

FINANCIAL REVIEW

GROSS REVENUE

Gross revenue for Financial Year (FY) 2019 was S\$786.7 million, an increase of S\$89.2 million or 12.8% from FY 2018. The increase was mainly due to the acquisition of the balance 70.00% of the units in Infinity Mall Trust (IMT) which holds Westgate (Acquisition). Westgate

contributed S\$74.9 million and Funan (retail and office components) which opened on 28 June 2019, accounted for S\$28.5 million to the total gross revenue of CMT and its subsidiaries (CMT Group). The increase was partially offset by lower gross revenue from Sembawang Shopping Centre which was divested on 18 June 2018.

Gross Revenue by Property	FY 2019	FY 2018
S\$ million		
Tampines Mall	82.9	81.4
Junction 8	61.2	60.8
Funan ¹	28.5	–
IMM Building	86.8	85.8
Plaza Singapura	92.1	91.5
Bugis Junction	84.9	84.9
Bukit Panjang Plaza, JCube and Sembawang Shopping Centre ²	50.5	58.5
Lot One Shoppers' Mall	43.2	44.1
The Atrium@Orchard	50.0	50.1
Clarke Quay	40.1	38.6
Bugis+	33.7	33.6
Bedok Mall	57.9	57.0
Westgate ³	74.9	11.2
CMT Group	786.7	697.5

- 1 Funan was closed for redevelopment from 1 July 2016 and re-opened on 28 June 2019. The retail component of Funan is held through the Trust and the office components are held through Victory Office 1 Trust and Victory Office 2 Trust.
- 2 The divestment of Sembawang Shopping Centre was completed on 18 June 2018.
- 3 The Acquisition was completed on 1 November 2018 and IMT became a wholly owned subsidiary of CMT. FY 2018 relates to the gross revenue from IMT on 100% basis from 1 November 2018 to 31 December 2018.

CMT's interest in joint ventures' gross revenue are shown below for information:

Gross Revenue by Property	FY 2019	FY 2018
S\$ million		
Raffles City Singapore (40.00% interest)	93.2	92.2
Westgate (30.00% interest) ¹	–	17.9
Total	93.2	110.1

- 1 For the period from 1 January 2018 to 31 October 2018, CMT owned 30.00% of the units in IMT and this relates to 30.00% of the gross revenue in IMT.

NET PROPERTY INCOME

Net property income (NPI) of S\$558.2 million was S\$64.7 million or 13.1% higher than FY 2018. With the completion of the Acquisition on 1 November 2018,

Westgate contributed S\$46.3 million to the increase in NPI. After the reopening of Funan (retail and office components) on 28 June 2019, Funan accounted for S\$16.4 million of the increase in NPI.

Net Property Income by Property	FY 2019	FY 2018
S\$ million		
Tampines Mall	61.8	60.4
Junction 8	44.5	44.1
Funan ¹	15.1	(1.3)
IMM Building	60.5	60.3
Plaza Singapura	68.9	68.3
Bugis Junction	61.7	61.4
Bukit Panjang Plaza, JCube and Sembawang Shopping Centre ²	31.4	34.9
Lot One Shoppers' Mall	30.0	30.7
The Atrium@Orchard	37.5	38.4
Clarke Quay	26.1	23.6
Bugis+	24.1	23.9
Bedok Mall	42.8	41.3
Westgate ³	53.8	7.5
CMT Group	558.2	493.5

1 Funan was closed for redevelopment from 1 July 2016 and re-opened on 28 June 2019. The retail component of Funan is held through the Trust and the office components are held through Victory Office 1 Trust and Victory Office 2 Trust.

2 The divestment of Sembawang Shopping Centre was completed on 18 June 2018.

3 The Acquisition was completed on 1 November 2018 and IMT became a wholly owned subsidiary of CMT. FY 2018 relates to the net property income from IMT on 100% basis from 1 November 2018 to 31 December 2018.

CMT's interest in joint ventures' NPI are shown below for information:

Gross Revenue by Property	FY 2019	FY 2018
S\$ million		
Raffles City Singapore (40.00% interest)	71.2	69.9
Westgate (30.00% interest) ¹	–	13.9
Total	71.2	83.8

1 For the period from 1 January 2018 to 31 October 2018, CMT owns 30.00% of the units in IMT and this relates to 30.00% of the net property income in IMT.

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DISTRIBUTIONS

Distribution for FY 2019 was S\$441.6 million, an increase of S\$30.9 million or 7.5% compared to FY 2018.

The increase was mainly attributable to higher NPI mainly due to higher revenue partially offset by higher finance cost.

CMT had retained capital distribution and tax-exempt income of S\$13.6 million received from CapitaLand Retail China Trust and capital distribution of S\$6.7 million received from Infinity Office Trust for general corporate and working capital purposes.

Breakdown of the Unitholders' distribution per Unit in cents for FY 2019 as compared to FY 2018 are as follows:

Year	1 January to 31 March	1 April to 30 June	1 July to 30 September	1 October to 31 December	1 January to 31 December
2019	2.88	2.92	3.06	3.11	11.97

Year	1 January to 31 March	1 April to 30 June	1 July to 30 September	1 October to 7 November	8 November to 31 December ¹	1 January to 31 December
2018	2.78	2.81	2.92	1.43	1.56	11.50

¹ Distribution per Unit for 8 November 2018 to 31 December 2018 was based on the enlarged number of 3,686,902,315 Units as at 31 December 2018 after the issuance of 134,089,000 Units via the private placement exercise on 8 November 2018.

ASSETS

As at 31 December 2019, the total assets for CMT Group were S\$11.7 billion compared with S\$11.5 billion as at 31 December 2018. The increase was mainly due to valuation gain of S\$232.9 million and capital expenditure of S\$97.8 million (including development cost for Funan of S\$52.1 million). The increase was partially offset by decrease in cash and cash equivalent of S\$146.3 million.

The lower cash and cash equivalents were mainly due to repayment of the JPY10.0 billion fixed rate notes (swapped to S\$157.6 million) under the Euro-Medium Term Note Programme due in Oct 2019 and partial repayment of bank borrowings, using internal source of funds.

	Valuation as at 31 Dec 19 S\$ million	Valuation as at 31 Dec 18 S\$ million	Variance S\$ million	Valuation as at 31 Dec 19 S\$ / sq ft	Valuation Cap Rate as at 31 Dec 19 %	Valuation Cap Rate as at 31 Dec 18 %
Tampines Mall	1,085.0	1,059.0	26.0	3,046	4.70	4.70
Junction 8	799.0	743.0	56.0	3,144	4.70	4.70
IMM Building	675.0	649.0	26.0	701 ¹	Retail: 6.20 Warehouse: 7.00	Retail: 6.15 Warehouse: 7.00
Plaza Singapura	1,349.0	1,296.0	53.0	2,786	4.40	4.40
Bugis Junction	1,106.0	1,089.0	17.0	2,788	4.70	4.70
JCube	288.0	288.0	–	1,392	4.85	4.85
Lot One Shoppers' Mall	537.0	536.0	1.0	2,359	4.70	4.70
Bukit Panjang Plaza	330.0	327.0	3.0	2,017	4.80	4.80
The Atrium@Orchard	764.0	757.0	7.0	1,979 ¹	Retail: 4.65 Office: 3.75	Retail: 4.65 Office: 3.75
Clarke Quay	414.0	401.0	13.0	1,411	4.85	4.85
Bugis+	357.0	354.0	3.0	1,665	5.20	5.20
Bedok Mall	794.0	784.0	10.0	3,569	4.60	4.60
Westgate	1,131.0	1,128.0	3.0	2,753	4.50	4.50
Total CMT Portfolio excluding Funan & Raffles City Singapore	9,629.0	9,411.0	218.0			
Reclassification from investment properties under development to investment properties						
Funan	775.0 ²	360.0 ³	N.M.	1,457 ⁴	Retail: 4.85 Office: 3.90	Retail: 4.85 Office: 4.00
Share of Joint Venture's investment property						
Raffles City Singapore (40.00% interest)	1,353.6	1,328.8	24.8	N.M. ⁵	Retail: 4.70 Office: 3.95 Hotel: 4.75	Retail: 4.70 Office: 4.00 Hotel: 4.75

N.M. Not meaningful

¹ Reflects valuation of the property in its entirety.

² As at 31 December 2019, the value reflected is the total property value of the retail and office components of the integrated development upon obtaining the Temporary Occupation Permit in April 2019.

³ As at 31 December 2018, the value reflected was the total land value of the retail and office components of the integrated development as the property was undergoing redevelopment.

⁴ Reflects the valuation of the retail and office components of the integrated development.

⁵ Not meaningful because Raffles City Singapore comprises retail units, office units, hotels and convention centre.