



CORPORATE PRESENTATION

3rd Quarter 2025 Financial Results

6 November 2025



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Financial Results – 3Q 2025

Menara CelcomDigi

Sentral REIT Presentation *Nov 2025*



SENTRAL RECORDED YTD 2025 EPU OF 4.97 SEN

(RM'000)	(Unaudited) YTD 2025	(Unaudited) YTD 2024	Variance
Realised Revenue	141,893	143,771	-1.3%
Net Property Income	109,784	113,657	-3.4%
Net Income ¹	59,432	60,922	-2.4%
Distributable Income ³	59,432	60,922	-2.4%
EPU ²	4.97 sen	5.10 sen	-2.4%
Distributable Income Per Unit	4.97 sen	5.10 sen	-2.4%

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



SENTRAL RECORDS HIGHER REALISED REVENUE OF RM47.63 MILLION IN 3Q 2025

(RM'000)	(Unaudited) 3Q 2025	(Unaudited) 3Q 2024	Variance
Realised Revenue	47,633	47,532	0.2%
Net Property Income	36,343	37,598	-3.3%
Net Income ¹	19,693	20,502	-3.9%
Distributable Income ³	19,693	20,502	-3.9%
EPU ²	1.65 sen	1.71 sen	-3.9%
Distributable Income Per Unit	1.65 sen	1.71sen	-3.9%

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 – RM1.1284

	Audited as at 31 Dec 2024 (RM'000)	Unaudited as at 31 Mac 2025 (RM'000)	Unaudited as at 30 June 2025 (RM'000)	Unaudited as at 30 Sept 2025 (RM'000)
Non-Current Assets	2,522,512	2,523,572	2,524,191	2,524,315
Current Assets	93,239	73,535	97,908	91,981
Total Assets	2,615,751	2,597,107	2,622,099	2,616,296
Current Liabilities	363,110	24,936	31,116	40,348
Non-Current Liabilities	866,850	1,204,642	1,204,630	1,207,278
Net Assets before Distribution	1,385,791	1,367,529	1,386,352	1,368,670
Distribution	(37,658)	(19,605)*	(37,778)	(19,693)*
Net Assets after Distribution	1,348,133	1,347,924	1,348,574	1,348,977
No of Units	1,195,503	1,195,503	1,195,503	1,195,503
NAV per Unit (RM)	1.1277	1.1275	1.1280	1.1284

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

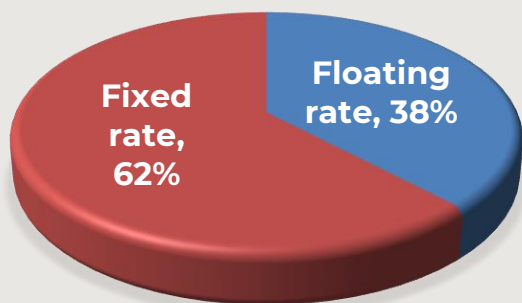


Capital Management – 3Q2025

PRUDENT AND DISCIPLINED CAPITAL MANAGEMENT

- ✓ Refinancing in 2025 completed
- ✓ Stable financial indicators

Fixed and Floating Rate Composition

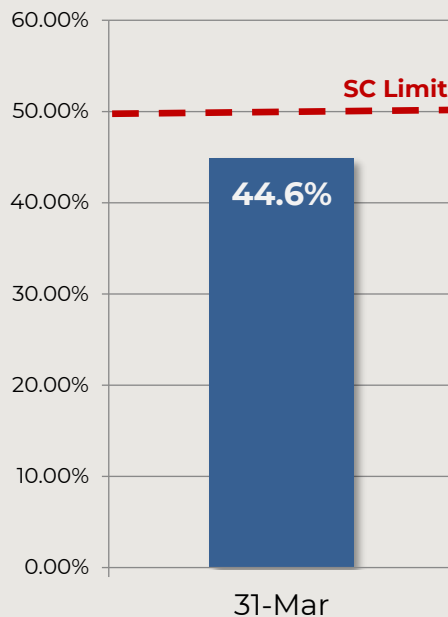


Total Debt: RM1,167.05 mil
(2Q 2025: RM1,166.69 mil)

Interest Coverage

2.59_x
Decreased
(2Q 2025: 2.60x)

Gearing Ratio



Below SC limit of 50%
Increased
(2Q 2025 : 44.49%)

Average Cost of Debt

4.33%_{pa}

Decreased
(2Q 2025: 4.35% pa)

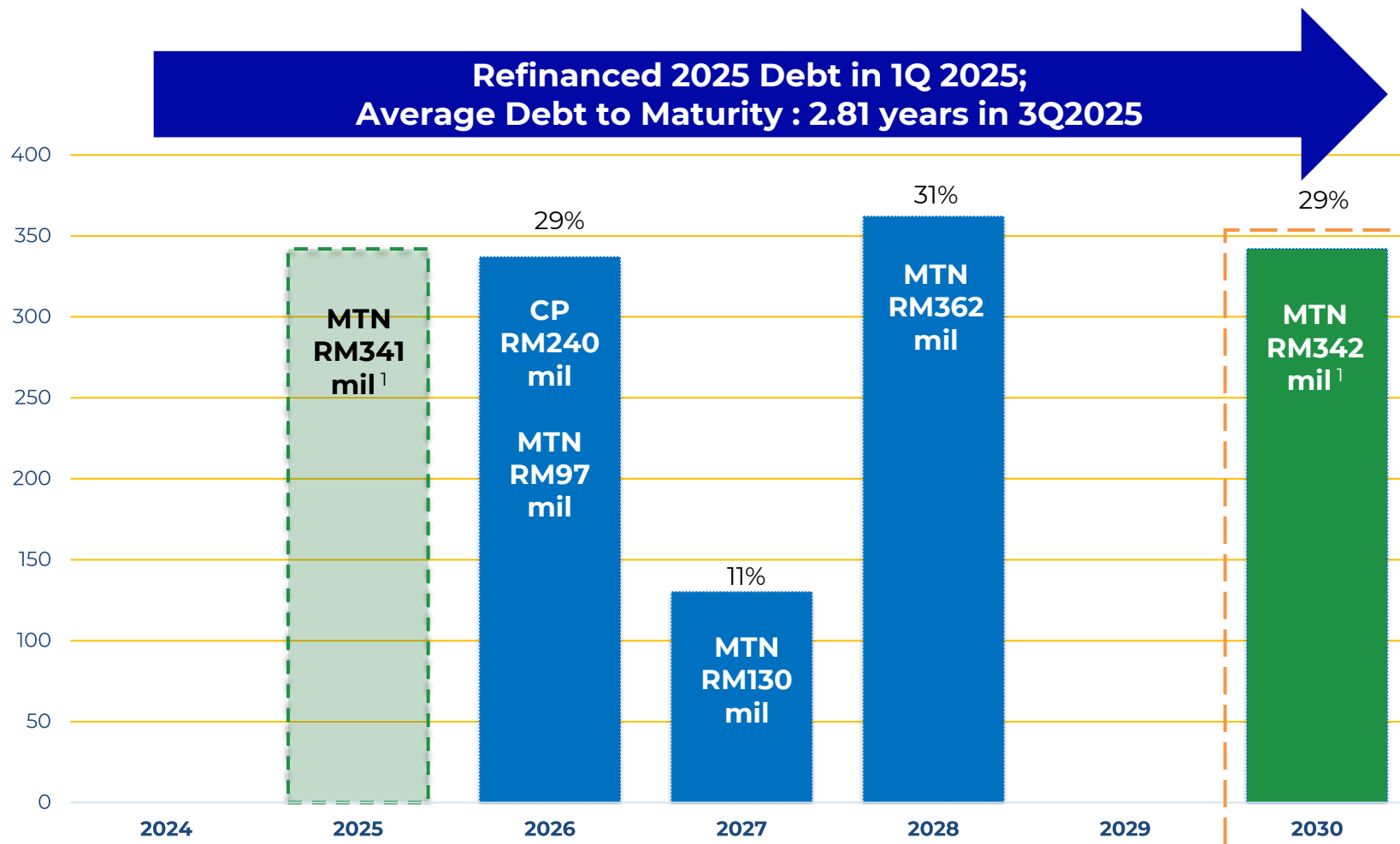
Average Debt to Maturity

2.81_{years}

Decreased
(2Q 2025: 3.06 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 Sept 2025



Sentral Building 3 - BMW



PORTFOLIO OF QUALITY ASSETS – 30 SEPT 2025



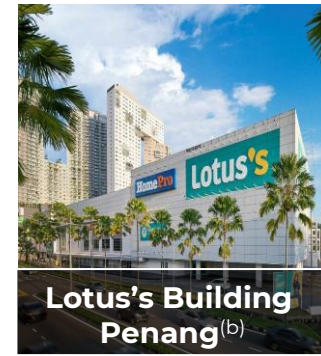
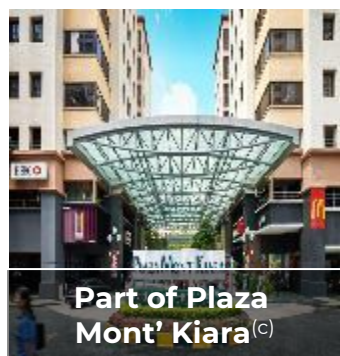
**Portfolio
Occupancy
Rate:
86%**

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



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

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

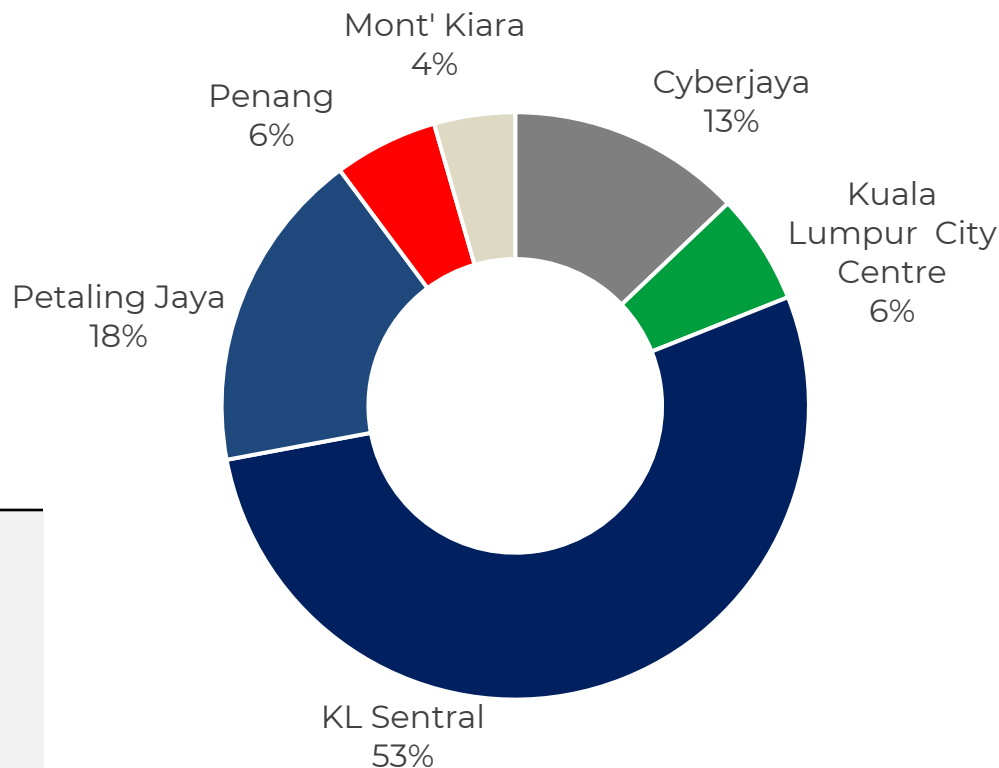


The Properties were valued by the following independent firm of professional valuers registered with the Board of Valuers, Appraisers, Estate Agents and Property Managers namely:

- 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



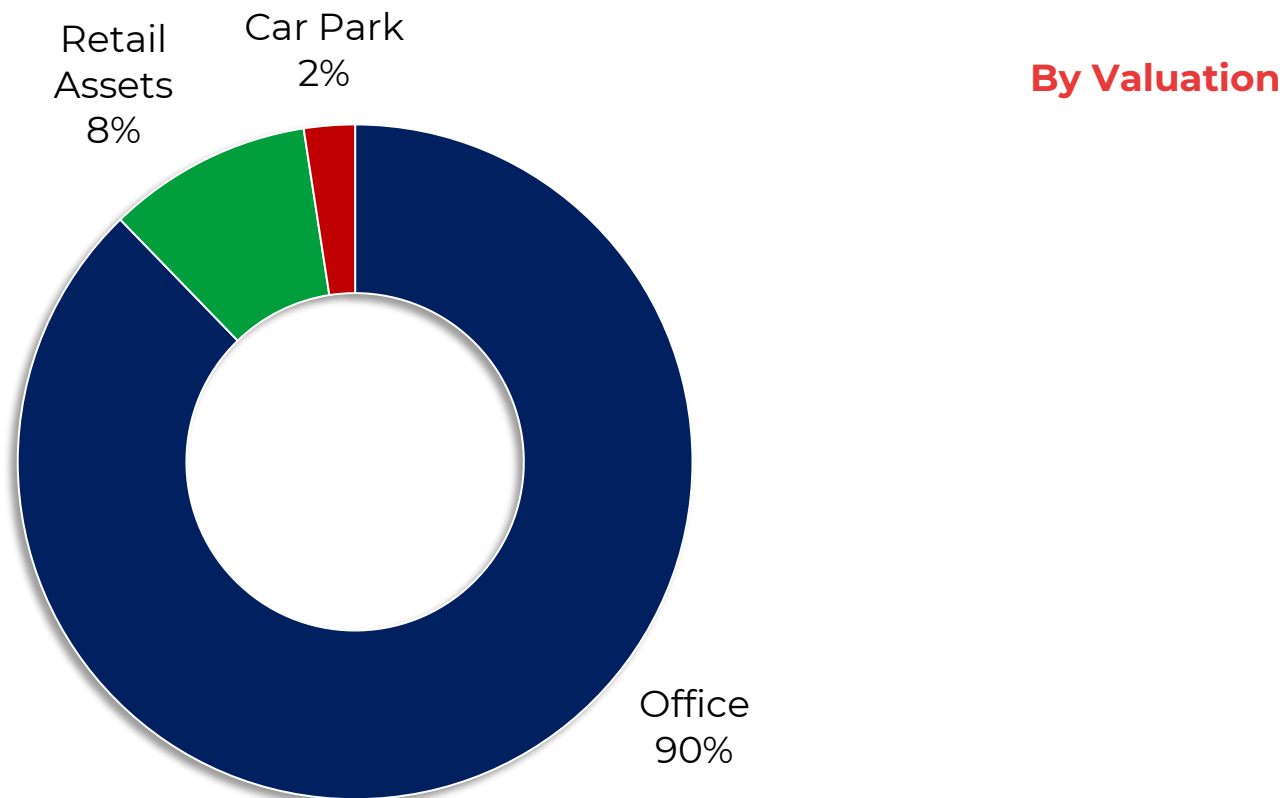
Klang Valley	81%
Cyberjaya	13%
Penang	6%

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



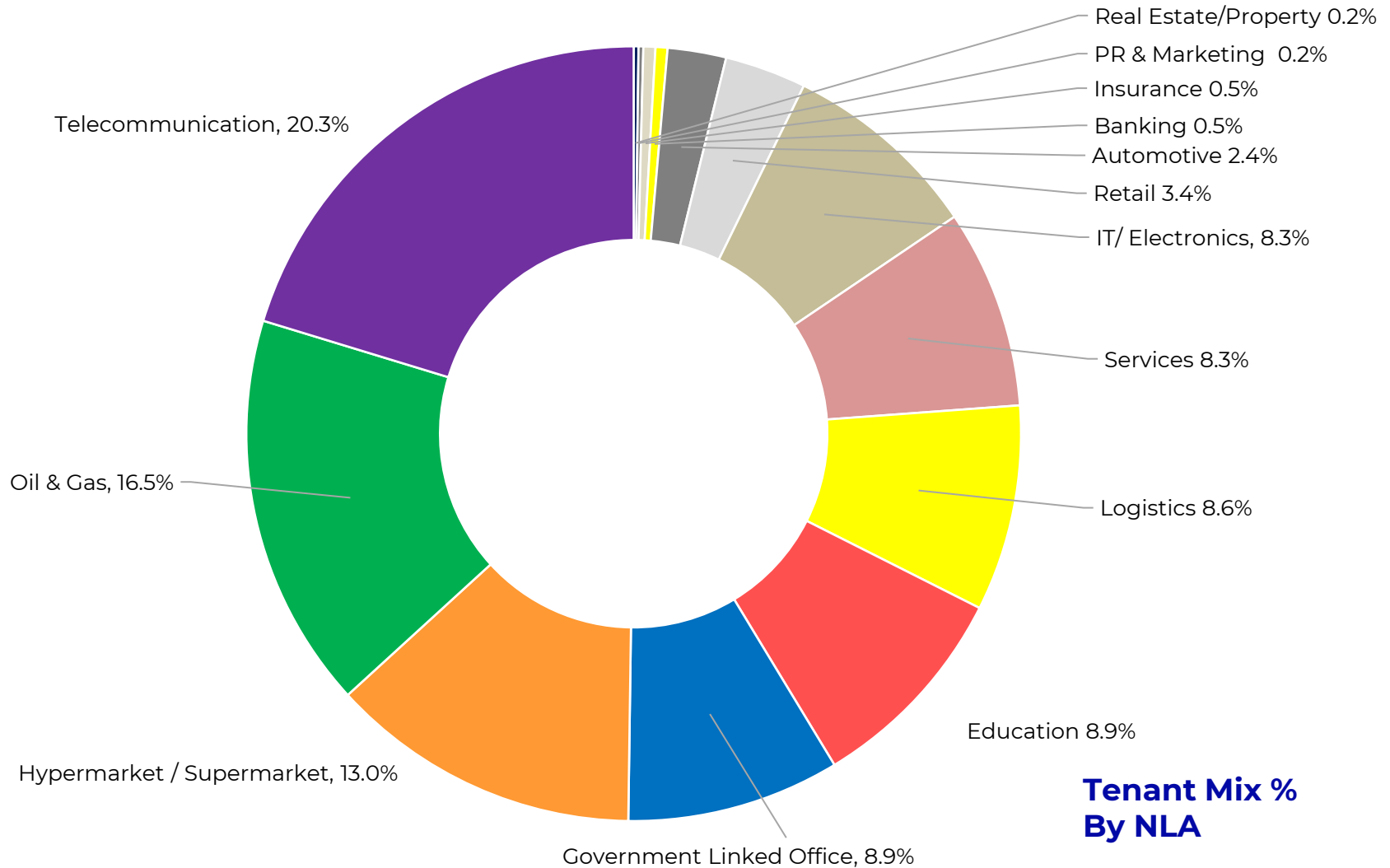
Notes:

- (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

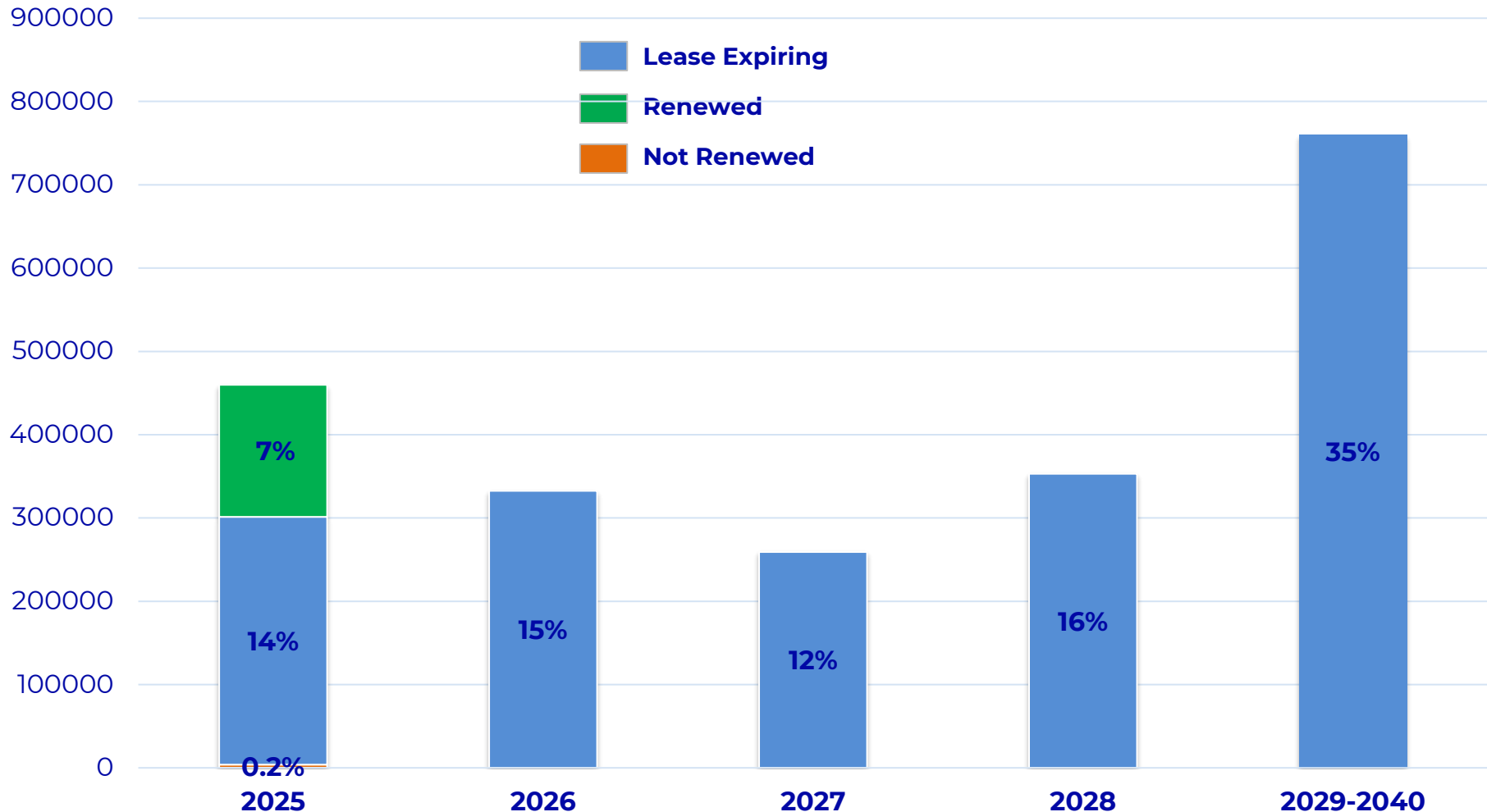




LEASE EXPIRY PROFILE

- 21% of Committed NLA due in 2025

Lease Up for Renewal by NLA - 30 September 2025



Conclusion



Sentral Building 2 – DHL 2



3Q 2025 IN SUMMARY

SENTRAL Records 3Q 2025 Realised Net Income of RM19.7 mil

- YTD 3Q 2025 realised net income of RM59.4 mil was 2.4% lower than the YTD 3Q 2024 realised net income of RM60.9 mil. This was primarily due to the lower realised revenue from Menara Shell, partially offset by the higher rental income from Sentral Building 4 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 80,000 sq. ft. of leases was due in 3Q 2025, where 99% had been renewed.
- SENTRAL's portfolio occupancy rate as at 30 September 2025 improved to 86.0%.
- On 15 August 2025, the conditional sale and purchase agreement for the divestment of Wisma Sentral Inai 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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