST FOR THE FIRST QUARTER ENDED 31 MARCH 2017 (UNAUDITED)

B4. Commentary on Prospects

The Malaysian economy grew 4.2% in 2016, anchored by domestic demand that was supported mainly by private sector spending. With the gradual improvement in global growth, recovery in global commodity prices and the continued growth of domestic demand, the Malaysian economy is projected to register a sustained growth of 4.3% to 4.8% in 2017 (source: Bank Negara Malaysia Annual Report 2016). Retail sales growth is expected to remain challenging, with a recovery to be expected only in the second half of 2017 (source: Malaysia Retail Group Industry Report, March 2017).

Meanwhile, the scheduled completion of new retail supply in 2017 is expected to further intensify the competition level for shopping malls, particularly those in the Klang Valley. Amidst concerns about rising costs of living and a challenging operating environment, the Manager expects consumer and business sentiments to remain cautious this year. To ensure that CMMT malls continue to be relevant and attractive to shoppers, the Manager will leverage on its proven track record in proactive asset management and retail management to continually refresh its assets, introduce new-to-market brands and organise unique marketing initiatives. The Manager also expects the scheduled commencement of the Sungai Buloh-Kajang Mass Rapid Transit line in the second half of 2017 to benefit Sungei Wang Plaza in the long term.

With quality assets located in key urban centres across Malaysia comprising mainly of malls focused on necessity shopping, the Manager is confident that CMMT's portfolio is well-positioned to sustain its performance through different economic cycles and is committed to deliver long-term and sustainable income distributions to unitholders.

B5. Profit Guarantee(s)

CMMT is not involved in any arrangement whereby it provides profit guarantee(s).

B6. Tax Expense

Pursuant to the amendment of Section 61A of the Income Tax Act, 1967, effective from the Year of Assessment 2007, the total income of a REIT for a year of assessment will be exempted from income tax provided that the REIT distributes 90.0% or more of its total income for that year of assessment. If the REIT is unable to meet the 90.0% distribution criterion, the entire taxable income of the REIT for the year would be subject to income tax.

As CMMT intends to distribute at least 90.0% of its distributable income for the financial year ending 31 December 2017 to its unitholders, no provision for tax has been made for the current quarter.

B7. Status of Corporate Proposals

Nil

**CAPITALAND MALAYSIA MALL TRUST
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B8. Borrowings and Debt Securities

	As at 31 March 2017 (Unaudited) RM'000	As at 31 December 2016 (Audited) RM'000
Long term borrowings		
Secured revolving credit	55,800	54,600
Secured term loans	918,430	918,430
Unrated medium term notes	300,000	300,000
Less: Unamortised transaction costs	<u>(4,573)</u>	<u>(4,922)</u>
	<u>1,269,657</u>	<u>1,268,108</u>
Unsecured revolving credit	<u>48,500</u>	<u>43,700</u>
	<u>48,500</u>	<u>43,700</u>
Total borrowings	<u>1,318,157</u>	<u>1,311,808</u>

All the borrowings are denominated in Ringgit Malaysia.

During the period, additional revolving credit facilities of RM6.0 million were drawn down to fund the capital expenditure incurred by the properties.

As of to date, two out of five properties of the Group, namely Sungei Wang Plaza and East Coast Mall, remain unencumbered.

B9. Change in Material Litigation

Nil.

B10. Income Distribution

On 28 February 2017, CMMT paid its final income distribution of RM85.9 million or 4.23 sen per unit for the period from 1 July 2016 to 31 December 2016.

No income distribution was proposed for the current quarter as CMMT's distribution of income is paid on a half yearly basis.

Pursuant to Section 109D(2) of the Income Tax Act, 1967, the applicable final withholding tax on distributions of income which is tax exempt at CMMT level is as follows:

Resident unitholders:

- | | |
|--------------------------|--------------------------------------|
| (a) Corporate | Tax flow through, no withholding tax |
| (b) Other than corporate | Withholding tax at 10.0% |

Non-resident unitholders:

- | | |
|-----------------------------|--------------------------|
| (c) Corporate | Withholding tax at 24.0% |
| (d) Institutional investors | Withholding tax at 10.0% |
| (e) Individuals | Withholding tax at 10.0% |

CAPITALAND MALAYSIA MALL TRUST
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B11. Composition of Investment Portfolio as at 31 March 2017

As at 31 March 2017, CMMT's portfolio comprised the following investment properties:

Investment properties	Cost of Investment¹	Net Book Value²	Market Value	Market Value as % of NAV³
	RM'000	RM'000	RM'000	%
Gurney Plaza	1,129,098	1,515,382	1,515,000	57.3
Sungei Wang Plaza	757,435	625,097	625,000	23.6
The Mines	583,586	720,271	720,000	27.2
Tropicana City Property	573,472	590,653	588,000	22.2
East Coast Mall	391,967	490,527	490,000	18.5
Total	3,435,558	3,941,930	3,938,000	

The market value of Sungei Wang Plaza, The Mines and East Coast Mall were stated at valuations conducted by Savills (Malaysia) Sdn. Bhd. as at 31 December 2016. The market value of Gurney Plaza and Tropicana City Property were stated at valuations performed by PPC International Sdn. Bhd. as at 31 December 2016.

- ¹ Cost of investment comprises purchase consideration and capital expenditure incurred from inception up to the end of the reporting date.
- ² Net book value comprises market value of the investment properties as at 31 December 2016 and subsequent capital expenditure incurred up to the reporting date.
- ³ This is computed based on market value of the investment properties over the NAV before income distribution of RM2,644,795,000 as at 31 March 2017. This is calculated in accordance with the REITs Guidelines.

B12. Changes in NAV, EPU, DPU and Market Price

	Quarter ended 31 March 2017	Quarter ended 31 December 2016
Number of units in circulation (units)	2,034,635,200	2,031,458,100
NAV before income distribution (RM'000)	2,644,795	2,685,589
NAV after income distribution (RM'000)	2,602,475	2,599,658
NAV per unit ¹ (RM)	1.2791	1.2797
Total comprehensive income (RM'000)	40,240	42,399
Weighted average number of units in issue (units)	2,032,305,327	2,031,458,100
EPU after manager's management fee (sen)	1.98	2.09
Distributable income (RM'000)	42,320	42,661
DPU (sen)	2.08	2.10
Market price (RM)	1.63	1.53
DPU yield (%)	1.28	1.37

- ¹ NAV per unit is arrived at by dividing the NAV after income distribution/distributable income with the number of units in circulation at the end of the period.

B13. Soft Commission Received By The Manager And Its Delegates

Nil.

**CAPITALAND MALAYSIA MALL TRUST
FOR THE FIRST QUARTER ENDED 31 MARCH 2017 (UNAUDITED)**

B14. Manager's Fee

For the quarter ended 31 March 2017, the Manager has accounted for a base fee of 0.29% per annum of the total asset value and a performance fee of 4.75% per annum of net property income. Total fees accrued to the Manager were as follows:

	1Q/YTD 2017 Actual (Unaudited) RM'000
Base management fee	2,936
Performance fee	2,837
Total fees	<u>5,773</u>

B15. Unitholdings of the Manager and Parties Related to the Manager

	No of units	Percentage of Unitholdings⁴	Market value³ at 31 March 2017
	units	%	RM
CMMT Investment Limited ¹	710,973,600	34.94	1,158,886,968
Menang Investment Limited ¹	30,714,700	1.51	50,064,961
Direct unitholdings of the Directors of the Manager:			
Mr Ng Kok Siong ²	100,000	N.M.	163,000
Ms Low Peck Chen	12,000	N.M.	19,560
Ms Tan Siew Bee	100,000	N.M.	163,000
Dr Peter Tay Buan Huat ²	100,000	N.M.	163,000
	<u>742,000,300</u>	<u>36.47</u>	<u>1,209,460,489</u>

N.M. - Not meaningful

¹ An indirect wholly-owned subsidiary of CapitaLand Mall Asia Limited.

² Units held through nominees.

³ The market value of the units is computed based on the closing price of RM1.63 per unit as at 31 March 2017.

⁴ Approximation.

The Manager disposed 3,177,100 units in CMMT at cost to a related party, Menang Investments Limited, on 15 March 2017.

B16. Responsibility Statement and Statement by the Directors of the Manager

In the opinion of the Directors of the Manager, the quarterly condensed consolidated interim financial statements have been prepared in accordance with MFRS 134: Interim Financial Reporting and with IAS 34: Interim Financial Reporting, Paragraph 9.44 of the Listing Requirements of Bursa Securities, provisions of the Trust Deed and the REITs Guidelines so as to give a true and fair view of the financial position of the Group and of CMMT as at 31 March 2017 and of their financial performance and cash flows for the quarter ended on that date and duly authorised for release by the Board of Directors of the Manager on 18 April 2017.

BY ORDER OF THE BOARD

KHOO MING SIANG
COMPANY SECRETARY (MAICSA No. 7034037)
CapitaLand Malaysia Mall REIT Management Sdn. Bhd. (819351-H)
(As Manager of CapitaLand Malaysia Mall Trust)
Kuala Lumpur

Date: 18 April 2017