

## SENTRAL REIT (“SENTRAL”)

### ACCEPTANCE OF THE LETTER OF INTENT ISSUED BY MALAYSIAN RESOURCES CORPORATION BERHAD (“MRCB”) (“LOI”)

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The Board of Directors of Sentral REIT Management Sdn Bhd (“**Board**”), the management company of SENTRAL (“**Manager**”), wish to announce that the Trustee of SENTRAL, Maybank Trustees Berhad (“**Trustee**”) had on 8 June 2023 accepted the LOI dated 30 May 2023 to commence negotiations with Puncak Wangi Sdn Bhd (“**Puncak Wangi**” or the “**Vendor**”), a wholly-owned subsidiary of MRCB for the proposed acquisition of Menara CelcomDigi (“**Property**”) from **Puncak Wangi**, subject to such terms and conditions to be mutually agreed upon and recorded in a definitive sale and purchase agreement (“**Definitive SPA**”) to be entered into between the parties (“**Proposed Acquisition**”).

The salient information on the Property as set out in the LOI is as follows:

Building name	:	Menara CelcomDigi
Land details	:	H.S.(D) 277413, PT 11 Seksyen 52, Bandar Petaling Jaya, District of Petaling, State of Selangor
Building parameter	:	<ul style="list-style-type: none"><li>• 27 storey office tower on 6 level of podium</li><li>• 3 level of basement parking</li></ul>
Gross floor area	:	<ul style="list-style-type: none"><li>• 735,238 square feet (exclude parking)</li><li>• 1,058,936 square feet (include parking)</li></ul>
Net floor area	:	450,000 square feet
Parking	:	Dedicated 788 car parking bays and 287 motorcycle parking bays
Current usage of building	:	Leased out to Celcom Berhad (formerly known as Celcom Axiata Berhad) with a lease term of 15 years, which is to be automatically extended for a further 2 terms of 3 years each

A detailed announcement on the Proposed Acquisition will be made upon the signing of the Definitive SPA.

This announcement is dated 8 June 2023.