



# CORPORATE PRESENTATION

## 2<sup>nd</sup> Quarter 2025 Financial Results

7 August 2025



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# Financial Results – 2Q 2025

Menara CelcomDigi

Sentral REIT Presentation \*Aug 2025\*



# SENTRAL DECLARES RESILIENT DPU OF 3.16 SEN IN 1H 2025

(RM'000)	(Unaudited) 1H 2025	(Unaudited) 1H 2024	Variance
Realised Revenue	94,261	96,239	-2.1%
Net Property Income	73,440	76,059	-3.4%
Net Income <sup>1</sup>	39,740	40,420	-1.7%
Distributable Income <sup>3</sup>	39,740	40,420	-1.7%
EPU <sup>2</sup>	3.32 sen	3.38 sen	-1.8%
Distributable Income Per Unit <sup>4</sup>	3.16 sen	3.21 sen	-1.6%
DPU	3.16 sen	3.21 sen	-1.6%

1 Net Income refers to realised income after taxation (exclude gain from re-measurement of derivatives and revaluation surplus)

2 EPU refers to Realised Earnings Per Unit

3 Distributable Income refers to realised income after taxation adjusted for income previously not distributed

4 DPU refers to Distribution Per Unit



# SENTRAL RECORDS REALISED NET INCOME OF RM20.14 MILLION IN 2Q 2025

(RM'000)	(Unaudited) 2Q 2025	(Unaudited) 2Q 2024	Variance
Realised Revenue	47,136	48,123	-2.1%
Net Property Income	36,972	37,911	-2.5%
Net Income <sup>1</sup>	20,135	20,526	-1.9%
Distributable Income <sup>3</sup>	20,135	20,526	-1.9%
EPU <sup>2</sup>	1.68 sen	1.72 sen	-2.3%
Distributable Income Per Unit	1.68 sen	1.72 sen	-2.3%

1 Net Income refers to realised income after taxation (exclude gain from re-measurement of derivatives and revaluation surplus)

2 EPU refers to Realised Earnings Per Unit

3 Distributable Income refers to realised income after taxation adjusted for any income previously not distributed



# TOTAL ASSETS – RM2.6 BILLION, NAV PER UNIT – RM1.1280

	Unaudited as at 30 Sept 2024 (RM'000)	Audited as at 31 Dec 2024 (RM'000)	Unaudited as at 31 Mac 2025 (RM'000)	Unaudited as at 30 June 2025 (RM'000)
Non-Current Assets	2,522,895	2,522,512	2,523,572	2,524,191
Current Assets	76,539	93,239	73,535	97,908
<b>Total Assets</b>	<b>2,599,434</b>	<b>2,615,751</b>	<b>2,597,107</b>	<b>2,622,099</b>
Current Liabilities	365,177	363,110	24,936	31,116
Non-Current Liabilities	866,359	866,850	1,204,642	1,204,630
Net Assets before Distribution	1,367,898	1,385,791	1,367,529	1,386,352
Distribution	(20,502)*	(37,658)	(19,605)*	(37,778)
Net Assets after Distribution	1,347,396	1,348,133	1,347,924	1,348,574
No of Units	1,195,503	1,195,503	1,195,503	1,195,503
<b>NAV per Unit (RM)</b>	<b>1.1271</b>	<b>1.1277</b>	<b>1.1275</b>	<b>1.1280</b>

\* Assuming 100% of realised net income is provided for income distribution.





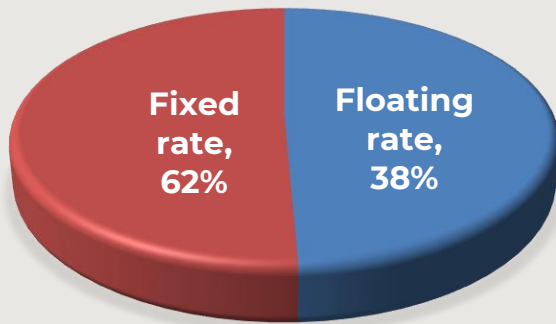
# Capital Management – 2Q 2025



# PRUDENT AND DISCIPLINED CAPITAL MANAGEMENT

- ✓ Refinancing in 2025 completed
- ✓ Stable financial indicators

## Fixed and Floating Rate Composition

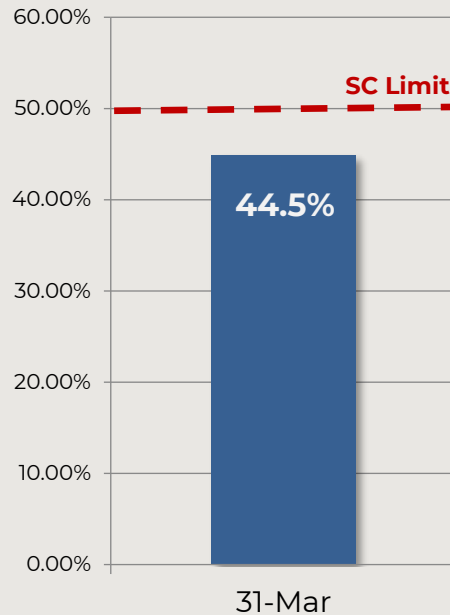


Total Debt: RM1,166.69 mil  
(1Q 2025: RM1,166.42 mil)

## Interest Coverage

**2.58x**  
**Maintained**  
(1Q 2025: 2.58x)

## Gearing Ratio



Below SC limit of 50%  
**Decreased**  
(1Q 2025 : 44.91%)

## Average Cost of Debt

**4.35%** pa

**Maintained**  
(1Q 2025: 4.35% pa)

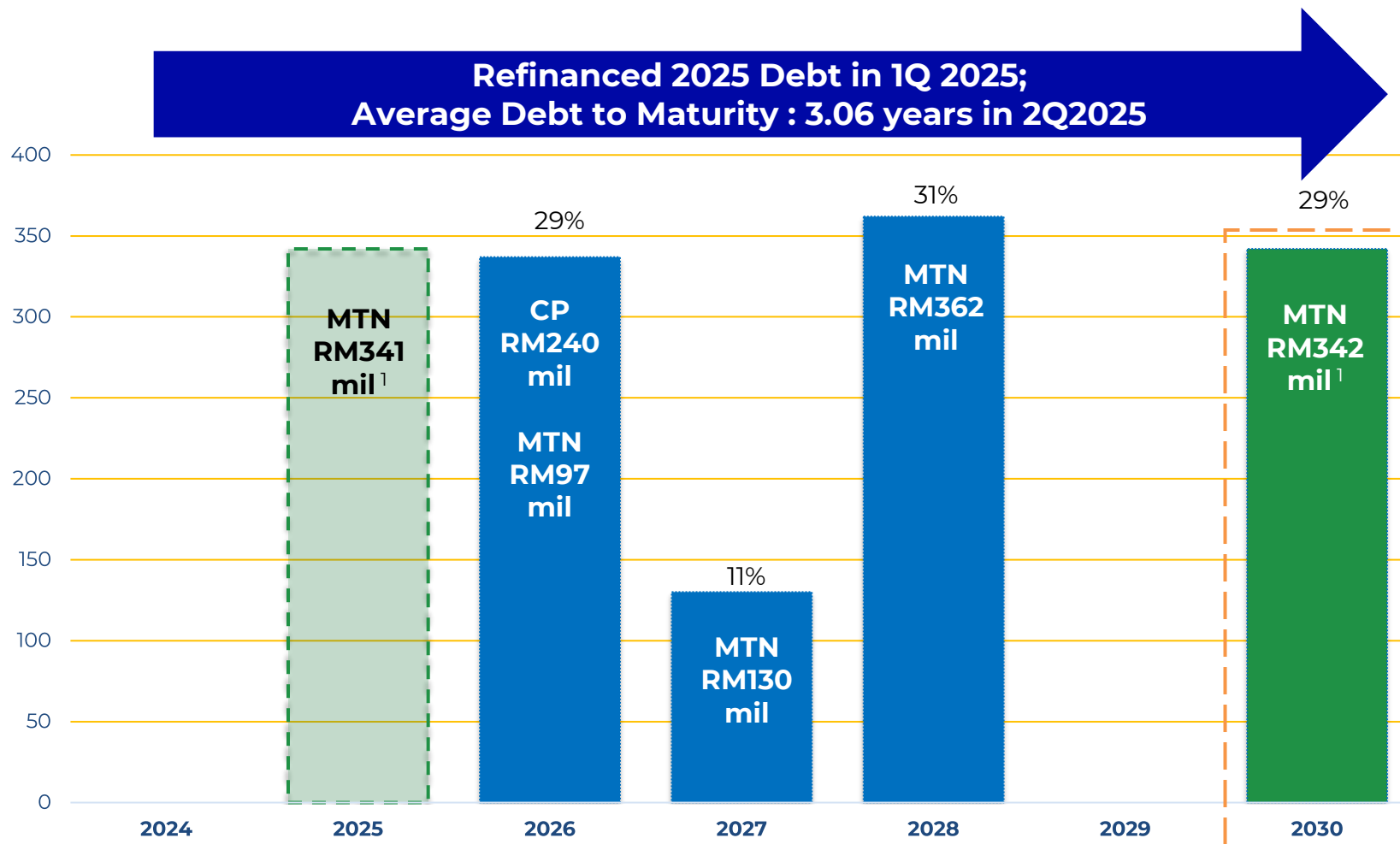
## Average Debt to Maturity

**3.06** years

**Decreased**  
(1Q 2025: 3.31 years)



# EXTENDED AND WELL BALANCED DEBT MATURITY PROFILE



Note

1. On 28 March 2025, the refinancing exercise for RM341 MTN had been completed with new maturity date on 28 March 2030.

Abbreviation

MTN – Medium Term Notes

CP – Commercial Papers

# Portfolio Update As At 30 June 2025



Sentral Building 3 - BMW





# PORTFOLIO OF QUALITY ASSETS – 30 JUNE 2025



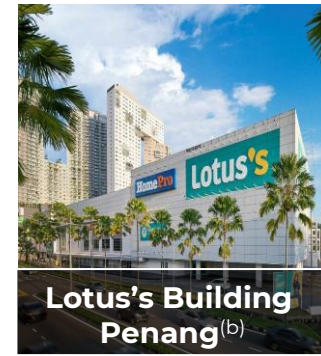
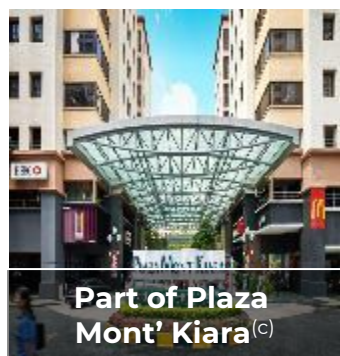
**Portfolio  
Occupancy  
Rate:  
85%**

**Total NLA:  
2.56 mil sq ft**  
\*Excluding car park  
area



**Weighted  
Average  
Term to  
Expiry:  
4.54 years**

**Market Value  
of  
10 Properties:  
RM2.52 bil**

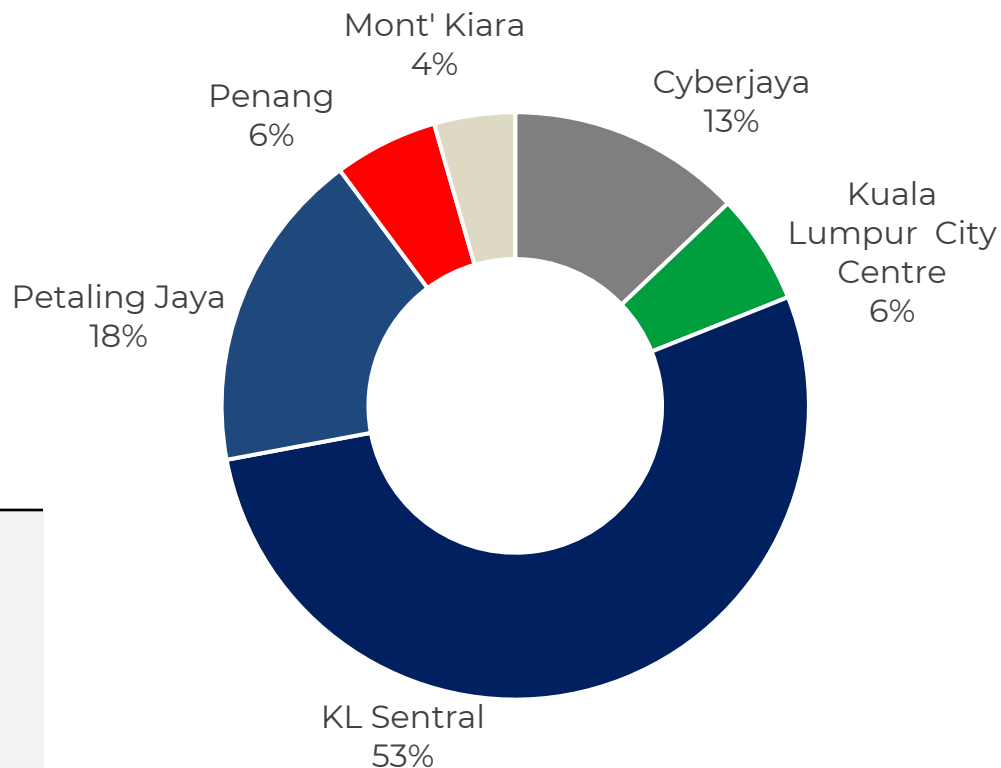


*The Properties were valued by the following independent firm of professional valuers registered with the Board of Valuers, Appraisers, Estate Agents and Property Managers namely:*

- a) Nawawi Tie Leung Property Consultants Sdn. Bhd.*
- b) CBRE WTW Valuation & Advisory Sdn. Bhd.*
- c) Knight Frank Malaysia Sdn. Bhd.*
- d) IVPS Property Consultant Sdn. Bhd.*

# GEOGRAPHICAL DIVERSIFICATION

**By Valuation**



<b>Klang Valley</b>	<b>81%</b>
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<b>Cyberjaya</b>	<b>13%</b>
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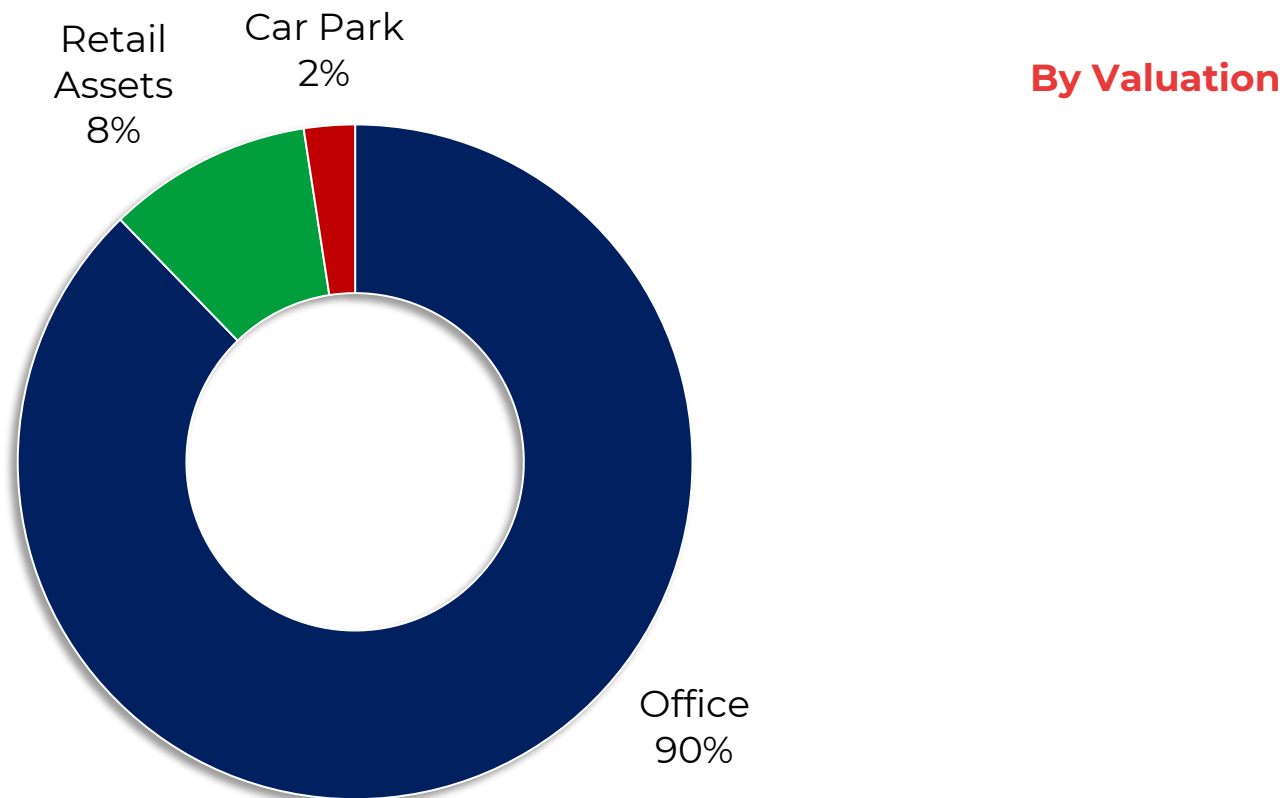
<b>Penang</b>	<b>6%</b>
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Notes:

- (1) Klang Valley refers to Kuala Lumpur and Selangor State excluding Kuala Selangor, Sepang and Sabak Bernam.
- (2) The Properties were valued by Nawawi Tie Leung Property Consultants Sdn Bhd, CBRE WTW Valuation & Advisory Sdn Bhd, Knight Frank Malaysia Sdn Bhd and IVPS Property Consultant Sdn Bhd, independent firm of professional valuers registered with the Board of Valuers, Appraisers, Estate Agents and Property Managers.



# DIVERSIFIED SEGMENTAL CONTRIBUTIONS



Notes:

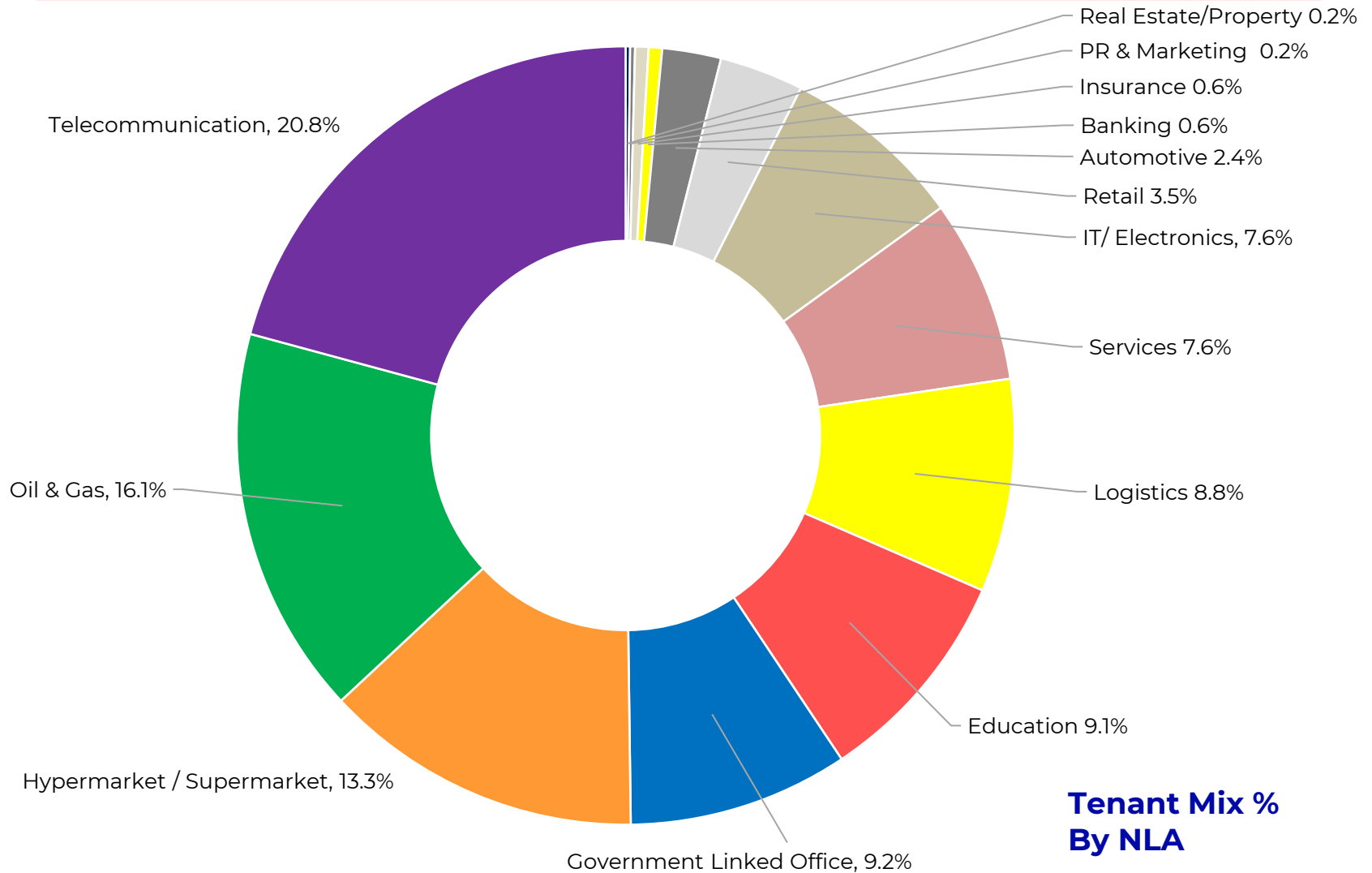
- (1) Office comprises Sentral Buildings, Platinum Sentral, Menara Shell, Menara CelcomDigi and Wisma Sentral Inai
- (2) Retail refers to retail portion of Plaza Mont' Kiara & Lotus's Building Penang
- (3) Car Park refers to car parking bays in Plaza Mont' Kiara
- (4) The Properties were valued by Nawawi Tie Leung Property Consultants Sdn Bhd, CBRE WTW Valuation & Advisory Sdn. Bhd., Knight Frank Malaysia Sdn Bhd and IVPS Property Consultant Sdn Bhd, independent firm of professional valuers registered with the Board of Valuers, Appraisers, Estate Agents and Property Managers.





# TENANT MIX

## Diversified & Well-Balanced Tenancy Mix

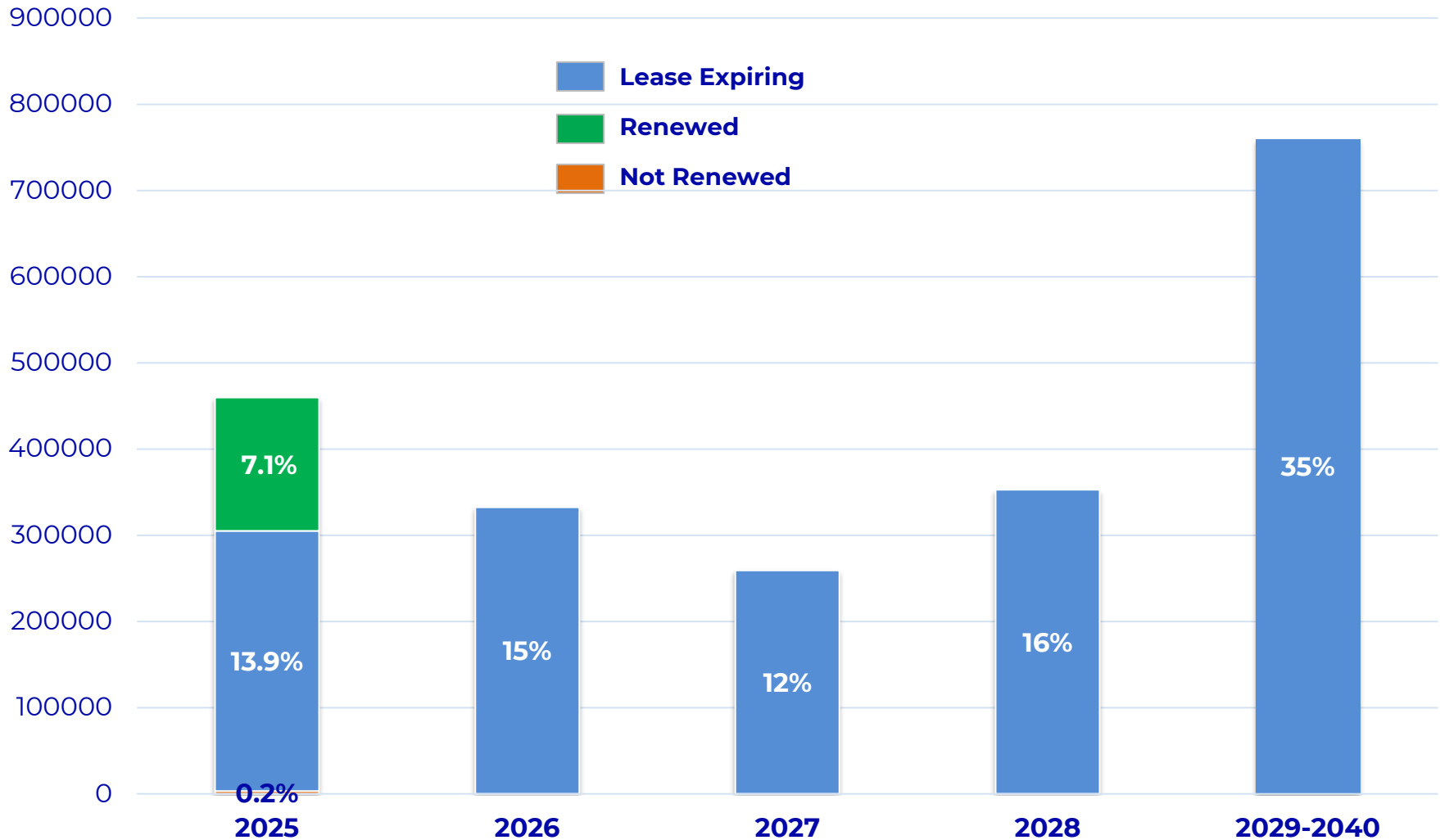




# LEASE EXPIRY PROFILE

## - 21% of Committed NLA due in 2025

Lease Up for Renewal by NLA - 30 June 2025



# Conclusion



Sentral Building 2 – DHL 2





# 1H 2025 IN SUMMARY

## **SENTRAL Records 1H 2025 Realised Net Income of RM39.74 mil**

- Achieved 1H 2025 realised net income of RM39.74 million, a marginal 1.7% decline from 1H 2024. This was primarily due to the lower realised revenue from Menara Shell, partially offset by the higher rental income from Sentral Building 4, reduced property expenses and lower financing costs.
- Approximately 460,000 sq. ft. or 21% of the total committed net lettable area are due for renewal in 2025, where 34% of these leases had been renewed successfully. Approximately 62,000 sq. ft. of leases was due in 2Q 2025, where 99% had been renewed. In addition, 95% of the 76,000 sq. ft. of leases up for renewal in 3Q 2025 had already been renewed in advance.
- SENTRAL's portfolio occupancy rate as at 30 June 2025 improved to 85.0%.
- On 27 May 2025, the conditional sale and purchase agreement for the acquisition of part of Arcoris Plaza's retail units and car park bays was executed.

## **Year 2025 Prospects – Ongoing Strategies**

- Proactive asset management strategies to focus on tenant relations, new tenant engagements and continuous building improvements.
- Prudent capital management strategies.
- Active portfolio management through exploring yield accretive acquisitions of commercial properties across diversified asset classes and divestment opportunities.
- Managing cash flow prudently and exercising financial discipline.



# Thank you

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