

# CapitaLand Mall Trust (CT SP)

Property - REITS

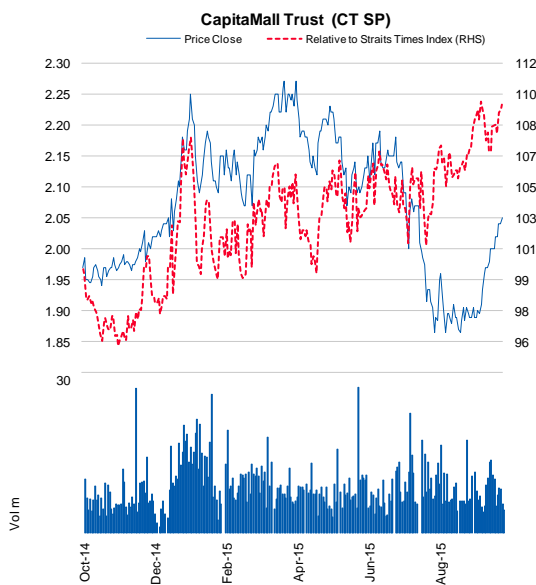
Market Cap: USD5,206m

**Buy** (Maintained)

 Target Price: **SGD2.29**

 Price: **SGD2.05**

## Encouraged By Higher Traffic Flow & Tenant Sales

 Macro   
 Risks   
 Growth   
 Value 


Source: Bloomberg

|                            |             |
|----------------------------|-------------|
| Avg Turnover (SGD/USD)     | 17.4m/12.4m |
| Cons. Upside (%)           | 8.3         |
| Upside (%)                 | 11.7        |
| 52-wk Price low/high (SGD) | 1.87 - 2.27 |
| Free float (%)             | 65          |
| Share outstanding (m)      | 3,536       |
| <b>Shareholders (%)</b>    |             |
| Capitaland Limited         | 28.0        |
| Nomura Asset Management    | 7.7         |
| NTUC Enterprise            | 5.7         |

### Share Performance (%)

|          | YTD  | 1m  | 3m    | 6m    | 12m |
|----------|------|-----|-------|-------|-----|
| Absolute | 0.5  | 7.6 | (6.0) | (8.5) | 4.1 |
| Relative | 10.6 | 2.6 | 4.3   | 5.3   | 9.6 |

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**CMT's 3Q15/9M15 results were within our expectations, as it reported DPU growth of 9.6%/4.9%. Maintain BUY, with a lower TP of SGD2.29 (from SGD2.42, 11.7% upside). Despite its lower rental reversion of 4.1% in 9M15, we remain optimistic on the retail scene as we anticipate heavier traffic footfall and higher tenant sales within its portfolio. In addition, we also like its proactive portfolio management as it acquired Bedok Mall at a cap rate of 5.1%, and divested of Rivervale Mall at an estimated cap rate of 3.8% in the last quarter.**

- ◆ **No surprises.** CapitaLand Mall Trust's (CMT) DPU rose 9.6%/4.9% YoY for its 3Q15/9M15, meeting 75.3% of our full-year estimates. 3Q15 revenue/net property income (NPI) dipped 1.8%/0.7% YoY respectively, mainly on ongoing asset enhancement initiatives (AEIs) at IMM Building and lower occupancy levels at JCube and Clarke Quay. Its gearing level remained healthy at 33.8%, with a 4.8x interest coverage ratio.
- ◆ **Still encouraged by heavier traffic flow and higher tenant sales.** CMT's overall portfolio occupancy rate remained high, as it rose slightly to 96.8% in spite of ongoing AEIs at some of its malls. Meanwhile, its rental reversion for the nine months registered lower at 4.1% (1H15: 4.6%), mainly dragged by the repositioning of JCube. Despite the lower rental reversion, we remain positive on the retail scene as we observe a 4.2% YoY increase in shopper traffic, and 4.4% YoY growth in tenant sales psf per month.
- ◆ **Adding value to unitholders via AEIs.** CMT completed the conversion of Tampines Mall's fifth level into a new education hub, with well-known educational centres such as Yamaha Music School. Its second and third levels have been reconfigured to also enhance fashion offerings, introducing new tenants such as *H&M* into the suburban mall. IMM Building has also completed its link bridge, which enhances connectivity between IMM Building, Westgate and the Jurong East MRT Station.
- ◆ **Maintain BUY with a lower DDM-based TP of SGD2.29.** We continue to like CMT as it is committed to adding value to its portfolio. However, in view of a softer rental reversion, we trim our TP to SGD2.29 from SGD2.42 while maintaining our BUY recommendation.

| Forecasts and Valuations          | Dec-13 | Dec-14 | Dec-15F | Dec-16F | Dec-17F |
|-----------------------------------|--------|--------|---------|---------|---------|
| Total turnover (SGDm)             | 638    | 659    | 692     | 715     | 726     |
| Net property income (SGDm)        | 439    | 448    | 482     | 497     | 505     |
| Reported net profit (SGDm)        | 574    | 619    | 483     | 492     | 510     |
| Total distributable income (SGDm) | 367    | 412    | 413     | 416     | 432     |
| DPS (SGD)                         | 0.10   | 0.11   | 0.12    | 0.12    | 0.12    |
| DPS growth (%)                    | 8.9    | 5.3    | 9.3     | 0.8     | 3.9     |
| Recurring P/E (x)                 | 12.4   | 11.5   | 14.7    | 14.5    | 14.0    |
| P/B (x)                           | 1.18   | 1.13   | 1.12    | 1.11    | 1.10    |
| Dividend Yield (%)                | 5.0    | 5.3    | 5.8     | 5.8     | 6.1     |
| Return on average equity (%)      | 9.8    | 10.1   | 7.6     | 7.7     | 7.9     |
| Return on average assets (%)      | 6.0    | 6.5    | 4.8     | 4.8     | 4.9     |
| Interest coverage ratio (x)       | 3.71   | 3.53   | 3.34    | 3.39    | 3.45    |

Source: Company data, RHB

Figure 1: CMT's 3Q15 results summary

| (SGDm)   | 3Q14         | 2Q15         | 3Q15         | %QoQ        | %YoY         | Comments  |
|--|--------------|--------------|--------------|-------------|--------------|---|
| <b>Gross revenue</b>                             | <b>164.6</b> | <b>159.6</b> | <b>161.7</b> | <b>1.3</b>  | <b>(1.8)</b> | The decrease was mainly due to lower gross revenue of SGD1.1m from IMM as a result of the ongoing Phase 2 AEI which commenced in July.                            |
| Operating expenses                               | (50.5)       | (50.1)       | (48.4)       | (3.4)       | (4.3)        | A decrease of SGD2.2m or 4.3% from 3Q14. The decrease was mainly due to lower utilities expenses.   |
| <b>NPI</b>                                       | <b>114.1</b> | <b>109.5</b> | <b>113.3</b> | <b>3.5</b>  | <b>(0.7)</b> |   |
| Share of results of JV                           | 12.9         | 8.6          | 14.0         | 63.0        | 8.9          |   |
| Share of profit of associate (3-month lag basis) | 10.0         | 2.6          | 6.1          | 137.6       | (38.6)       |   |
| Manager's management fees                        | (10.5)       | (10.1)       | (10.2)       | 1.0         | (2.6)        |   |
| Trustee's fees                                   | (0.8)        | (0.9)        | (0.9)        | (3.2)       | 4.6          |   |
| Other trust expenses                             | 0.0          | 0.0          | 0.0          | nm          | nm           |   |
| Net income before financing cost & tax           | 125.6        | 109.7        | 122.3        | 11.6        | (2.6)        |   |
| Interest income                                  | 2.8          | 2.8          | 2.7          | (2.7)       | (3.7)        |   |
| Borrowing costs                                  | (28.4)       | (23.5)       | (23.7)       | 0.6         | (16.8)       | The decrease was mainly due to the refinancing of EMTN of USD500m in Apr 15 at a lower interest rate through the issuances of three tranches of fixed rate notes. |
| EBT  | 100.0        | 88.9         | 101.4        | 14.0        | 1.4          |   |
| Gains from revaluation                           | 0.0          | 53.2         | 0.0          | nm          | nm           |   |
| Gains from derivatives                           | 1.2          | 0.0          | 0.0          | nm          | nm           |   |
| Total return before tax                          | 101.3        | 142.2        | 101.4        | (28.7)      | 0.1          |   |
| Tax  | 0.0          | 0.0          | 0.0          | nm          | nm           |   |
| Total return (reported)                          | 101.3        | 142.2        | 101.4        | (28.7)      | 0.1          |   |
| Total return (ex exceptionals)                   | 100.1        | 89.0         | 101.4        | 13.9        | 1.3          |   |
| Add-back: Non tax deductibles                    | (1.5)        | (48.2)       | 0.4          | nm          | nm           |   |
| <b>Income available for distribution</b>         | <b>99.8</b>  | <b>94.0</b>  | <b>101.8</b> | <b>8.3</b>  | <b>2.0</b>   |   |
| <b>Distributable income to unitholders</b>       | <b>93.7</b>  | <b>94.0</b>  | <b>103.2</b> | <b>9.8</b>  | <b>10.2</b>  |   |
| Number of units (end of period) ('m)             | 3,461        | 3,464        | 3,464        | 0.0         | 0.1          |   |
| <b>DPU (SGD-cts)</b>                             | <b>2.72</b>  | <b>2.71</b>  | <b>2.98</b>  | <b>10.0</b> | <b>9.6</b>   |   |
| <b>DPU excl. income retained (SGD-cts)</b>       | <b>2.88</b>  | <b>2.71</b>  | <b>2.94</b>  | <b>8.5</b>  | <b>2.1</b>   |   |
| <b>NAV</b>                                       | <b>1.79</b>  | <b>1.84</b>  | <b>1.85</b>  | <b>0.5</b>  | <b>3.4</b>   |   |
| Payout ratio (%)                                 | 93.9         | 100.0        | 101.4        | 1.4 ppt     | 7.5 ppt      |   |
| NPI margin (%)                                   | 69.3         | 68.6         | 70.1         | 1.5 ppt     | 0.8 ppt      |   |

Source: RHB

Figure 2: CMT's 9M15 results summary

| (SGDm)  | 9M14         | 9M15         | %Change      | RHB FY15F    | % of FY15F   | Comments   |
|---|--------------|--------------|--------------|--------------|--------------|--|
| <b>Gross revenue</b>                            | <b>493.6</b> | <b>488.6</b> | <b>(1.0)</b> | <b>662.3</b> | <b>73.8</b>  | <b>IMM accounted for SGD3.9m decrease in gross revenue as a result of the ongoing Phase 2 AEI which commenced in Jul 2014.</b>   |
| Operating expenses                              | (151.2)      | (148.2)      | (2.0)        | (205.5)      | 72.1         | <b>Property operating expenses decreased 2.0% YoY. The decrease was mainly due to lower utilities, partially offset by higher marketing expenses.</b>                      |
| <b>NPI</b>                                      | <b>342.4</b> | <b>340.5</b> | <b>(0.6)</b> | <b>456.8</b> | <b>74.5</b>  |  |
| Share of results of JV                          | 59.1         | 37.2         | (37.0)       | 69.4         | 53.7         |  |
| Share of profit of associate (3 mths lag basis) | 17.8         | 15.1         | (15.3)       | 20.5         | 73.5         |  |
| Manager's management fees                       | (31.2)       | (31.0)       | (0.6)        | (45.4)       | 68.2         |  |
| Trustee's fees                                  | (2.7)        | (2.8)        | 2.0          | (3.9)        | 70.5         |  |
| Other trust expenses                            | 0.0          | 0.0          | nm           | 0.0          | nm           |  |
| Net income before financing cost & tax          | 385.4        | 359.0        | (6.9)        | 497.3        | 72.2         |  |
| Interest income                                 | 7.9          | 9.3          | 16.8         | 13.0         | 71.3         |  |
| Borrowing costs                                 | (86.0)       | (75.5)       | (12.1)       | (129.9)      | 58.1         | <b>The decrease was mainly due to the refinancing of EMTN of USD500m in Apr 2015 at a lower interest rate through the issuances of three tranches of fixed rate notes.</b> |
| EBT   | 307.4        | 292.7        | (4.8)        | 380.4        | 77.0         |  |
| Gains from revaluation                          | 132.9        | 53.2         | (60.0)       | 75.1         | 70.9         |  |
| Gains from derivatives                          | 5.1          | 0.0          | nm           | 0.0          | nm           |  |
| Total return before tax                         | 445.1        | 346.1        | (22.3)       | 455.5        | 76.0         |  |
| Tax   | 0.0          | 0.0          | nm           | 0.0          | nm           |  |
| Total return -reported                          | 445.1        | 346.1        | (22.3)       | 455.5        | 76.0         |  |
| Total return (ex exceptionals)                  | 307.0        | 292.8        | (4.6)        | 380.4        | 77.0         |  |
| Add-back: Non tax deductibles                   | (146.3)      | (43.4)       | (70.3)       | (69.0)       | 63.0         |  |
| <b>Income available for distribution</b>        | <b>298.9</b> | <b>302.6</b> | <b>1.3</b>   | <b>386.5</b> | <b>78.3</b>  |  |
| <b>Distributable income to unitholders</b>      | <b>276.2</b> | <b>290.1</b> | <b>5.0</b>   | <b>386.5</b> | <b>75.1</b>  |  |
| Number of units (end of period) ('m)            | 3,461        | 3,464        | 0.1          | 3,480        | 99.5         |  |
| <b>DPU (SGD-cts)</b>                            | <b>7.98</b>  | <b>8.37</b>  | <b>4.9</b>   | <b>11.11</b> | <b>75.3</b>  |  |
| <b>DPU excl. income retained (SGD-cts)</b>      | <b>8.63</b>  | <b>8.73</b>  | <b>1.2</b>   | <b>11.11</b> | <b>78.6</b>  |  |
| <b>NAV</b>                                      | <b>1.79</b>  | <b>1.85</b>  | <b>3.4</b>   | <b>1.83</b>  | <b>101.4</b> |  |
| Payout ratio (%)                                | 92.4         | 95.9         | 3.4 ppt      | 100.0        |              |  |
| NPI margin (%)                                  | 69.4         | 69.7         | 0.3 ppt      | 69.0         |              |  |

Source: RHB

**Figure 3: Key performance metrics**

| <b>Operating Performance:</b> | <b>3Q14</b> | <b>4Q14</b> | <b>1Q15</b> | <b>2Q15</b> | <b>3Q15</b> |
|-------------------------------|-------------|-------------|-------------|-------------|-------------|
| Portfolio Occupancy: (%)      | 98.5        | 98.8        | 97.2        | 96.4        | 96.8        |
| YTD Rental Reversion: (%)     | 6.3         | 6.1         | 6.1         | 4.6         | 4.1         |
| DPU (SG cts)                  | 2.72        | 2.86        | 2.68        | 2.71        | 2.98        |
|                               | <b>FY-1</b> | <b>FY-2</b> | <b>FY-3</b> | <b>FY-4</b> | <b>FY-5</b> |
| Lease Expiry Profile: (%)     | NA          | NA          | NA          | NA          | NA          |
| <b>Capital Management:</b>    | <b>3Q14</b> | <b>4Q14</b> | <b>1Q15</b> | <b>2Q15</b> | <b>3Q15</b> |
| All-in cost of borrowing: (%) | 3.6         | 3.5         | 3.4         | 3.3         | 3.3         |
| Aggreg. Leverage: (%)         | 34.1        | 33.8        | 33.8        | 33.7        | 33.8        |
| Term of Debt: (yrs)           | 4.7         | 4.7         | 5.1         | 6.1         | 5.8         |

Source: Company data

**Figure 4: DDM valuation**

|                         | <b>FY15F</b> | <b>FY16F</b> | <b>FY17F</b> | <b>FY18F</b> | <b>FY19F</b> | <b>FY20F</b> | <b>Terminal value</b> |
|-------------------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------------------|
| DPU (SGD cts)           | 11.11        | 11.31        | 11.79        | 11.84        | 12.36        | 12.44        | 267.56                |
| <b>Fair value (SGD)</b> | <b>2.29</b>  |              |              |              |              |              |                       |
| Current price (SGD)     | 2.05         |              |              |              |              |              |                       |
| Price upside (%)        | 11.7         |              |              |              |              |              |                       |
| Distribution yield (%)  | 5.2          |              |              |              |              |              |                       |
| <b>Total return (%)</b> | <b>16.9</b>  |              |              |              |              |              |                       |
| <b>Assumptions</b>      |              |              |              |              |              |              |                       |
| Risk-free rate (%)      | 3.0          |              |              |              |              |              |                       |
| Beta                    | 0.92         |              |              |              |              |              |                       |
| Cost of equity (%)      | 8.1          |              |              |              |              |              |                       |
| Terminal growth (%)     | 3            |              |              |              |              |              |                       |

Source: RHB, Company data

## Financial Exhibits

| <b>Profit &amp; Loss (SGDm)</b>          | <b>Dec-13</b> | <b>Dec-14</b> | <b>Dec-15F</b> | <b>Dec-16F</b> | <b>Dec-17F</b> |
|--|---------------|---------------|----------------|----------------|----------------|
| Total turnover                           | 638           | 659           | 662            | 715            | 726            |
| Property operating expenses              | (199)         | (210)         | (205)          | (218)          | (221)          |
| <b>Net property income</b>               | <b>439</b>    | <b>448</b>    | <b>457</b>     | <b>497</b>     | <b>505</b>     |
| Management fees                          | (39)          | (42)          | (45)           | (47)           | (48)           |
| Trust expenses                           | (4)           | (5)           | (4)            | (4)            | (4)            |
| <b>Operating EBIT</b>                    | <b>396</b>    | <b>402</b>    | <b>407</b>     | <b>446</b>     | <b>453</b>     |
| Depreciation of fixed assets             | (1)           | (1)           | -              | -              | -              |
| Operating EBITDA                         | 397           | 403           | 407            | 446            | 453            |
| Net income from investments              | 281           | 316           | 165            | 176            | 179            |
| Interest income                          | 4             | 15            | 13             | 5              | 13             |
| Interest expense                         | (107)         | (114)         | (130)          | (149)          | (149)          |
| Exceptional income - net                 | 1             | (0)           | -              | -              | -              |
| <b>Pre-tax profit</b>                    | <b>575</b>    | <b>619</b>    | <b>455</b>     | <b>478</b>     | <b>496</b>     |
| Taxation                                 | (1)           | -             | -              | -              | -              |
| <b>Profit after tax &amp; minorities</b> | <b>574</b>    | <b>619</b>    | <b>455</b>     | <b>478</b>     | <b>496</b>     |
| <b>Reported net profit</b>               | <b>574</b>    | <b>619</b>    | <b>455</b>     | <b>478</b>     | <b>496</b>     |
| Adjustment for distributable income      | (207)         | (207)         | (69)           | (78)           | (79)           |
| <b>Total distributable income</b>        | <b>367</b>    | <b>412</b>    | <b>387</b>     | <b>400</b>     | <b>417</b>     |

Source: Company data, RHB

| <b>Cash flow (SGDm)</b>                    | <b>Dec-13</b> | <b>Dec-14</b> | <b>Dec-15F</b> | <b>Dec-16F</b> | <b>Dec-17F</b> |
|--|---------------|---------------|----------------|----------------|----------------|
| <b>Operating profit</b>                    | <b>396</b>    | <b>402</b>    | <b>407</b>     | <b>446</b>     | <b>453</b>     |
| <b>Depreciation &amp; amortisation</b>     | <b>1</b>      | <b>1</b>      | <b>-</b>       | <b>-</b>       | <b>-</b>       |
| <b>Change in working capital</b>           | <b>18</b>     | <b>6</b>      | <b>(31)</b>    | <b>13</b>      | <b>4</b>       |
| Other operating cash flow                  | (24)          | 30            | (48)           | (73)           | (64)           |
| <b>Operating cash flow</b>                 | <b>391</b>    | <b>439</b>    | <b>329</b>     | <b>386</b>     | <b>393</b>     |
| Interest received                          | (4)           | (15)          | (13)           | (5)            | (13)           |
| Interest paid                              | 107           | 114           | 130            | 149            | 149            |
| Tax paid                                   | (0)           | (0)           | -              | -              | -              |
| <b>Cash flow from operations</b>           | <b>494</b>    | <b>538</b>    | <b>445</b>     | <b>530</b>     | <b>529</b>     |
| Capex                                      | (99)          | (35)          | (36)           | -              | -              |
| Other investing cash flow                  | (20)          | 17            | (755)          | 16             | 25             |
| <b>Cash flow from investing activities</b> | <b>(120)</b>  | <b>(18)</b>   | <b>(791)</b>   | <b>16</b>      | <b>25</b>      |
| Dividends paid                             | (341)         | (370)         | (387)          | (400)          | (417)          |
| Increase in debt                           | (74)          | 318           | 732            | 6              | 9              |
| Other financing cash flow                  | (212)         | (124)         | (130)          | (149)          | (149)          |
| <b>Cash flow from financing activities</b> | <b>(627)</b>  | <b>(175)</b>  | <b>216</b>     | <b>(543)</b>   | <b>(557)</b>   |
| Cash at beginning of period                | 1,118         | 830           | 1,130          | 999            | 1,003          |
| <b>Total cash generated</b>                | <b>(253)</b>  | <b>344</b>    | <b>(130)</b>   | <b>4</b>       | <b>(2)</b>     |
| <b>Implied cash at end of period</b>       | <b>866</b>    | <b>1,174</b>  | <b>999</b>     | <b>1,003</b>   | <b>1,001</b>   |

Source: Company data, RHB

## Financial Exhibits

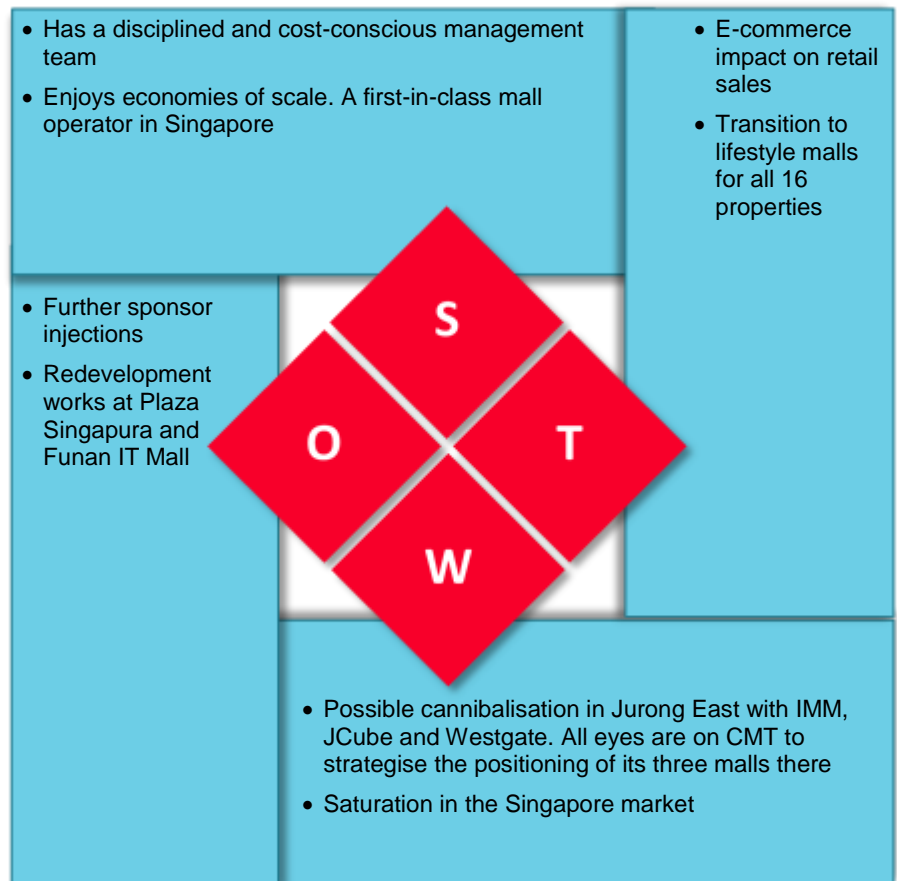
| <b>Balance Sheet (SGDm)</b>           | <b>Dec-13</b> | <b>Dec-14</b> | <b>Dec-15F</b> | <b>Dec-16F</b> | <b>Dec-17F</b> |
|---------------------------------------|---------------|---------------|----------------|----------------|----------------|
| Total cash and equivalents            | 830           | 1,130         | 999            | 1,003          | 1,001          |
| Accounts receivable                   | 22            | 25            | 22             | 24             | 25             |
| Other current assets                  | 0             | (0)           | 0              | 0              | -              |
| <b>Total current assets</b>           | <b>851</b>    | <b>1,155</b>  | <b>1,022</b>   | <b>1,027</b>   | <b>1,025</b>   |
| Total investments                     | 8,362         | 8,644         | 9,535          | 9,619          | 9,704          |
| Tangible fixed assets                 | 2             | 2             | 2              | 2              | 2              |
| Total other assets                    | 5             | 57            | 57             | 57             | 57             |
| Total non-current assets              | 8,369         | 8,704         | 9,595          | 9,679          | 9,764          |
| <b>Total assets</b>                   | <b>9,220</b>  | <b>9,858</b>  | <b>10,617</b>  | <b>10,706</b>  | <b>10,789</b>  |
| Short-term debt                       | 150           | 762           | 635            | 250            | 505            |
| Accounts payable                      | 183           | 217           | 189            | 200            | 203            |
| Other current liabilities             | 354           | 36            | -              | 0              | 0              |
| <b>Total current liabilities</b>      | <b>687</b>    | <b>1,016</b>  | <b>824</b>     | <b>450</b>     | <b>709</b>     |
| Total long-term debt                  | 2,307         | 2,407         | 3,288          | 3,673          | 3,418          |
| Other liabilities                     | 218           | 153           | 153            | 153            | 153            |
| <b>Total non-current liabilities</b>  | <b>2,525</b>  | <b>2,560</b>  | <b>3,441</b>   | <b>3,826</b>   | <b>3,571</b>   |
| <b>Total liabilities</b>              | <b>3,211</b>  | <b>3,576</b>  | <b>4,265</b>   | <b>4,277</b>   | <b>4,280</b>   |
| Retained earnings reserve             | 6,009         | 6,282         | 6,351          | 6,430          | 6,509          |
| <b>Shareholders' equity</b>           | <b>6,009</b>  | <b>6,282</b>  | <b>6,351</b>   | <b>6,430</b>   | <b>6,509</b>   |
| <b>Total equity</b>                   | <b>6,009</b>  | <b>6,282</b>  | <b>6,351</b>   | <b>6,430</b>   | <b>6,509</b>   |
| <b>Total liabilities &amp; equity</b> | <b>9,220</b>  | <b>9,858</b>  | <b>10,617</b>  | <b>10,706</b>  | <b>10,789</b>  |

Source: Company data, RHB

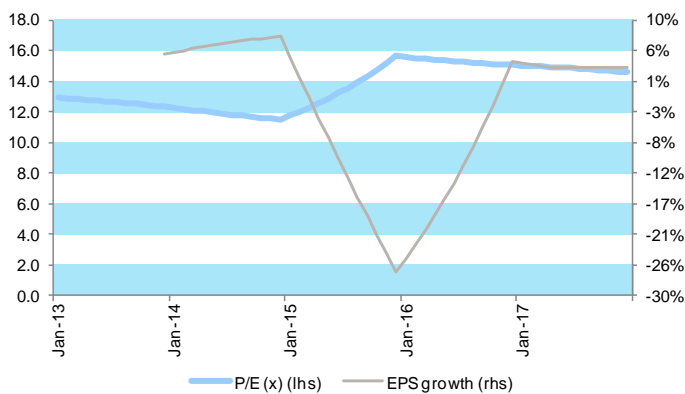
| <b>Key Ratios (SGD)</b>       | <b>Dec-13</b> | <b>Dec-14</b> | <b>Dec-15F</b> | <b>Dec-16F</b> | <b>Dec-17F</b> |
|-------------------------------|---------------|---------------|----------------|----------------|----------------|
| Revenue growth (%)            | (3.6)         | 3.3           | 0.5            | 8.0            | 1.6            |
| Net profit growth (%)         | 7.1           | 7.8           | (26.4)         | 4.9            | 3.8            |
| EPS growth (%)                | 5.1           | 7.7           | (26.6)         | 3.9            | 3.0            |
| BVPS growth (%)               | 5.3           | 4.5           | 0.6            | (0.3)          | 1.2            |
| Net profit margin (%)         | 90.1          | 93.9          | 68.8           | 66.9           | 68.3           |
| Return on average assets (%)  | 6.0           | 6.5           | 4.4            | 4.5            | 4.6            |
| Return on average equity (%)  | 9.8           | 10.1          | 7.2            | 7.5            | 7.7            |
| Net debt to equity (%)        | 27.1          | 32.5          | 46.0           | 45.4           | 44.9           |
| DPS                           | 0.10          | 0.11          | 0.11           | 0.11           | 0.12           |
| Recurrent cash flow per share | 0.14          | 0.16          | 0.13           | 0.15           | 0.15           |

Source: Company data, RHB

## SWOT Analysis

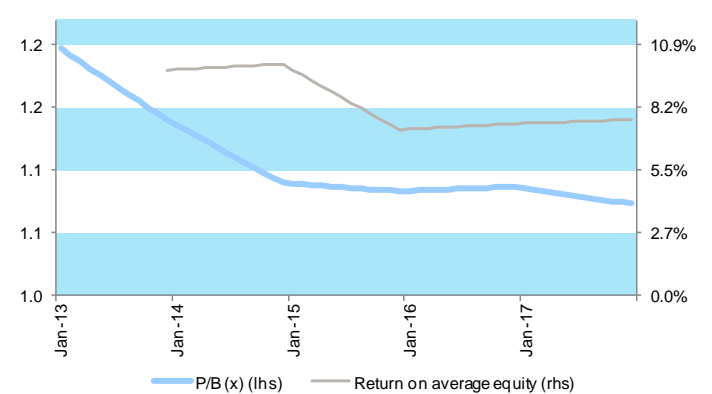


P/E (x) vs EPS growth



Source: Company data, RHB

P/BV (x) vs ROAE

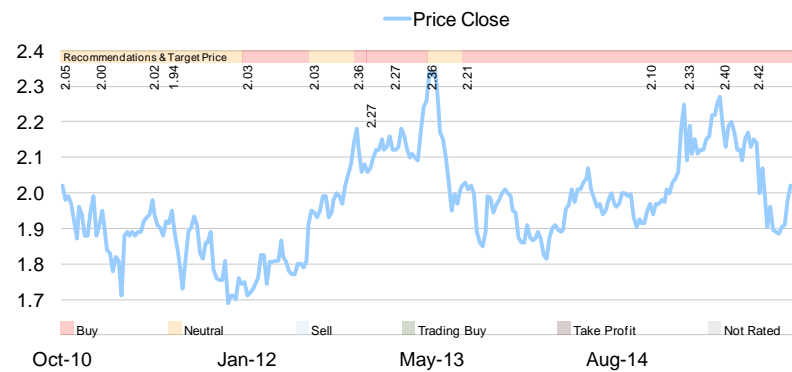


Source: Company data, RHB

## Company Profile

CapitaLand Mall Trust is a real estate investment trust which owns and invests in retail properties primarily in Singapore. The REIT's properties are strategically located in the suburban areas and downtown core of Singapore.

## Recommendation Chart



Source: RHB, Bloomberg

| Date       | Recommendation | Target Price | Price |
|------------|----------------|--------------|-------|
| 2015-07-23 | Buy            | 2.42         | 2.13  |
| 2015-07-15 | Buy            | 2.42         | 2.15  |
| 2015-04-22 | Buy            | 2.40         | 2.25  |
| 2015-01-23 | Buy            | 2.33         | 2.25  |
| 2014-10-20 | Buy            | 2.10         | 1.95  |
| 2013-07-19 | Buy            | 2.21         | 2.02  |
| 2013-04-22 | Neutral        | 2.36         | 2.30  |
| 2013-01-21 | Buy            | 2.27         | 2.17  |
| 2013-01-09 | Buy            | 2.27         | 2.13  |
| 2012-12-03 | Buy            | 2.27         | 2.05  |

Source : RHB, Bloomberg



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**Buy:** Share price may exceed 10% over the next 12 months

**Trading Buy:** Share price may exceed 15% over the next 3 months, however longer-term outlook remains uncertain

**Neutral:** Share price may fall within the range of +/- 10% over the next 12 months

**Take Profit:** Target price has been attained. Look to accumulate at lower levels

**Sell:** Share price may fall by more than 10% over the next 12 months

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