



CORPORATE PRESENTATION

4th Quarter 2025 Financial Results



23 January 2026



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The information in this Announcement must not be published outside Malaysia.

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The background image is a wide-angle, aerial photograph of a city at dusk or night. The sky is a gradient of orange, yellow, and blue. In the foreground, a multi-lane highway with blurred lights from moving vehicles cuts through the scene. To the right, a large, modern skyscraper with a curved glass facade and a prominent arched entrance is brightly lit from within. The surrounding city buildings are also illuminated, creating a vibrant urban landscape.

Financial Results – 4Q 2025



SENTRAL RECORDS RM77.3 MILLION DISTRIBUTABLE INCOME FOR FY2025

(RM'000)	(Unaudited) YTD 2025	(Audited) YTD 2024	Variance
Realised Revenue	189,414	191,150	-0.9%
Net Property Income	145,250	150,367	-3.4%
Net Income ¹	77,320	79,816	-3.1%
Distributable Income ²	77,320	79,816	-3.1%
EPU ³	6.47 sen	6.68 sen	-3.1%
Distributable Income Per Unit	6.47 sen	6.68 sen	-3.1%
DPU ⁴	6.15 sen	6.36 sen	-3.3%

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

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

3 EPU refers to Realised Earnings Per Unit

4 DPU refers to Distribution Per Unit.



SENTRAL RECORDS REALISED NET INCOME OF RM17.89 MILLION IN 4Q 2025

(RM'000)	(Unaudited) 4Q 2025	(Unaudited) 4Q 2024	Variance
Realised Revenue	47,520	47,379	0.3%
Net Property Income	35,467	36,709	-3.4%
Net Income ¹	17,888	18,894	-5.3%
Distributable Income ²	17,888	18,894	-5.3%
EPU ³	1.50 sen	1.58 sen	-5.1%
Distributable Income Per Unit	1.50 sen	1.58 sen	-5.1%

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

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

3 EPU refers to Realised Earnings Per Unit



TOTAL ASSETS – RM2.68 BILLION, NAV PER UNIT – RM1.1144

	Unaudited as at 31 Mac 2025 (RM'000)	Unaudited as at 30 June 2025 (RM'000)	Unaudited as at 30 Sept 2025 (RM'000)	Unaudited as at 31 Dec 2025 (RM'000)
Non-Current Assets	2,523,572	2,524,191	2,524,315	2,446,780
Current Assets	73,535	97,908	91,981	235,554
Total Assets	2,597,107	2,622,099	2,616,296	2,682,334
Current Liabilities	24,936	31,116	40,348	444,810
Non-Current Liabilities	1,204,642	1,204,630	1,207,278	869,451
Net Assets before Distribution	1,367,529	1,386,352	1,368,670	1,368,073
Distribution	(19,605)*	(37,778)	(19,693)*	(35,745)
Net Assets after Distribution	1,347,924	1,348,574	1,348,977	1,332,328
No of Units	1,195,503	1,195,503	1,195,503	1,195,503
NAV per Unit (RM)	1.1275	1.1280	1.1284	1.1144

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



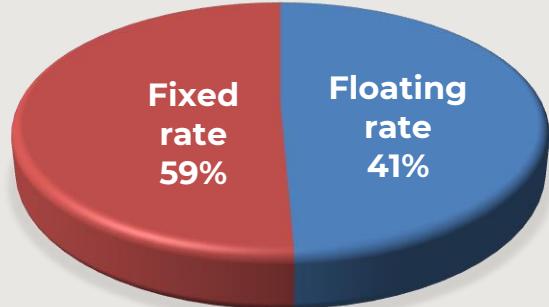
Capital Management – 4Q2025



PRUDENT AND DISCIPLINED CAPITAL MANAGEMENT

- ✓ Refinancing in 2025 completed
- ✓ Stable financial indicators

Fixed and Floating Rate Composition



Total Debt: RM1,223.27 mil
(3Q 2025: RM1,167.05 mil)

Interest Coverage

2.60x

Increased
(3Q 2025: 2.59x)

Gearing Ratio



Below SC limit of 50%
Decreased
(3Q 2025 : 44.6%)

Average Cost of Debt

4.29% pa

Decreased
(3Q 2025: 4.33% pa)

Average Debt to Maturity

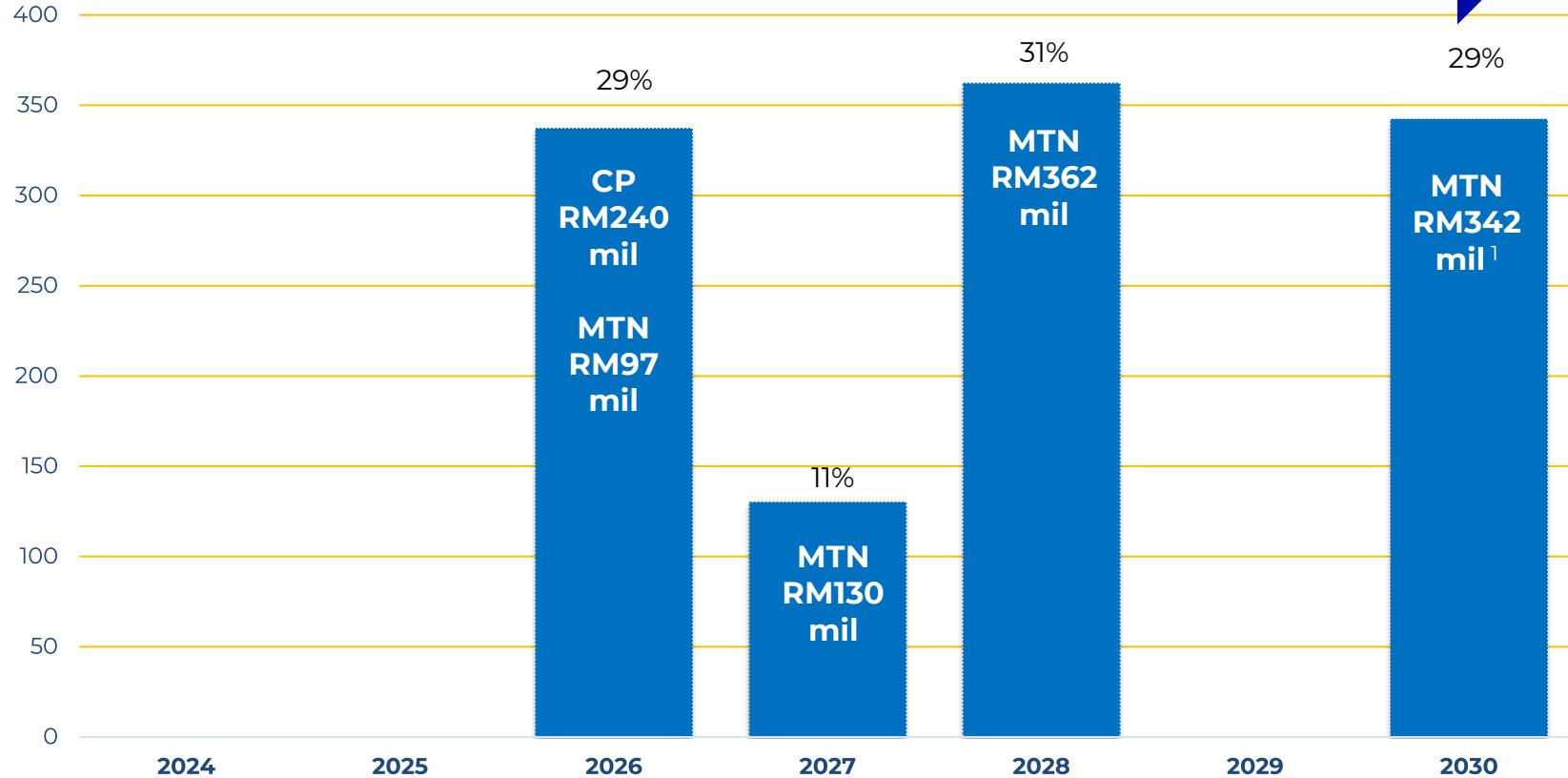
2.56 years

Decreased
(3Q 2025: 2.81 years)



EXTENDED AND WELL BALANCED DEBT MATURITY PROFILE

Average Debt to Maturity : 2.56 years in 4Q2025



Note

1. The refinancing exercise for RM341 MTN was completed with new maturity date on 28 March 2030.

Abbreviation

MTN – Medium Term Notes
CP – Commercial Papers

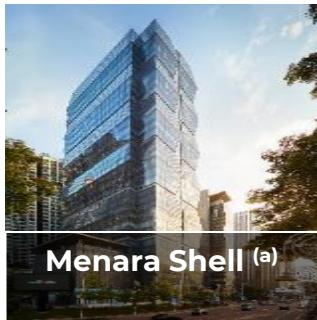
Portfolio Update As At 31 Dec 2025



Sentral Building 3 - BMW



PORTFOLIO OF QUALITY ASSETS – 31 DEC 2025



Menara Shell ^(a)



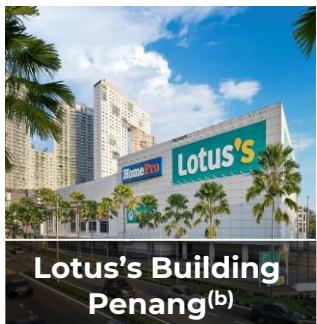
Platinum Sentral - KL Sentral ^(a)



Menara CelcomDigi ^(a)

Portfolio Occupancy Rate: 86%

Total NLA: 2.62 mil sq ft
*Excluding car park area



Lotus's Building Penang ^(b)



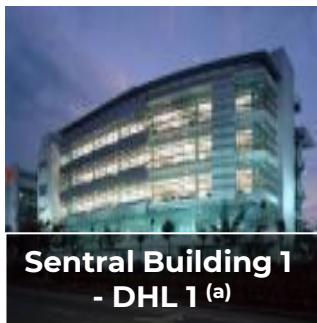
Part of Plaza Mont' Kiara ^(b)



Part of Arcoris Plaza ^(b)

Weighted Average Term to Expiry: 4.33 years

Market Value of 11 Properties: RM2.58 bil



Sentral Building 1 - DHL 1 ^(a)



Sentral Building 2 - DHL 2 ^(a)



Sentral Building 3 - BMW ^(a)



Sentral Building 4 ^(a)



Wisma Sentral Inai ^(a)

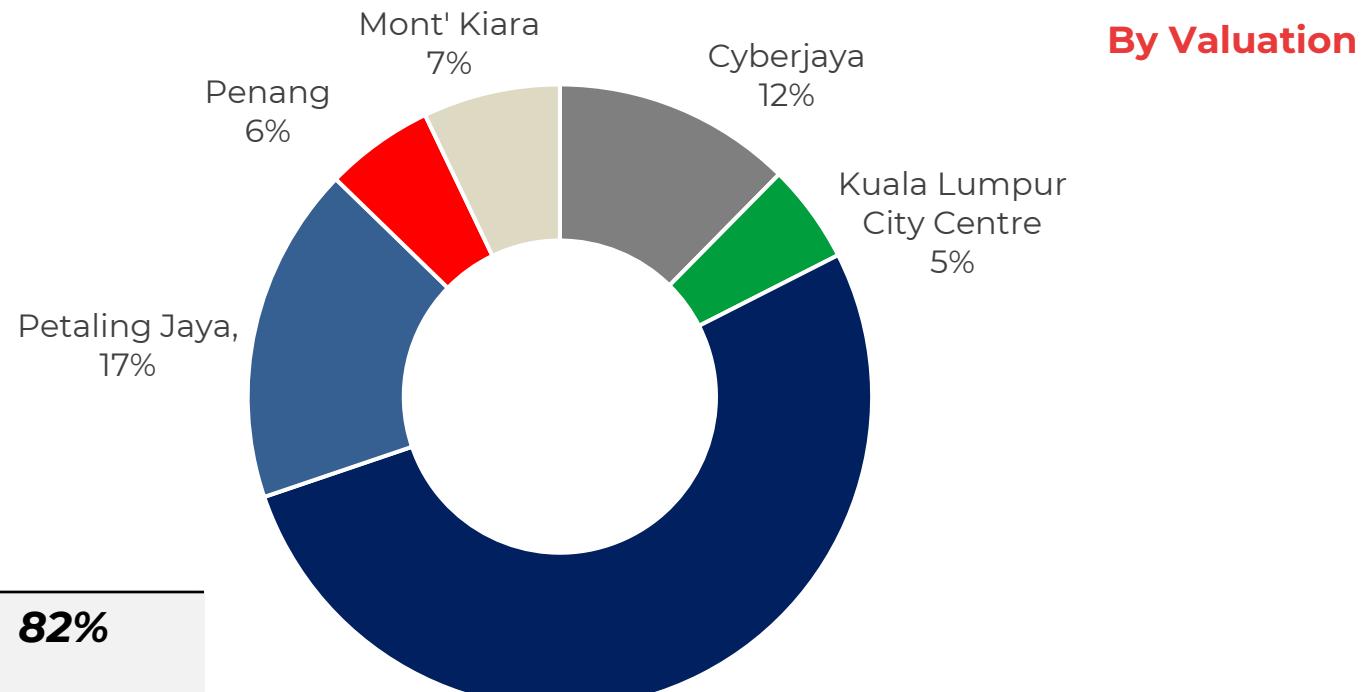
Note:

- a) Office Sector
- b) Retail Sector

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, registered with the Board of Valuers, Appraisers, Estate Agents and Property Managers.



GEOGRAPHICAL DIVERSIFICATION



By Valuation

Klang Valley	82%
Cyberjaya	12%
Penang	6%

General Note:

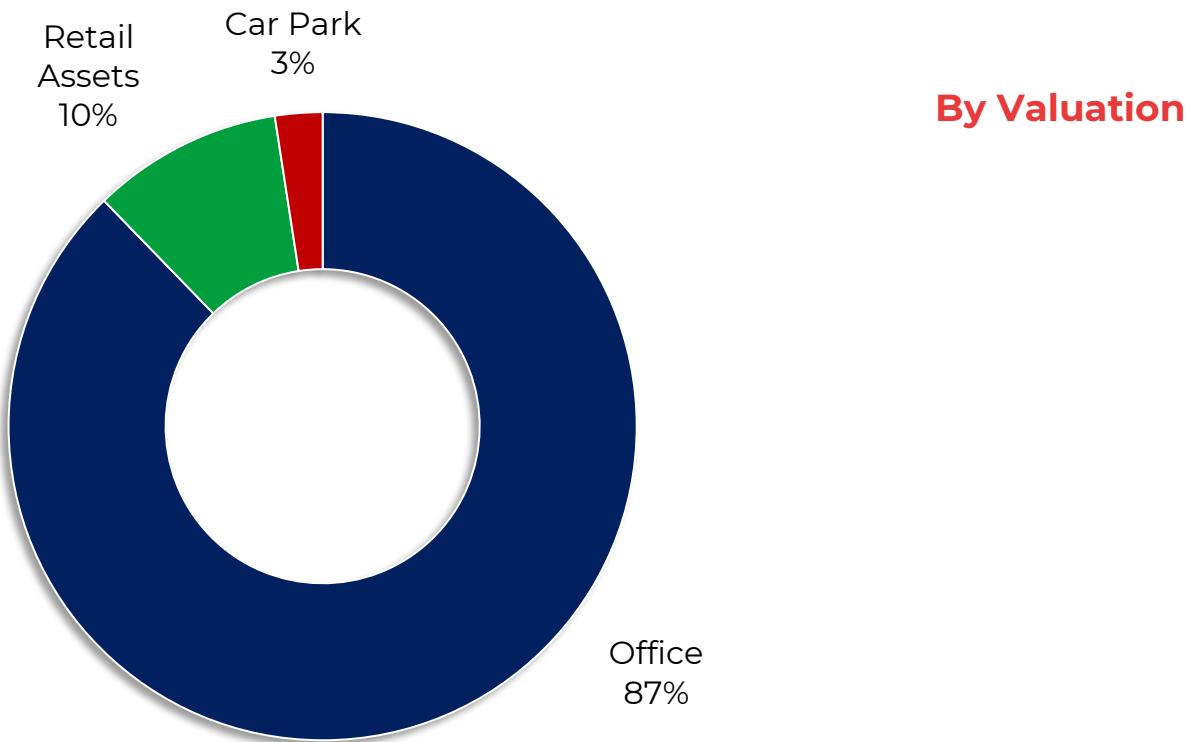
The geographical diversification for Mont Kiara increased from 4% to 7% q-o-q with the inclusion of Arcoris Plaza on 30 December 2025

Notes:

(1) Klang Valley refers to Kuala Lumpur and Selangor State excluding Kuala Selangor, Sepang and Sabak Bernam..



DIVERSIFIED SEGMENTAL CONTRIBUTIONS



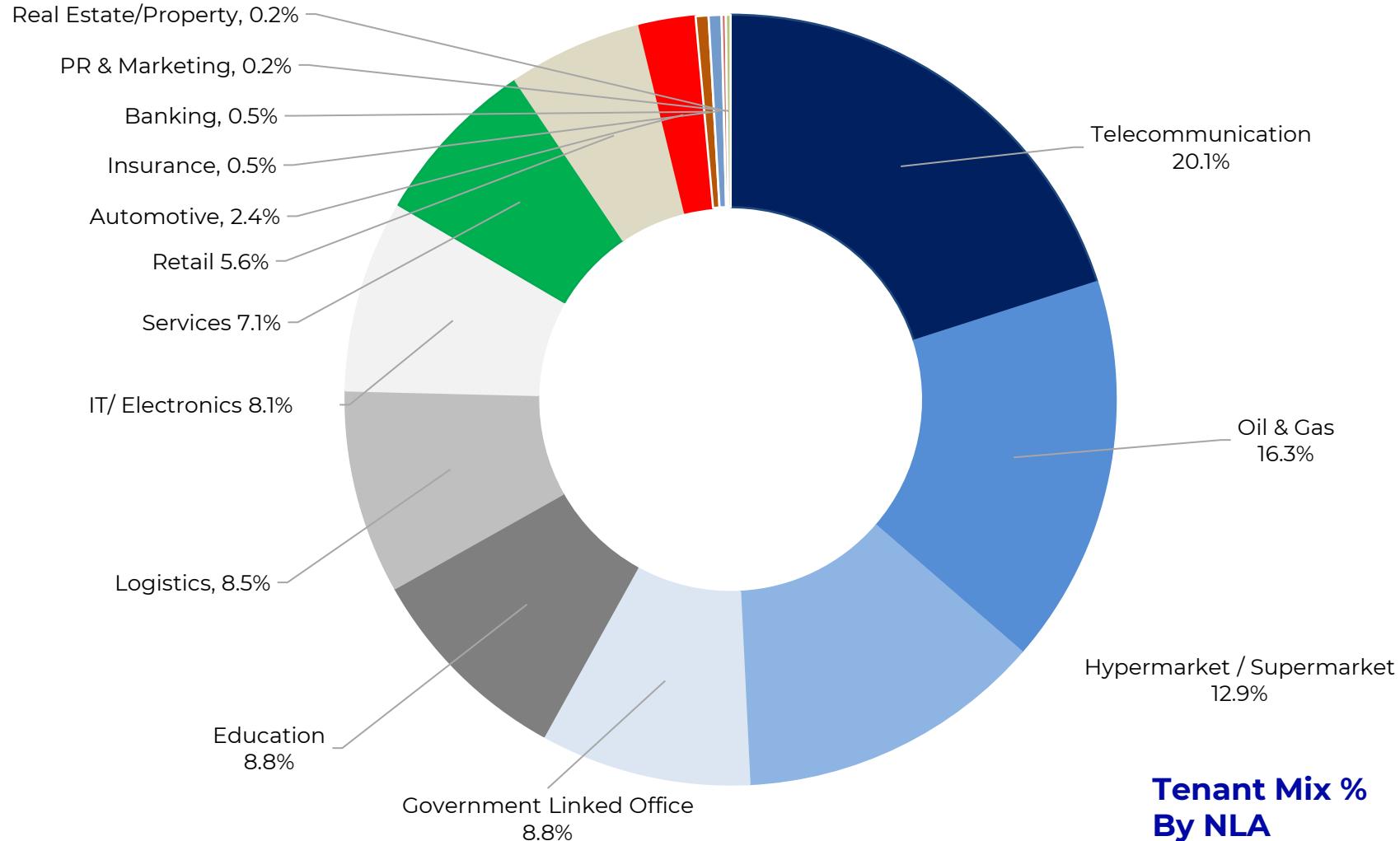
Notes:

- (1) Office comprises Sentral Buildings, Menara Shell, Menara CelcomDigi, Platinum Sentral, and Wisma Sentral Inai
- (2) Retail refers to retail portion of Plaza Mont' Kiara, Arcoris Plaza & Lotus's Building Penang
- (3) Car Park refers to car parking bays in Plaza Mont' Kiara and Plaza Arcoris
- (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.

General Note:

The segmental contribution for Retail Assets increased from 8% to 10% q-o-q with the inclusion of Arcoris Plaza on 30 December 2025

Diversified & Well-Balanced Tenancy Mix



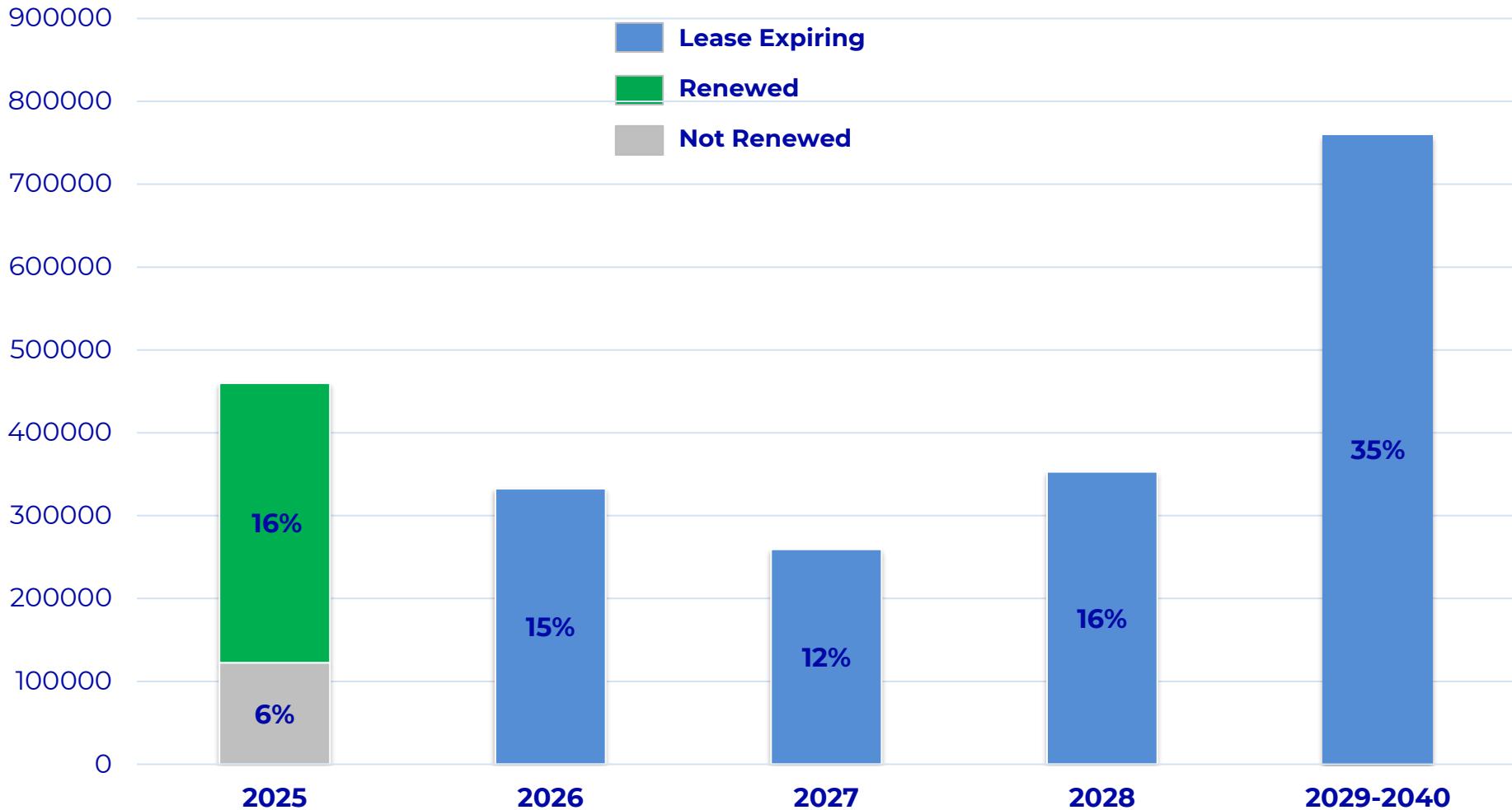


LEASE EXPIRY PROFILE

- 21% of Committed NLA due in 2025

Sq. ft.

Lease Up for Renewal by NLA - 31 December 2025





FY2025 IN SUMMARY

SENTRAL Records FY2025 Realised Net Income of RM77.3 mil

- Acquisition of part of the Arcoris Plaza in Mont' Kiara completed on 30 December 2025, increasing its retail portfolio to 10%
- Disposal of Wisma Sentral Inai will provide capital to pursue yield accretive investments
- Manager focused on selective leasing, portfolio optimisation and long-term repositioning
- Achieved FY2025 realised revenue and net property income of RM189.4 million and RM145.3 million, representing a decline of 0.9% and 3.4% year-on-year ("y-o-y") respectively.
- Approximately 460,000 sq. ft. or 21% of the total committed net lettable area were due for renewal in 2025, where 73% of these leases had been renewed successfully.
- FY2025 Distributable income of RM77.3 million; DPU of 6.15 sen translating to DPU yield of 7.74% based on the closing unit price of RM0.795 as at 31 December 2025.
- Balance sheet remains prudent with healthy interest cover and stable funding costs



FY2025 IN SUMMARY (Cont'd)

Year 2026 Prospects – Ongoing Strategies

- Strategic and accretive leasing outcomes by leveraging the strengths of our assets and our asset management expertise.
- Active portfolio management through exploring yield accretive acquisitions across diversified asset classes and divestment opportunities.
- Reposition Sentral REIT on a sustainable transformation and growth trajectory, with financial discipline.



Thank you

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