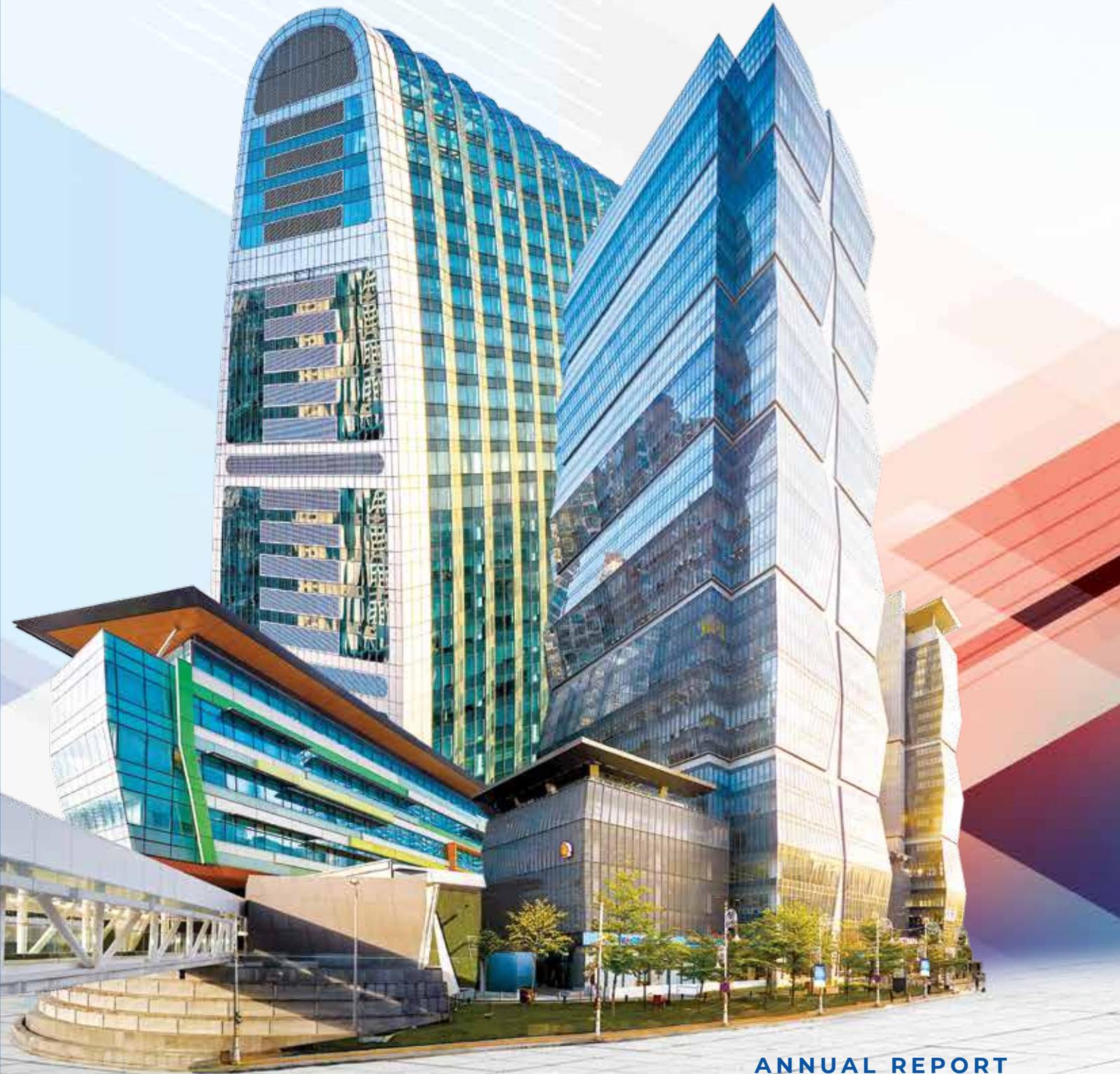


**SENTRAL
REIT**



**ANNUAL REPORT
2025**

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CORPORATE INFORMATION

MANAGER

Sentral REIT Management Sdn. Bhd.
(Registration No. 200601017500
(737252-X))
(Incorporated in Malaysia)

PRINCIPAL PLACE OF BUSINESS OF THE MANAGER

G27A Level 3A, Block B,
Platinum Sentral,
Jalan Stesen Sentral 2,
Kuala Lumpur Sentral,
50470 Kuala Lumpur

Telephone No. : 603-2786 8080
Facsimile No. : 603-2780 0098

REGISTERED ADDRESS OF THE MANAGER

Level 33A, Menara NU 2
No. 203, Jalan Tun Sambanthan
Kuala Lumpur Sentral
50470 Kuala Lumpur

Telephone No. : 603-2786 8080
Facsimile No. : 603-2780 7668
Email : cosec@mrcb.com

BOARD OF DIRECTORS OF THE MANAGER

Non-Independent

Non-Executive Directors

Tan Sri Saw Choo Boon (Chairman)
Ann Wan Tee
Kwan Joon Hoe

Independent

Non-Executive Directors

Datuk Kamalul Arifin bin Othman
Frances Po Yih Ming
Hizamuddin bin Jamalluddin
Aminuddin bin Mohd Arif

SECRETARY OF THE MANAGER

Mohamed Noor Rahim bin Yahaya
(MAICSA 0866820)
(SSM PC No. 202008002339)

Irene Ho Ngan Chui
(MAICSA 7014785)
(SSM PC No. 202008001773)

BANKERS

Malayan Banking Berhad

CIMB Bank Berhad

STOCK EXCHANGE LISTING

Main Market of Bursa Malaysia
Securities Berhad

WEBSITE

<https://sentralreit.com>

TRUSTEE

Maybank Trustees Berhad
Registration No: 196301000109
(5004-P)
Level 22, Tower 1, Etiqa Twins
No. 11 Jalan Pinang
50450 Kuala Lumpur

Telephone No. : 603-2177 5960
Facsimile No. : 603-2177 5974

PROPERTY MANAGER

Nexcap Property Consultants
Sdn. Bhd.
Registration No: 201401017278
(1093365-D)
E-9-15, Plaza Mont' Kiara
No. 2, Jalan Kiara, Mont' Kiara
50480 Kuala Lumpur

Telephone No. : 603-6121 2122

REGISTRAR

Boardroom Share Registrars
Sdn. Bhd.
Registration No: 199601006647
(378993-D)
11th Floor, Menara Symphony
No. 5, Jalan Prof. Khoo Kay Kim
Seksyen 13, 46200 Petaling Jaya
Selangor Darul Ehsan

Telephone No. : 603-7890 4700
Facsimile No. : 603-7890 4670
Email : bsr.helpdesk@
boardroomlimited.com

AUDITOR

Ernst & Young PLT
(LLP 0022760-LCA & AF0039)
Level 23A, Menara Milenium
Jalan Damanlela
Pusat Bandar Damansara
50490 Kuala Lumpur

Telephone No. : 603-7495 8000
Facsimile No. : 603-2095 5332

TAX AGENT

Ernst & Young Tax Consultants
Sdn. Bhd.
Registration No: 198901002487
(179793-K)
Level 23A, Menara Milenium
Jalan Damanlela
Pusat Bandar Damansara
50490 Kuala Lumpur

Telephone No. : 603-7495 8000
Facsimile No. : 603-2095 5332/
7043

INTERNAL AUDITOR

BDO Governance Advisory
Sdn. Bhd.
Registration No: 199701018781
(434278-K)
Level 8, BDO @ Menara CenTARa
360 Jalan Tuanku Abdul Rahman
50100 Kuala Lumpur

Telephone No. : 603-2616 2888
Facsimile No. : 603-2616 2829



SALIENT FEATURES OF SENTRAL REIT

Category of Fund	Real Estate Investment Trust
Type of Fund	Income and growth
Termination Date/ Duration of the Fund	<p>The earlier of:</p> <p>a) The occurrence of any events listed in clause 26.2 of the Restated Deed of Trust dated 2 December 2019 as supplemented by the Supplemental Deed dated 24 December 2020; or</p> <p>b) The expiration of a period of twenty one (21) years after the death of the last survivor of the issue now living of his majesty, the current Yang Di Pertuan Agung in Malaysia or until such further period as the law may permit</p>
Approved Fund Size	1,195,503,000
Investment Objective	To acquire and invest in commercial properties primarily in Malaysia with a view to provide long term growth and sustainable distribution of income to unitholders and to achieve long term growth in net asset value per unit of Sentral REIT
Distribution Policy	Semi-annual distribution
Manager's Fee	<ul style="list-style-type: none"> • Base fee: 0.4% per annum of the total asset value ("TAV") • Performance fee: 3% per annum of the net investment income • Acquisition fee: 1% of the acquisition price • Divestment fee: 0.5% of the disposal price
Trustee's Fee	0.03% per annum on the RM2.5 billion of the TAV and 0.02% per annum on the TAV in excess of RM2.5 billion
Financial Year End	31 December
Board Lot	100 units per board lot
Listing	Main Market of Bursa Malaysia Securities Berhad
Stock Name	SENTRAL
Stock Code	5123
Date of Listing	8 January 2007

TRUST STRUCTURE

Background of Sentral REIT

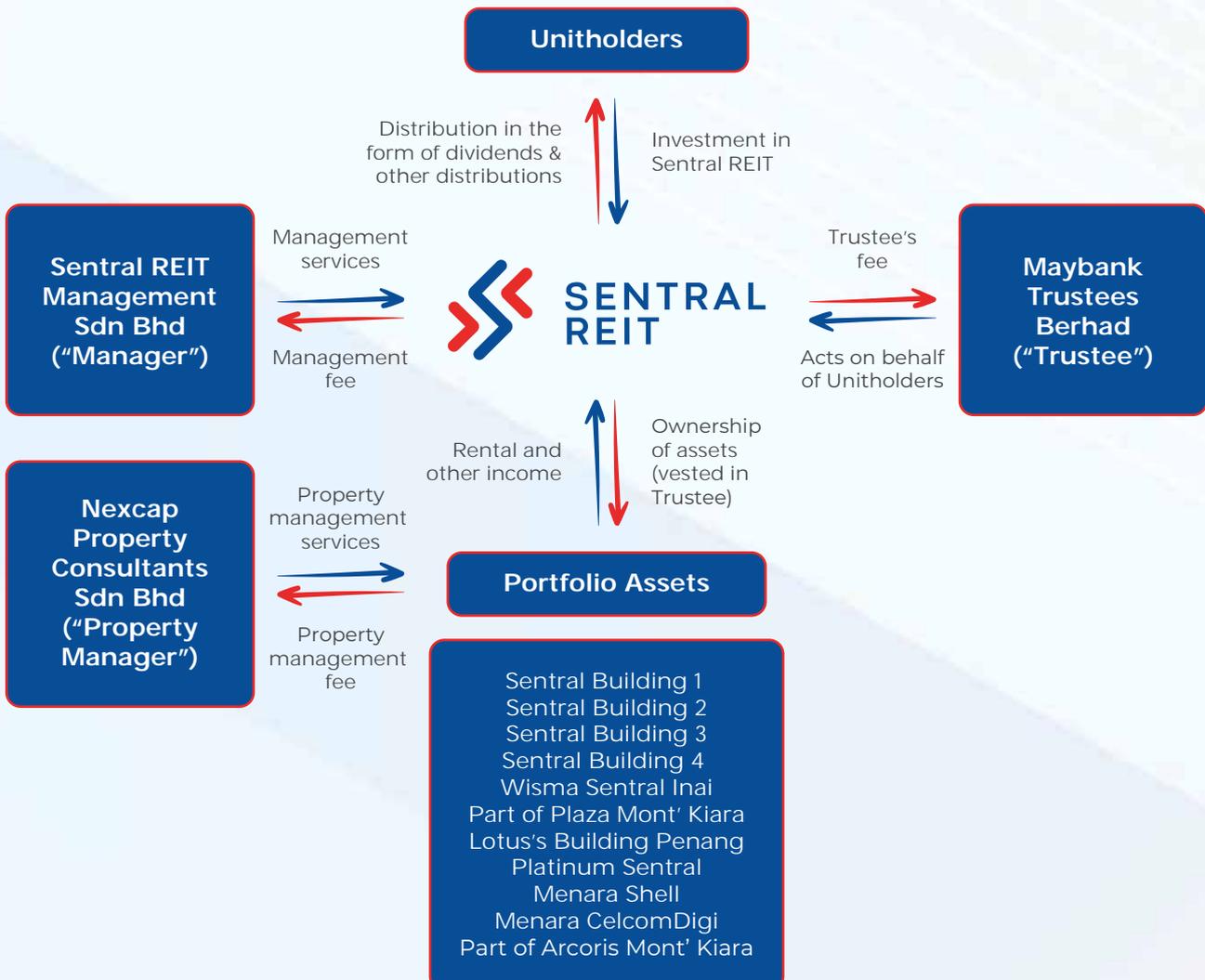
- ◆ Listed as Quill Capita Trust on 8 January 2007.
- ◆ Changed its name to MRCB-Quill REIT effective on 14 April 2015 following a change in sponsors.
- ◆ Changed its name to Sentral REIT following a rebranding exercise on 11 January 2021.



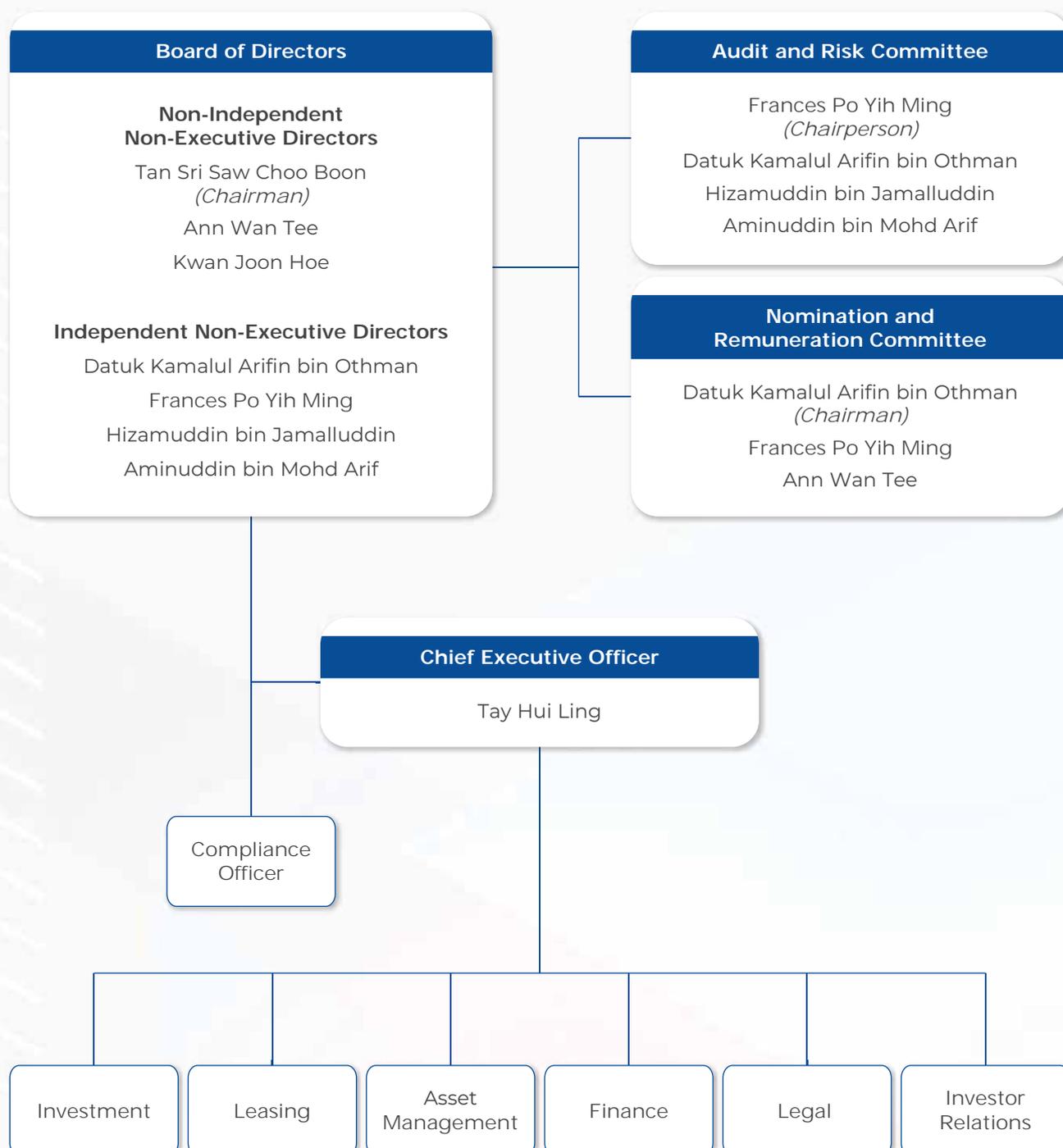
Investment Objective

To acquire and invest in commercial properties primarily in Malaysia with a view to provide long-term growth and sustainable distribution of income to unitholders to achieve long-term growth in the net asset value ("NAV") per Unit.

SENTRAL REIT STRUCTURE



ORGANISATION STRUCTURE OF THE MANAGER



PROFILE OF DIRECTORS OF THE MANAGER

TAN SRI SAW CHOO BOON



*Non-Independent
Non-Executive Chairman
Nominee of Global Jejaka Sdn. Bhd.,
a major shareholder of the Manager*

Malaysian 

80 years old 

Male 

Date Appointed to the Board

22 January 2016

Board Committee Membership

Nil

No. of Board Meetings Attended in 2025

4/4

Academic/Professional Qualification/ Professional Membership

Bachelor of Science (Chemistry), University of Malaya (1969)

Present Directorships

- Wasco Berhad (formerly known as Wah Seong Corporation Berhad)
- Sentral REIT Management Sdn. Bhd.

Working Experience

Tan Sri Saw has 40 years of continuous service with Shell, having joined the company in 1970 as a Refinery Technologist in Shell Refining Company (Federation of Malaya) Berhad. He served in various capacities in manufacturing, supply, trading and planning in Malaysia, Singapore and Netherlands. In 1996, he was appointed as the Managing Director ("MD") of Shell MDS (Malaysia) Sendirian Berhad.

From 1998 until 1999, he was MD for Oil Products (Downstream) Shell Malaysia and MD of Shell Refining Company (Federation of Malaya) Berhad. In 1999, with the globalisation of the Shell Oil Products business, he was appointed the Vice President (VP) of the commercial business in the Asia-Pacific region and in 2004 he became the President of Shell Oil Product East. In 2005, he was appointed VP Global Marine Products. On 18 May 2006, he was appointed as Chairman of Shell Malaysia, and on 1 January 2010 as Senior Advisor, positions he held till his retirement on 30 June 2010.

ANN WAN TEE



*Non-Independent
Non-Executive Director
Nominee of Malaysian Resources
Corporation Berhad ("MRCB"),
a major unitholder of Sentral REIT
and major shareholder
of the Manager*

Malaysian 

55 years old 

Male 

Date Appointed to the Board

31 March 2015

Board Committee Membership

Member of the Nomination & Remuneration Committee

No. of Board Meetings Attended in 2025

4/4

Academic/Professional Qualification/ Professional Membership

- Bachelor of Commerce (Accounting) (Hons), University of Birmingham
- Fellow of the Association of Chartered Certified Accountants (FCCA)
- Member of the Malaysian Institute of Accountants (MIA)

Present Directorships

- MRCB Southern Link Berhad
- MRCB Group of Companies
- Sentral REIT Management Sdn. Bhd.

Working Experience

Ann Wan Tee has more than 30 years' experience spanning from project advisory, privatisation, private finance initiatives, financial feasibility studies, business valuations, mergers and acquisitions as well as corporate recovery.

Wan Tee is currently the Group Chief Financial Officer of MRCB. He joined MRCB in May 2013 as the Chief Strategy Officer. Prior to MRCB, Wan Tee was the Chief Financial Officer/Finance Director of Gapurna Strategic Alliance Sdn. Bhd. from June 2012 to May 2013. Wan Tee was in PricewaterhouseCoopers (Advisory Services) from January 2006 to May 2012, where he left as Executive Director.

PROFILE OF DIRECTORS OF THE MANAGER

(cont'd)

KWAN JOON HOE



Date Appointed to the Board
31 March 2015

Board Committee Membership
Nil

No. of Board Meetings Attended in 2025
4/4

Academic/Professional Qualification/ Professional Membership

- Bachelor of Commerce (Accounting and Finance) from University of Melbourne, Australia
- Member of the Certified Public Accountant, Australia

Present Directorships

- MRCB Southern Link Berhad
- MRCB Group of Companies
- Sentral REIT Management Sdn. Bhd.

Working Experience

Kwan Joon Hoe is currently the Group Chief Operating Officer of MRCB.

He joined MRCB as Senior Vice President of MRCB Groups' Property Division in January 2014. Joon Hoe was appointed as the Chief Operating Officer of MRCB on 1 March 2015 and was promoted to his current position on 1 June 2017.

He joined Gapurna Sdn. Bhd. ("Gapurna") in 2008 as the Group's Financial Controller, spearheading the RM1 billion Lot 348 development (Menara Shell) in Kuala Lumpur Sentral CBD. He was then promoted to the position of Chief Executive Officer managing Gapurna's property development function in 2012 before joining MRCB. Prior to joining Gapurna, he served in 2 accounting firms in their respective audit and advisory functions.

DATUK KAMALUL ARIFIN BIN OTHMAN



Date Appointed to the Board
8 March 2019

Board Committee Membership
Chairman of the Nomination & Remuneration Committee
Member of the Audit & Risk Committee

No. of Board Meetings Attended in 2025
4/4

Academic/Professional Qualification/ Professional Membership

- Bachelor of Estate Management (Honours) from Universiti Teknologi MARA
- Masters degree in Business Administration from Ohio University, Athens, United States of America
- Fellow of the Royal Institution of Chartered Surveyors, United Kingdom
- Fellow of the Royal Institution of Surveyors Malaysia
- Fellow of the Malaysian Institute of Property and Facility Managers
- Registered Property Manager with the Board of Valuers, Appraisers, Estate Agents and Property Managers
- Leadership education at the Wharton School of the University of Pennsylvania, Harvard University and the SAID Business School, University of Oxford

Present Directorships

- Perbadanan PRIMA Malaysia
- Penang Sentral Sdn. Bhd.
- BGMC International Limited
- Sentral REIT Management Sdn. Bhd.

Other Memberships/Appointments/Involvements

- Property Advisor with Perbadanan Usahawan Nasional Berhad
- Development Committee Member with Institut Jantung Negara
- Committee Member of Development for Majlis Agama Islam dan Adat Istiadat Melayu Kelantan and Majlis Agama Islam dan Adat Melayu Terengganu

Working Experience

Datuk Kamalul Arifin is a Chartered Surveyor by training with more than 40 years of experience in the real estate sector. He was the Group Managing Director/Chief Executive Officer of Pelaburan Hartanah Berhad since its inception in 2006 until 2018.

He started his career in 1985 with Rahim & Co. Chartered Surveyors Sdn. Bhd. before moving on to Permodalan Nasional Berhad in 1988. He then joined Arab-Malaysian Merchant Bank Berhad (now Ambank Group) in 1991 and remained with the Group for 16 years with his last position as the Chief Executive Officer of AmProperty Trust Management Berhad which managed the first listed property trust in the country.

Datuk Kamalul Arifin is the first President of the Malaysian Institute of Property and Facility Managers and was also an Adjunct Professor with the Faculty of Built Environment, University of Malaya. He has participated in many conferences as Speaker and Moderator and has written various articles related to the property industry for professional journals and publications.

PROFILE OF DIRECTORS OF THE MANAGER

(cont'd)

FRANCES PO YIH MING



*Independent
Non-Executive Director*

Malaysian 

67 years old 

Female 

Date Appointed to the Board

17 July 2020

Board Committee Membership

- Chairperson of the Audit & Risk Committee
- Member of the Nomination & Remuneration Committee

No. of Board Meetings Attended in 2025

4/4

Academic/Professional Qualification/ Professional Membership

- Bachelor of Accounting (Honours) from University Malaya
- Chartered Accountant of the Malaysian Institute of Accountants
- Fellow of the Chartered Tax Institute of Malaysia
- Fellow of Institute of Corporate Directors Malaysia

Present Directorships

- Verdant Solar Holdings Berhad
- QBE Insurance (Malaysia) Berhad
- Sentral REIT Management Sdn. Bhd.

Working Experience

Frances Po has over 36 years of experience in audit, taxation and governance. She was a Partner at PricewaterhouseCoopers (PwC) Malaysia until her retirement in July 2019.

During her tenure at PwC, Frances held several senior leadership roles including Business Unit Leader for International Tax Services (ITS) and Mergers & Acquisitions (M&A) Tax, as well as the Energy, Utilities, Multimedia and Infocommunication (EUMI) sector. She also served as Tax People Partner for several years.

Frances was an active speaker at both internal and external conferences and for over a decade, she presented and chaired PwC's annual tax seminar. She also initiated and organised PwC Asia Pacific's annual ITS/M&A training and networking event.

AMINUDDIN BIN MOHD ARIF



*Independent
Non-Executive Director*

Malaysian 

51 years old 

Male 

Date Appointed to the Board

1 December 2023

Board Committee Membership

Member of the Audit & Risk Committee

No. of Board Meetings Attended in 2025

4/4

Academic/Professional Qualification/ Professional Membership

- M.A (Cantab) in Economics from University of Cambridge
- Association for Investment Managers and Research (AIMR) – Chartered Financial Analysts (CFA) Level 1

Present Directorships

- Privasia Technology Berhad
- EL Kahff Resources Sdn. Bhd.
- Sentral REIT Management Sdn. Bhd.

Working Experience

Upon his graduation in 1997, Aminuddin joined Sime Securities Sdn. Bhd. as an Economist, Research Department and thereafter, as Marketing Executive with Sime AXA Assurance Sdn. Bhd. from 1998 to 1999. From 2000 to 2001, he was with Consolidated Plantations Bhd as the Senior Executive, Corporate Planning.

From 2001 to 2014, he was attached to various government agencies having served as the Special Officer to the Minister of Youth and Sports, Private Secretary to the Minister of Education and Minister of Home Affairs and Principal Private Secretary to the Minister of Transport. Aminuddin is currently the Group Chief Corporate Officer at Jasa Baiduri Sdn. Bhd.

Aminuddin is the brother-in-law of Ahmad Zulqarnain Onn, the Chief Executive Officer of Employees Provident Fund ("EPF"). EPF is one of the substantial unitholders of Sentral REIT.

PROFILE OF DIRECTORS OF THE MANAGER

(cont'd)

HIZAMUDDIN BIN JAMALLUDDIN



*Independent
Non-Executive Director*

Malaysian 

55 years old 

Male 

Date Appointed to the Board

1 December 2023

Board Committee Membership

Member of the Audit & Risk Committee

No. of Board Meetings Attended in 2025

4/4

Academic/Professional Qualification/ Professional Membership

- Diploma in Business Studies from MARA Institute of Technology
- Bachelor of Science, Finance from Northern Illinois University, USA
- Senior Associate Member, Chartered Institute of Islamic Finance Professionals

Present Directorships

- RHB Islamic Bank Berhad
- RHB Insurance Berhad
- Sentral REIT Management Sdn. Bhd.

Present Directorships

- Chairman of Investment Panel, Lembaga Tabung Haji
- Chairman of Investment Committee, RHB Insurance Berhad
- Chairman of Board Risk Committee, RHB Insurance Berhad
- Member of Board Credit Committee, RHB Group
- Member of Board Risk Committee, RHB Islamic Bank Berhad
- Member of Audit Committee, RHB Insurance Berhad

Working Experience

Hizamuddin has an extensive experience in the field of Islamic banking and has more than 20 years of experience in corporate management, particularly in corporate planning, corporate finance (both equity & capital market), debt restructuring, enterprise risk management, cross border mergers and acquisitions, privatisation, investor relations and stakeholders engagement.

He was the Chief Executive Officer of Urusharta Jamaah Sdn. Bhd. ("UJSB"), a Special Purpose Vehicle owned by Minister of Finance Incorporated, one of the largest Shariah-based equity house in Malaysia.

Prior to UJSB, Hizamuddin was the Executive Director, Investment of Lembaga Tabung Haji ("LTH"), a position that he assumed after serving as LTH's Chief Strategy Officer and Chief of Staff. Prior to joining LTH, he was the Chief Strategy Officer of several entities namely, BIMB Holdings Berhad, Bank Islam Malaysia Berhad and MTD Capital.

During the Asian Financial Crisis 1997, he served as a Special Assistant to the Managing Director cum Corporate Finance Specialist at Pengurusan Danaharta Nasional Berhad. He was also instrumental in the establishment of Prudential BSN Takaful Berhad in 2006.

He was the recipient of the Upcoming Personality of Islamic Finance (Leadership) by the Global Islamic Finance Award 2016.

ADDITIONAL INFORMATION

Save as disclosed:

1. None of the Directors have any family relationship with any Directors and/or major shareholders of the Manager and/or major unitholders of Sentral REIT.
2. None of the Directors have any conflict of interest or potential conflict of interest with the Manager and/or Sentral REIT.
3. None of the Directors have
 - a. Been convicted of any offence (other than traffic offences) within the past five (5) years; and
 - b. Been subject to any public sanctions or penalties imposed by the relevant regulatory bodies during the financial year.

THE MANAGEMENT TEAM OF THE MANAGER



From left to right :

Yusoff Iskandar Mohd Zaki *Head of Investment & Investor Relations*

Shirley Tam Soot Lee *Head of Finance*

Azah Annuar *Head of Legal & Compliance*

Tay Hui Ling *Chief Executive Officer*

Christie Pun Nyuk Len *Head of Leasing*

Jason Chin Hann Min *Head of Asset Management*

THE MANAGEMENT TEAM OF THE MANAGER

(cont'd)

TAY HUI LING

Chief Executive Officer



Aged	Gender	Nationality
49 years old	Female	Malaysian

Date of appointment as Chief Executive Officer:

26 January 2026

Academic/Professional Qualification(s)/ Professional Membership(s):

- Fellow Chartered Accountant of the Institute of Chartered Accountants England and Wales (ICAEW)
- Bachelor of Science in Economics from the London School of Economics and Political Science

Present Directorship(s):

- Kinabalu Capital Sdn Bhd
- Trusmadi Capital Sdn Bhd
- Murud Capital Sdn Bhd
- Samwise Capital Sdn Bhd

Working Experience:

Ms Tay brings more than 20 years of international experience across Asia-Pacific and Europe across real estate investment, fund management, finance, portfolio management and capital markets.

Her previous roles include Head of Funds Management Singapore, Vietnam, and Malaysia at LOGOS (an ESR Group platform) where she was responsible for multiple logistics fund portfolios with assets under management of approximately US\$2.5 billion. Her responsibilities covered portfolio strategy, asset and liquidity management, fund structuring, capital raising, mergers and acquisition and investor engagement.

Prior to LOGOS, Ms Tay held key senior leadership roles at Lendlease, where she served as General Manager Finance, Singapore and was a member of the country leadership team. During her tenure, she was also the Commercial Director for Paya Lebar Quarter, a S\$3.6 billion mixed-use development in Singapore. In this role, she led the commercial negotiations, structuring, and refinancing efforts that delivered investment returns exceeding targets.

Earlier in her career, Ms Tay gained broad international experience through positions with global institutions, including the Government Investment Corporation of Singapore (GIC) in Singapore, HSBC Investment Banking (UK), and Ernst & Young (UK).

Ms Tay does not hold any units in Sentral REIT.

MANAGEMENT DISCUSSION AND ANALYSIS

- FINANCIAL HIGHLIGHTS

Fund Performance	2025	2024	2023	2022	2021
Total Asset Value (RM)	2,682,334,267	2,615,751,685	2,616,044,650	2,146,717,146	2,180,376,227
Net Asset Value ("NAV") (RM)					
- Before income distribution	1,368,072,507	1,385,791,203	1,353,481,351	1,291,041,895	1,317,865,770
- After income distribution	1,332,326,967	1,348,132,858	1,345,351,930	1,254,386,916	1,275,208,806
Units in circulation	1,195,503,000	1,195,503,000	1,195,503,000	1,071,783,000	1,071,783,000
NAV per unit (RM)	1.1443	1.1592	1.1321	1.2046	1.2296
Highest NAV per unit (RM)	1.1652	1.1646	1.2086	1.2312	1.2458
Lowest NAV per unit (RM)	1.1329	1.1307	1.1321	1.1960	1.2053
Highest traded price per unit (RM)	0.81	0.82	0.915	1.02	0.95
Lowest traded price per unit (RM)	0.725	0.775	0.775	0.85	0.86
Distribution Per Unit ("DPU") (sen)	6.15	6.36	6.68	6.82	7.41
- Interim	3.16	3.21	3.19	3.40	3.43
- Advance	-	-	2.81	-	-
- Final	2.99	3.15	0.68	3.42	3.98
Dates of Distribution					
- Interim	18-Sep-25	18-Sep-24	18-Sep-23	30-Sep-22	20-Sep-21
- Advance	-	-	4-Jan-24	-	-
- Final	27-Feb-26	28-Feb-25	29-Feb-24	28-Feb-23	28-Feb-22
Effect of Income Distribution on NAV per unit					
- Before Distribution (RM)	1.1443	1.1592	1.1321	1.2046	1.2296
- After Distribution (RM)	1.1144	1.1277	1.1253	1.1704	1.1898
Closing price on the last trading day	0.795	0.795	0.785	0.895	0.905
Distribution yield (per annum) ^(a)	7.74%	8.00%	8.51%	7.62%	8.19%
MER ^(b)	1.27%	1.26%	1.14%	1.09%	1.10%
Annual Total Return ^(c)	7.74%	9.38%	-4.83%	6.43%	11.90%
Average Total Returns (3 years)	4.09%	3.66%	4.50%	8.43%	8.40%
Average Total Returns (5 years)	6.12%	5.97%	5.36%	7.59%	7.71%
Proposed final income distribution	35,745,540	37,658,345	8,129,421	36,654,979	42,656,964

(a) Based on the closing price on the last trading day of the respective financial years.

(b) Management Expense Ratio (MER) is computed based on total fees including Manager's fee, Trustee's fee, valuation fees and administration expenses charged to Sentral REIT divided by the average net asset value during the year.

Since the average net asset value of the Trust is calculated on a monthly basis, the MER of Sentral REIT may not be comparable to the MER of other real estate investment trust/unit trusts which may use a different basis of calculation. The computation of MER has been verified by the auditors.

(c) Annual Total Return is computed based on the DPU plus capital appreciation during the financial year divided by the opening unit price at the beginning of the financial year.

Warning statement - Past performance is not an indication of future performance. Unit prices and investment returns may fluctuate.

MANAGEMENT DISCUSSION AND ANALYSIS - PORTFOLIO OVERVIEW

As at 31 December 2025, Sentral REIT's investment comprised eleven (11) commercial buildings with five (5) located in Kuala Lumpur, one (1) in Petaling Jaya, four (4) in Cyberjaya and one (1) in Penang. The details of Sentral REIT's properties are as follows.

SENTRAL BUILDING 1



- Address/Location : 3509 & 3511, Jalan Teknokrat 5, 63000 Cyberjaya, Selangor Darul Ehsan
- Title : HSD 28552, PT 40578, Mukim of Dengkil, District of Sepang, State of Selangor
- Property Type and Age : Commercial Building, 23 years
- Description : 4-storey office building together with a sub-basement and a basement car park
- Tenure : Term in Perpetuity
- Encumbrances : Charged to Pacific Trustees Berhad as security agent
- Net Lettable Area : 92,284 square feet ("sq. ft.")
- Existing Use : Commercial Building
- Parking Space : 315 lots
- Date of Acquisition : 20 November 2006
- Acquisition Price : RM52,100,000
- Market Value as at 31 December 2025 : RM132,000,000*
- Name of Valuer : IVPS Property Consultants Sdn. Bhd.
- Occupancy as at 31 December 2025: 100%
- Tenant : DHL Information Services (Asia-Pacific) Sdn. Bhd.
- Trade Sector Analysis:
 - By Percentage of Occupied Net Lettable Area – 100% Logistic Tenant
 - By Percentage of Gross Rental – 100% Logistic Tenant
- Property Manager : Nexcap Property Consultants Sdn. Bhd.
- Maintenance cost and capital expenditure for the year : RM830,864

Note:

* On 14 August 2008, the respective pieces of land on which Sentral Building 1 (then known as Quill Building 1) and Sentral Building 2 (then known as Quill Building 4) have been amalgamated pursuant to the condition imposed by the Securities Commission during the initial Public Offering of Sentral REIT (then known as Quill Capita Trust). As such, the valuations of Sentral Building 1 and Sentral Building 2 have been carried out based on the amalgamated properties. The total valuation of the 2 properties amounted to RM132,000,000.

MANAGEMENT DISCUSSION AND ANALYSIS

- PORTFOLIO OVERVIEW

(cont'd)

SENTRAL BUILDING 2



- Address/Location : 3509 & 3511, Jalan Teknokrat 5, 63000 Cyberjaya, Selangor Darul Ehsan
- Title : HSD 28552, Lot PT 40578, Mukim of Dengkil, District of Sepang, State of Selangor
- Property Type and Age : Commercial Building, 19 years
- Description : 4-storey office building together with a sub-basement and 2 levels basement car park
- Tenure : Term in Perpetuity
- Encumbrances : Charged to Pacific Trustees Berhad as security agent
- Net Lettable Area : 99,183 sq. ft.
- Existing Use : Commercial Building
- Parking Space : 309 lots
- Date of Acquisition : 20 November 2006
- Acquisition Price : RM57,000,000
- Market Value as at 31 December 2025 : RM132,000,000*
- Name of Valuer: IVPS Property Consultants Sdn. Bhd.
- Occupancy as at 31 December 2025: 100%
- Tenant : DHL Information Services (Asia-Pacific) Sdn. Bhd.
- Trade Sector Analysis:
 - By Percentage of Occupied Net Lettable Area – 100% Logistic Tenant
 - By Percentage of Gross Rental – 100% Logistic Tenant
- Property Manager : Nexcap Property Consultants Sdn. Bhd.
- Maintenance cost and capital expenditure for the year : RM521,822

Note:

* On 14 August 2008, the respective pieces of land on which Sentral Building 2 (then known as Quill Building 1 and Sentral Building 2 (then known as Quill Building 4) have been amalgamated pursuant to the condition imposed by the Securities Commission during the initial Public Offering of Sentral REIT (then known as Quill Capita Trust). As such, the valuations of Sentral Building 1 and Sentral Building 2 have been carried out based on the amalgamated properties. The total valuation of the 2 properties amounted to RM132,000,000.

MANAGEMENT DISCUSSION AND ANALYSIS

- PORTFOLIO OVERVIEW

(cont'd)

SENTRAL BUILDING 3



- Address/Location : 3501, Jalan Teknokrat 5, 63000 Cyberjaya, Selangor Darul Ehsan
- Title : GRN 169506, Lot 33084, Mukim of Dengkil, District of Sepang, State of Selangor
- Property Type and Age : Commercial Building, 21 years
- Description : 4-storey office building together with a level of sub-basement and a level of basement car park
- Tenure : Term in Perpetuity
- Encumbrances : Charged to Pacific Trustees Berhad as security agent
- Net Lettable Area : 117,198 sq. ft.
- Existing Use : Commercial Building
- Parking Space : 347 lots
- Date of Acquisition : 20 November 2006
- Acquisition Price : RM59,400,000
- Market Value as at 31 December 2025: RM71,000,000
- Name of Valuer : IVPS Property Consultants Sdn. Bhd.
- Occupancy as at 31 December 2025 : 68%
- Major Tenants:
 - (a) BMW Asia Technology Centre Sdn. Bhd.
 - (b) BMW Malaysia Sdn. Bhd.
 - (c) BMW Credit (Malaysia) Sdn. Bhd.
 - (d) Huawei Technologies (Malaysia) Sdn. Bhd.

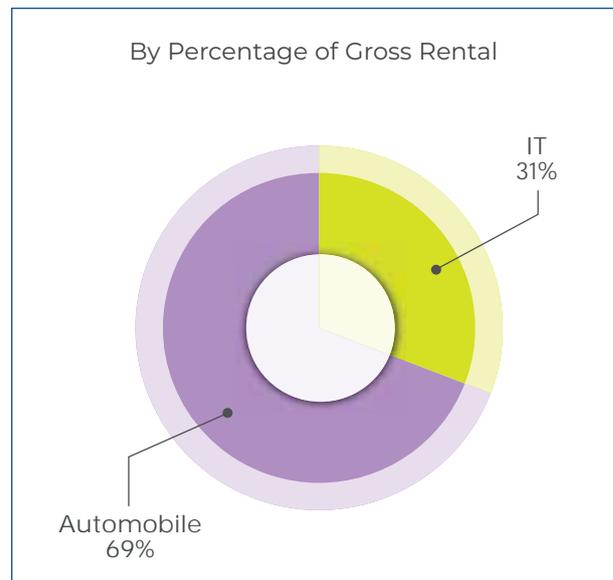
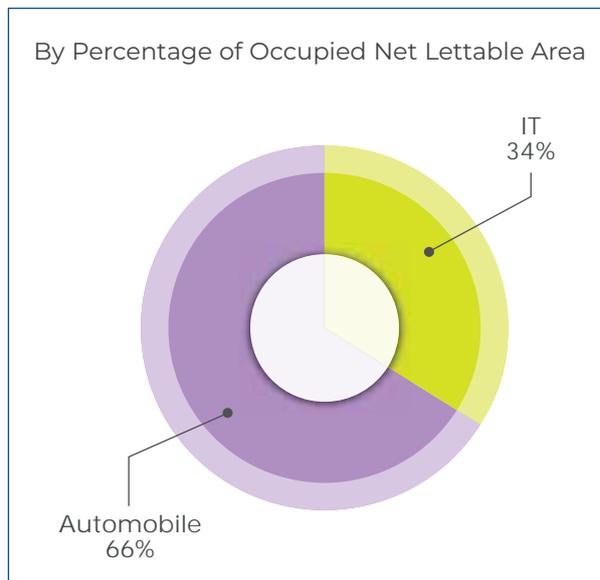
MANAGEMENT DISCUSSION AND ANALYSIS - PORTFOLIO OVERVIEW

(cont'd)

SENTRAL BUILDING 3 (CONT'D)



- Trade Sector Analysis:



- Property Manager : Nexcap Property Consultants Sdn. Bhd.
- Maintenance cost and capital expenditure for the year : RM2,946,802

MANAGEMENT DISCUSSION AND ANALYSIS

- PORTFOLIO OVERVIEW

(cont'd)

SENTRAL BUILDING 4



- Address/Location : 3500, Jalan Teknokrat 3, 63000 Cyberjaya, Selangor Darul Ehsan
- Title : HSD 30755, Lot PT 43966, Mukim of Dengkil, District of Sepang, State of Selangor
- Property Type and Age : Commercial Building, 22 years
- Description : 4-storey office building together with a sub-basement car park
- Tenure : Term in Perpetuity
- Encumbrances : Nil
- Net Lettable Area : 184,453 sq. ft.
- Existing Use : Commercial Building
- Parking Space : 442 lots
- Date of Acquisition : 20 November 2006
- Acquisition Price : RM107,500,000
- Market Value as at 31 December 2025 : RM116,000,000
- Name of Valuer : IVPS Property Consultants Sdn. Bhd.
- Occupancy as at 31 December 2025: 100%
- Tenant : U.C.I. Education Sdn. Bhd.
- Trade Sector Analysis:
 - By Percentage of Occupied Net Lettable Area – 100% Education Centre Tenant
 - By Percentage of Gross Rental – 100% Education Centre Tenant
- Property Manager : Nexcap Property Consultants Sdn. Bhd.
- Maintenance cost and capital expenditure for the year : RM922,451

MANAGEMENT DISCUSSION AND ANALYSIS

- PORTFOLIO OVERVIEW

(cont'd)

WISMA SENTRAL INAI



- Address/Location : 241, Jalan Tun Razak, 50400 Kuala Lumpur
- Title : Geran 43313, Lot No. 1262 Seksyen 67, Bandar Kuala Lumpur, District of Kuala Lumpur, State of Wilayah Persekutuan Kuala Lumpur
- Property Type and Age : Office Building, 32 years
- Description : 12-storey office building with a mezzanine floor and three split-levels basement car park
- Tenure : Term in Perpetuity
- Encumbrances : Nil
- Net Lettable Area : 233,021 sq. ft.
- Existing Use : Office Building
- Parking Space : 310 lots
- Date of Acquisition : 3 September 2007
- Acquisition Price : RM125,000,000
- Market Value as at 31 December 2025 : RM132,041,000
- Name of Valuer : CBRE WTW Valuation & Advisory Sdn. Bhd.
- Occupancy as at 31 December 2025 : Vacant
- Property Manager : Nexcap Property Consultants Sdn. Bhd.
- Maintenance cost and capital expenditure for the year : RM1,559,726

MANAGEMENT DISCUSSION AND ANALYSIS

- PORTFOLIO OVERVIEW

(cont'd)

PART OF PLAZA MONT' KIARA



- Address/Location : Plaza Mont' Kiara, No. 2, Jalan Kiara, Mont' Kiara, 50480 Kuala Lumpur
- Title : Parent Lot No. 56054, Mukim Batu, District of Kuala Lumpur, State of Wilayah Persekutuan Kuala Lumpur
- Property Type and Age : Commercial lots and car parks, 23 years
- Description : An integrated stratified retail/office commercial units located in Plaza Mont' Kiara within the ground floors of Blocks A & B and Blocks C & D, and at the basement and ground floor of Block E. The car park lots are located in Blocks A, B, C, D and E.
- Tenure : Term in Perpetuity
- Encumbrances : Nil
- Net Lettable Area : 73,408 sq. ft. (excluding 1,506 car park lots)
- Existing Use : Retail and car park
- Parking Space : 1,506 lots
- Date of Acquisition : 3 September 2007
- Acquisition Price : RM90,000,000
- Market Value as at 31 December 2025 : RM113,000,000
- Name of Valuer : Knight Frank Malaysia Sdn. Bhd.
- Occupancy as at 31 December 2025 : 95%
- Tenants : Multi-tenanted retail tenants from various sectors, including banking, food & beverages, beauty & fashion, preschool/childcare, fitness and convenient marts

MANAGEMENT DISCUSSION AND ANALYSIS

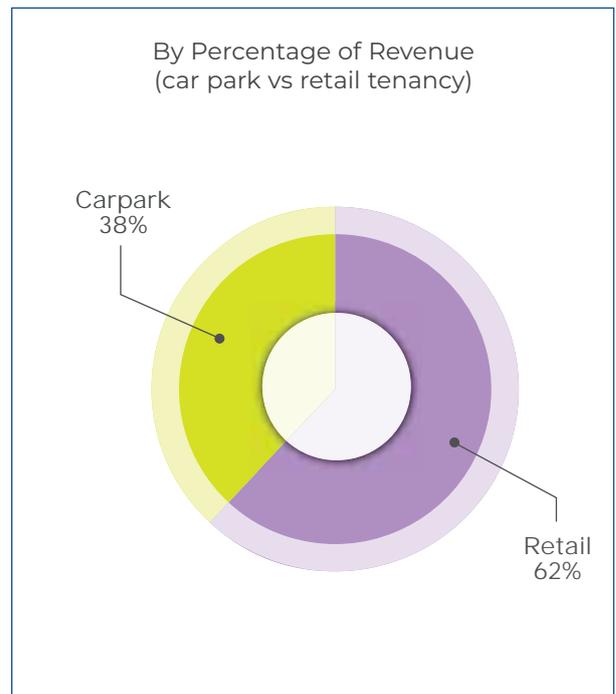
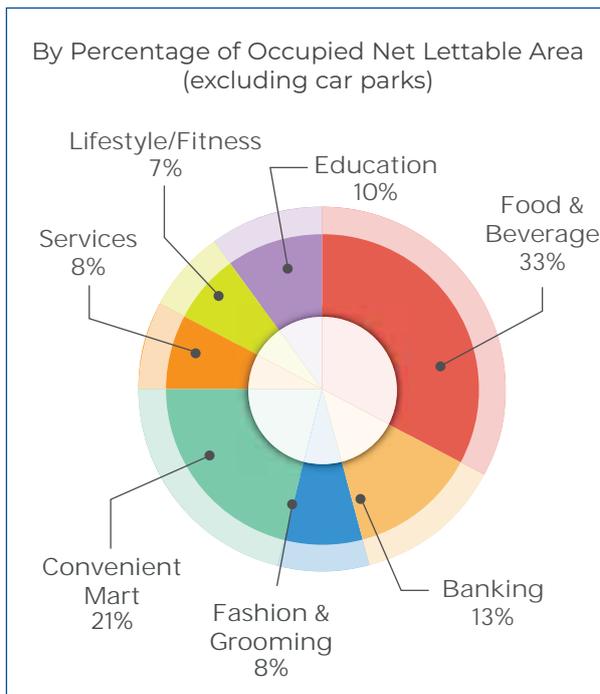
- PORTFOLIO OVERVIEW

(cont'd)

PART OF PLAZA MONT' KIARA (CONT'D)



- Trade Sector Analysis:



- Property Manager : Nexcap Property Consultants Sdn. Bhd.
- Maintenance cost and capital expenditure for the year : RM2,345,770

MANAGEMENT DISCUSSION AND ANALYSIS

- PORTFOLIO OVERVIEW

(cont'd)

LOTUS'S BUILDING, PENANG



- Address/Location : 1, Lebuhraya Tengku Kudin 1, 11700 Penang
- Title : Geran 77969, Lot No. 778, Section 4, Town of Jelutong, North East District, Penang
- Property Type and Age : Commercial Building, 21 years
- Description : 3-storey purpose built hypermarket
- Tenure : Term in perpetuity
- Encumbrances : Charged to Pacific Trustees Berhad as security agent
- Net Lettable Area : 275,020 sq. ft.
- Existing Use : Commercial building
- Parking Space : 1,050 lots
- Date of Acquisition : 7 November 2008
- Acquisition Price : RM132,000,000
- Market Value as at 31 December 2025 : RM145,000,000
- Name of Valuer : CBRE WTW Valuation & Advisory Sdn. Bhd.
- Occupancy as at 31 December 2025 : 100%
- Tenant : Lotus's Stores (Malaysia) Sdn. Bhd.
- Trade Sector Analysis:
 - By Percentage of Occupied Net Lettable Area – 100% Retail Tenant
 - By Percentage of Gross Rental – 100% Retail Tenant
- Property Manager : Nexcap Property Consultants Sdn. Bhd.
- Maintenance cost and capital expenditure for the year : RM706,876

MANAGEMENT DISCUSSION AND ANALYSIS - PORTFOLIO OVERVIEW

(cont'd)

PLATINUM SENTRAL



- Address/Location: Jalan Stesen Sentral 2, Kuala Lumpur Sentral, 50470 Kuala Lumpur
- Title : GRN 46222, Lot 73 Section 70, Within Town and District of Kuala Lumpur, State of Wilayah Persekutuan Kuala Lumpur
- Property Type and Age: Commercial Building, 14 years
- Description: 5 blocks of 4 to 7 storey commercial building comprising office-cum-retail space and 2 levels of car park
- Tenure: Term in Perpetuity
- Encumbrances : Charged to Pacific Trustees Berhad as security agent
- Net Lettable Area: 480,062 sq. ft.
- Existing Use : Commercial building
- Parking Space : 635 lots
- Acquisition Price: RM740,000,000
- Date of Acquisition: 30 March 2015
- Market Value as at 31 December 2025: RM674,000,000
- Name of Valuer : Nawawi Tie Leung Property Consultants Sdn. Bhd.
- Occupancy as at 31 December 2025: 94%
- Major Tenants:
 - (a) Small and Medium Enterprise Corporation Malaysia
 - (b) SBM Malaysia Sdn. Bhd.
 - (c) Platinum KLS Centre (MYS) Sdn. Bhd.

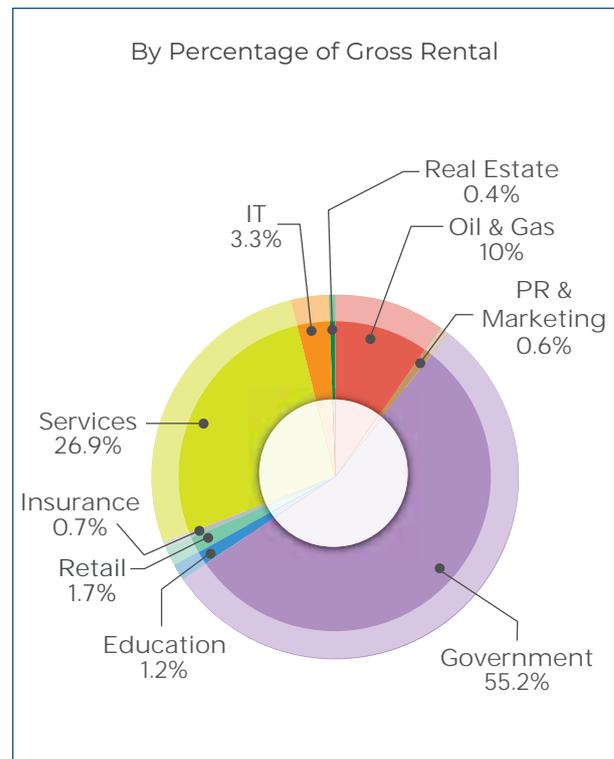
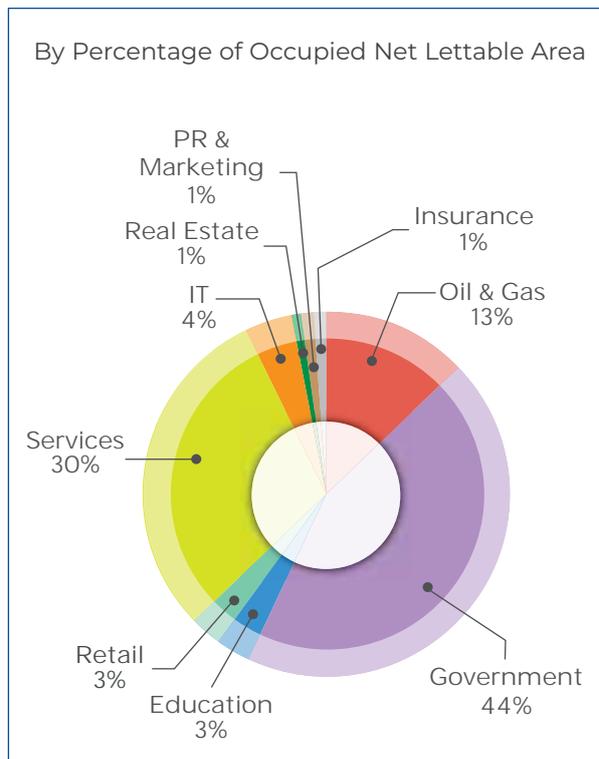
MANAGEMENT DISCUSSION AND ANALYSIS - PORTFOLIO OVERVIEW

(cont'd)

PLATINUM SENTRAL (CONT'D)



- Trade Sector Analysis:



- Property Manager : Nexcap Property Consultants Sdn. Bhd.
- Maintenance cost and capital expenditure for the year : RM12,131,474

MANAGEMENT DISCUSSION AND ANALYSIS - PORTFOLIO OVERVIEW

(cont'd)

MENARA SHELL



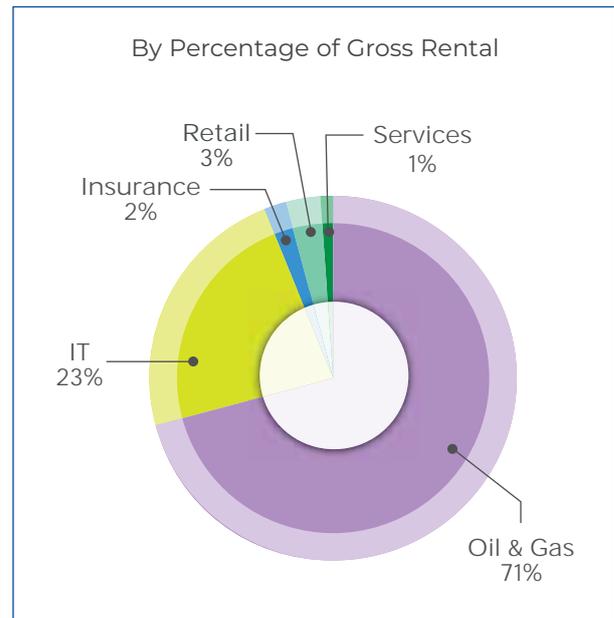
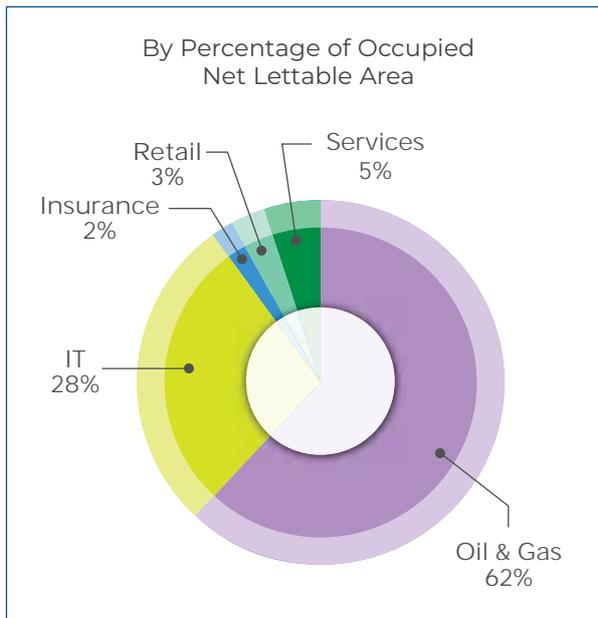
- Address/Location : 211, Jalan Tun Sambanthan, 50470 Kuala Lumpur
- Title : Parent Lot No. 348, Section 72, Town and District of Kuala Lumpur, Federal Territory of Kuala Lumpur
- Property Type and Age : Commercial Building, 12 years
- Description : 33-storey stratified office building erected on a 5 storey podium and a 4 storey basement car park
- Tenure : Term in perpetuity
- Encumbrances : Charged to Pacific Trustees Berhad as security agent
- Net Lettable Area : 557,458 sq. ft.
- Existing Use : Commercial building
- Parking Space : 925 lots
- Date of Acquisition : 22 December 2016
- Acquisition Price : RM640,000,000
- Market Value as at 31 December 2025 : RM672,500,000
- Name of Valuer : Knight Frank Malaysia Sdn. Bhd.
- Occupancy as at 31 December 2025: 88%

MANAGEMENT DISCUSSION AND ANALYSIS

- PORTFOLIO OVERVIEW

(cont'd)

- Major Tenants
 - (a) Shell Malaysia Trading Sdn. Bhd.
 - (b) Google Services Malaysia Sdn. Bhd.
 - (c) Microsoft (Malaysia) Sdn. Bhd.
- Trade Sector Analysis:



- Property Manager : Nexcap Property Consultants Sdn. Bhd.
- Maintenance cost and capital expenditure for the year : RM16,022,219

MANAGEMENT DISCUSSION AND ANALYSIS

- PORTFOLIO OVERVIEW

(cont'd)

MENARA CELCOMDIGI



- Address/Location: No 6, Persiaran Barat, Seksyen 52, PJ Sentral, 46200 Petaling Jaya, Selangor Darul Ehsan
- Title : HSD 277413, Lot No PT 11 Section 52, Town of Petaling Jaya, District of Petaling, Selangor
- Property Type and Age: Commercial Building, approximately 7 years
- Description: A twenty-seven (27) storey purpose-built office building erected on six (6) levels of podium and three (3) levels of basement car park
- Tenure: Leasehold 99 years expiring on 10 November 2110 (Unexpired term of approximately 85 years)
- Encumbrances : Charged to Pacific Trustees Berhad as security agent
- Net Lettable Area: 450,000 sq. ft.
- Existing Use : Commercial building
- Parking Space : 788 lots
- Acquisition Price: RM450,000,000
- Date of Acquisition: 11 December 2023
- Market Value as at 31 December 2025: RM450,000,000
- Name of Valuer : CBRE WTW Valuation & Advisory Sdn. Bhd.
- Occupancy as at 31 December 2025: 100%
- Tenant : Celcom Berhad (formerly known as Celcom Axiata Berhad)
- Trade Sector Analysis:
 - By Percentage of Occupied Net Lettable Area – 100% Telecommunication Tenant
 - By Percentage of Gross Rental – 100% Telecommunication Tenant
- Property Manager : Nexcap Property Consultants Sdn. Bhd.
- Maintenance cost and capital expenditure for the year : RM9,743,591

MANAGEMENT DISCUSSION AND ANALYSIS

- PORTFOLIO OVERVIEW

(cont'd)

PART OF ARCORIS MONT' KIARA



- Address/Location : Arcoris Plaza, No. 10, Jalan Kiara, Mont' Kiara, 50480 Kuala Lumpur
- Title : Geran Mukim 9305, Lot 80199, Mukim of Batu, District of Kuala Lumpur, State of Wilayah Persekutuan
- Property Type and Age : Commercial lots and car parks, 9 years
- Description : An integrated stratified retail commercial units located at Arcoris Plaza within the Ground floor, First Lower Ground Floor, Third Lower Ground Floor, Fifth Lower Ground Floor of the Arcoris Mont' Kiara mixed development. The car park lots are located within the basement levels of the Arcoris Mont' Kiara.
- Tenure : Term in perpetuity
- Encumbrances : Nil
- Net Lettable Area : 53,244 sq. ft. (excluding 1,432 car park lots)
- Existing Use : Retail and car park
- Parking Space : 1,425 lots
- Date of Acquisition : 30 December 2025
- Acquisition Price : RM70,000,000
- Market Value as at 31 December 2025 : RM70,000,000
- Name of Valuer : Nawawi Tie Leung Property Consultants Sdn. Bhd.
- Occupancy as at 31 December 2025 : 100%
- Tenants : Multi-tenanted retail tenants from various sectors, including supermarket, food & beverages, beauty & services, preschool/ education center, lifestyle fitness and convenient mart.

MANAGEMENT DISCUSSION AND ANALYSIS

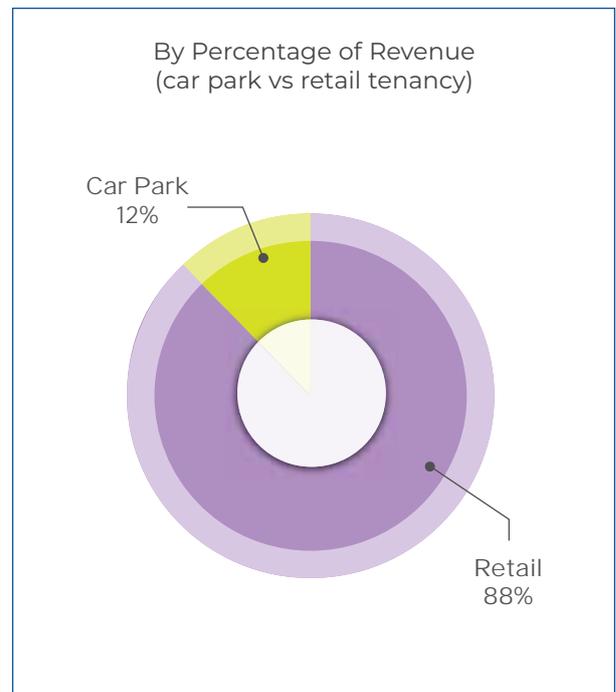
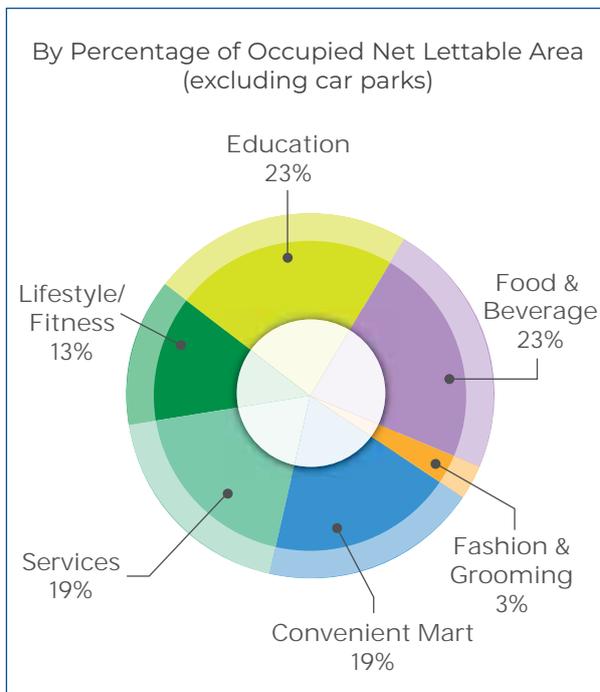
- PORTFOLIO OVERVIEW

(cont'd)

PART OF ARCORIS MONT' KIARA (CONT'D)



- Trade Sector Analysis:



- Property Manager : Nexcap Property Consultants Sdn. Bhd.
- Maintenance cost and capital expenditure for the year : RM1,056,381

MANAGEMENT DISCUSSION AND ANALYSIS - OPERATIONAL REVIEW

OVERVIEW – 2025 OPERATING ENVIRONMENT

In 2025, Malaysia's Gross Domestic Product ("GDP") expanded by 5.2%, extending the momentum from the prior year, underpinned by healthy domestic demand. Household spending strengthened on the back of positive labour market conditions and income-related policy support, while investment growth was supported by machinery and equipment spending (particularly for data centres) and the ongoing implementation of multi-year projects¹.

Export growth was led by stronger electrical and electronics (E&E) shipments, alongside higher inbound tourism and Information and Communication Technology ("IT")-related services exports. This growth mix, led by services and manufacturing, is broadly constructive in supporting demand for office space.

Inflation stayed moderate (4Q2025: headline 1.3%, core 2.3%; FY2025: headline 1.4%, core 2.0%), helping to anchor operating cost and occupancy affordability conditions. The ringgit strengthened over the year (+10.2% vs USD; NEER +6.3%), while private sector credit growth moderated (5.4% in 4Q2025) alongside softer business loan growth (3.9%), indicating a more measured financing environment even as loan disbursements rose. The domestic policy reforms implemented in 2025, such as the Sales and Service Tax (SST) expansion, are expected to have modest effects on inflation in 2026. Bank Negara Malaysia ("BNM") expects inflation in 2026 to remain moderate.

The Kuala Lumpur Composite Index (KLCI) continued to show resilience through 2025, closing at 1,680.11 on 31 December 2025, up 2.3% during the year². The Real Estate Investment Trust (REIT) sector recorded healthy growth as the Bursa Malaysia REIT Index rose 8.3% to close at 943.9 on 31 December 2025. Despite ongoing global uncertainties, the Malaysian REIT sector continued to garner market interest from investors seeking yield-defensive REITs with high quality assets and good operating performance.

On the monetary policy front, BNM maintained the Overnight Policy Rate (OPR) at 2.75% in its January 2026 review³ (November 2025: 2.75%). BNM viewed the current monetary policy stance as appropriate and supportive of the economy amid price stability.

Looking ahead, the Manager expects the domestic property market outlook to remain cautiously optimistic, underpinned by resilient underlying demand and continued investment activity, although external uncertainties may continue to influence near-term sentiment.

The Klang Valley office market continued to demonstrate positive performance throughout 2025, supported by take-up in well-located Grade A buildings and modest improvement in rental levels. As at the end of 2025, the cumulative existing supply stood at circa 120.6 million sq ft. The volume of future office supply in the Klang Valley is estimated at approximately 2.8 million sq ft with a balanced supply from both Kuala Lumpur and Selangor of 1.6 million sq. ft. and 1.2 million sq. ft., respectively⁴.

The overall Klang Valley occupancy rate recorded further improvement, rising from 73.8% in 2024 to 75.6% in 2025, supported by sustained take-up, particularly in Grade A office buildings. Meanwhile, Selangor's occupancy moderated to 73.6% from the previous year's rate of 75.0% weighed down by recent office completions⁴.

The KL City office market continued its recovery in 2025, supported by sustained take up in well located Grade A buildings and modest rental growth. Leasing conditions are expected to remain broadly stable going into 2026, led by relocations and space optimisation as occupiers continue to prioritise flexibility, amenities and accessibility. External headwinds, including ongoing trade uncertainties, and evolving monetary policy conditions may temper expansion led demand, particularly among multinational occupiers. The implementation of the 6% service tax on commercial leases (recently reduced from 8%) may also influence near term sentiment as occupiers reassess occupancy costs and landlords adjust pricing strategies.

Notwithstanding these pressures, various government initiatives, including incentives aimed at attracting high-value and knowledge-based activities reinforce Malaysia's positioning as a regional business hub, supporting the role of modern office environments that cater to specialised functions and regional coordination which are anticipated to positively influence occupier demand and create opportunities for office space requirements moving into 2026.

¹ Bank Negara Malaysia. *Economic and Financial Developments in Malaysia in the Fourth Quarter of 2025* (Press release), 13 February 2026. Available at: https://www.bnm.gov.my/-/qb25q4_en_pr

² The FTSE Bursa Malaysia KLCI closed at 1,680.11 on 31 December 2025, representing a 2.3% increase from the 1,642.33 closing level on 31 December 2024.

³ "Bank Negara Malaysia. *Monetary Policy Statement* (Press release), 22 January 2026. Available at: <https://www.bnm.gov.my/-/monetary-policy-statement-22012026>

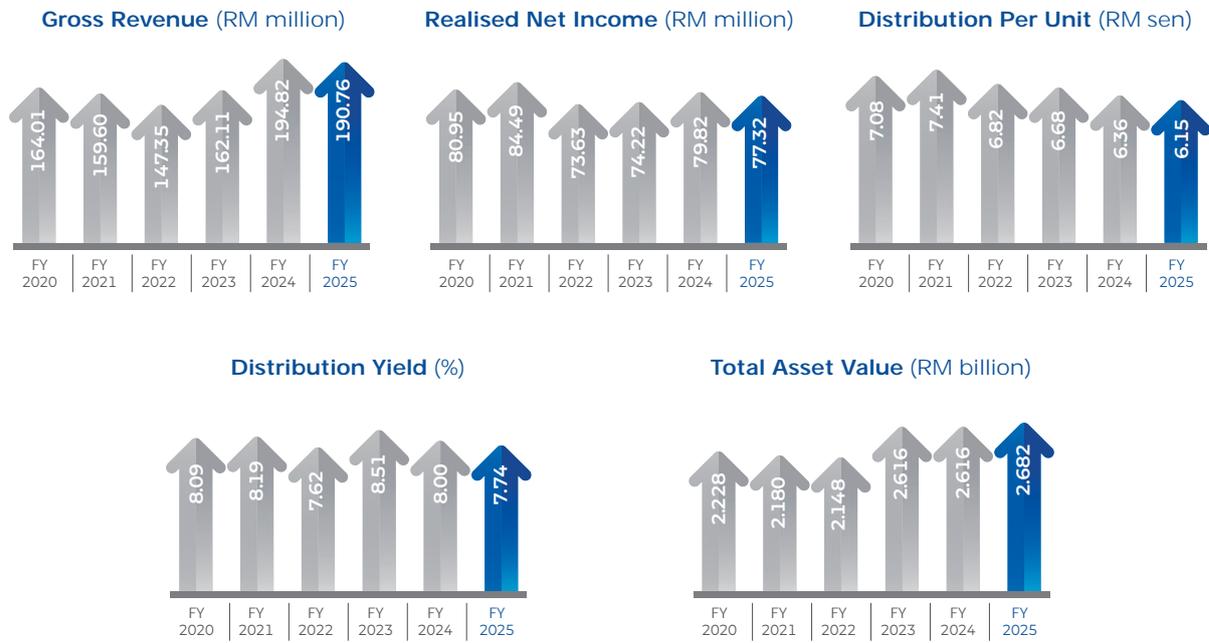
⁴ *Property Market Overview 2025* prepared by Knight Frank Malaysia Sdn. Bhd. as at 13 January 2026.

MANAGEMENT DISCUSSION AND ANALYSIS

- OPERATIONAL REVIEW

(cont'd)

FINANCIAL PERFORMANCE



For financial year ended 31 December 2025 ("FY2025"), Sentral REIT recorded gross revenue of RM190.76 million, a decrease of approximately RM4.06 million or 2.09% compared to RM194.82 million recorded in financial year ended 31 December 2024 ("FY2024"). The softer performance was primarily attributable to lower than anticipated recovery of income from Menara Shell, and the impact of revenue straight-lining over the lease term pursuant to requirements of MFRS 16 Leases. Correspondingly, it recorded a net property income of approximately RM145.25 million for FY2025, representing a decrease of 3.40% as compared to RM150.37 million recorded in the preceding financial year.

Sentral REIT recorded a total realised income and distributable income of RM77.32 million for FY2025, a decrease of 3.1% from the total realised income and distributable income of RM79.82 million for FY2024. The decrease was mainly due to the higher net property income net off higher finance cost incurred during the year. Correspondingly, the Realised Earnings Per Unit ("EPU") and distributable income per unit for FY2025 was 6.47 sen, which was approximately 3.1% lower compared to the EPU and distributable income per unit of 6.68 sen recorded in FY2024.

Taking into consideration the ongoing uncertainties and challenging operating landscape, Sentral REIT's financial performance in FY2025 was satisfactory, anchored by the stable performance of its properties in KL Sentral, as well as the ability of the Manager to manage operational cost effectively during the year. The Manager was focused on deploying its ongoing asset management and leasing strategies centred on tenant retention as well as prudent cost management to achieve sustainable occupancy and income contribution in FY2025. Through these efforts, Sentral REIT recorded a weighted average lease expiry ("WALE") of 4.33 years (FY2024: 4.76 years) and portfolio occupancy rate of 86% as at 31 December 2025.

Distribution to Unitholders

In line with the Restated Trust Deed dated 2 December 2019 and Supplemental Trust Deed dated 24 December 2020, Sentral REIT has maintained its policy of distributing at least 90% of its distributable income at least semi-annually.

On 23 January 2026, the Board had declared a final Distribution Per Unit ("DPU") of 2.99 sen for the period from 1 July 2025 to 31 December 2025 which was paid out to unitholders of Sentral REIT on Friday, 27 February 2026.

MANAGEMENT DISCUSSION AND ANALYSIS

- OPERATIONAL REVIEW

(cont'd)

FY2025 DPU of 6.15 sen consists of the following distribution declared:

1.	First interim distribution for the period from 1 January 2025 to 30 June 2025 which was paid to Sentral REIT unitholders on 18 September 2025	3.16 sen
2.	Proposed final distribution for the period from 1 July 2025 to 31 December 2025	2.99 sen
FY2025 DPU		6.15 sen

The Trustee and the Board of the Manager did not recommend any further distribution for FY2025.

On a year-on-year comparison, the FY2025 DPU of 6.15 sen is 3.3% lower than the FY2024 DPU of 6.36 sen. This translates to a distribution yield of 7.74% based on the closing price of RM0.795 per unit as at 31 December 2025.

BUSINESS PERFORMANCE

(A) Portfolio Highlights

As at 31 December 2025, Sentral REIT's portfolio investment comprised of eleven (11) commercial buildings with five (5) located in Kuala Lumpur, one (1) in Petaling Jaya, four (4) in Cyberjaya and one (1) property in Penang. Sentral REIT continued to receive steady income from this portfolio of assets in FY2025. For further details of each property, kindly refer to Sentral REIT's Portfolio Overview on pages 13 to 28.

Valuation of Properties as at 31 December 2025

Below is the valuation of Sentral REIT's portfolio of properties as at 31 December 2025:

Name of Properties	Valuation as at 31 Dec 2025 (RM'000)	Valuation as at 31 Dec 2024 (RM'000)	% of Investment (%)
Sentral Building 1 and Sentral Building 2	132,000	135,000	5.1
Sentral Building 3	71,000	71,000	2.8
Sentral Building 4	116,000	113,000	4.5
Wisma Sentral Inai	132,041	150,000	5.1
Part of Plaza Mont' Kiara	113,000	113,000	4.4
Lotus's Building Penang	145,000	145,000	5.6
Platinum Sentral	674,000	673,000	26.2
Menara Shell	672,500	672,500	26.1
Menara CelcomDigi	450,000	450,000	17.5
Part of Arcoris Mont' Kiara	70,000	-	2.7
Total Investment Properties	2,575,541	2,522,500	100.0

MANAGEMENT DISCUSSION AND ANALYSIS

- OPERATIONAL REVIEW

(cont'd)

BUSINESS PERFORMANCE (cont'd)

(A) Portfolio Highlights (cont'd)

The annual valuation of Sentral REIT's portfolio of properties was conducted at the end of FY2025. Sentral REIT's total portfolio registered a portfolio value of RM2.576 billion for FY2025 compared to the net book value as at 31 December 2025¹ of RM2.595 billion, translating to a revaluation deficit of RM20.24 million. The revaluation deficit mainly reflects (i) the loss on disposal of Wisma Sentral Inai and (ii) the impact of enhancement works for selected properties (capitalised during the year).

The fair valuation loss on investment properties recognized in the Consolidated Statement of Comprehensive Income amounts to RM21.58 million. The reconciliation between the decrease in investment properties and fair value loss is as follows:

	RM'000
Decrease in investment properties as per 31 December 2025 valuation	(20,240)
Add: Unbilled lease income receivable	(1,343)
Fair value loss of investment properties (Unrealised)	(21,583)

Upon incorporating the fair value loss of investment properties, the total Net Asset Value ("NAV") and NAV per unit (after income distribution) are RM1.332 billion and RM1.1144 per unit, respectively (FY2024 total NAV and NAV per unit (after income distribution) were RM1.348 billion and RM1.1277 per unit respectively).

Notes:

1. The Net Book Value as at 31 December 2025 (prior to the revaluation) for the properties comprise of the brought forward net book value as at 31 December 2024 together with asset enhancement related costs incurred in FY2025

Property Portfolio Summary Information

Portfolio details	FY2025	FY2024
No of Assets – Commercial Real Estates ⁽¹⁾	11	10
Valuation of Investment Properties (RM'000)	2,575,541 ⁽³⁾	2,522,500 ⁽²⁾
Net Lettable Area ("NLA") (sq. ft.)	2,615,330	2,562,087
Portfolio Occupancy rate (%)	86	84
Weighted Average Lease Expiry (years)	4.33	4.76
Renewal Rate (%)	73	65

Notes:

- 1) Sentral REIT's composition of investment portfolio consists of only real estate assets
- 2) After taking into account the accrued rental income of RM18.15 million as required under MFRS 140, paragraph 50, the total investment properties amount (including accrued rental income) as shown in the Consolidated Statement of Financial Position is RM2.523 billion.
- 3) After taking into account the accrued rental income of RM19.49 million and lease receivable of RM3.25 million (as required under MFRS 140, paragraph 50), the total investment properties amount as shown in the Consolidated Statement of Financial Position is RM2.447 billion.

MANAGEMENT DISCUSSION AND ANALYSIS

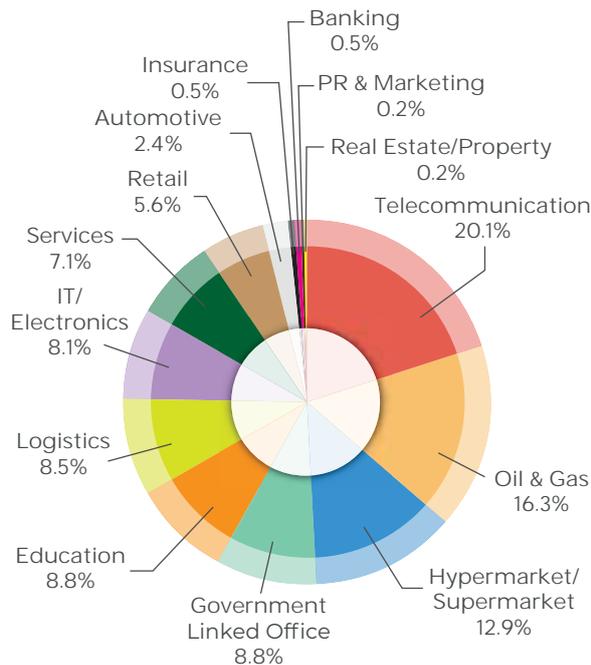
- OPERATIONAL REVIEW

(cont'd)

BUSINESS PERFORMANCE (cont'd)

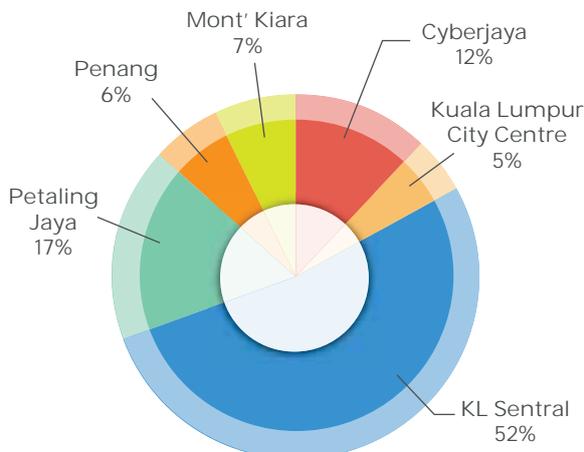
(A) Portfolio Highlights (cont'd)

A Well-Balanced Tenancy Mix (By Net Lettable Area)



Geographical Diversification (by Valuation)

11 properties well spread over Kuala Lumpur, Selangor, Cyberjaya and Penang.

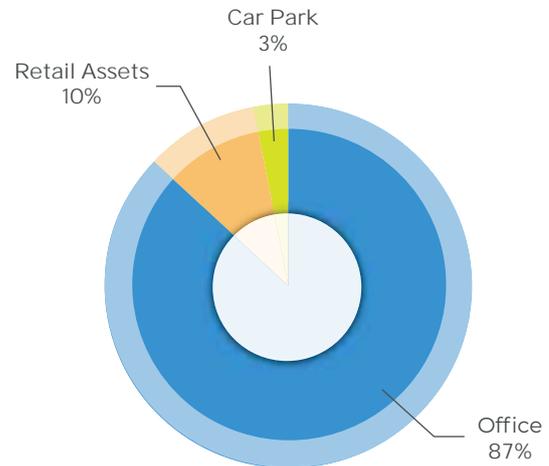


Klang Valley	82%
Cyberjaya	12%
Penang	6%

Note:

(1) Based on valuation dated 31 December 2025

Segmental Contributions (By Valuation)



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 Mont' Kiara & Lotus's Building Penang
- (3) Car Park refers to car parking bays in Plaza Mont' Kiara and Arcoris Mont' Kiara
- (4) Based on valuation dated 31 December 2025

(B) Review of Operation Activities

The Klang Valley office market continued its steady recovery in year 2025, supported by sustained take-up in well-located Grade A buildings and modest rental growth. Leasing conditions are expected to remain broadly stable moving into 2026, led by relocations and space optimisation as occupiers continue to prioritise flexibility, amenities and accessibility.

Demand growth remained uneven, as older and non-upgraded office buildings continued to face downward pressure on occupancy and rents. The widening performance gap between new ESG-compliant, well-amenitised buildings and older conventional office stock became even more pronounced in 2025. Grade-A offices within integrated developments and premium nodes captured the bulk of leasing activity, underscoring an ongoing and accelerated "flight to quality" led by corporate occupiers seeking better specifications and operational efficiencies.

MANAGEMENT DISCUSSION AND ANALYSIS

- OPERATIONAL REVIEW

(cont'd)

BUSINESS PERFORMANCE (cont'd)

(B) Review of Operation Activities (cont'd)

As flexible and hybrid work arrangements became more entrenched, occupiers increasingly focused on future-ready workspaces that support collaboration, productivity and digital enablement. Despite hybrid work patterns, the importance of physical office presence remained clear, with key business districts in KL City and KL Fringe continuing to attract occupiers seeking strategic, accessible and amenity-rich locations. Co-working and flexible space providers also expanded their footprint, collaborating with landlords to offer adaptable workspace solutions aligned with evolving corporate space strategies. Collectively, these drivers contributed to the Klang Valley's improved office market performance in 2025. The strongest demand continued to stem from the services sector, IT and technology-based occupiers, shared services, business process outsourcing (BPO) operators and multinational corporations.

Leasing

In response to the challenges of Klang Valley office market, we have during the year continued with our leasing strategy to focus on improving Sentral REIT's tenant retention rate and stabilising the portfolio occupancy rate.

Sentral REIT had approximately 460,000 sq. ft. or 21% of its total committed NLA due for renewal in 2025. Our leasing and asset management strategies throughout the year had confirmed a take-up rate of approximately 337,000 sq. ft. of NLA or approximately 73% of the total leases due in 2025. The healthy retention rate recorded in 2025 was mainly due to the renewal of leases in Platinum Sentral, Menara Shell, Sentral Building 1, Sentral Building 3 and retail spaces in Plaza Mont' Kiara. In addition to the above, we are pleased to highlight that approximately 56,000 sq. ft. of vacant spaces were successfully leased in 2025. Our active leasing strategies were effective in leasing Sentral REIT's vacant spaces in Platinum Sentral, Menara Shell and retail spaces in Plaza Mont' Kiara. These positive leasing

outcomes translated to an improved average occupancy rate of 86% as of 31 December 2025. Sentral REIT recorded a healthy portfolio occupancy, above the Klang Valley office market average occupancy rate of 76%⁴ in 2025.

Moving forward to 2026, competition in the Klang Valley office market is anticipated to remain challenging amid the ongoing oversupply condition in certain localities. Competition from newer buildings offering competitive rental rates will continue to be the key leasing risk for Sentral REIT. To mitigate this, strong tenant management and tenant retention will continue to be Sentral REIT's key focus in 2026. With the positive leasing outcomes achieved in 2025, the Manager will continue to pursue Sentral REIT's ongoing marketing programmes for leases due in 2026. Part of Sentral REIT's tenant management strategies include periodic tenant engagements to understand tenants' requirement regarding building specifications and amenities. These requirements will also be prioritised when planning for Sentral REIT's yearly asset enhancement. We believe that these enhancements are necessary to ensure our properties remain competitive and relevant.

Sentral REIT will leverage on new and existing networks to market existing vacant spaces in Sentral REIT's portfolio with the focus on bringing in new tenants from the IT, oil & gas, e-commerce, shared services and business process outsourcing sectors. Sentral REIT will also evaluate the possibility of enhancing and/or repurposing some of its existing buildings to cater for non-office utilisation where possible or divestment, if the said proposal meets Sentral REIT's divestment criteria.

Asset Management

Sentral REIT embarks on refurbishments and building enhancement initiatives on a yearly basis mainly aimed at promoting a conducive work environment for tenants and prioritising a safer and sustainable environment, in alignment with tenants' health and safety as well as Environment, Social and Governance ("ESG") goals.

⁴ Property Market Overview 2025 prepared by Knight Frank Malaysia Sdn. Bhd. as at 13 January 2026.

MANAGEMENT DISCUSSION AND ANALYSIS

- OPERATIONAL REVIEW

(cont'd)

BUSINESS PERFORMANCE (cont'd)

(B) Review of Operation Activities (cont'd)

Asset Management (cont'd)

As part of its commitment to sustainability, Sentral REIT also aims to further augment its green footprint by progressively increasing its composition of green buildings in its portfolio. Green buildings and buildings with green features in Sentral REIT's existing portfolio comprise of Platinum Sentral, Menara Shell, Menara CelcomDigi, and recently included Sentral Building 3. The inclusion of Sentral Building 3 in its green buildings portfolio since September 2025 has increased the percentage of Sentral REIT's green buildings from 58.2% to 61.4% and 71.2% to 72.5% in terms of NLA and portfolio valuation, respectively. Certified as a LEED Gold Green Building in September 2025, Sentral Building 3 was designed to meet stringent sustainability criteria, ensuring long-term energy efficiency. Building on this momentum, Sentral REIT had in 2023 and 2024 embarked on green building accreditation gap analysis for some of its existing buildings to assess the feasibility of upgrading existing properties to meet higher sustainability standards. This will help Sentral REIT to determine the green enhancements that are feasible and applicable for the buildings in planning for its future enhancements. Following the assessment performed in 2025, Sentral Building 1 has been identified to pursue the certification for LEED Operations and Maintenance ("O+M") Silver rating. Upgrading works such as water management, air quality management and energy efficiency management are to be complied with the above green building certification guidelines. Sentral REIT aims to secure the LEED certifications for Sentral Building 1 by 4Q2026.

Further reinforcing its ESG commitments, Sentral REIT plans to introduce additional sustainability initiatives in 2026 which includes the phased installation Electric Vehicle ("EV") Charging Station at selected buildings and the retrofit of energy-efficient lighting systems across selected buildings within the portfolio.

(C) Review of Investment and Divestment Activities

The investment objective of Sentral REIT is to acquire and invest in commercial properties primarily in Malaysia with a view to provide long-term growth and sustainable distribution of income to unitholders and to achieve long-term growth in the net asset value per unit of Sentral REIT.

Sentral REIT's investments are subject to the investment limits imposed under the Securities Commission's Listed REIT Guidelines ("Listed REIT Guidelines") and Bursa Securities Main Market Listing Requirements ("Listing Requirements"). Sentral REIT shall continue to comply with these guidelines and other requirements imposed by the relevant authorities from time to time.

Sentral REIT remains focused in achieving its key investment objectives while seeking additional income growth and enhancement of Sentral REIT's property portfolio over time through the following strategies:

1. Acquisition Growth and Portfolio Management Strategy

The Manager seeks to prudently acquire additional properties that meet the investment criteria to enhance yields and returns while improving portfolio diversification. The acquisition strategy takes into consideration rental yield, occupancy and tenant characteristics, location, value-adding opportunities, and building and facilities specifications.

While office sector serves as a cornerstone of Sentral REIT's portfolio, the Manager also seeks to explore diversified asset classes as part of its growth and acquisition strategy. Sentral REIT is open to opportunities in other asset classes, including but not limited to retail, industrial, education and healthcare if such opportunities are deemed fit for investment and provide sustainable returns to Sentral REIT's unitholders.

MANAGEMENT DISCUSSION AND ANALYSIS

- OPERATIONAL REVIEW

(cont'd)

BUSINESS PERFORMANCE (cont'd)

(C) Review of Investment and Divestment Activities (cont'd)

1. Acquisition Growth and Portfolio Management Strategy (cont'd)

Sentral REIT intends to hold the properties on a long-term basis. However, at the appropriate time, the Manager will recommend an adjustment of the property portfolio mix through acquisition or sale of one or more of the authorised investments or commercial properties with the objective of maximising total returns to unitholders. The proceeds from such sales would be either deployed to purchase other attractive authorised investments or, in the absence of appropriate investments, to pare down borrowings or to be distributed to unitholders.

2. Active Asset Management Strategy

To increase the property yield of existing commercial space and correspondingly maximising returns from the existing commercial space, the following strategies have been implemented:

- Maximization of tenant retention through proactive tenant management and efficient property related services;
- Diversification of tenant base to balance exposure to certain business sectors that are more susceptible to general economic cycles;
- Implementation of proactive marketing plans;
- Continued optimization of property expenses without compromising the quality and services; and
- Asset enhancement by constantly improving and maintaining the quality and physical condition of the properties.

Investment / Divestment Activities in 2025

Acquisition of Part of Arcoris Mont' Kiara

On 27 May 2025, Maybank Trustees Berhad, acting on behalf of Sentral REIT entered into a tripartite conditional sale and purchase agreement with Arcoris Sdn Bhd ("Registered Proprietor"), a wholly-owned subsidiary of UEM Sunrise Berhad ("UEM"), and Sun Victory Sdn Bhd ("Vendor"), a wholly-owned subsidiary of UEM for the acquisition of thirty-eight (38) stratified retail units and one thousand four hundred and thirty-two (1,432) car park bays as part of Arcoris Mont' Kiara Development ("the Property") for a purchase consideration of RM70.0 million ("Purchase Consideration") satisfied entirely in cash ("Acquisition").

The acquisition was completed on 30 December 2025 following the settlement of the balance Purchase Consideration.

Disposal of Wisma Sentral Inai

On 15 August 2025, Maybank Trustees Berhad, acting on behalf of Sentral REIT entered into a conditional sale and purchase agreement with Turiya Properties Sdn. Bhd. ("Purchaser"), a wholly-owned subsidiary of Turiya Berhad ("Turiya") for the disposal of Wisma Sentral Inai ("the Property") for a consideration of RM135.0 million ("Disposal Consideration") satisfied entirely in cash ("Disposal").

The disposal was completed on 13 January 2026, following the full settlement of the remaining balance of the Disposal Consideration by the Purchaser.

MANAGEMENT DISCUSSION AND ANALYSIS

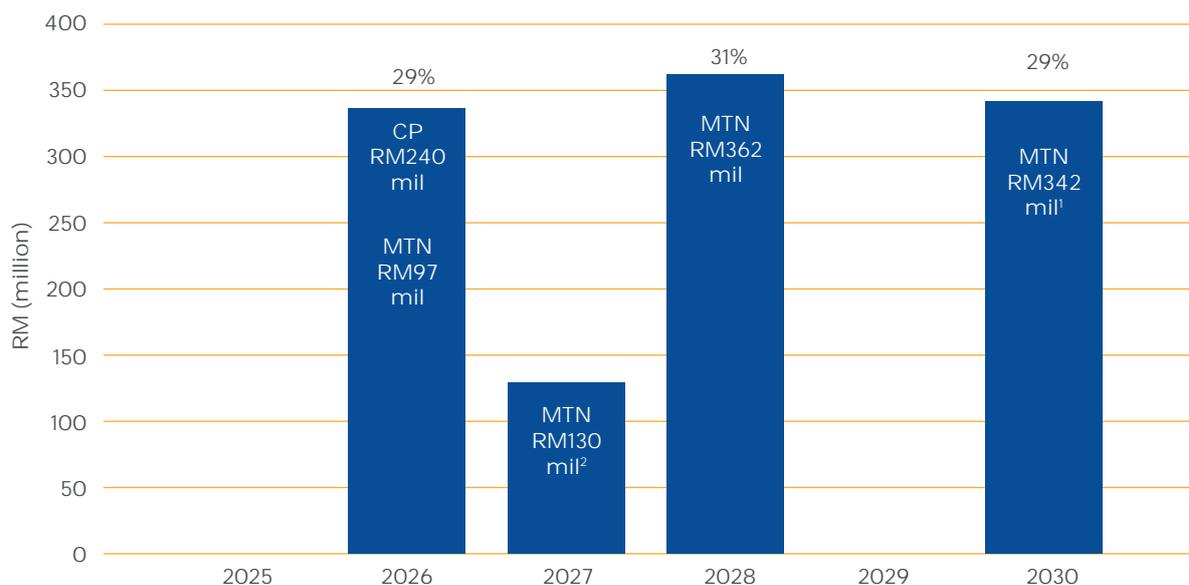
- OPERATIONAL REVIEW

(cont'd)

BUSINESS PERFORMANCE (cont'd)

(D) Capital Management

Sentral REIT continues to stay disciplined and prudent in its capital management. Sentral REIT's debt maturity profile remains well-distributed. Approximately 29% or RM337 million of Sentral REIT's total debt will mature in 2026 and refinancing progress is on schedule.



Notes:

1. MTN - Medium Term Notes
2. CP - Commercial Papers

Summarised below is Sentral REIT's financial indicators which have remained stable in FY2025:

Details	FY 2025	FY 2024
Total Debt (RM' million)	1,223	1,166
Average Cost of Debt (% p.a.)	4.29	4.39
Average Debt to Maturity (years)	2.56	2.09
Gearing Ratio (%)	45.61	44.58
Interest Coverage (%)	2.60	2.58
Fixed and Floating Rate Composition (%)	59% Fixed/41% Float ^{(1) (2)}	24% Fixed/76% Float

Notes:

1. On 9 January 2025, Sentral REIT entered into an interest rate swap arrangement converting RM317 million of its floating-rate debt instruments to a fixed interest rate, changing/adjusting the composition of fixed and floating rate debt to 51% and 49%, respectively.
2. On 29 December 2025, Sentral REIT entered into a Short-Term Revolving Credit ("STRC") Facility amounting to RM56 million to part finance the acquisition of Part of Arcoris Mont' Kiara, changing/adjusting the composition of fixed and floating rate debt from 51% to 59% and from 49% to 41%, respectively.

MANAGEMENT DISCUSSION AND ANALYSIS

- OPERATIONAL REVIEW

(cont'd)

BUSINESS PERFORMANCE (cont'd)

(D) Capital Management (cont'd)

Sentral REIT's gearing ratio of 45.61% as at 31 December 2025 is within the Listed REIT Guidelines requirement where borrowings must not exceed 50% of the total asset value.

(E) Risk Management

Risk management is an integral part of Sentral REIT's business as it ultimately supports the business in meeting its business objectives and strategies, and consequently creating and preserving value for its unitholders. Explained below are the key risks affecting Sentral REIT's operations and control measures adopted to mitigate such risks.

Business Risk

Strong competition, poor economic and market conditions and oversupply of commercial space are some of the key factors that could result in lessees/key tenants not renewing their leases or accepting lower rental rates which adversely affect the leasing performance of Sentral REIT's properties. To deal with such challenges, mitigating actions include:

- Establishing a diversified tenant base across Sentral REIT's portfolio with a good mix of high-quality multinational and large local conglomerate tenants from various sectors/industries;
- Active engagement of key strategic tenants to understand and meet their needs;
- Asset enhancement and maintenance initiatives to maintain the quality of Sentral REIT's properties to be the preferred choice for tenants; and
- Lease negotiation well ahead of lease expiry and securing tenants for longer lease terms.

Credit Risk

Credit risk is the potential earnings volatility caused by tenants' inability and/or unwillingness to fulfil their contractual lease obligations, as and when they fall due. There is a stringent collection policy in place to ensure that credit risk is minimised. In addition to the requirement for upfront

payment of security deposit of an amount typically equivalent to three months' rent, the Manager also establishes vigilant monitoring and debt collection procedures. Specifically, we have an ageing analysis in place to monitor the credit quality of the receivables. More stringent monitoring of receivables with significant balances past due more than 30 days will be conducted as they are deemed to have higher credit risk.

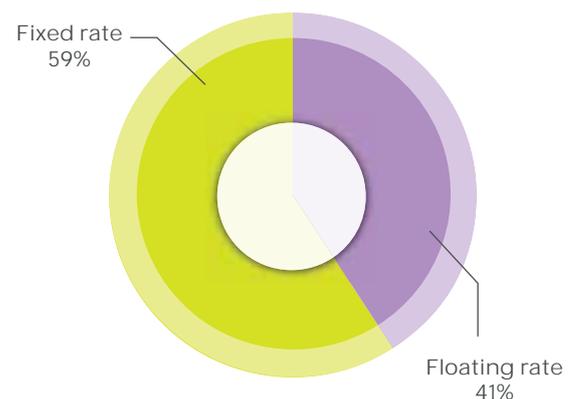
Liquidity Risk

Liquidity risk exposure arises principally from Sentral REIT's various payables, loans and borrowings. Sentral REIT maintains a level of cash and cash equivalents and bank facilities deemed adequate by the Manager to ensure, as far as possible, that it will have sufficient liquidity to finance the operations, to distribute income to unitholders, and to mitigate the effects of fluctuations in cash flows. Sentral REIT continues to prioritise managing cash flow and exercising financial discipline. Based on Sentral REIT's current performance, it has continued to distribute semi-annually.

Interest Rate Risk

Sentral REIT's interest rate risk policy is to maintain majority fixed rate borrowings for all its existing debts to mitigate interest rate fluctuations and to provide certainty of income contribution to Sentral REIT.

In line with Sentral REIT's capital management strategy, the Manager adopts appropriate debt and equity financing policies for acquisitions and/or asset enhancements and utilise appropriate hedging strategies to manage the risks associated with the changes in interest rates.



MANAGEMENT DISCUSSION AND ANALYSIS

- OPERATIONAL REVIEW

(cont'd)

BUSINESS PERFORMANCE (cont'd)

(E) Risk Management (cont'd)

Interest Rate Risk (cont'd)

The Overnight Policy Rate ("OPR") was reduced by 25 basis points to 2.75% on July 9, 2025, from 3.00%. This preemptive, first-time cut since May 2023 aims to support domestic economic growth, alleviate borrowing costs for consumers and businesses, and manage risks from global economic uncertainties. Moving to 2026, BNM is expected to keep its monetary policy unchanged as it views current OPR level as supportive of the economy and is consistent with the current assessment of inflation and growth prospects. Any change in monetary policy will be guided on how the overall domestic inflation and domestic growth performs.

Pursuant to a proactive capital management strategy, Sentral REIT entered into an interest rate swap arrangement converting RM317 million of its floating-rate debt instruments to a fixed interest rate. With this measure, 51% of Sentral REIT's borrowing is on fixed interest rate effective on 9 January 2025, minimising exposure to interest rate volatility in an unpredictable market environment.

On 29 December 2025, Sentral REIT entered into a Short-Term Revolving Credit ("STRC") Facility amounting to RM56 million to part finance the acquisition of Part of Arcoris Plaza. With this measure, 59% of Sentral REIT's borrowings are on fixed interest rate effective on 29 December 2025, minimising exposure to interest rate volatility in an unpredictable market environment.

Ongoing reviews will continue to be carried out to achieve an optimal mix of fixed and floating rate borrowings. Meanwhile in the mid-term, a balanced approach to Sentral REIT's capital management and debt composition will be adopted when considering new financing and/or refinancing exercises, to provide income stability to Sentral REIT.

Health and Safety Risk

The Covid-19 pandemic has heightened awareness of the role that a building's environment plays in safeguarding tenants' health and wellbeing. To mitigate the risks of infectious diseases, accidents and other safety hazards, Sentral REIT places emphasis on designing and implementing robust health and safety measures to enhance workplace safety and hygiene. Key measures include regular inspection and testing of firefighting equipment, escape routes, ventilation and lighting systems, as well as maintaining cleanliness and hygiene in common areas.

Compliance Risk

Sentral REIT is required to comply with the relevant legislations and regulations that include the Capital Markets and Services Act 2007, the Listing Requirements, Listed REIT Guidelines and the tax rulings issued by the Inland Revenue Board of Malaysia on the taxation of Sentral REIT and its unitholders. As a listed REIT, non-compliance of the above will impact not only Sentral REIT's financial performance but will have serious repercussions on its reputation.

As part of the requirements set out in the Listed REIT Guidelines, Sentral REIT is required to appoint a Compliance Officer who is required to proactively identify applicable laws and regulatory obligations, and any updates or changes therein and ensure that Sentral REIT's day-to-day operations comply with these requirements. The Manager has in place a monitoring framework that tracks Sentral REIT's compliance of these applicable legislations and regulations on an ongoing basis. The Compliance Officer will also have to periodically monitor the operations of Sentral REIT to ensure that there are no breaches to the covenants of the Trust Deed and any other contracts/agreements entered into by Sentral REIT with third parties. The Compliance Officer provides a compliance update to the Audit & Risk Committee on a quarterly basis.

Further details of Sentral REIT's governance and internal control framework can be found in the Corporate Governance Overview Statement and Statement of Risk Management and Internal Control sections of this Annual Report.

MANAGEMENT DISCUSSION AND ANALYSIS

- OPERATIONAL REVIEW

(cont'd)

OUTLOOK AND PROSPECTS

The Ministry of Finance's Economic Outlook 2026⁵ projects Malaysia's economy to expand between 4.0% and 4.5% in 2026, supported by resilient domestic demand and a steady external sector. Growth is expected to remain anchored by private consumption and investment, with the services and manufacturing sectors continuing as key drivers, complemented by sustained activity in construction. Within services, the real estate and business services subsector is expected to remain supported by demand for professional services and construction-related activities, including projects linked to data centres and renewable energy. In parallel, policy priorities such as more targeted subsidies, strengthened governance and measures to safeguard fiscal sustainability are expected to reinforce medium-term resilience.

From a policy perspective, Budget 2026 introduces measures with longer-term implications for the office market. Incentives aimed at attracting high-value and knowledge-based activities reinforce Malaysia's positioning as a regional business hub, supporting the role of modern office environments that cater to specialised functions and regional coordination. Separately, tax incentives for commercial-to-residential conversion may encourage repositioning of older or under-utilised assets⁴.

The Klang Valley office market is expected to remain broadly stable moving into 2026, led by relocations and space optimisation as occupiers continue to prioritise flexibility, amenities and accessibility. However, the implementation of the 6% service tax on commercial leases (reduced from 8% recently) could influence near-term sentiment as occupiers reassess occupancy costs and landlords recalibrate pricing strategies⁴.

Notwithstanding these pressures, sentiment remains cautiously optimistic, supported by improving occupancy and a growing base of quality tenants. Kuala Lumpur continues to benefit from a deep occupier ecosystem, anchored by high-specification office space, access to skilled talent and relative cost competitiveness. In Selangor, leasing activity remains steady, with demand focused on well-located assets offering good specifications and competitive rents.

While leasing momentum improved in 2025, the office segment continues to face structural shifts in working arrangements and oversupply in selected areas of the Klang Valley. Against this backdrop, the Manager remains confident in Sentral REIT's ability to navigate the operating environment by intensifying leasing initiatives to secure strategic and accretive outcomes, underpinned by the quality and strength of its assets and the Manager's disciplined execution. Looking ahead, Sentral REIT will also pursue growth opportunities through selective acquisitions and a broader, more diversified asset base, while maintaining a prudent and disciplined approach to capital allocation to support sustainable long-term performance.

⁴ Property Market Overview 2025 prepared by Knight Frank Malaysia Sdn. Bhd. as at 13 January 2026

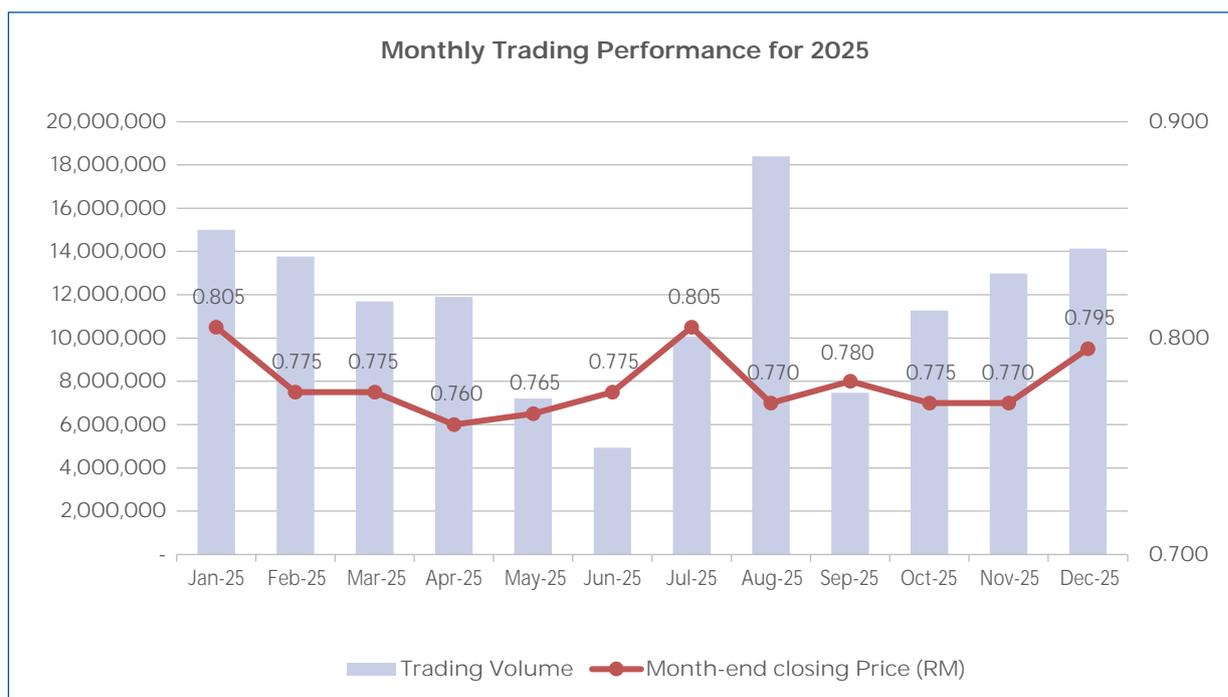
⁵ Ministry of Finance Malaysia. Economic Outlook 2026. Putrajaya: Ministry of Finance Malaysia, 10 October 2025. Available at: <https://belanjawan.mof.gov.my/pdf/belanjawan2026/economy/economic-2026.pdf>

MANAGEMENT DISCUSSION AND ANALYSIS - TRADING PERFORMANCE AND INVESTOR RELATIONS

(A) TRADING PERFORMANCE

Unit Price Performance⁽¹⁾

Sentral REIT's Monthly Trading Performance for 2025



	Trading Volume	Month-end Closing Price (RM)
Jan-25	14,996,500	0.805
Feb-25	13,771,900	0.775
Mar-25	11,695,700	0.775
Apr-25	12,156,400	0.760
May-25	7,209,000	0.765
Jun-25	4,935,600	0.775
Jul-25	10,062,100	0.805
Aug-25	18,244,200	0.770
Sep-25	7,466,400	0.780
Oct-25	11,270,400	0.775
Nov-25	12,985,000	0.770
Dec-25	14,124,000	0.795

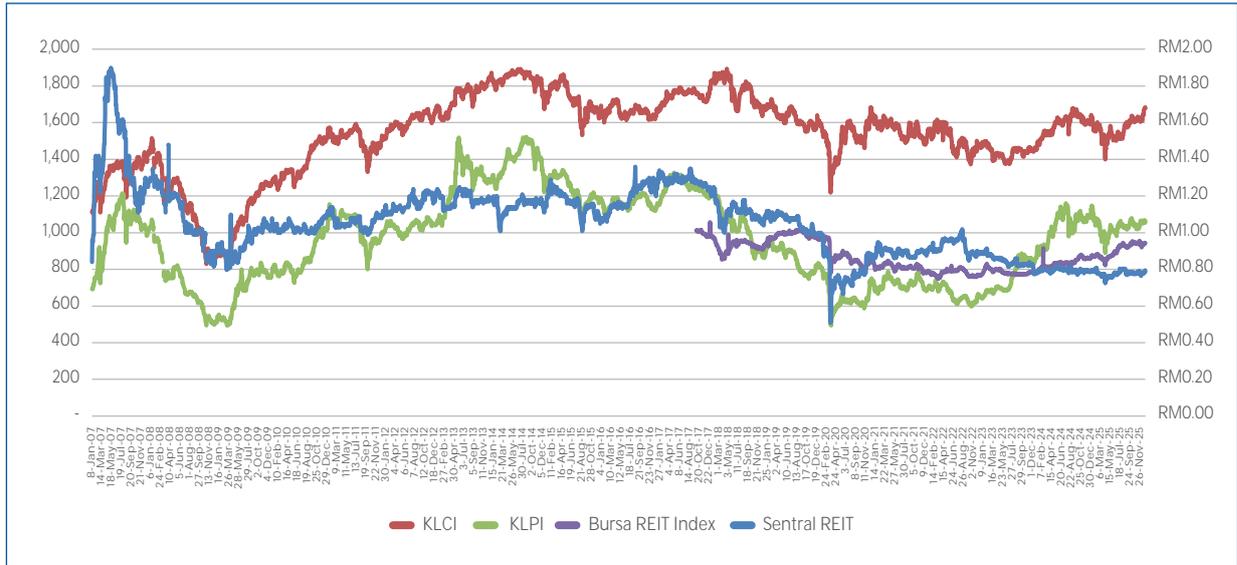
MANAGEMENT DISCUSSION AND ANALYSIS

- TRADING PERFORMANCE AND INVESTOR RELATIONS

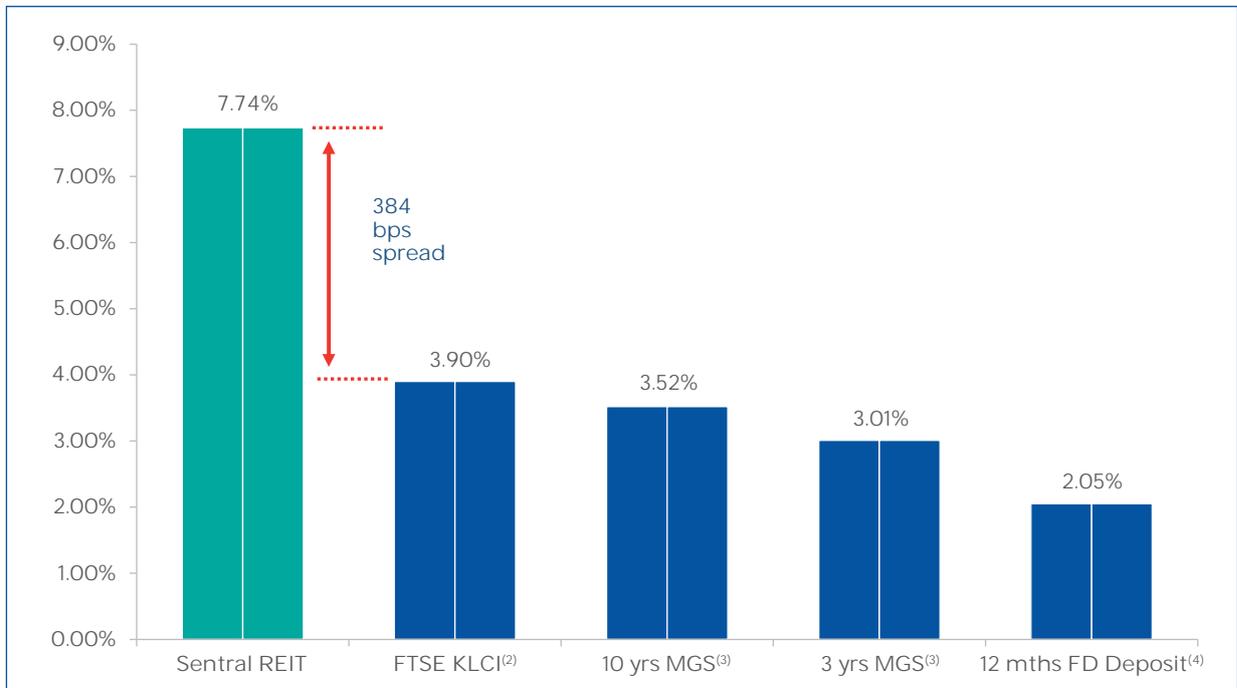
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(A) TRADING PERFORMANCE (cont'd)

Sentral REIT's Unit Price versus Performance Benchmarks⁽¹⁾
 - 8 January 2007 (from Listing Date) to 31 December 2025



Comparative Yields



Sources:

- (1) Indices, trading volume and unit prices are obtained from Bursa Malaysia website.
- (2) Dividend Yield of FTSE Bursa Malaysia KLCI as at 31 December 2025 is from Bloomberg.
- (3) Rates for 3-yrs MGS & 10-yrs MGS were obtained from HSBC Daily Commentary Report dated 31 December 2025.
- (4) 12 months FD rate is from Maybank.

MANAGEMENT DISCUSSION AND ANALYSIS

- TRADING PERFORMANCE AND INVESTOR RELATIONS

(cont'd)

(A) TRADING PERFORMANCE (cont'd)

Market Capitalisation	
As at 31 Dec 2011 - RM421,341,480	As at 31 Dec 2019 - RM1,071,783,000
As at 31 Dec 2012 - RM479,861,130	As at 31 Dec 2020 - RM937,810,125
As at 31 Dec 2013 - RM460,354,580	As at 31 Dec 2021 - RM969,963,615
As at 31 Dec 2014 - RM456,453,270	As at 31 Dec 2022 - RM959,245,785
As at 31 Dec 2015 - RM714,291,480	As at 29 Dec 2023 - RM938,469,855
As at 31 Dec 2016 - RM1,281,600,000	As at 31 Dec 2024 - RM950,424,885
As at 31 Dec 2017 - RM1,335,000,000	As at 31 Dec 2025 - RM950,424,885
As at 31 Dec 2018 - RM1,136,089,980	

Market Capitalisation, Unit Price and Units in Circulation



	Market Capitalisation (RM)	Unit Price (RM)	Units in Circulation (units)
31-Dec-20	937,810,125	0.875	1,071,783,000
31-Dec-21	969,963,615	0.905	1,071,783,000
31-Dec-22	959,245,785	0.895	1,071,783,000
29-Dec-23	938,469,855	0.785	1,195,503,000
31-Dec-24	950,424,885	0.795	1,195,503,000
31-Dec-25	950,424,885	0.795	1,195,503,000

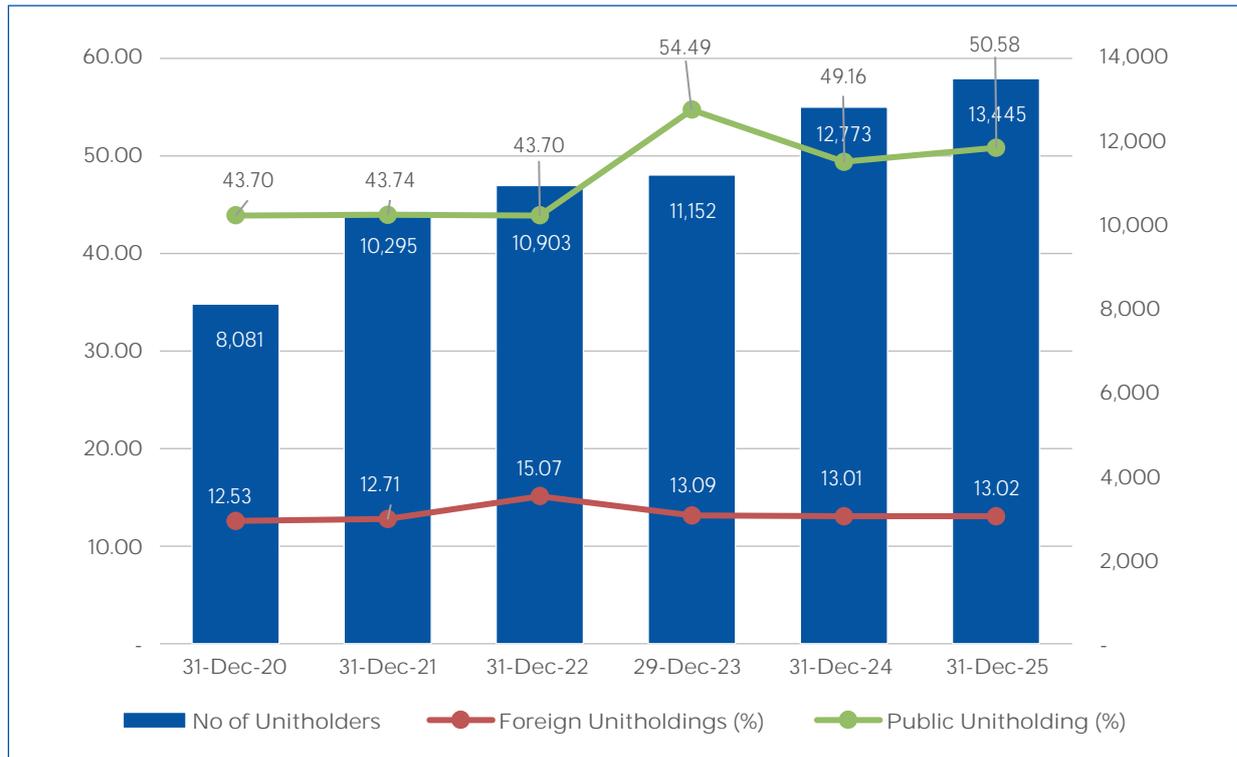
MANAGEMENT DISCUSSION AND ANALYSIS

- TRADING PERFORMANCE AND INVESTOR RELATIONS

(cont'd)

(A) TRADING PERFORMANCE (cont'd)

Unitholders Statistics (No. of Unitholders vs Foreign Unitholding % vs Public Unitholding %)⁽¹⁾



	No of Unitholders	Foreign Unitholding (%)	Public Unitholding (%)
31-Dec-19	6,744	12.18	49.17
31-Dec-20	8,081	12.53	43.70
31-Dec-21	10,295	12.71	43.74
31-Dec-22	10,903	15.07	43.70
29-Dec-23	11,152	13.09	54.49
31-Dec-24	12,773	13.01	49.16
31-Dec-25	13,445	13.02	50.58

(1) Sentral REIT's Unitholder Statistics is provided by Boardroom Share Registrars Sdn. Bhd.

MANAGEMENT DISCUSSION AND ANALYSIS

- TRADING PERFORMANCE AND INVESTOR RELATIONS

(cont'd)

(A) TRADING PERFORMANCE (cont'd)

Investor Relations (“IR”) Initiatives

We are committed to ensuring effective communication and proactive stakeholders’ engagement. It is crucial that we strengthen our communication with stakeholders especially in challenging times to allow stakeholders to make informed decisions.

We continuously enhance our communication channels to cater to the growing needs of the stakeholders through the following communication channels:

Communication Channel	Medium of Communication	Stakeholders
Analyst and investor briefings/ one-on-one meetings	<ul style="list-style-type: none"> ■ Quarterly financial earnings releases ■ Corporate exercise announcements 	<ul style="list-style-type: none"> ■ Institutional investors ■ Analysts
Property Tours	<ul style="list-style-type: none"> ■ Group tour ■ One-on-one tour 	<ul style="list-style-type: none"> ■ Institutional investors ■ Analysts ■ Financiers/Investors
Conferences	<ul style="list-style-type: none"> ■ Investors conferences ■ Industry conferences 	<ul style="list-style-type: none"> ■ Institutional investors ■ Analysts ■ Retail investors
Corporate website and investor relation portal	<ul style="list-style-type: none"> ■ https://sentralreit.com ■ Corporate announcements ■ IR enquiry contact 	<ul style="list-style-type: none"> ■ Institutional investors ■ Retail investors ■ Analysts ■ Media
Research coverage	<ul style="list-style-type: none"> ■ 4 research coverage reports 	<ul style="list-style-type: none"> ■ Institutional investors ■ Retail investors ■ Analysts ■ Media
Media engagement	<ul style="list-style-type: none"> ■ Media briefings ■ Media releases 	<ul style="list-style-type: none"> ■ Media ■ Public
Annual General Meetings*	<ul style="list-style-type: none"> ■ Reporting of financial performance 	<ul style="list-style-type: none"> ■ All unitholders ■ Public
Publications	<ul style="list-style-type: none"> ■ Annual reports ■ Corporate presentations 	<ul style="list-style-type: none"> ■ All unitholders ■ Analysts ■ Media ■ Public

Unitholders’ Meetings

Thirteenth Annual Unitholders’ Meeting

Sentral REIT’s 13th Annual General Meeting (“13th AGM”) was held in a Physical Mode in line with Securities Commission Malaysia’s requirements on 29 April 2025 at Grand Ballroom, Aloft Hotel Kuala Lumpur Sentral, No. 5, Jalan Stesen Sentral, 50470 Kuala Lumpur.

Unitholders’ approval was sought for the proposed authorisation and issuance of new units (“Proposed Unitholders’ Mandate”) pursuant to Clause 6.59(1A) of the Listing Requirements, as well as to brief unitholders about Sentral REIT’s financial results for FY2024. We are pleased to report that the resolution for the Proposed Unitholders’ Mandate was duly passed.

MANAGEMENT DISCUSSION AND ANALYSIS

- TRADING PERFORMANCE AND INVESTOR RELATIONS

(cont'd)

(A) TRADING PERFORMANCE (cont'd)

Unitholders' Meetings (cont'd)

Thirteenth Annual Unitholders' Meeting (cont'd)

Our stakeholders value timely and transparent disclosure of information and announcements as well as the accessibility to the Board and key management. Accordingly, the AGM will serve as a good platform for the Board and key management to share the highlights of the Trust's financial results for the fiscal year. In turn, unitholders can ask questions, clarify facts and provide feedback to the management about the Sentral REIT's financial health, business performance, outlook and strategies.

We will continue to proactively engage with Sentral REIT's unitholders regularly to ensure proper dissemination of information and consistency in messages for better understanding of the business and operating environment.

Research Coverage in 2025

In 2025, Sentral REIT was covered by 4 research houses. Below is a summary of the reports published for Sentral REIT's 4Q 2025 results:

Coverage	Rating	Target Price (RM per unit)
RHB Research Institute	Buy	0.91
Hong Leong Investment Bank Research	Hold	0.78
Maybank IB Research	Buy	0.89
CIMB Securities Research	Hold	0.80

(B) CORPORATE SOCIAL RESPONSIBILITY ("CSR")

Sentral REIT's CSR initiatives are implemented by SRM as the REIT Manager. In 2025, Sentral REIT remains committed to advancing children's welfare and education, with a particular focus on supporting children from vulnerable communities.

Our initiatives aim to promote lifelong learning opportunities, improve access to essential educational resources, and foster a nurturing environment that supports both personal and academic growth. This commitment aligns with the United Nations Sustainable Development Goal (SDG) 4: Quality Education, which advocates for inclusive, equitable, and high quality education as well as lifelong learning opportunities for all.

By investing in education-focused programmes, Sentral REIT contributes meaningfully to this global agenda while delivering tangible, positive impact on the community level. In line with our commitment to SDG 4, our 2025 CSR activities continued to support and collaborate with four non-profit organizations: Good Shepherd Services, Yayasan Ozanam, Persatuan Kebajikan Kanak Kanak Kajang, and Yayasan MRCB.

MANAGEMENT DISCUSSION AND ANALYSIS

- TRADING PERFORMANCE AND INVESTOR RELATIONS

(cont'd)

(B) CORPORATE SOCIAL RESPONSIBILITY ("CSR") (cont'd)

Good Shepherd Services ("GSS")

1. Sponsor-A-Child Education Fund ("Ed Fund")

SRM continued to partner with GSS and donated RM35,700 to directly support (25 students; comprising of 6 primary and 19 secondary) from rural indigenous communities located in the district of Kiulu, Telupid, Kota Marudu, Beluran, Ranau and Tawau.

The sponsorship covers essential expenses including hostel fees, transportation, academic materials, and other operational costs with the objective of enabling students aged 11 to 17 to attend school regularly. This support helps ensure sustained access to education and contributes to creating a positive long-term impact on their lives.

GSS is a non-profit organization incorporated in 2015 as a company limited by guarantee. GSS has deep grassroots presence across Sabah and delivers a wide range of social services for vulnerable communities particularly children, youth, and women, focusing on empowerment, protection, and expanding access to opportunities that support long term well-being. All of GSS's programmes are aligned with and contribute toward the United Nations Sustainable Development Goals (SDGs).

2. Sponsorship of Digital Devices to Sekolah Kebangsaan Lanas, Keningau, Sabah.

Following the successful 24-month Enuma Literacy Programme at SK Lanas, which significantly improved the participating students' foundational skills through digital learning, the school aims to expand this initiative to benefit more students.

To support the school's continued digital learning journey, SRM donated RM20,000 to GSS for the purchase of 40 digital devices/tablets for SK Lanas. This contribution aims to strengthen the school's ongoing digital learning journey and further support its students and school community.

The project will benefit 84 students, specifically those in Primary 4 to Primary 6, by providing improved access to digital learning tools that enhance classroom engagement, literacy development, and overall learning outcomes.

Yayasan Ozanam

Yayasan Ozanam Education Fund

Yayasan Ozanam is a registered non-profit, voluntary welfare organization established in 1998 by the National Society of St. Vincent de Paul. It was founded to provide care and shelter for neglected, exploited, abused, abandoned, and orphaned children in Malaysia. The organization operates Ozanam Homes and service centres, offering housing, education, protection, and care to over 400 children referred by various agencies, including the Social Welfare Department, government hospitals, other NGOs, and individual guardians such as single parents.

SRM contributed RM75,196 to Yayasan Ozanam to sponsor 8 students from Ozanam Homes in pursuing higher education. This sponsorship aims to empower these youths to achieve academic success and future independence. The financial assistance covers tuition fees, transportation, and other essential academic expenses to support their continued learning journey.

MANAGEMENT DISCUSSION AND ANALYSIS

- TRADING PERFORMANCE AND INVESTOR RELATIONS

(cont'd)

(B) CORPORATE SOCIAL RESPONSIBILITY ("CSR") (cont'd)

Persatuan Kebajikan Kanak-Kanak Kajang

Persatuan Kebajikan Kanak-Kanak Kajang is a registered voluntary welfare organization dedicated to supporting abused, neglected, abandoned or at-risk children of all races in Kajang. The centre was initially established as a shelter for children from poor or broken homes, lacked proper meals, care and family supervision. With public and corporate donation, the centre now operates feeding programs that provide free meals, as well as free tuition classes for children from the marginalized communities in Semenyih and Kajang areas.

Currently, the centre supports 43 children, aged 5 to 17, who attend for tuition and receive free meals either before or after school. In 2025, SRM contributed RM48,000 to fund the centre's operating costs for 12 months. This sponsorship covers essential expenses such as food, rent, utilities, workbooks, and study materials, ensuring the continuity of the centre's educational and welfare services for the children.

Community Engagement with Yayasan MRCB

Yayasan MRCB organised its annual Community Engagement Project in Belum Gerik, Perak, aimed at supporting Orang Asli communities through sustainable development initiatives, education support, and environmental awareness activities. The program focuses on enhancing the quality of life of the Orang Asli by improving access to health services, strengthening educational resources, and providing essential welfare assistance.

Key activities included:

- Mobile Clinics & Health Screenings – Offering basic medical check-ups and minor treatments to improve healthcare accessibility.
- Educational Support – Providing hygiene kits, oral care education, and establishing mini libraries to encourage literacy and promote personal well-being.
- Welfare Assistance – Supplying essential food items and aid to support the day to day needs of families.
- Community Building Activities – Conducting interactive sessions for children, including games, singing, and art colouring, to foster social inclusion and strengthen community bonds.

SRM contributed RM20,000 to Yayasan MRCB in support of this project, aligning with our CSR objectives and reinforcing our commitment to uplifting underprivileged communities.

PROPERTY MARKET OVERVIEW 2025

PROPERTY MARKET OVERVIEW 2025 PREPARED BY KNIGHT FRANK MALAYSIA SDN BHD

MARKET INDICATIONS

Malaysia's economy expanded by 6.3% in 4Q2025 (3Q2025: 5.2%), supported by resilient household consumption amid favourable labour market conditions, sustained investment momentum, continued export growth led by the electronics and electrical (E&E) sector, and robust tourism activity. Overall, the economy grew 5.2% in 2025 (2024: 5.1%).

Looking ahead, the Ministry of Finance Economic Report 2026 projects economic growth to moderate to between 4.0% and 4.5% in 2026, underpinned by resilient domestic demand and a steady external sector. Growth is expected to be anchored by private consumption, continued strength in tourism supported by Visit Malaysia 2026 (VM2026), and sustained investment activity, particularly in high-impact strategic sectors.

Inflationary pressures remained contained in 2025, with headline inflation stable at 1.3% in 4Q2025 (3Q2025: 1.3%) and projected to average between 1.0% and 2.0% for the full year. Domestic policy measures implemented during the year, including the expansion of the Sales and Service Tax (SST) and adjustments to utility tariffs, were assessed to have only a modest overall impact on prices. Inflation is expected to remain manageable in 2026, averaging between 1.3% and 2.0%.

Labour market conditions remained stable, with the unemployment rate holding at 2.9% in 4Q2025 (3Q2025: 3.0%). This was underpinned by continued business expansion and rising investment activity, digitalisation and tourism-related demand. Moving forward, the labour market is expected to remain stable in 2025 and 2026, with the unemployment rate projected to remain at 3.0%, supported by a boost in tourism following VM2026, strategic public investments and ongoing public reforms to improve labour force participation.

On the monetary policy front, BNM reduced the OPR from 3.00% to 2.75% in July 2025 and subsequently maintained the rate at 2.75% as of November 2025. The current policy stance remains accommodative, balancing support for economic growth with prevailing inflation and growth conditions.

Looking ahead, the domestic property market outlook remains cautiously optimistic, underpinned by resilient underlying demand, continued investment activity and supportive policy measures, although external uncertainties may continue to influence near-term sentiment.

PROPERTY MARKET OVERVIEW 2025

(cont'd)

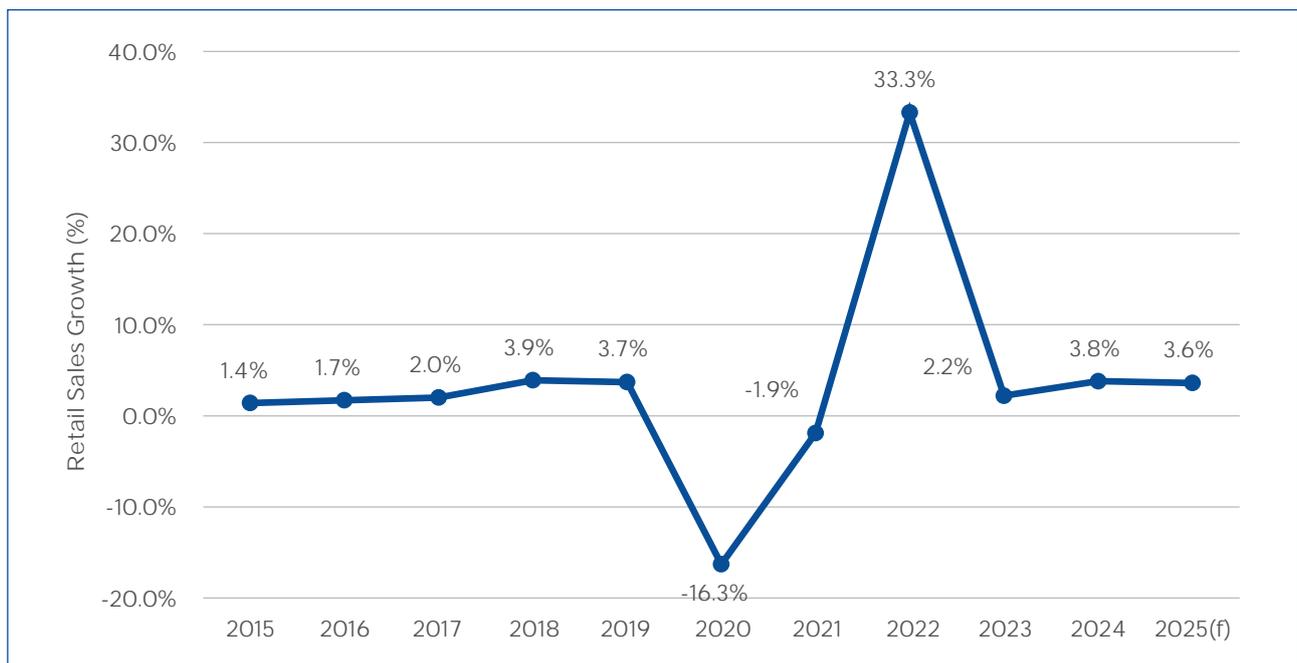
MALAYSIA: RETAIL PERFORMANCE

Despite intermittent lockdowns in 2021, Malaysia's retail sector stabilised during the year with the pace of contraction narrowing to -1.9%, signalling early recovery momentum as restrictions gradually eased. A strong rebound followed in 2022, when retail sales surged by 33.3%, supported by pent-up consumer demand and improved sentiment after Malaysia transitioned into the endemic phase in April 2022.

Growth normalised in 2023, moderating to 2.2% amid persistent inflationary pressures and selective demand disruptions linked to the Palestinian-led Boycott, Divestment and Sanctions (BDS) movement, which affected certain retail segments. In 2024, retail sales improved modestly by 3.8%, underpinned by a stable labour market and a strong recovery in tourism, although elevated living costs continued to constrain discretionary spending.

In 3Q2025, retail sales expanded by 4.9%, outperforming earlier market expectations, supported by firmer labour market conditions, the July OPR reduction and targeted government support measures. Sales growth is projected at 5.0% in the final quarter of 2025, reflecting stronger near-term momentum. Consequently, the full-year 2025 retail growth forecast has been raised to 3.6% year-on-year (y-o-y), underpinned by year-end festive spending, back-to-school shopping, continued government assistance and improving consumer sentiment.

Chart 1: Malaysia - Retail Sales Growth, 2015 to 2025^(f)



Sources: Malaysia Retailers Association (MRA)/Knight Frank Research

Note: (f) = Forecast

PROPERTY MARKET OVERVIEW 2025

(cont'd)

OFFICE MARKET OVERVIEW

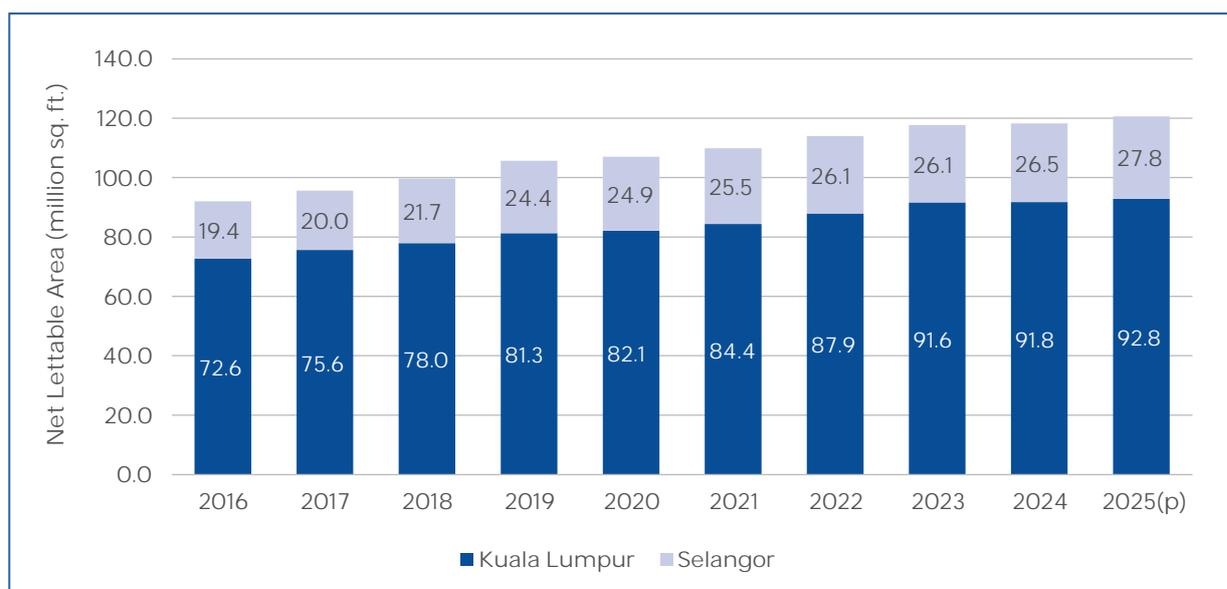
1.0 GREATER KUALA LUMPUR/KLANG VALLEY

1.1 Supply: Existing and Future

The cumulative existing supply of purpose-built office space in Greater Kuala Lumpur/Klang Valley stood at circa 120.6 million sq. ft. as of 2025. Existing supply has grown at an annual average of 4.3% (CAGR) since 2016.

In 2025, Kuala Lumpur witnessed the completion of Oxley Tower (346,000 sq. ft.), The Exchange TRX Campus (192,000 sq. ft.) and Menara TNB Bangsar (475,000 sq. ft.). Meanwhile, Selangor observed the completion of Sunway Square Corporate Towers (970,000 sq. ft.) and Sunsuria Forum (379,000 sq. ft.). Collectively, these completions increased the Klang Valley office supply by almost 2.4 million sq. ft.

Chart 2: Greater KL/Klang Valley - Cumulative Supply of Purpose-Built Office Space, 2016 to 2025^(p)



Source: Knight Frank Research

Notes: (p) = Preliminary data

(1) Kuala Lumpur is made up of KL City and KL Fringe.

By the end of 2026, circa 2.8 million sq. ft. of supply pipeline is scheduled to come on-stream. The bulk of incoming office supply, totalling circa 1.6 million sq. ft. (57.9%), will be from Kuala Lumpur with the balance space of circa 1.2 million sq. ft. (42.1%) from Selangor.

In Kuala Lumpur, the three upcoming office buildings are Menara Golden Eagle, KL Midtown Signature Office Towers and Duo Tower; while Selangor will see the completion of The Capitol.

PROPERTY MARKET OVERVIEW 2025

(cont'd)

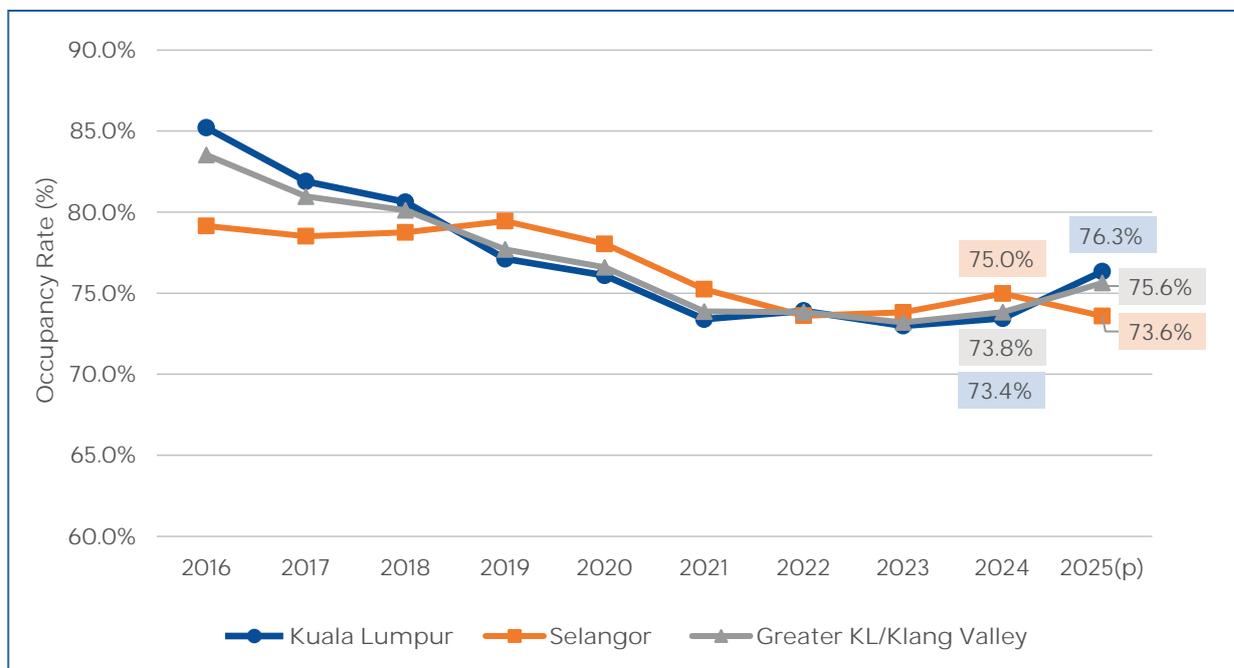
OFFICE MARKET OVERVIEW (cont'd)

1.0 GREATER KUALA LUMPUR/KLANG VALLEY (cont'd)

1.2 Occupancy Rates

The overall occupancy rate of office space in Greater Kuala Lumpur/Klang Valley experienced a slight improvement in 2025 to record at 75.6% (2024: 73.8%). Kuala Lumpur recorded a yearly improvement of 2.9% in occupancy rate to 76.3% (2024: 73.4%), supported by sustained take-up, particularly in Grade A office buildings. In contrast, average occupancy in Selangor moderated 1.8% y-o-y to 73.6% (2024: 75.0%), weighed down by recent office completions.

Chart 3: Greater KL/Klang Valley - Occupancy Trend for Purpose-Built Office Space, 2016 to 2025^(p)



Source: Knight Frank Research

Note: (p) = Preliminary data

During the period under review, overall occupancy in Petaling Jaya improved marginally by 1.2% y-o-y to 75.4%, while in Shah Alam, it remained stable at 87.1%. In contrast, Subang Jaya's occupancy moderated to 67.8%, reflecting the impact of recent completions at Sunway Square Corporate Towers; while in Cyberjaya, it was also lower by 1.4% to 73.6%.

1.3 Rental Rates

Average office rents in Greater Kuala Lumpur/Klang Valley increased by 1.2% y-o-y to RM5.85 per sq. ft. per month (2024: RM5.78 per sq. ft.), with growth observed across both Kuala Lumpur and Selangor. In Kuala Lumpur, the broad market average rent rose 1.4% y-o-y to RM6.40 per sq. ft. (2024: RM6.32 per sq. ft.), supported by pricing resilience in prime Grade A buildings.

In Selangor, the average office rent increased 1.9% y-o-y to RM4.26 per sq. ft. per month (2024: RM4.19 per sq. ft.), reflecting firmer pricing in newer developments. The submarkets of Subang Jaya and Petaling Jaya recorded rental growth of 7.5% and 0.9% y-o-y to RM4.53 per sq. ft. and RM4.57 per sq. ft., respectively while the average rents in Shah Alam and Cyberjaya remained stable at RM3.46 per sq. ft. and RM3.72 per sq. ft., respectively.

PROPERTY MARKET OVERVIEW 2025

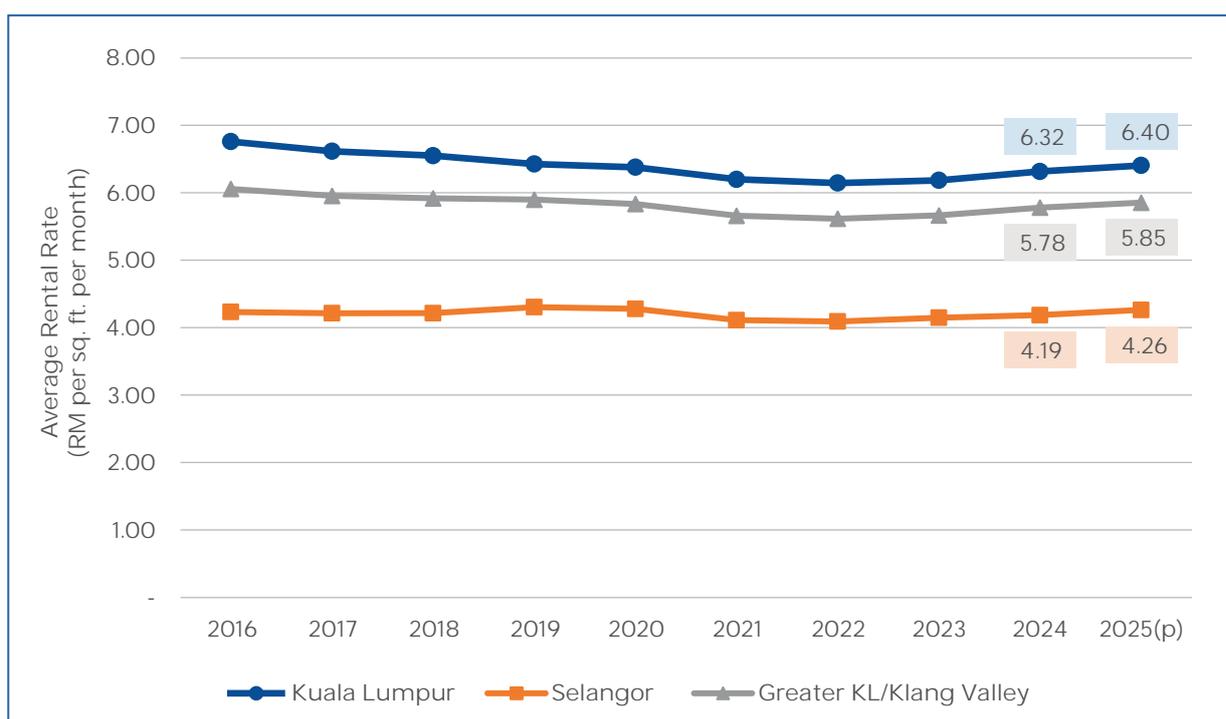
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OFFICE MARKET OVERVIEW (cont'd)

1.0 GREATER KUALA LUMPUR/KLANG VALLEY (cont'd)

1.3 Rental Rates (cont'd)

Chart 4: Greater KL/Klang Valley - Average Rental Rates, 2016 to 2025(p)



Source: Knight Frank Research

Note: (p) = Preliminary data

1.4 Capital Values

In 2025, there were eight (8) notable office transactions in Klang Valley, with a combined transaction value of approximately RM1.17 billion.

In KL City, Bangunan KSK along Jalan Yap Ah Shak was transacted for RM33 million, translating to about RM418 per sq. ft., while Wisma Sentral Inai changed hands for RM135 million or RM579 per sq. ft.

In the KL Fringe, transactions included Widad Semantan (WISE) in Damansara Heights, Menara CIMB in KL Sentral, and Southbank Block 6 along Old Klang Road. Among these, Menara CIMB, a Grade A office building, stood out as the largest office transaction of the year at RM680 million or approximately RM1,102 per sq. ft.

Selangor also recorded several transactions during the year, including Block 12 of Corporate Park Star Central and MKN Embassy Techzone in Cyberjaya, as well as Tower 2A and Tower 2B of UOA Business Park in Shah Alam. The latter transaction at RM110.5 million is a related-party transfer from UOA Development Bhd to UOA REIT.

PROPERTY MARKET OVERVIEW 2025

(cont'd)

OFFICE MARKET OVERVIEW (cont'd)

1.0 GREATER KUALA LUMPUR/KLANG VALLEY (cont'd)

1.4 Capital Values (cont'd)

Table 1: Greater KL/Klang Valley - Notable Office Transactions, 2024 & 2025

Transaction Date	Building Name	Locality	Tenure	Estimated Net Lettable Area (sq. ft.)	Consideration (RM)	Analysis (RM/sq. ft.)
Kuala Lumpur						
Sept-2025	Southbank Block 6	Old Klang Road	Freehold	43,475	29,500,000	679
Aug-2025	Wisma Sentral Inai	Jalan Tun Razak	Freehold	233,021	135,000,000	579
Aug-2025	Menara CIMB	KL Sentral	Freehold	617,213	680,000,000	1,102
Apr-2025	Widad Semantan ⁽¹⁾	Damansara Heights	Leasehold	62,000	41,500,000	669
Feb-2025	Bangunan KSK	Jalan Yap Ah Shak	Freehold	78,934	33,000,000	418
Dec-2024	The Horizon Tower 3 Avenue 5	Bangsar South	Leasehold	54,876	50,000,000	911
Nov-2024	Menara Southpoint ⁽²⁾	Mid Valley City	Leasehold	91,676	62,400,000	681
Sept-2024	Menara UMW	Jalan Puncak, off Jalan P Ramlee	Freehold	99,676	70,000,000	702
Jun-2024	Solarvest Tower ⁽³⁾	Bangsar South	Leasehold	30,645	38,330,000	1,251
Apr-2024	Menara Affin	Jalan Raja Chulan	Freehold	200,756	100,000,000	498
Feb-2024	Averis Avenue 5	Bangsar South	Freehold	110,617	88,700,000	802
Selangor						
Oct-2025	Tower 2A and Tower 2B @ UOA Business Park ⁽⁴⁾	Shah Alam	Freehold	165,630	110,500,000	-
Mar-2025	MKN Embassy Techzone	Cyberjaya	Freehold	226,632	118,500,000	523
Jan-2025	Block 12, Corporate Park, Star Central @ Cyberjaya ⁽⁵⁾	Cyberjaya	Freehold	40,375	25,000,000	619

Sources: JPPH/Bursa Announcements/Knight Frank Research

Notes:

- (1) Widad Builders Sdn Bhd, a subsidiary of Widad Group Bhd, is disposing of a 12-storey leasehold office building on a 1,607.73-sq. m. (circa 17,305 sq. ft.) site to Richfield Builder (M) Sdn. Bhd., a subsidiary of Dhaya Maju Infrastructure (Asia) Sdn. Bhd. The property includes six levels of elevated parking. Proceeds will be used to reduce borrowings associated with the asset and support working capital needs.

PROPERTY MARKET OVERVIEW 2025

(cont'd)

OFFICE MARKET OVERVIEW (cont'd)

1.0 GREATER KUALA LUMPUR/KLANG VALLEY (cont'd)

1.4 Capital Values (cont'd)

Notes: (cont'd)

- (2) IGB Commercial REIT is buying two office floors in Menara Southpoint from IGB Bhd. The purchased property consists of two office-suite parcels located on Levels 8 and 9, with a combined area of approximately 8,517 sq. m. Occupied by a single tenant, the lease agreement will transfer to IGB Commercial REIT alongside ownership upon completion of the acquisition.
- (3) Solarvest Tower: Solarvest Holdings Bhd has acquired four office levels and 200 parking bays within Solarvest Tower, an ongoing office development, from Chin Hin Group for RM38.3 million. The company intends to establish its new headquarters there. This transaction is part of a larger deal, totalling RM48.73 million, which also includes a rooftop retail unit. At the time of transaction, the tower is reportedly 40% completed, with full completion expected by March 2028. This acquisition is considered a related party transaction.
- (4) UOA Development Bhd is transferring three properties to UOA REIT including Tower 2A and Tower 2B of UOA Business Park for RM55.7 million and RM54.8 million, respectively as well as 3,101 car park bays for RM89.5 million. Part of the proceeds will be used to finance the development of a new commercial building adjacent to UOA Business Park.
- (5) AwanBiru Technology Bhd is divesting its eight-storey office and retail building to Puncak Hartanah Intelek Sdn Bhd as part of a strategy to streamline its portfolio and strengthen its financial position. Seven floors are currently tenanted, with the remaining floor occupied by Awantec and its subsidiaries.

2. OFFICE MARKET OUTLOOK

The Greater Kuala Lumpur/Klang Valley office market continued its steady recovery in 2025, supported by sustained take-up in well-located Grade A buildings and modest rental growth. Leasing conditions are expected to remain broadly stable moving into 2026, led by relocations and space optimisation as occupiers continue to prioritise flexibility, amenities and accessibility.

External headwinds — including ongoing trade uncertainties and shifting monetary policy conditions — may temper expansion-led demand, particularly among multinational occupiers. In addition, the implementation of the 6% service tax on commercial leases (reduced from 8% recently) could influence near-term sentiment as occupiers reassess occupancy costs and landlords recalibrate pricing strategies.

Notwithstanding these pressures, market sentiment remains cautiously optimistic, underpinned by improving occupancy levels and a broadening base of quality tenants. Kuala Lumpur continues to benefit from a deep occupier ecosystem, supported by the availability of high-specification office space, access to skilled talent and relative cost competitiveness. In Selangor, leasing activity has remained steady, with demand continuing to be selective and focused on well-located assets with good building specifications and competitive rents.

From a policy perspective, Budget 2026 introduces measures with longer-term implications for the office market. Incentives aimed at attracting high-value and knowledge-based activities reinforce Malaysia's positioning as a regional business hub, supporting the role of modern office environments that cater to specialised functions and regional coordination. Separately, tax incentives for commercial-to-residential conversion may encourage repositioning of older or under-utilised assets.

PROPERTY MARKET OVERVIEW 2025

(cont'd)

RETAIL MARKET OVERVIEW

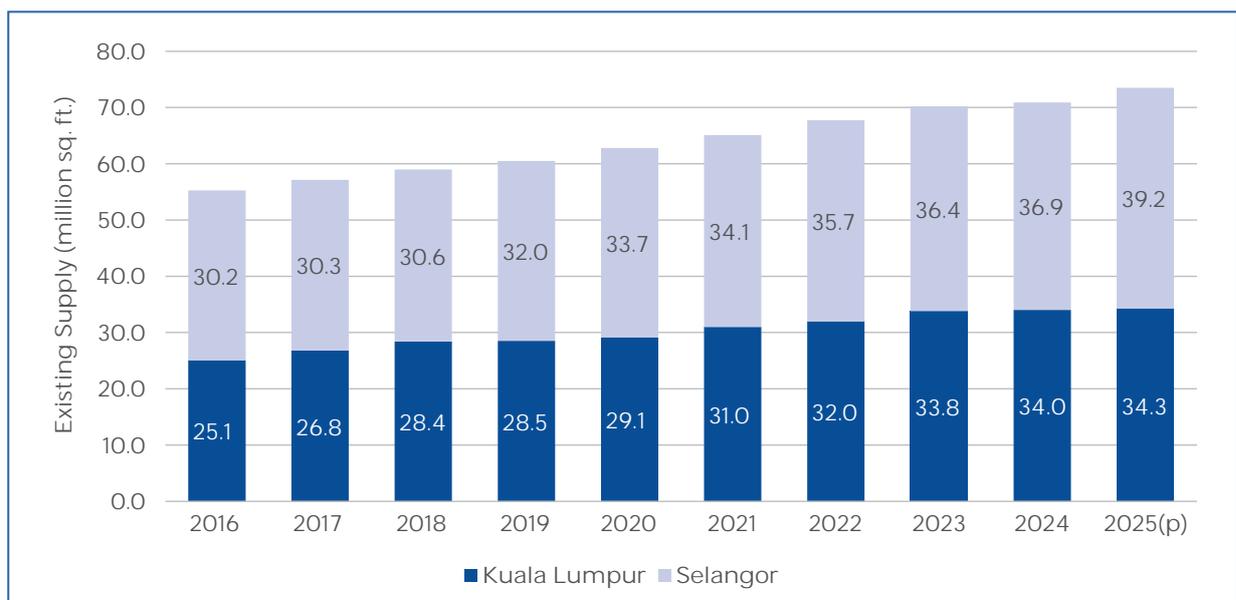
3.0 GREATER KUALA LUMPUR/KLANG VALLEY

3.1 Supply

The cumulative supply of retail space in Greater Kuala Lumpur/Klang Valley reached approximately 73.5 million sq. ft. as of 2025. Of this, Kuala Lumpur accounts for about 47.0%, or 34.3 million sq. ft., while the remaining 53.0%, equivalent to approximately 39.2 million sq. ft., is located in Selangor.

New supply in 2025 were led by several major completions including KLGCC Mall in Kuala Lumpur (NLA: 240,000 sq. ft.), Hextar World @ Empire City Damansara (NLA: 1.8 million sq. ft.), Sunsuria Forum Mall (NLA: 256,000 sq. ft.) and Sunway Square Mall (NLA: 320,000 sq. ft.) in Selangor. Collectively, these developments added approximately 2.6 million sq. ft. of NLA to the Greater Kuala Lumpur/Klang Valley retail market during the year.

Chart 5: Greater KL/Klang Valley - Cumulative Supply of Retail Space, 2016 to 2025^(p)



Source: Knight Frank Research

Note: (f) = Forecast

PROPERTY MARKET OVERVIEW 2025

(cont'd)

RETAIL MARKET OVERVIEW (cont'd)

3.0 GREATER KUALA LUMPUR/KLANG VALLEY (cont'd)

3.1 Supply (cont'd)

Looking ahead, five retail developments with a combined NLA of approximately 2.7 million sq. ft. are scheduled for completion in 2026.

Table 2: Greater KL/Klang Valley - Retail Centres/Retail Components Scheduled for Completion/Opening, 2026

Name of Development	Location	Estimated Net Lettable Area (sq. ft.)
Kuala Lumpur		
Ombak KLCC	KLCC	420,000
118 Mall	Stadium Merdeka	800,000
Pavilion Damansara Heights Phase 2	Bukit Damansara	530,000
KL Midtown	Dutamas	500,000
Selangor		
Coalfield Retail Park	Sungai Buloh	460,000
Total		2,710,000

Source: Knight Frank Research

3.2 Occupancy

Occupancy conditions across shopping centres in Kuala Lumpur and Selangor continued to firm up in the last two years and into 2025. In Kuala Lumpur, the average occupancy rose to 86.8% in 2024 (2023: 83.8%), supported by sustained domestic consumption, stable tourism activity and continued tenant mix optimisation as well as the absorption of new retail supply. A similar, albeit more gradual, improvement was observed in Selangor, where average occupancy increased from 79.7% in 2023 to 80.6% in 2024.

As of 2025, occupancy rates in Kuala Lumpur continued to edge higher, reaching 87.9%. Meanwhile, occupancy rates in Selangor moderated slightly to 80.3%.

PROPERTY MARKET OVERVIEW 2025

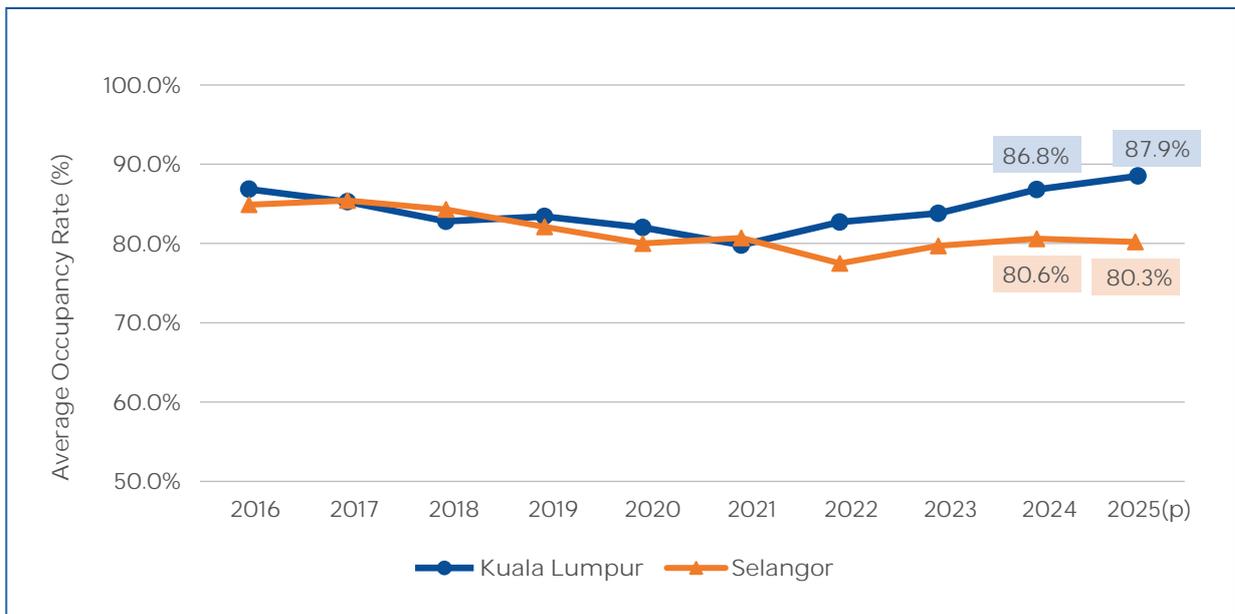
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RETAIL MARKET OVERVIEW (cont'd)

3.0 GREATER KUALA LUMPUR/KLANG VALLEY (cont'd)

3.2 Occupancy (cont'd)

Chart 6: Greater KL/Klang Valley - Average Occupancy Rates of Shopping Centres, 2016 to 2025^(p)



Sources: NAPIC/Knight Frank Research

Note: (p) = Preliminary data

3.3 Rental Rates

Kuala Lumpur's prime retail hub, led by Suria KLCC, continues to command premium rental levels, with rates ranging from RM37.15 per sq. ft. to RM210.00 per sq. ft. per month as of 1H2025. In the KL Fringe, well-established malls such as Mid Valley Megamall and The Gardens Mall record rentals of between RM15.00 per sq. ft. and RM80.00 per sq. ft. per month.

In Selangor, prime suburban malls including 1 Utama Shopping Centre achieve rental levels ranging from RM10.50 per sq ft to RM46.12 per sq ft as of 1H2025, while other major centres such as IOI City Mall Putrajaya and The Mines report a wider rental band of RM2.50 per sq. ft. to RM44.50 per sq. ft. per month.

Overall, the rental rates for retail space across shopping centres are influenced by multiple factors, including the mall's location and positioning, unit size, floor level, orientation and other value-adding attributes.

PROPERTY MARKET OVERVIEW 2025

(cont'd)

RETAIL MARKET OVERVIEW (cont'd)

3.0 GREATER KUALA LUMPUR/KLANG VALLEY (cont'd)

3.3 Rental Rates (cont'd)

Table 3: Greater KL/Klang Valley - Rental Levels of Retail Space in Selected Shopping Centres, 2024 to 2025

Retail Development	Location	Floor	Built-up Area (sq. ft.)	Analysis of Rental Rate (RM per sq. ft./month)	
				2024	2025
Kuala Lumpur City Centre					
Suria KLCC	Jalan Ampang	Concourse (LG)	151 – 4,047	36.05 – 206.85	37.15 – 210.00
		Ground	301 – 2,928	50.00 – 127.00	50.00 – 137.50
		1	215 – 904	82.70 – 114.50	82.00 – 110.05
		2	323 – 1,819	38.00 – 103.15	38.00 – 95.80
		3	205 – 1,679	43.05 – 100.20	43.05 – 100.20
		4	570 – 2,368	38.00 – 56.25	38.00 – 56.25
Mid Valley City, Kuala Lumpur					
Mid Valley Megamall	Mid Valley City	Lower Ground	1,076 – 1,851	25.00 – 36.00	25.00 – 36.00
		Ground	560 – 958	45.00 – 80.00	45.00 – 80.00
		1	398 – 883	33.50 – 38.00	33.50 – 38.00
		2	431 – 700	23.35 – 25.00	23.35 – 25.00
		3	420 – 969	15.00 – 22.00	15.00 – 22.00
The Gardens Mall	Mid Valley City	Lower Ground	517 – 926	27.00 – 40.00	27.00 – 40.00
		Ground	1,001 – 1,819	33.00 – 37.50	33.00 – 37.50
		1	1,485 – 1,862	23.50 – 30.00	23.50 – 30.00
		2	1,098 – 1,658	17.00 – 21.15	17.00 – 21.15
		3	2,077 – 2,777	17.50 – 18.00	17.50 – 18.00
Selangor					
1 Utama Shopping Centre	Bandar Utama	Lower Ground	323 – 1,981	12.00 – 46.12	12.00 – 46.12
		Ground	1,345 – 2,669	12.50 – 35.00	12.50 – 35.00
		1	560 – 1,378	12.50 – 38.00	12.50 – 38.00
		2	463 – 1,830	10.50 – 30.00	10.50 – 30.00
The Mines	Seri Kembangan	1 (Fashion)	172 – 1,647	10.00 – 20.69	10.00 – 20.69
		1 (Food)	560 – 1,604	7.15 – 17.80	7.15 – 17.80
		2 (Fashion)	667 – 2,099	8.30 – 17.85	8.30 – 17.85
		2 (Others)	667 – 2,099	13.50 – 16.00	13.50 – 16.00
		3 (Fashion)	786 – 1,776	5.40 – 8.40	5.40 – 8.40
		3 (Food)	474 – 2,831	5.85 – 14.77	5.85 – 14.77
		3 (Others)	775	23.85	23.85
		4 (IT)	527 – 1,991	9.00 – 19.00	9.00 – 19.00

PROPERTY MARKET OVERVIEW 2025

(cont'd)

RETAIL MARKET OVERVIEW (cont'd)

3.0 GREATER KUALA LUMPUR/KLANG VALLEY (cont'd)

3.3 Rental Rates (cont'd)

Table 3: Greater KL/Klang Valley - Rental Levels of Retail Space in Selected Shopping Centres, 2024 to 2025 (cont'd)

Retail Development	Location	Floor	Built-up Area (sq. ft.)	Analysis of Rental Rate (RM per sq. ft./month)	
				2024	2025
Selangor (cont'd)					
IOI City Mall	Putrajaya	LG (East Wing)	366 – 1,313	17.00 – 37.00	17.00 – 37.00
		LG (Centre Court)	344 – 3,143	25.00 – 44.50	25.00 – 44.50
		LG (West Wing)	226 – 3,380	14.30 – 37.00	14.30 – 37.00
		G (East Wing)	861 – 16,318	7.00 – 26.00	7.00 – 26.00
		G (Centre Court)	646 – 2,809	9.00 – 33.00	9.00 – 33.00
		G (West Wing)	484 – 2,400	16.00 – 27.00	16.00 – 27.00
		L1 (East Wing)	614 – 7,298	4.00 – 22.00	4.00 – 22.00
		L1 (Centre Court)	549 – 10,129	5.00 – 43.00	5.00 – 43.00
		L1 (West Wing)	452 – 3,832	2.50 – 25.00	2.50 – 25.00
		L2 (East Wing)	538 – 5,866	3.20 – 23.00	3.20 – 23.00
		L2 (Centre Court)	484 – 2,885	7.00 – 25.00	7.00 – 25.00
L2 (West Wing)	484 – 2,099	7.80 – 23.00	7.80 – 23.00		

Sources: NAPIC/Knight Frank Research

3.4 Capital Values

Notable transactions of shopping centres in Klang Valley since 2020 include the following:

Table 4: Greater KL/Klang Valley - Notable Transactions of Shopping Centres, 2020 to 2025

Date of Transaction	Building Name	Location	Estimated Net Lettable Area (sq. ft.)	Consideration (RM)	Price (RM/sq. ft.)	Purchaser
Kuala Lumpur						
2025	Arcoris Plaza ⁽¹⁾	Mont Kiara	67,593	70,000,000	1,036	Sentral REIT
2024	163 Retail Park ⁽²⁾	Mont Kiara	255,535	215,000,000	841	Sunway REIT
2023	Pavilion Bukit Jalil ⁽³⁾	Bukit Jalil	1,800,000	2,200,000,000	1,222	Pavilion REIT
2020	Setapak Central ⁽⁴⁾	Danau Kota, Setapak	512,806	318,000,000	620	Frasers Property Gold Pte. Ltd.

PROPERTY MARKET OVERVIEW 2025

(cont'd)

RETAIL MARKET OVERVIEW (cont'd)

3.0 GREATER KUALA LUMPUR/KLANG VALLEY (cont'd)

3.4 Capital Values (cont'd)

Table 4: Greater KL/Klang Valley - Notable Transactions of Shopping Centres, 2020 to 2025 (cont'd)

Date of Transaction	Building Name	Location	Estimated Net Lettable Area (sq. ft.)	Consideration (RM)	Price (RM/sq. ft.)	Purchaser
Selangor						
2025	KIPMall Desa Coalfields ⁽⁵⁾	Sungai Buloh	153,282	62,000,000	404	KIP Real Estate Investment Trust
2025	Bukit Tinggi Shopping Centre ⁽⁶⁾	Klang	1,000,950 (Gross Lettable Area)	680,000,000	679	Paradigm REIT
2025	Paradigm Mall Petaling Jaya ⁽⁷⁾	Kelana Jaya	680,048	600,000,000	882	Paradigm REIT
2025	Jaya Shopping Centre	Petaling Jaya	268,113	100,000,000	373	Primadana Utama Sdn. Bhd.
2024	D'Pulze Shopping Centre	Cyberjaya	311,499	320,000,000	1,027	KIP Real Estate Investment Trust
2024	Tropicana Gardens Mall	Kota Damansara	1,051,107	680,000,000	647	IOI Mall Damansara Sdn. Bhd. (IOI MD)
2023	Plaza Alam Sentral Mall and the Adjoining Land ⁽⁸⁾	Seksyen 14, Shah Alam	Mall: 438,930 Land: 103,334	Mall: 150,000,000 Land: 28,000,000	Mall: 342	Selangor State Development Corporation (PKNS)
2023	KIPMall Kota Warisan ⁽⁹⁾	Sepang	186,077	80,000,000	430	KIP REIT
2021	Empire City Mall ⁽¹⁰⁾	Damansara Perdana	1,748,848	1,000,000,000	572	Rubberex Corporation (M) Berhad

Sources: RCA/Knight Frank Research

Notes:

- (1) The acquisition of Arcoris Plaza entails the acquisition of 38 stratified retail units and 1,432 car park bays as part of Arcoris Plaza Development.
- (2) On 17 November 2022, YNH Property Bhd announced that it is selling 163 Retail Park shopping centre to ALX Asset Bhd for RM270.5 million. However, the proposed disposal to ALX Asset was terminated in January 2024 via a Deed of Termination. Subsequently, Sunway REIT Management Sdn. Bhd., the manager of Sunway REIT, completed the acquisition of 163 Retail Park for a purchase consideration of RM215 million. The mall has been rebranded as "Sunway 163 Mall".
- (3) On 22 November 2022, MTrustee Bhd, the trustee of Pavilion REIT, signed a sale and purchase agreement (SPA) to acquire Pavilion Bukit Jalil Mall (NLA of 1.8 million sq. ft. and 4,800 car park bays) from Malton's subsidiary, Regal Path Sdn. Bhd., for RM2.2 billion.

PROPERTY MARKET OVERVIEW 2025

(cont'd)

RETAIL MARKET OVERVIEW (cont'd)

3.0 GREATER KUALA LUMPUR/KLANG VALLEY (cont'd)

3.4 Capital Values (cont'd)

Notes: (cont'd)

- (4) *Frasers Property Gold Pts Ltd. a wholly owned subsidiary of Frasers Property Limited purchased 131,443,060 shares representing the entire issued and paid-up share capital of Mallco Pte. Ltd., which indirectly holds Setapak Central. The agreed property value for Setapak Central at RM318.0 million was negotiated on a willing-buyer and willing-seller basis with reference to the independent valuations.*
- (5) *The sale of KIPMall Desa Coalfield, a two-and-a-half (2½) storey retail centre, together with a single storey drive thru building.*
- (6) *Bukit Tinggi Shopping Centre, owned by Gemilang Waras Sdn. Bhd., an indirect wholly owned subsidiary of WCT, was disposed for RM680.0 million, with RM350 million in units and RM330 million in cash.*
- (7) *Paradigm Mall Petaling Jaya, owned by Jelas Puri Sdn. Bhd., a joint venture between WCT Land Sdn. Bhd. (a wholly owned subsidiary of WCT) and Employees Provident Fund Board, was disposed for RM600.0 million, with RM230 million in units and RM370 million in cash*
- (8) *MRCB Sentral Properties Sdn. Bhd., a wholly owned subsidiary of MRCB had entered into a sale and purchase agreement (SPA) with PKNS on 22 December 2023 in relation to the proposed disposal of Plaza Alam Sentral Mall and the adjoining land to PKNS for a cash consideration of RM178 million.*
- (9) *Pacific Trustees Berhad, trustee for and on behalf of KIP REIT, had on 16 June 2023 entered into a conditional sale and purchase agreement (SPA) with Cahaya Serijaya Sdn. Bhd. for the proposed acquisition of KIPMall Kota Warisan for a cash purchase consideration of RM80 million.*
- (10) *Rubberrex Corporation has entered into a conditional subscription agreement with Alliance Premier, Exsim and JT Momentum for the subscription of 200,000 new ordinary shares or 20% equity interest in Alliance Empire, owner of Empire City Mall, to be fully satisfied with RM180 million in cash.*

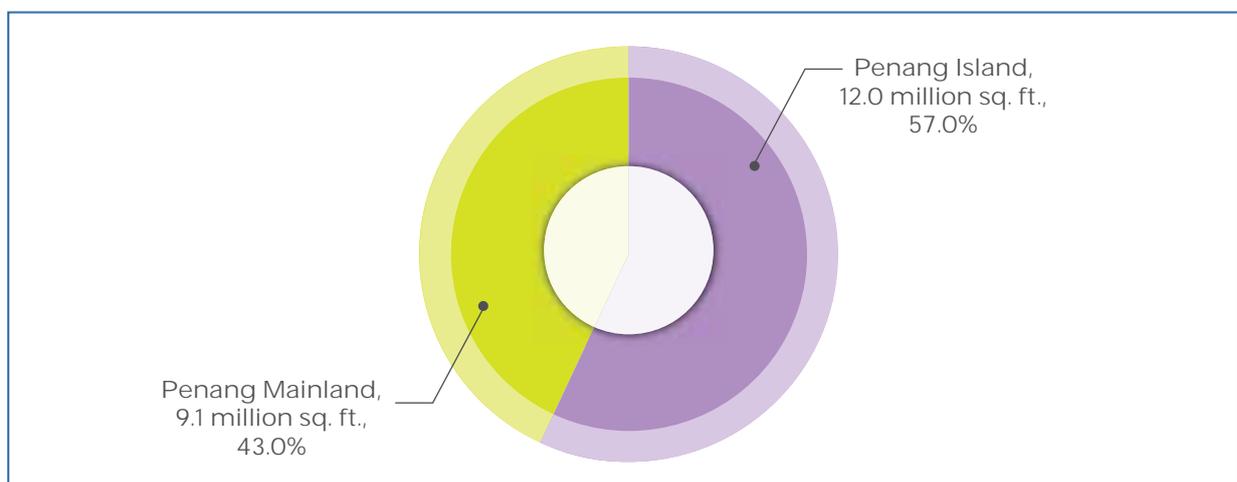
4.0 PENANG

4.1 Supply

The cumulative supply of retail space in Penang was recorded at 21.1 million sq. ft. as of 2025. Penang Island accounts for 57.0% share (12.0 million sq. ft.) of the total supply whilst the remaining stock (43.0% or 9.1 million sq. ft.) comes from Penang Mainland.

The scheduled completion of Waterfront Shoppes at The Light Waterfront in Gelugor in 2Q2026 will add 1.0 million sq. ft. of NLA to the market.

Chart 7: Penang - Existing Supply of Shopping Centres, Arcades and Hypermarkets, 2025(p)



Sources: NAPIC/Knight Frank Research

Note: (p) = Preliminary data

PROPERTY MARKET OVERVIEW 2025

(cont'd)

RETAIL MARKET OVERVIEW (cont'd)

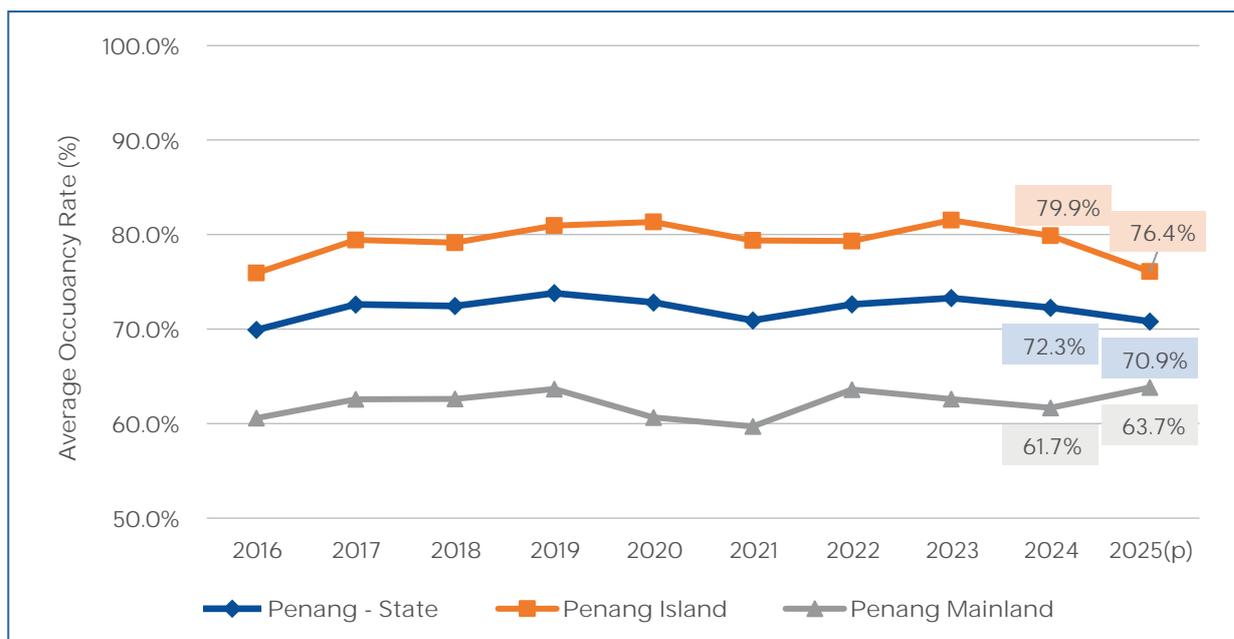
4.0 PENANG (cont'd)

4.2 Occupancy

The average occupancy rate of retail space (inclusive of shopping centres, arcades and hypermarkets) in Penang (include Penang Island and Penang Mainland) peaked at 73.8% in 2019 before dipping to 70.9% in 2021 amid the unprecedented pandemic. Occupancy recovered to 72.6% and 73.3% in 2022 and 2023 respectively, before moderating in 2024 to 72.3% - likely attributed to the addition of newly completed Sunshine Central Mall.

In 2025, Penang's overall retail occupancy rate moderated to 70.9%. While Penang Mainland recorded an increase in occupancy, rising to 63.7% - driven by improved take-up in Butterworth and Simpang Ampat, Penang Island's occupancy declined to 76.4%.

Chart 8: Penang - Average Occupancy Rates of Shopping Centres, Arcades & Hypermarkets, 2016 to 2025^(p)



Sources: NAPIC/Knight Frank Research

Note: (p) = Preliminary data

4.3 Rental Rates

The rental rates of retail space in selected established shopping centres in the central town prime area on Penang Island remained stable in 1H2025.

The rental rates range from as low as RM0.58 per sq. ft. to as high as RM38.50 per sq. ft. per month, depending on factors such as location and building condition of the mall, floor level and size of retail lots amongst others.

PROPERTY MARKET OVERVIEW 2025

(cont'd)

RETAIL MARKET OVERVIEW (cont'd)

4.0 PENANG (cont'd)

4.3 Rental Rates (cont'd)

Table 5: Penang - Rental Rates of Selected Shopping Centres, 2024 to 2025

Shopping Centre	Floor	Built-up Area (sq. ft.)	Range of Rental Rates (RM per sq. ft./month)	
			2024	2025
Gurney Plaza	Basement	140 – 23,670	15.36 – 15.30	15.49 – 15.59
	Ground	129 – 113,742	8.87 – 19.70	8.81 – 19.29
	First Floor	140 – 53,303	11.72 – 15.59	11.72 – 15.59
	Second Floor	140 – 9,580	9.49 – 9.50	9.49 – 9.50
	Third Floor	140 – 11,238	8.63 – 8.93	8.81 – 8.93
	Fourth floor	140 – 5,554	7.59 – 7.80	7.59 – 7.80
	Fifth floor	108 – 1,819	11.39 – 11.50	11.39 – 11.50
Gurney Paragon	Lower Ground Floor (Main Area)	269 – 2,605	9.70 – 15.30	9.70 – 15.30
	Lower Ground Floor	312 – 21,356	2.90 – 8.02	2.90 – 6.90
	First Floor (Main Area)	1,012 – 2,530	20.50 – 38.50	20.50 – 38.50
	First Floor	398 – 4,069	8.30 – 18.30	8.30 – 18.30
	Second Floor (Main Area)	323 – 7,007	9.40 – 25.00	9.40 – 25.00
	Second Floor	786 – 3,401	4.70 – 8.30	4.70 – 8.30
	Third Floor (Main Area)	344 – 1,141	12.50 – 25.00	12.50 – 25.00
	Third Floor	484 – 7,093	1.73 – 7.90	1.73 – 7.90
	Fourth Floor (Main Area)	463 – 764	10.80 – 14.00	10.80 – 11.80
	Fourth Floor	495 – 30,613	2.70 – 8.85	2.70 – 8.85
	Fifth Floor (Main Area)	474 – 1,399	9.70 – 15.00	9.70 – 15.00
	Fifth Floor	474 – 8,902	3.50 – 7.40	2.70 – 7.40
	Sixth Floor (Main Area)	840 – 1,356	8.00 – 8.02	8.00 – 8.02
	Sixth Floor	517 – 9,494	2.70 – 5.00	2.70 – 5.00
	Seventh Floor	161 – 11,926	0.58 – 4.80	0.58 – 4.80
Eighth Floor	312 – 39,460	1.10 – 2.30	1.10 – 2.30	
1 st Avenue	Lower Ground Floor (Main Area)	280 – 1,970	9.75 – 14.03	9.75 – 14.03
	Lower Ground Floor	549 – 21,808	1.80 – 9.04	1.80 – 9.04
	Ground Floor (Main Area)	226 – 1,518	11.15 – 36.98	11.15 – 36.98
	Ground Floor	484 – 9,322	2.98 – 7.74	2.98 – 7.74
	First Floor (Main Area)	915 – 1,819	10.50 – 21.27	10.50 – 21.27
	First Floor	463 – 9,192	2.00 – 8.22	2.00 – 8.22
	Second Floor (Main Area)	667 – 710	11.24 – 14.96	11.24 – 14.96
	Second Floor	915 – 9,009	3.00 – 8.00	3.00 – 8.00
	Third Floor (Main Area)	850 – 3,294	4.39 – 7.70	4.39 – 7.70
	Third Floor	3,466 – 25,198	2.00 – 2.30	2.00 – 2.30
	Fourth Floor	463 – 20,268	1.85 – 7.60	1.85 – 7.60

Sources: NAPIC/Knight Frank Research

PROPERTY MARKET OVERVIEW 2025

(cont'd)

RETAIL MARKET OVERVIEW (cont'd)

4.0 PENANG (cont'd)

4.4 Capital Values

Notable transactions of shopping centres in Penang are highlighted in the table below. There was no notable transaction recorded in 2025.

Table 6: Penang - Notable Transactions of Shopping Centres, 2019 to 2023

Date of Transaction	Building Name	Location	Estimated Net Lettable Area (sq. ft.)	Consideration (RM)	Price (RM/sq. ft.)	Purchaser
2023	Queensbay Mall ⁽¹⁾	Bayan Lepas	883,111	990,500,000	1,122	MTrustee Bhd
2020	Kompleks Bukit Jambul ⁽²⁾	Bukit Jambul, Penang	145,843	25,500,000	175	Iman Ikhlas (M) Sdn. Bhd.
2019	Island Plaza ⁽³⁾	Georgetown	326,800	N/A ⁽⁵⁾	N/A	Reportedly to be a Hong Kong businessman
2019	1 st Avenue Mall ⁽⁴⁾	Georgetown	407,076	153,000,000	376	I Homes Properties Sdn. Bhd.

Sources: RCA / JPPH / Knight Frank Research

Notes:

- (1) Queensbay Mall: MTrustee Berhad, on behalf of CLMT, had on 9 November 2022 entered into the following in respect of the Proposed Acquisition: (i) a conditional sale and purchase agreement (SPA) with Special Coral Sdn. Bhd. to acquire 433 strata titles within Queensbay Mall for a purchase consideration of RM984.48 million; and (ii) a conditional share purchase agreement with Retail Galaxy Pte Ltd to acquire all the issued and paid-up share capital of Scenic Growth Sdn. Bhd., Luxury Ace Sdn. Bhd., Success Idea Sdn. Bhd. and Milky Way Properties Berhad, which collectively hold 5 strata titles within Queensbay Mall for a total purchase consideration of RM3.45 million. As of October 2022, the occupancy rate of the freehold mall stood at 95%.
- (2) MJ Properties Sdn. Bhd., an indirect 98.21%-owned subsidiary of Malayan United Industries Berhad, entered into a sale and purchase agreement (SPA) with Iman Ikhlas (M) Sdn. Bhd. to dispose of a freehold retail space known as Lot 3A-B, G-M01, Basement and Ground Floor of Kompleks Bukit Jambul, with a net lettable area of circa 145,843 sq. ft. for a total consideration of RM25,500,000.
- (3) Island Plaza: Prior to this transaction, in April 2019, the property was sold to Frasers Property JV Frasers Centrepoint Trust by Pramerica REI for an undisclosed amount. Previously in 2007, it was sold to Pramerica REI by Belleview Group Dev for a consideration of RM120 million or circa RM367 per sq. ft.
- (4) 1st Avenue Mall: Prior to this transaction, in April 2019, it was sold to Frasers Property JV Frasers Centrepoint Trust by Pramerica REI for an undisclosed amount.
- (5) N/A = Not Available

PROPERTY MARKET OVERVIEW 2025

(cont'd)

RETAIL MARKET OVERVIEW (cont'd)

5.0 RETAIL MARKET OUTLOOK

Malaysia's retail sales expanded by 3.8% in 2024, marking a continued normalisation following the more subdued growth of 2.2% in 2023. In the first nine months of 2025, retail sales growth was registered at 4.9%, with momentum expected to strengthen to 5.0% y-o-y in 4Q2025, reflecting improved consumer sentiment and sustained spending activity. In parallel, Malaysia's economy grew by 5.2% in 2025 and is projected to grow between 4.0% to 4.5% in 2026, underpinned by resilient domestic demand. Inflation is expected to remain contained over this period, supporting household purchasing power and providing a stable backdrop for retail consumption.

From a cost perspective, policy adjustments in 2025 – including expansion of the Sales and Services Tax (SST), higher electricity tariffs and the rollout of targeted fuel subsidies for diesel and RON95 – have introduced cost pressures for both retailers and consumers. While these measures may weigh more noticeably on small and medium enterprises (SMEs), the overall impact has been partially mitigated by contained inflation and steady consumer demand, prompting businesses to focus on pricing discipline, operational efficiency and supply chain efficiency.

Looking ahead, Budget 2026 continues with measures to sustain household incomes and consumption. Allocations for Sumbangan Tunai Rahmah (STR) and Sumbangan Asas Rahmah (SARA) will increase to RM15 billion, complemented by extended tax reliefs and incentives for home ownership, green technology and childcare. These build on earlier measures introduced in Budget 2025, including EPF Account 3 withdrawals, a 13% salary adjustment for civil servants, and the increase in the minimum wage to RM1,700. Collectively, these initiatives are expected to help stabilise consumer sentiment and support retail spending into 2026.

The retail property landscape continues evolving along consumer trends. In Klang Valley, recent completions such as KLGCC Mall and Sunway Square Mall reflect a shift towards integrated, lifestyle-oriented formats that emphasise convenience, experiential offerings and placemaking. With a sizeable volume of new space entering the market (2025: 2.6 million sq. ft. completed; 2026: 2.7 million sq. ft. scheduled), competition among malls is expected to create overlapping catchments, prompting more selective leasing strategies and greater differentiation in tenant mix and positioning. Concurrently, asset repositioning is gaining momentum as older malls are reconfigured into multipurpose lifestyle hub with improved layouts, curated tenants and digital integration.

In Penang, the upcoming completion of The Waterfront Shoppes in 2026 is expected to introduce some competition within the island's prime retail segment. While no major new supply was delivered in 2025, softer occupancy levels suggest a period of market adjustment, as existing malls recalibrate tenant strategies ahead of new additions. Nevertheless, the retail market is expected to remain broadly stable, supported by steady local spending, improving tourism flows and limited large-scale supply beyond the near term.

Overall, Malaysia's retail sector is expected to remain supported by resilient domestic demand, a stable inflation environment and continued policy support, even as operators navigate higher operating costs and a more competitive leasing landscape. Growth prospects remain underpinned by household income measures, tourism recovery and evolving retail formats that are increasingly aligned with experiential, value-driven consumption patterns.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

The Board of Sentral REIT Management Sdn Bhd being the Manager of Sentral REIT presents this Corporate Governance Overview Statement, outlining the corporate governance approach, focus areas and priorities for the Financial Year ended 31 December 2025 ("FY2025").

The Manager is cognisant of the importance of having well-balanced, purposeful and comparable corporate governance disclosures which allow stakeholders to appreciate how the intended outcomes of good corporate governance were attained against the strategic business course that Sentral REIT is charting towards.

In this regard, the Board endeavours to provide stakeholders with an informative and comprehensive disclosure of how good corporate governance practices are infused into the fabric of Sentral REIT's overall decision-making process.

This Corporate Governance Overview Statement is a supplement to the Corporate Governance Report, based on the updated prescribed format so as to provide a detailed account on the application of Sentral REIT's corporate governance practices vis-à-vis the Malaysian Code on Corporate Governance as updated in 2021 ("MCCG") during the FY2025. The Corporate Governance Report is made available on Sentral REIT's corporate website, <https://sentralreit.com/>, as well as via an announcement on the website of Bursa Malaysia Securities Berhad ("Bursa Securities"). The Corporate Governance Overview Statement and Corporate Governance Report are made pursuant to paragraph 15.25(1) of the Main Market Listing Requirements of Bursa Securities ("Listing Requirements") and are narrated with reference to the guidance provided in Practice Note 9 of the Listing Requirements and the Corporate Governance Guide (4th Edition) issued by Bursa Securities.

This Corporate Governance Overview Statement should also be read in tandem with the other statements in this Annual Report (e.g. Statement on Risk Management and Internal Control, Audit & Risk Committee ("ARC") Report, Nomination & Remuneration Committee ("NRC") Report as well as the Sustainability Statement) as the application of certain corporate governance practices are further explained in the respective statements or reports.

CORPORATE GOVERNANCE APPROACH

The Manager is aware that purposeful designed and focused implementation of Sentral REIT's corporate governance framework is of paramount importance in ensuring successful execution of strategies and business plans, informed monitoring of performance and prudent risk management. In particular, the Board and Management of the Manager are aware of their responsibility to act in good faith, with due care and diligence, and in the best interests of its Unitholders by exemplifying the principles of accountability, objectivity and transparency.

Sentral REIT's approach to corporate governance is premised on:

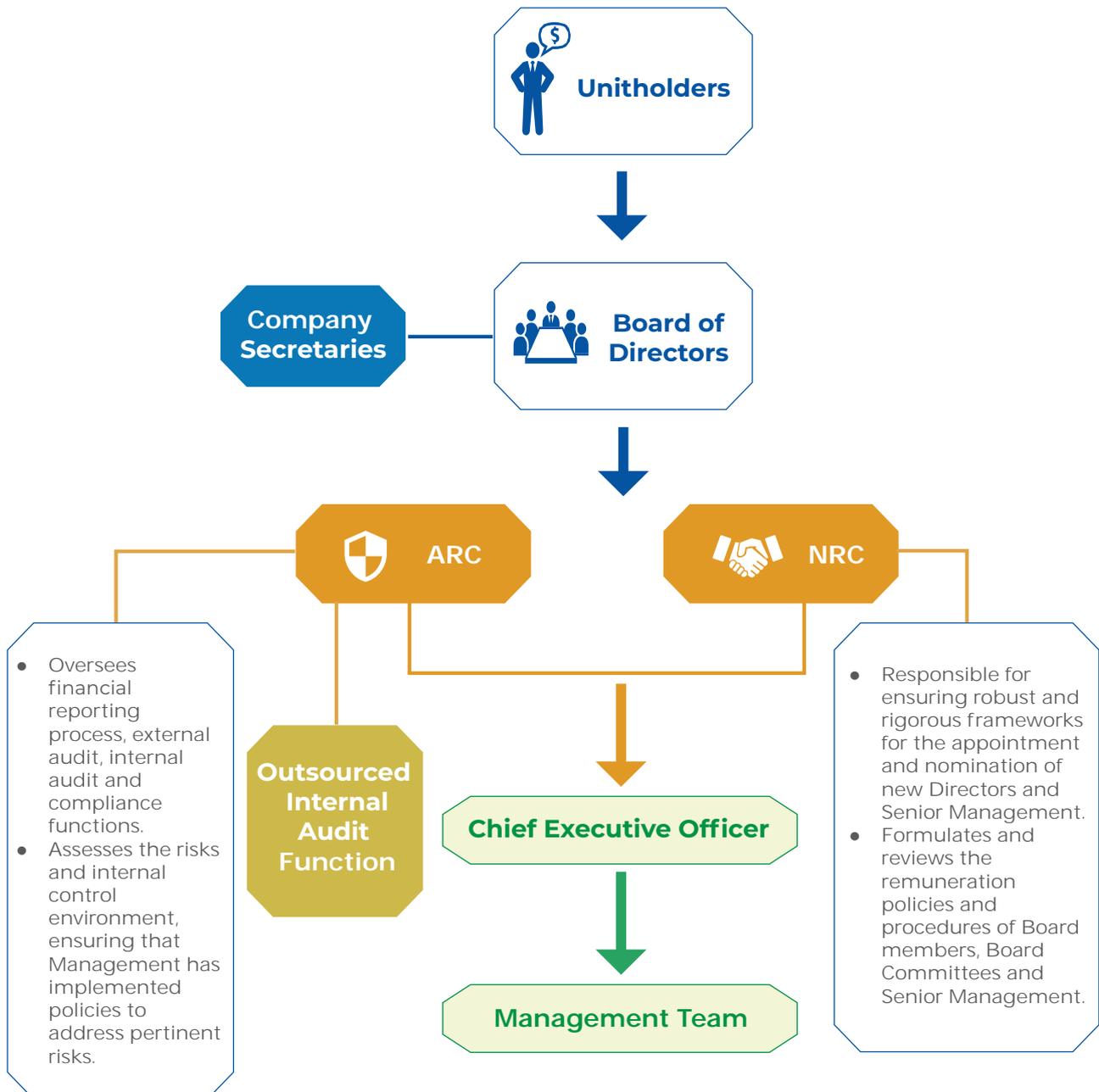
- Driving sustainable value for Unitholders over the long-term through the alignment of the interests of Sentral REIT's Unitholders with that of the Board and Management of the Manager;
- Sustaining the long-term growth and profitability of Sentral REIT whilst prudently managing risks; and
- Meeting stakeholder expectations of sound corporate governance as part of the Manager's broader responsibility to Unitholders, regulators, and the market.

The Manager's governance architecture is one of a robust yet flexible framework that guides and informs the day-to-day activities of Sentral REIT and its operations, policies and procedures. Given its fundamental role as a management company of Sentral REIT, the policies and procedures are applied with due consideration of Sentral REIT's business needs and core values, market trends and globally recognised better practices that are aligned with the ever-changing expectations of stakeholders.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

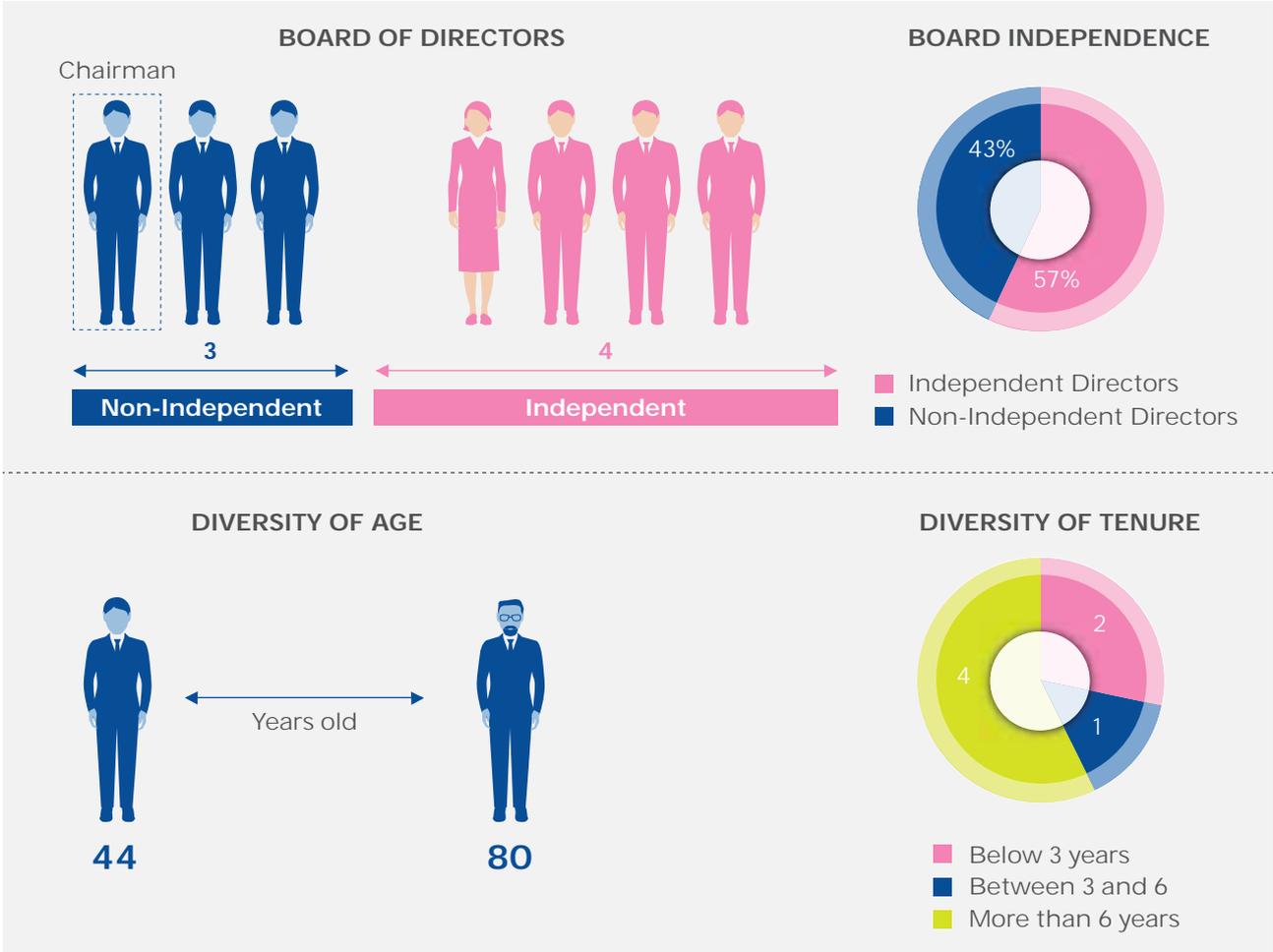
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In order to discharge its oversight and governance roles and responsibilities, the Board has established two (2) Board Committees, namely, the ARC and the NRC. The Board retains collective oversight over the Board Committees and is regularly apprised on the proceedings of these Committees through the respective Board Committee Chairman. Any recommendations would be subsequently escalated to the Board for the requisite approval. In order to avert any potential self-review threat, the Board Chairman does not occupy membership in any of the Board Committees. The governance architecture in place is illustrated below:

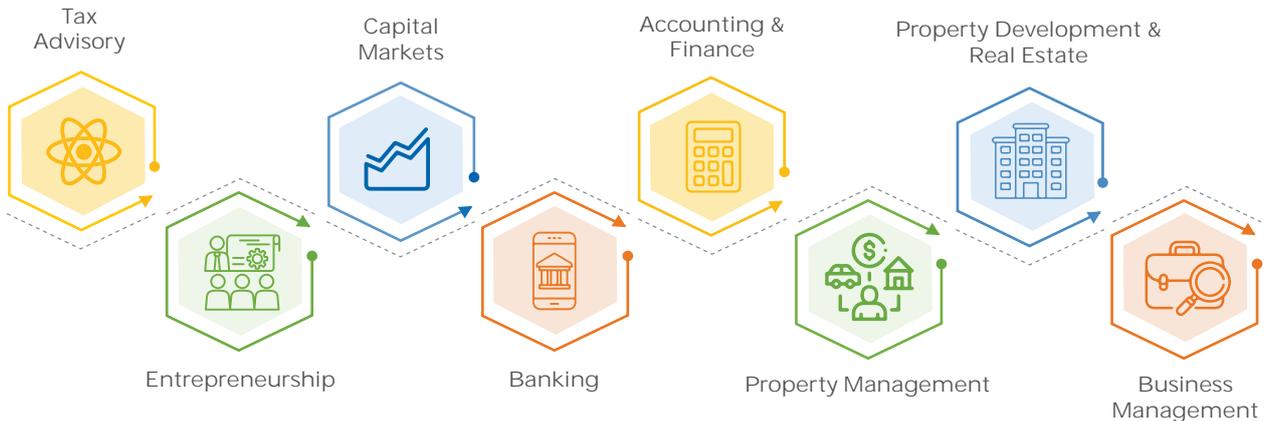


CORPORATE GOVERNANCE OVERVIEW STATEMENT

(cont'd)



The Board believes its current composition is appropriate for the scope and scale of Sentral REIT’s business operations, as it brings a broad range of experience and complementary skills that enable effective oversight of Sentral REIT’s strategic objectives. The current Board comprises members with expertise in property development and real estate, accounting and finance, corporate finance, banking, tax advisory, economics, entrepreneurship and property management, supporting informed and balanced decision-making at Board level. A non-exhaustive list of some of the Directors’ skill sets is outlined below:



CORPORATE GOVERNANCE OVERVIEW STATEMENT

(cont'd)

SUMMARY OF CORPORATE GOVERNANCE PRACTICES

The Manager has applied all the Practices encapsulated in the MCCG for the FY2025, save for the following:

- Practice 5.9 (Board to comprise 30% women Directors)
- Practice 5.10 (Disclosure of company policy on gender diversity on Annual Report); and
- Practice 8.2 (Disclosure of top five Senior Management personnel's remuneration on a named basis and in bands of RM50,000)

In addition to the standard Practices encapsulated within the MCCG and as a higher order practice, the Manager has adopted the following Step-Up Practices:

- Step Up Practice 5.4 (Nine-year tenure limit for Independent Directors;) and
- Step Up Practice 9.4 (The Audit Committee should comprise solely of independent Directors)

The Manager has provided a clear explanation on its departure from the said practices taking into consideration the flexibility provided under the MCCG framework. As Sentral REIT emerges from a challenging operating environment, the Manager is committed to implementing the departed Practices within the timeframe outlined in the Corporate Governance Report.

The explanations provided on the said departures are supplemented with a description on the alternative measures that are in place to achieve the Intended Outcome of the departed Practices, and measures that Sentral REIT intends to take to adopt the departed practices as well as the timeframe for adoption of the departed Practices.

These measures and timeframe represent the Manager's unwavering commitment to adopt higher order practices, given that it is not mandatory for companies that fall outside of the definition of a Large Company to do so.

Additional details on the Manager's application of each individual Practice of MCCG are available within the Corporate Governance Report which is published on Sentral REIT's corporate website as well as via an announcement on the website of Bursa Securities.

A summary of Sentral REIT's corporate governance practices with reference to MCCG is outlined below and in the ensuing pages of this Corporate Governance Overview Statement.

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS

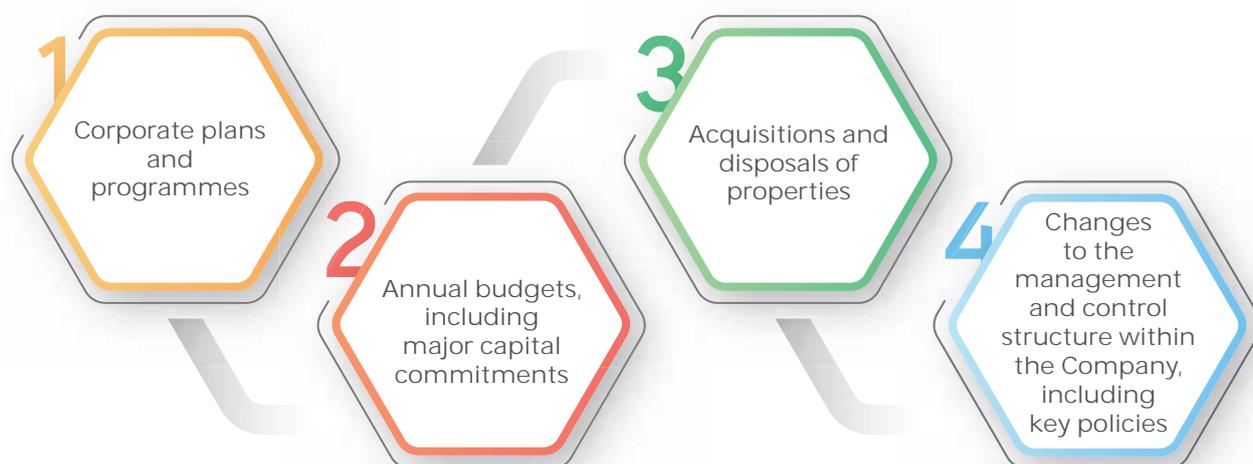
Roles and Responsibilities of the Board

The Board is collectively accountable for setting the strategic course and overseeing the subsequent execution of these strategies. The Board is accountable to the Unitholders and various other stakeholder groups in ensuring that it provides effective oversight over Management conduct, ensures prudent risk management and robust internal control systems are in place as well as incorporating regular reviews over Sentral REIT's systems to ensure their adequacy, veracity and efficacy.

The Board is guided by the Board Charter which sets out the purpose, composition, and principal responsibilities of the Board as well as acts as the source literature for Board members in the discharge of their fiduciary duties. The Board Charter incorporates provisions that provide for the clear demarcation of the responsibilities of the Board and Management and includes "Reserved Matters" for the Board as illustrated below:

CORPORATE GOVERNANCE OVERVIEW STATEMENT

(cont'd)



The Board Charter and the Terms of Reference of the respective Board Committees are periodically reviewed and revised to integrate the variations to the Companies Act 2016, Listing Requirements, Guidelines on Listed REITs by Securities Commission Malaysia as well as MCGG to ensure acquiescence to mandatory requirements and better practices. The Board Charter is made available on Sentral REIT's website at <https://sentralreit.com/>.

The Board and Board Committees are supported by two qualified and experienced joint Company Secretaries, who provide the Board with periodic updates on the latest regulatory developments. The Company Secretaries are members of the Malaysian Institute of Chartered Secretaries & Administrators ("MAICSA") with the officers being Mohamed Noor Rahim Bin Yahaya (MAICSA 0866820/SSM PC No. 202008002339) and Ho Ngan Chui (MAICSA 7014785/SSM PC No. 202008001773) respectively. The Company Secretaries also advise and support the Board in upholding high standards of corporate governance and facilitate the flow of information from Management to the Board.

As counsels to the Board, the Company Secretaries possess the knowledge and experience to carry out their duties which have evolved from merely advising on administrative matters to one of diverse nature as illustrated by the "FAME" moniker below:



The Board is also supported by a Compliance Officer who monitors and ensures compliance with the Listing Requirements and all applicable guidelines set out by Securities Commission Malaysia and securities laws relating to Sentral REIT.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

(cont'd)

The roles, responsibilities and authorities of the Board, Board Committees, individual Directors, Company Secretaries and Compliance Officer are clearly outlined in the Board Charter, which serves as an authoritative governance document and induction literature. As mentioned, the Board Charter is made available on Sentral REIT's website and is reviewed periodically to ensure it reflects the ever-changing environment in which the Manager operates so as to remain contemporary.

In relation to Board meetings, the Board and its Committees have met with sufficient regularity to deliberate on matters under their purview. Directors have devoted sufficient time to prepare, attend and actively participate during the Board and Board Committee meetings. Led by the Chairman, Directors are frequently called upon to express their views and play a key part in making the Board meetings a participatory environment. During the year, the Board has met on a frequency of four (4) times to hold discussions on key matters pertaining to the Manager and Sentral REIT.

The attendance of the Directors for the meetings of the Board and Board Committees is illustrated below:

Director	Board	ARC	NRC
Tan Sri Saw Choo Boon	4/4	-	-
Kwan Joon Hoe	4/4	-	-
Ann Wan Tee	4/4	-	2/2
Datuk Kamalul Arifin bin Othman	4/4	4/4	2/2
Frances Po Yih Ming	4/4	4/4	2/2
Hizamuddin bin Jamalluddin	4/4	4/4	-
Aminuddin bin Mohd Arif	4/4	4/4	-

Legend:

 Board/Board Committee Chairman

 Member

The Board is assisted by the ARC and the NRC, which are entrusted with specific responsibilities in order to provide critical support in discharging its oversight function. The Board Committees are granted the authority to function in accordance with their respective Terms of Reference to ensure enhanced objectivity and independence within Board Committee deliberations. The ultimate responsibility for the final decision on all matters deliberated at Board Committees are vested with the Board. Memberships of the Board Committees and their respective Terms of Reference are refreshed periodically.

The primary responsibility of an Independent Non-Executive Director is to act as a safeguard to the interests of minority Unitholders and other stakeholders. As such, the Independent Non-Executive Directors play a cardinal role in ensuring transparency and preserving accountability. This is further fortified by the placement of Independent Non-Executive Directors as Chairmen of the two respective Board Committees as well as majority independent committee members which serves to infuse greater impartiality in the Board's decision-making process. Non-Independent Non-Executive Directors on the other hand also play a crucial role in their responsibilities for strategy and business performance. Their views are balanced by their duty to act in the best interest of the Manager and Sentral REIT while being entrusted to relay the viewpoints of their nominators.

In line with good corporate governance practices, there is a clear distinction between the role of the Chairman and the CEO. The Chairman oversees the conduct, governance and effectiveness of the Board while the CEO is tasked with managing Sentral REIT's business operations and implementing policies, strategies and decisions adopted by the Board. This provides for a balance of power and authority, increased accountability and greater capacity of the Board for objective decision-making.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

(cont'd)

Chairman

Tan Sri Saw Choo Boon

Responsible for the overall leadership and efficient functioning of the Board

CEO

Derek Teh Wan Wei

(Served as CEO until 27 November 2025)

Tay Hui Ling

(Appointed on 26 January 2026)

Responsible for the day-to-day management and businesses of SRM

The Board acknowledges its role in leading from the front and laying the groundwork in embedding an ethical culture across the Manager's operations. Premised on this, the Board formalised and implemented a Code of Business Ethics ("Code"), which is regularly reviewed and monitored to foster an ethical culture within all facets of the operations. The Code serves as a guide and reference to Directors and employees to live up to high ethical business standards. It provides guidance on the conduct of business and their duties, in a manner that is efficient, effective and fair.

An illustration covering selected salient areas captured within the Code is shown below:



In terms of structural oversight over sustainability strategies, priorities and targets, it is reposed at the Board level with Management being responsible for operational execution. The Board appreciates the fact that Sentral REIT's internal and external stakeholders should be well informed on the Manager's sustainability strategies, priorities, targets as well as overall performance as articulated in the Manager's Sustainability Statement. Accordingly, the Board also keeps itself apprised with latest sustainability developments through capacity building efforts and the proactivity as well as responsibility of the Board on this front are evaluated through periodic Board Effectiveness Evaluation exercise. As for Senior Management personnel, a weighted proportion of their key performance indicators are pegged to sustainability considerations with a nexus to executive compensation packages.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

(cont'd)

Board Composition

The Board endeavours to ensure that its configuration appropriately reflects the requisite boardroom elements with respect to skill sets, experience and diversity.

The Board is mindful of Practice 5.2 of MCCG which stipulates that at least half the Board should comprise Independent Directors. The Board is presently composed of four (4) Independent Non-Executive Directors and three (3) Non-Independent Non-Executive Directors. Currently, the Board comprises exclusively Non-Executive Directors. Non-Executive Directors are external to the day-to-day operational duties of the Manager, making them inherently detached from the Management. By virtue of having all Non-Executive Directors on the Board, a facilitative environment is created for policy making at the Board level as well as ensuring effective oversight of the Management.

To add a layer of further reinforcement, the clear demarcation of responsibilities between the Board and the Management also allows key operational and investment decisions by the Management to be challenged and questioned by the Board in a rigorous manner. The Board believes that the current configuration allows for adequate checks and balances, safeguarding against disruptive power plays and divisive factionalism within the boardroom.

Appointments to the Board are made via a formal, rigorous and transparent process and taking into account the objective criteria set by the Board which are evaluated by the NRC such as leadership experience, skill sets, knowledge, diversity of background, integrity, professionalism and time commitment. In the context of Independent Non-Executive Directors, the NRC assesses the candidate's ability to bring the element of detached objectivity and impartial judgement to the boardroom deliberations. The NRC also conducts review of the Board size and composition to identify any gaps in its configuration. The Board is of the view that its composition represents a good fit with the present scope and scale of the Manager's business operations. The wealth of experience and diverse set of skills enable the Directors to provide valuable perspectives in order to exercise robust oversight of the Manager's strategic objectives.

The Board also acknowledges that a cognitively diverse board is better placed to avert 'group think', 'blind spots' and insularity, particularly in the context of the dynamic REIT sector in which the Manager and Sentral REIT operates in. The Board is cognisant of the clear and compelling need for members who appreciate disruptions to business, understand the challenges affecting the industry and determine what changes are needed to ensure business sustainability.

Within the domain of gender, the Board presently has 14% female representation on the Board. While this is below the 30% threshold advocated in the MCCG, it is in compliance with the Securities Commission Malaysia's Listed Real Estate Investment Trust (REIT) Guidelines, which require at least one woman director on the Board. The Board is aware that this is relatively lower than the 30% yardstick as advocated in the MCCG. In addition, the Securities Commission's Guidelines on Corporate Governance for Capital Market Intermediaries calls upon capital market entities to undertake the necessary measures to ensure the board comprises at least 30% women directors. Notwithstanding, the Board is committed to not only bridging this shortfall but will endeavour to join the 34.1%¹ of top 100 public listed companies which have met the 30% target as stipulated in the MCCG as a higher order corporate governance aspiration. To this end, the Board through the NRC shall remain steadfast in continuously identifying and assessing suitably qualified female candidates for nomination.

¹ [Corporate Governance Monitor 2025](#)

CORPORATE GOVERNANCE OVERVIEW STATEMENT

(cont'd)

Board Effectiveness Evaluation

The Board Effectiveness Evaluation ("BEE") aims to evaluate the performance of the Board, Board Committees and individual Directors, identifying areas for improvement where required. An external consultant will be engaged to carry out the BEE once every three (3) years or as and when the Board deems necessary to facilitate an objective and independent board evaluation. During the year under review, the BEE was conducted internally through the NRC, facilitated by the Company Secretaries.

The BEE questionnaires were tailored to the specific needs and nuances of the Board which comprised as assessment of the Board of Directors, Directors' Skill Set, Directors' Self and Peer Assessment, Assessment on Independent Directors and Assessment on Board Committees.

The results of the BEE, covering the performance of the Board as a whole and its Board Committees, were reviewed by the NRC and was presented to the Board at the meeting held on 23 January 2026. The overall results of the 2025 BEE were generally positive, with the Board expressing satisfaction with the performance of both the Board and its Committees. The assessment indicates that the Board and its Committees are effective and operate well within established parameters. Any areas identified for improvement will be addressed through targeted action plans.

Directors' Training and Continuing Education Programmes

During the year under review, Directors of the Manager have optimised the opportunities to enhance their expertise and knowledge through the participation of the following professional development programmes:-

Attended by	Date	Organiser	Particulars of training programmes attended
Tan Sri Saw Choo Boon	21 January 2025	KSI Strategic Institute for Asia Pacific	The 2025 Malaysia Economic and Strategic Outlook Forum
	18 February 2025	Securities Industry Development Corporation (SIDC)	SIDC – MACFE Fraud Conference 2025
	14 April 2025	World Bank	Malaysia Economic Monitor : Sustainable Shifts : Driving Malaysia's Private Sector Forward
	18 June 2025	World Bank	Future Jobs - Robots, AI and Digital Platforms in East Asia and Pacific
	1 July 2025	World Bank	Green Technologies – Decarbonizing Development in East Asia and Pacific
	17 July 2025	National Chamber of Commerce and Industry of Malaysia (NCCIM)	NCCIM National Economic Forum 2025
	26 August 2025	SIDC	Corporate Investigation : Protocols & Deception Detection
	27 August 2025	Federation of Malaysian Manufacturing (FMM)	ASEAN Manufacturing Youth Conference
	9 September 2025	GS1 Malaysia	GS1 Malaysia Summit 2025 : Advancing Sustainability & Circularity
	3 October 2025	World Bank	From Bytes to Benefits : Digital Transformation as a Catalyst
	9 October 2025	World Bank	Jobs – East Asia & Pacific Economic Update
	29 October 2025	FMM	Post Budget 2026 Outlook

CORPORATE GOVERNANCE OVERVIEW STATEMENT

(cont'd)

Attended by	Date	Organiser	Particulars of training programmes attended
Ann Wan Tee	21 May 2025	Malaysian Investment Banking Association	Inside the Structured Products Market : Insights and Opportunities from Malaysia and Hong Kong
	3 November 2025	MRCB/CKM Advisory Sdn Bhd (CKM Advisory)	Enhanced Conflict of Interest Framework (Updated Edition)
Kwan Joon Hoe	21 May 2025	Malaysian Investment Banking Association	Inside the Structured Products Market : Insights and Opportunities from Malaysia and Hong Kong
	31 October 2025	SIDC	Emerging and Current Regulatory Issues in the Capital Market
Datuk Kamalul Arifin bin Othman	19 – 20 February 2025	Institute of Corporate Directors Malaysia (ICDM)	Mandatory Accreditation Programme Part II : Leading for Impact
	3 July 2025	Malaysian Institute of Property and Facility Managers	Sustainable Property Management in Kuala Lumpur
	3 November 2025	MRCB/CKM Advisory	Enhanced Conflict of Interest Framework (Updated Edition)
	3 November 2025	RISM Academy Royal Institutions of Surveyors Malaysia	Applying Value Management to the Construction Projects along Belt and Road Regions
Frances Po Yih Ming	15 January 2025	PricewaterhouseCoopers (PwC)	PwC Malaysia's Corporate Directors Survey 2024
	14 February 2025	Stewardship Asia Centre (SAC)/ICDM	Impact in Action : From Leadership to Stewardship
	19 – 20 February 2025	ICDM	Mandatory Accreditation Programme Part II : Leading for Impact
	7 April 2025	Climate Governance Malaysia (CGM)	National Climate Governance Summit 2025
	13 May 2025	PwC	AI Leadership Conference
	3 September 2025	ICDM	Boardroom Blindspots : How Our Perception of Risk Influence our Boardroom Effectiveness
	8 September 2025	Asia School of Business	Climate First...or Last?
	25 September 2025	Malaysian Institute of Accountants (MIA)	Conduct of Directors and Common Breaches of Listing Requirements
	23 October 2025	ICDM	ICDM BAC Dialogue & Networking Session Raising the Bar : Strengthening Board Audit Committee Oversight
	30 October 2025	PwC	PwC Budget 2026 Seminar
	3 November 2025	MRCB/CKM Advisory	Enhanced Conflict of Interest Framework (Updated Edition)
12 November 2025	MIA	Mastering Tax Appeals & Trials : Strategies, Procedures and Latest Case Laws	

CORPORATE GOVERNANCE OVERVIEW STATEMENT

(cont'd)

Attended by	Date	Organiser	Particulars of training programmes attended
Hizamuddin bin Jamalluddin	30 June 2025	SharLife	Shariah Screening and Compliance for Cryptocurrency
	13 October 2025	Asia School of Business	Financial Institutions Directors' Education Programme
Aminuddin bin Mohd Arif	28 July 2025	ICDM	Bursa Malaysia – Strategic Oversight in Strategy Implementations : Getting Execution Right at the Board Level
	25 August 2025	PwC	A Director's Guide to e-Invoicing and MyInvois Portal : All you need to know about e-Invoicing as Director

Remuneration

The NRC assists the Board in developing an appropriate remuneration framework for Non-Executive Directors. The remuneration framework is kept robust and competitive, designed to attract and retain the best of talents and is aligned to the long-term strategies and risk appetite of Sentral REIT.

As an incremental measure and as a commitment to better corporate governance practices, the Board had, in year 2021, engaged KPMG Management & Risk Consulting Sdn Bhd to conduct a remuneration benchmarking exercise for its Non-Executive Directors and facilitated the formulation of the Manager's Remuneration Policy for Non-Executive Directors. The Remuneration Policy for Non-Executive Directors was approved on 10 November 2022. The effectiveness of the remuneration framework was also triangulated in the preceding externally facilitated Board Effectiveness Evaluation exercise.

The remuneration of Non-Executive Directors is set to commensurate with their responsibilities, time commitment, experience, expertise and the complexity of the Manager's activities and business and is in line with market norms. Non-Executive Directors are remunerated via fees and meeting allowances and such allowances are paid by the Manager, not Sentral REIT.

As for Senior Management, the components of remuneration packages have been structured to link rewards to individual and corporate performance including sustainability considerations.

The detailed disclosure of the remuneration of individual Directors is disclosed in the Manager's Corporate Governance Report under Practice 8.1.

Sustainability

The Board is fully committed to embedding Environmental, Social and Governance (ESG) related considerations into the fabric of Sentral REIT's operational landscape in alignment with latest regional and global trends. Sentral REIT's core sustainability values, initiatives and performance are communicated to stakeholders through the Sustainability Statements presented on pages 93 to 214 of this Annual Report.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

(cont'd)

PRINCIPLE B : EFFECTIVE AUDIT AND RISK MANAGEMENT

Audit & Risk Committee

On 5 August 2021, the Audit Committee was renamed Audit & Risk Committee ("ARC"), with the responsibility of the ARC being extended to include overseeing the risk management function.

ARC was established to assist in safeguarding the integrity over Sentral REIT's financial reporting, internal and external audit and risk management as well as internal control processes as part of the Board's commitment to provide stakeholders with a clear, balanced and comprehensive assessment of Sentral REIT's financial performance. In order to facilitate efficiency, matters relating to business considerations and performance expectations are discussed directly at the Board level while the ARC focuses on governance, audit, risk and internal controls as well as financial reporting matters from the perspective of veracity and comprehensiveness of information.

The ARC has a Terms of Reference, which sets out its key roles and responsibilities. The Terms of Reference was updated to incorporate its expanded role and is disclosed in Sentral REIT's website. The expanded role of the ARC includes reviewing the effectiveness of the risk management framework adopted, the risk management processes employed and providing assurance to the Board on the adequacy and effectiveness of the risk management framework.

Recognising that independence is the cornerstone of a well-performing ARC, the Board continues to uphold the higher-order practice of ensuring that the ARC comprises solely Independent Non-Executive Directors. The position of the Chairman of the ARC is currently held by Frances Po Yih Ming since 14 June 2024. Notwithstanding, the vast experience of the members in the areas of accounting, finance and taxation allows the ARC to collectively possess the requisite financial literacy and business acumen which are prerequisites for sound understanding of Sentral REIT's financial matters.

The ARC has unrestricted access to both the outsourced internal and external auditors, who in turn reports directly to the ARC. The ARC has established prescribed and transparent arrangements to maintain an appropriate relationship with the auditors. During the year under review, the auditors have performed its respective audits in accordance with the terms of relevant professional and regulatory requirements.

The ARC Report, which provides detailed articulation on the composition of the ARC, its responsibilities and key activities during the year, is outlined on pages 82 to 84 of this Annual Report.

Risk Management and Internal Audit

In an increasingly complex and ever-evolving marketplace, it has become imperative to have a robust yet dynamic risk management and internal control framework to stay ahead of disruptive forces that are inherent in the core businesses of Sentral REIT. The Board as aided by the ARC that performs periodic review and closely monitors the resilience of the risk management and internal control framework to ensure its adequacy and effectiveness.

The risk management framework put in place covers the structures, policies, processes and resources to identify, measure, evaluate, monitor, report and control or mitigate both internal and external sources of material risks. Risk management has been part of the Manager's day-to-day operations and is embedded in its operational functions. The barometer for risk management is the risk register, which was formulated by the Management to capture and monitor key risk areas. The risk register is updated by the Management with the items being prioritised in terms of risk severity vis-à-vis the likelihood of that risk materialising and is reviewed by the ARC on a quarterly basis for reporting to the Board. Since 2024, the risk register has been expanded to include health and safety risks, ensuring that preventive measures are in place and that established health and safety policies are adhered to by all parties. Additionally, Sentral REIT's climate-related risk as approved by the Board has been incorporated into the risk register for ongoing monitoring. This is aimed at minimising the risk of hazards that could impact Sentral REIT's operations. The Management monitors and reports these risks quarterly, covering both health and safety risks and their compliance aspects.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

(cont'd)

During the year, the Manager had engaged an external third party, BDO Governance Advisory Sdn Bhd (“BDO Governance”) to carry out its internal audit function. The services of BDO Governance were enlisted with a view of assessing the adequacy and effectiveness of internal controls and risk management processes. The internal audit function reports directly and functionally to the ARC. The internal audit function has direct access to the Board through the Chairman of the ARC.

The Statement of Risk Management and Internal Control which provides an overview of Sentral REIT’S state of risk management and internal control, is outlined on pages 88 to 91 of this Annual Report.

PRINCIPLE C: INTEGRITY IN CORPORATE REPORTING AND MEANINGFUL RELATIONSHIP WITH STAKEHOLDERS

Communication with Stakeholders

The Manager is committed to keeping all its stakeholders abreast in a timely manner of all material business matters that impact the Manager and Sentral REIT. To this end, the Board ensures that mandatory disclosures are made through announcements to Bursa Securities as well as on Sentral REIT’S corporate website. The website is intuitively set up to ensure that pertinent information such as recent announcements, quarterly financial results as well as copies of recent notices and minutes of general meetings are easily accessible to all stakeholders.

This Annual Report is made publicly available on Sentral REIT’S and Bursa Securities’ website. It contains extensive details about Sentral REIT’S business activities and performance on both financial and non-financial fronts during the financial year. Whilst Sentral REIT endeavours to be as transparent as possible to its stakeholders, Sentral REIT is simultaneously mindful of the need to balance out legal and regulatory requirements governing the release of potentially material and price-sensitive information to the market. Accordingly, Sentral REIT practices factual reporting and does not engage in speculative announcements, particularly on property related transactions.

The Board is cognisant that a proactive approach towards stakeholder engagement will enhance the ability of stakeholders to make informed investment decisions that are based not only on Sentral REIT’S retrospective performance but also on its business proposition and outlook. The Manager has continuously reached out to investors by scheduling both physical and virtual meetings with analysts and investors to keep them apprised of Sentral REIT’S performance. More specifically, engagements with major institutional investors are undertaken on a quarterly basis. Sentral REIT welcomes stakeholder views and as such, may be contacted via the following avenues:



Mail

G27A, Level 3A, Block B,
Platinum Sentral,
Jalan Stesen Sentral 2,
Kuala Lumpur Sentral,
50470 Kuala Lumpur,
Malaysia



Telephone

(603) 2786 8080
(603) 2780 7988



Email

General Enquiries:
enquiries@sentralreit.com
Investor Relations Enquiries:
yusoff.iskandar@sentralreit.com

Conduct of General Meeting

General Meetings serve as the main platform for the Board and Senior Management of the Manager to present Sentral REIT’S financial highlights, investment portfolio updates, operational performance, market outlook, strategic trajectory and key matters. Unitholders are encouraged to actively participate at the General Meetings by raising questions and providing feedback to the Board and Senior Management.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

(cont'd)

In line with the updated requirement issued by Securities Commission Malaysia on 30 August 2024 which requires listed issuers to hold hybrid or physical general meetings effective 1 March 2025, the 13th Annual General Meeting of Sentral REIT ("13th AGM") was conducted fully physical at Grand Ballroom, Aloft Kuala Lumpur Sentral on 29 April 2025. The members of the Board were present to facilitate discussions with the Unitholders and to respond to any questions addressed to them.

The notice for the 13th AGM was issued on 28 March 2025, giving the Unitholders 30 days' notice which exceeds the 28-day requirement under MCCG best practices. The resolution tabled at the 13th AGM was voted by poll and the result was validated by Sky Corporate Services Sdn Bhd, an independent scrutineer.

Feedback gathered during the 13th AGM was evaluated and considered for further action by the Board and Senior Management. The minutes of the 13th AGM were made available on the corporate website of Sentral REIT on 9 May 2025, within 30 business days after the general meeting.

KEY FOCUS AREAS DURING THE FINANCIAL YEAR

The corporate governance focus areas of the Manager for FY2025 were as follows:

Key Focus area I: Board Composition

The Board is fully committed to adopting MCCG best practice of having at least 30% female representation. Although the 30% target was not achieved during the financial year under review, the Board has intensified its efforts to improve gender diversity by strengthening its selection and nomination process throughout the year.

In 2025, the NRC continued to identify and evaluate suitably qualified female candidates, taking into account amongst others, the skills matrix of the Board and Sentral REIT's strategic priorities.

Subsequent to the financial year, the appointment of a female Chief Executive Officer for the Manager, namely Tay Hui Ling on 26 January 2026 further reflects the Board's broader and unwavering commitment to strengthening gender diversity at leadership level, notwithstanding that the appointment does not form part of the Board composition for financial year under review.

The Board remains committed to progressing towards the MCCG target and will continue to prioritize the appointment of qualified female members of the Board as opportunities arise, with diversity forming a key consideration in all future Board appointments.

Key Focus area II: Sustainability Reporting

In the financial year under review, Sentral REIT continued to strengthen its sustainability governance framework. The Board has been actively involved in identifying and overseeing sustainability-related risks and opportunities.

In 2025, Sentral REIT further advanced its sustainable finance agenda through the implementation of its Sustainable Finance Framework ("Framework"). The Framework received a Gold Impact Assessment from MARC Ratings Berhad following the latter's review of the Framework. This recognition reflects the strength of Sentral REIT's approach to structuring financing that supports positive environmental and social outcomes, while remaining aligned with Sentral REIT's strategic growth objectives.

A detailed overview on Sentral REIT's sustainability efforts and performances is outlined in the Sustainability Statement on page 93 to 214 of this Annual Report.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

(cont'd)

Key Focus area III: Technology Risk Management

The Securities Commission Malaysia's revised Guidelines on Technology Risk Management ("Guidelines") came into effect on 19 August 2024. The Guidelines emphasize the importance of strengthening operational reliability, security and resilience against technology disruptions. A gap assessment of Sentral REIT's technology risk management practices, benchmarked against the requirements under the Guidelines was conducted and completed in July 2025. Following such assessment, the Board approved the implementation of the recommended action plans as part of the comprehensive five-phase compliance exercise ("Compliance Exercise"). The relevant technology risk management framework and associated policies, developed as part of Phase 2, have also been developed and approved by the Board.

Sentral REIT is expected to achieve compliance with the Guidelines by the end of financial year 2026.

CORPORATE GOVERNANCE PRIORITIES (2026 AND BEYOND)

Moving forward, the Board and the Management will continue to prioritize strengthening governance for the best interest of Sentral REIT, its Unitholders and other stakeholders. These priorities encompass key areas, ranging from completing the Compliance Exercise in adherence to the Guidelines, continuing efforts to enhance gender diversity on the Board to align with the MCCG requirements to advancing sustainability initiatives, such as the planned adoption of the IFRS Sustainability Disclosure Standards (IFRS S1 and IFRS S2) for Sentral REIT's annual reporting period beginning financial year 2026.

AUDIT & RISK COMMITTEE REPORT

The Audit & Risk Committee (“ARC”) is led by Frances Po Yih Ming, an Independent Non-Executive Director, who assumed the role of the Chairman of the ARC on 14 June 2024. Currently, the ARC comprises four (4) members all of whom are Independent Non-Executive Directors in line with Practice 9.4 (Step Up) of Malaysian Code of Corporate Governance, which recommends that the ARC should comprise solely Independent Directors.

Since the rename of the committee from Audit Committee to ARC on 5 August 2021 to reflect its roles and responsibilities in overseeing the risk management governance of Sentral REIT, the ARC has played an active role in assisting the Board to review and assess the risks and control environment, oversee financial reporting, evaluate the internal and external audit process as well as to review conflict of interest situations and related party transactions.

The key duties and responsibilities of the ARC as specified in its Terms of Reference are as follows:

- To consider the appointment, re-appointment, resignation, or dismissal of the external auditors based on their competence, audit quality, available resources, audit fees, and other relevant factors;
- To obtain and review written confirmation from the external auditors that they remain objective and independent throughout the audit, in line with professional and regulatory requirements;
- To review the audit plans and scope of audit examination of the external auditors;
- To review with external auditors with regards to issues and reservations arising from their interim and final audits;
- To review the quarterly and year-end financial statements, focusing particularly on:
 - Any changes in accounting policies and practices
 - Significant and unusual events
 - Significant adjustments and issues arising from the audit
 - The going concern assumption
 - Compliance with the applicable approved accounting standards and other legal requirements
- To review the external auditor’s management letter and management’s response;
- To do the following, in relation to the internal audit function:
 - Review the adequacy of the scope, functions, competency and resources of the internal audit function and that it has the necessary authority to carry out the work
 - Review the internal audit programme, control and processes, internal audit reports or investigation undertaken and whether appropriate action is taken to rectify any control weaknesses reported by the internal audit function
- To promptly report to Bursa Securities, where the ARC is of the view that a matter reported by it to the Board has not been satisfactorily resolved resulting in a breach of the Listing Requirements;
- To review procedures established to address allegations raised by whistleblowers, to ensure independent investigations is conducted and follow-up action is taken;
- To review any related party transaction and conflict of interest situations that may arise including any transaction, procedure or course of conduct that raises questions of management integrity;
- To assess the risks and control environment, to determine whether Management has implemented policies ensuring the risks are identified and evaluated and those internal controls and preventive measures are in place and effective to address the risks;
- To consider the report, major findings and Management’s response of any internal investigations carried out by the internal auditors; and
- To undertake such other responsibilities as may be agreed by the ARC and the Board.

The Terms of Reference of the ARC is available at Sentral REIT’s website at <https://sentralreit.com>.

The ARC is authorised to investigate any matters falling within the scope of responsibilities defined in its Terms of Reference. The ARC is entitled to full access to and co-operation of the Management and the internal auditor and has the discretion to invite any Director or executive officer of the Manager to attend its meetings. The internal auditor and external auditor have unrestricted access to the ARC. The ARC is also provided with adequate resources to enable it to discharge its functions effectively.

AUDIT & RISK COMMITTEE REPORT

(cont'd)

The ARC also meets Sentral REIT's external auditor and internal auditor, without the presence of Management at least once annually. Sentral REIT's external auditor carries out, in the course of its annual audit, a review on the effectiveness of the Manager's material internal controls over the financial reporting, including financial and risk management to the extent of the scope of audit as set out in its audit plan. Sentral REIT's internal auditor provides an assessment on the adequacy and integrity of the system of internal control. Any non-compliances and internal control weaknesses noted during the audit and auditor's recommendations to address such non-compliances and weaknesses are reported to the ARC. Management takes appropriate follow-up actions and implements the recommendations of Sentral REIT's external and internal auditors.

The ARC keeps abreast of the developments in regulatory requirement by attending trainings organised by Bursa Securities, Securities Commission Malaysia, Malaysian Institute of Accountants and any other professional bodies from time to time to enhance its understanding of its roles and responsibilities in corporate governance, risk management and internal controls.

For any non-audit services provided by the external auditors the ARC reviews the nature and scope of such services to ensure that they do not compromise the independence and objectivity of the external auditors.

The ARC also reviews arrangements by which employees of the Manager may, in confidence, raise concerns about possible improprieties in matters of financial reporting or other matters.

MEETINGS AND ATTENDANCE

For the financial year ended 31 December 2025, a total of four (4) ARC meetings were held and the attendance of the members at the ARC meetings was as follows:

ARC Member	Designation	Attendance
Frances Po Yih Ming	Chairman	4/4
Datuk Kamalul Arifin bin Othman	Member	4/4
Hizamuddin bin Jamalluddin	Member	4/4
Aminuddin bin Mohd Arif	Member	4/4

HOW THE ARC SPENT ITS TIME IN 2025

During the year under review, the activities carried out by the ARC included the deliberation and review of the following:

Financial Reporting

Reviewed the quarterly and annual audited financial results of Sentral REIT, and the accompanying announcements to Bursa Securities prior to the approval by the Board. Among matters discussed were those related to major accounting policies, significant matters highlighted by the Management or the external auditors, compliance with accounting standards and regulatory requirements.

Internal Audit

- i) Reviewed and approved the Annual Internal Audit Plan and resource requirements proposed by BDO Governance Advisory Sdn Bhd ("BDO Governance");
- ii) Reviewed the findings of internal audit reports on Sentral REIT presented by BDO Governance;
- iii) Reviewed the effectiveness and adequacy of Management's corrective actions in response to the internal audit reviews conducted;
- iv) Reviewed the findings of follow-up audits to determine the status of implementation of Management's corrective actions; and
- v) Reviewed the ARC Report and its recommendation to the Board for inclusion in the Annual Report.

AUDIT & RISK COMMITTEE REPORT

(cont'd)

External Audit

- i) Reviewed and approved the external auditor's Audit Plan, approach and scope of review prior to commencement of their annual audit;
- ii) Deliberated on matters arising from the audit of Sentral REIT in a meeting with the external auditor without the presence of any executive officer of Sentral REIT;
- iii) Deliberated on the external auditor's reports on audit and accounting issues that arose from its audits;
- iv) Deliberated on updates of new developments on accounting standards issued by the Malaysian Accounting Standards Board; and
- v) Assessed the performance of the external auditor, including their independence.

Risk Management

- i) Reviewed the adequacy and effectiveness of the risk management framework adopted and the risk management processes employed and provided assurance to the Board on the adequacy and effectiveness of the risk management framework.
- ii) Reviewed and deliberated the Corporate Governance Overview Statement, Corporate Governance Report and Statement on Risk Management and Internal Control and recommended to the Board for inclusion in the Annual Report.

Related Party Transactions

- i) Reviewed the fairness, transparency of related party transactions with appropriate disclosures made as required under the Guidelines on Listed Real Estate Investment Trusts issued by Securities Commission Malaysia ("SC REIT Guidelines"), the Trust Deed and the Listing Requirements, and ascertain that the transactions are conducted at arm's length, on normal commercial terms and in the best interests of the Unitholders of Sentral REIT prior to submission for the Board's consideration and, where appropriate, unitholders' approval.

Internal Audit Function

During the year under review, the internal audit function was outsourced and carried out by an independent consultancy firm, BDO Governance in order to assist the ARC in discharging its duties and responsibilities. The internal audit activities were carried out in accordance with the internal audit plan which comprise the following:

- Reviewed internal controls systems, namely tenancy management to collection of rental of the Manager and ascertain the extent of compliance with the established policies, procedures and statutory requirements; and
- Identified areas to improve operational controls and processes.

The findings by BDO Governance were presented to the ARC with subsequent follow-up reports to ensure that appropriate actions are being taken to improve the current internal control systems.

RELATIONSHIP WITH THE EXTERNAL AUDITOR AND INTERNAL AUDITOR

The Board, via the ARC, maintains a formal and transparent relationship with the external auditor as well as the internal auditor. The ARC has direct and unrestricted access to both the external and internal auditors.

The ARC also meets the external auditor and internal auditor, without the presence of Management at least once annually. The ARC had, during the year, held two meetings with the external auditor without the presence of the Management, to discuss issues, problems and reservations (if any) that the external auditor wished to highlight to the ARC. A private session was also held between the ARC and the internal auditor for the same purpose.

Both the external and internal auditors had been extended good cooperation from the Management and they were able to access information to carry out their functions effectively.

NOMINATION & REMUNERATION COMMITTEE REPORT

The Nomination & Remuneration Committee (“NRC”) was established in August 2016. The NRC is led by Datuk Kamalul Arifin bin Othman, an Independent Non-Executive Director, who is not the Chairman of the Board. Currently, the NRC comprises three (3) members all of whom are Non-Executive Directors with a majority of Independent Non-Executive Directors.

The NRC assists the Board in reviewing the size and balance of the Board for appropriate mix of skills, experience and knowledge of directors, succession planning, human capital development and the remuneration framework for the Directors and Senior Management.

The NRC assists the Board to fulfil its oversight responsibilities over the activities of the Manager. The key duties and responsibilities of the NRC are specified in its Terms of Reference, as follows:

Nomination Function:

- To identify, assess and recommend to the Board for its approval, suitably qualified candidates for the Board, the committees of the Board, taking into consideration the character, experience, integrity, competence and time commitment, independence, special knowledge or technical skills in line with the Manager’s policy, diversity in gender, age, culture and socio-economic background and number of directorships.

NRC shall ensure that the Directors appointed are able to devote the required time to serve the Board effectively and consider the existing Board positions held by a director, including on boards of non-listed companies. Any appointment that may cast doubt on the integrity and governance of the Manager should be avoided.

- To provide explanation why external sources were not used if the selection of candidate was based on recommendations made by existing Directors, Management or shareholders.
- To appoint independent advisers to identify suitable qualified candidates, where necessary.
- To identify suitable candidates to meet the target of having at least 30% women directors on the Board of the Manager.
- To identify and recommend to the Board for its approval, candidates for appointment as the Chief Executive Officer (“CEO”), Chief Financial Officer (“CFO”) and Chief Investment Officer (“CIO”).
- To recommend to the Board for its approval, the extension of contracts of the CEO, CFO and CIO.
- To ensure that the tenure of an Independent Director does not exceed nine (9) years.
- To assist the Board in implementing annual evaluation of the effectiveness of the Board as a whole, the committees of the Board and the contribution of each individual including the CEO, CFO and CIO and to maintain proper documentation of such assessment. An external independent consultant shall be engaged at least once every three (3) years or as and when deemed necessary, to facilitate an objective and candid board evaluation.
- In making its recommendations for appointment, re-election and annual evaluation, the NRC shall evaluate the candidates/Directors based on the Fit and Proper criteria set out in the “Fit and Proper Policy” of the Manager and any other criteria which the NRC deems necessary.
- To perform any other function as defined by the Board.

Remunerations Function:

- To develop a remuneration framework for the Manager covering the Board, the committee of the Board and the Senior Management taking into consideration the best practices, views of industry experts, obtaining and analysing the available data, stakeholders and the market at large. The remuneration framework comprises basic, fringe benefit and benefits in kind.

NOMINATION & REMUNERATION COMMITTEE REPORT

(cont'd)

- To design, formulate and recommend to the Board for its approval prior to recommending the same for shareholders' approval at the annual general meeting of the Manager, where necessary, the remuneration packages for the Non-Executive Directors and the committees of the Board to ensure the remuneration packages are aligned with business strategy and also reflect the responsibilities of the Board.
- To review the balanced scorecard and key performance indicators of the Manager/Sentral REIT to drive its performance.
- To review and recommend to the Board for adoption the framework for the Manager's annual incentive scheme. The framework for the annual incentive scheme may include:
 - (a) merit increment
 - (b) merit bonus
 - (c) acquisition/divestment incentives
 - (d) special corporate exercise incentives
- To seek any information it requires from any employee of the Manager in order to perform its duties.
- To obtain, at the Manager's expense, any outside legal or other professional advice including the advice of independent remuneration consultants, to secure the attendance of the external advisers at its meeting if it considers necessary, and to obtain reliable, up-to-date information about the remuneration in other companies.
- to have full authority to commission any report or survey which it deems necessary to help it fulfil its obligations; and
- to perform any other function as defined by the Board.

The Terms of Reference of the NRC is available on Sentral REIT's website at <https://sentralreit.com>.

MEETINGS AND ATTENDANCE

For the financial year ended 31 December 2025, a total of two (2) NRC meetings were held and the attendance of the members at the NRC meetings was as follows:

NRC Member	Designation	Attendance
Datuk Kamalul Arifin bin Othman	Chairman	2/2
Frances Po Yih Ming	Member	2/2
Ann Wan Tee	Member	2/2

Meetings of the NRC are also attended by the CEO. Other members of the Management are invited to the NRC meetings when necessary to support detailed discussion on matters relevant to the agenda of the meeting.

HOW THE NRC SPENT ITS TIME IN 2025

During the year under review, the NRC undertook the following key activities:

1. Nomination Function
 - Reviewed the results of Fit and Proper Assessment on Directors and Senior Management
 - Conducted Board Effectiveness Evaluation (BEE), facilitated by the Company Secretaries
 - Recommended the appointment of CEO

NOMINATION & REMUNERATION COMMITTEE REPORT

(cont'd)

2. Remuneration Function

- Reviewed the Remuneration and Benefits for the Non-Executive Directors
- Deliberated the staff cost for the Manager's Budget 2025
- Deliberated the allocation of 2024 performance bonus, ex-gratia payment and 2025 salary increment
- Deliberated 2025 Key Performance Indicator targets for the CEO

NOMINATION AND RECRUITMENT PROCESS

One of the NRC's key roles is to drive the recruitment process for new Directors and Senior Management. In considering candidates as potential Directors and/or Senior Management, the NRC makes reference to the Fit and Proper Policy and regulatory requirements which take into account inter-alia the following criteria:

- Skills, knowledge, expertise and experience
- Time commitment, character, professionalism and integrity
- Perceived ability to work cohesively with other members of the Board
- Specialist knowledge or technical skills in line with the Manager's strategy
- Diversity in age, gender and experience/background

The Fit and Proper Policy is available on Sentral REIT's website at <https://sentralreit.com>.

The appointment process of new Directors and Senior Management is set out in the diagram below:-



During the financial year under review, there was no change to the composition of the Manager's Board. However, there was a change in Senior Management following the resignation of Derek Teh Wan Wei as the CEO, which took effect on 27 November 2025.

In response to the resignation, the NRC undertook a formal process to identify and evaluate a suitable candidate for the position of CEO.

The candidate was sourced externally and assessed against predefined selection criteria aligned with the strategic direction and operational requirements of the Manager and Sentral REIT. The NRC evaluated the candidate's qualifications, experience, leadership competencies, track record and integrity. A fit and proper assessment was conducted in accordance with the Manager's Fit and Proper Policy and the applicable regulatory requirements.

Upon due deliberation, the NRC recommended to the Board the appointment of Tay Hui Ling as CEO. The Board approved her appointment on 18 December 2025 subject to the approval of Securities Commission Malaysia, which was subsequently obtained on 26 January 2026.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

The Board has adopted the relevant corporate governance disclosure under the Listing Requirements. In addition, the Board also observes the principles and practices under the MCCG. Further information on Sentral REIT's corporate governance framework is also set out on pages 67 to 81. These efforts form part of the Board's recognition that a strong and effective corporate governance framework is critical to the Manager's performance and the success of Sentral REIT.

The Board is committed to continuously improving Sentral REIT's risk management and internal control system and is pleased to present the following Statement on Risk Management and Internal Control for FY2025. This Statement on Risk Management and Internal Control is made in accordance with Paragraph 15.26(b) of the Listing Requirements and guided by the Statement on Risk Management and Internal Control – Guidelines for Directors of Listed Issuers ("SORMIC Guide 2025"). This Statement on Risk Management and Internal Control outlines the nature and scope of risk management and internal control of Sentral REIT during the financial year ended 31 December 2025 up to the date of approval of this Statement on Risk Management and Internal Control.

BOARD RESPONSIBILITY

In discharging the Board's principal responsibilities, the Board assumes the responsibility for the Manager's system of risk management and internal control. It is an essential part of the Board's responsibilities to identify principal risks and ensure that there are appropriate systems of risk management and internal control policies in place to manage these risks. However, the Board acknowledges that this system of risk management and internal control is designed to manage, rather than eliminate, the risk of failure in achieving Sentral REIT's business strategies and objectives. It therefore can only provide reasonable, and not absolute assurance, against material misstatements, losses or fraud.

A comprehensive risk register is maintained, detailing all possible risks that could affect Sentral REIT, and is periodically reviewed by the Board. The Board assesses principal risks when making property investment decisions so as to mitigate any potential loss of value of the Unitholders' investment in Sentral REIT. The Board also considers the changes during the period under review, in particular developments in the business and economic environment as well as risks affecting the property industry. This is to ensure that the identified risks remain relevant and that any emerging risks are appropriately incorporated into the risk management framework. The Board further ensures that suitable policies and procedures are in place to manage potential risks when making business decisions, while taking into account Sentral REIT's ability to respond effectively to such changes.

The Board defines the process to be adopted in its review of the adequacy, integrity, and effectiveness of the system of internal control. This includes both the scope and frequency of the reports it receives and reviews during the year and for such reports to be accompanied and supported with sound and appropriately assessed documents. The Board's assessment includes identifying any significant failings or weaknesses in risk management and internal control and ensuring necessary actions are taken to remedy such matters in a timely manner.

KEY RISK MANAGEMENT AND INTERNAL CONTROL PROCESSES

The corporate governance framework established within Sentral REIT includes the adoption of an internal audit function where BDO Governance Advisory Sdn Bhd ("BDO Governance") was appointed by the Manager to carry out an independent internal audit on the operations of Sentral REIT. BDO Governance confirms its internal audit methodology adopts the International Professional Practices Framework (IPPF) and is in compliance with the Institute of Internal Auditors Malaysia (IIAM) international auditing standards. The key processes that have been established in reviewing the adequacy, effectiveness and integrity of the on-going system of risk management and internal controls include the following:

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

(cont'd)

(a) Internal Audit Function

The Manager has in place an independent internal audit function which is outsourced to BDO Governance who reports directly to the ARC on its findings. The principal role of the internal audit function is to conduct regular reviews on the system of internal control of Sentral REIT, and report on the effectiveness and efficiency of its operations, highlighting to the ARC significant findings in respect of non-compliances, if any.

The internal control review ("ICR") is conducted based on an internal audit plan developed together by the Management and BDO Governance which will be presented to the ARC for approval, prior to the initiation of the ICR.

The ICR undertaken by BDO Governance for the financial year ended 31 December 2025 and the findings arising from the review reported to the ARC include the following:

- (i) ICR on Tenancy Management to Collection of Rentals; and
- (ii) review of related party transactions for the financial year 2025 for compliance with established internal policies and procedures and applicable provisions of the Listing Requirements and the Guidelines on Listed Real Estate Investment Trusts issued by Securities Commission Malaysia ("SC REIT Guidelines") relating to related party transactions;

and when required, undertake investigations as directed by the ARC. All findings and conclusions, including the recommended action plans, arising from the ICR, which was executed based on a risk-based approach, were tabled to the ARC.

The cost incurred for the internal audit function in respect of the financial year ended 31 December 2025 is RM43,000 (excluding services tax and disbursements) and is borne by the Manager.

The Board is satisfied that the current system of internal control for the Manager is adequate based on the reports from BDO Governance;

(b) Oversight by the Audit and Risk Committee

The ARC reviews, monitors and evaluates the effectiveness and adequacy of Sentral REIT's internal control, financial and risk management systems, including issues raised by the external and internal auditors, regulatory authorities and the Management. The reviews include reviewing written reports from the internal and external auditors, to ensure that where deficiencies in internal control have been identified, appropriate and prompt remedial action is taken by the Management. The ARC also convenes meetings with external auditors, internal auditors, or both excluding the attendance of the other directors and management/employees of the Manager (where necessary).

In addition, the ARC reviews the adequacy of the scope, functions and competency of the internal audit function. The ARC also reviews and evaluates the procedures established to ensure compliance with applicable legislations, the SC REIT Guidelines and the Listing Requirements. At the same time, BDO Governance conducts a follow-up review on the agreed remedial actions with the Management. This is to ascertain whether the Management has resolved the concerns on key risks and weaknesses identified during the ICR on a timely basis. The status of remedial actions are reported to the ARC on an annual basis;

(c) Financial and Operational Monitoring

At the beginning of every financial year, the Board reviews and approves the yearly budget and yearly asset enhancement works prepared by the Management. The yearly budget entails, amongst others, revenue to be generated by Sentral REIT and operating expenses, trust expenses and capital expenditure to be incurred by Sentral REIT. The Management prepares management report on a quarterly basis to update and explain any major variation to the Board on Sentral REIT's financial results against the yearly budget approved by the Board at the beginning of the financial year, the status of major asset enhancement works carried out on the properties that has been approved by the Board, the status of expiry/renewal of tenancies or leases and other operational matters;

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

(cont'd)

(d) Policies, Procedures and Delegation of Authority

The Manager has established a risk management framework, supported by Operation Manual, which provides a structured approach to the identification, assessment and management of risks. The framework sets out, among others, policies and procedures governing acquisition of property, financial and operational reporting, and compliance obligations. The Operation Manual is subject to periodic review and provides a structured context for the Manager and personnel to undertake a review of the past performance and to profile the current and future risks facing their area of responsibility. There is a set of risk management and internal controls which sets out the approval/authority limits imposed on the Board and the Management for operating and capital expenditure, investments and divestments, bank borrowings, lease renewals and other operational matters. A set of authorized signatories were also established for cheque signatories' arrangements. The Board approves transactions exceeding prescribed threshold. Appropriate delegation of authority is also provided at management level to facilitate operational efficiency. Further, the Board and its committees operate within a clearly defined terms of reference with delegation of responsibilities clearly set out;

(e) Procedures Governing Related Party Transaction and Conflict of Interest

Internal control procedures are put in place to ensure that related party transactions are undertaken in compliance with the SC REIT Guidelines, the Listing Requirements and the Trust Deed, on arm's length basis and based on normal commercial terms, which are in the best interests of the Unitholders of Sentral REIT. The Manager incorporates into its annual internal audit plan, a review of all related party transactions. The ARC reviews the internal audit reports to ascertain that the guidelines and procedures established to monitor related party transactions have been complied with;

(f) In order to deal with any potential conflict of interest situations, it is a policy of the Manager's that any such related party transaction, dealing, investment and appointment carried out for and on behalf of Sentral REIT are to be executed on terms that are best available to Sentral REIT and which are no less favorable to Sentral REIT than on arm's length transactions between independent parties;

(g) Whistleblowing and Anti-Bribery Measures

The Manager has established a Whistleblowing Policy and Anti-Bribery and Corruption Policy, which are subject to periodic review and update, to provide appropriate reporting channels and guidance in addressing suspected misconduct;

(h) Board and ARC Meetings

Scheduled meetings involving the Board, and the ARC, together with the Management representatives, are periodically convened to facilitate systematic monitoring of Sentral REIT's activities and the management of risks. The CEO is responsible for the day-to-day management of the Manager and Sentral REIT;

(i) Talent Development

In order to maintain quality and efficiency, the Manager's personnel across all functions are given the opportunity to attend relevant trainings. A systematic staff performance appraisal mechanism has also been adopted to ensure adequate and sufficient rewards are awarded to well-deserving personnel; and

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

(cont'd)

(j) Sustainability Risk Management

Sentral REIT maintains a robust and adaptable sustainability risk management and internal control framework that is embedded as an integral part of its operations. The framework is periodically reviewed by the Board, with the support of the ARC, to ensure its continued adequacy and effectiveness. Sentral REIT's risk management framework encompasses the structures, processes and resources designed to identify, assess, monitor and mitigate both internal and external sustainability-related risks.

In recognition of the growing impact of climate change on key business risks, Sentral REIT has adopted the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD) to strengthen climate risk management practices and deepen its understanding of associated risks. Following this, Sentral REIT's climate-related risk management efforts are supported by transparent disclosures aligned with recognised reporting frameworks and guidelines including the TCFD recommendations, Global Reporting Initiatives (GRI) Universal Standards 2021 and the Bursa Malaysia Securities' Sustainability Reporting Guide (3rd Edition).

Detailed information on Sentral REIT's initiatives and performance in managing sustainability risks is presented in the Sustainability Statement on pages 93 to 214 of this Annual Report.

REVIEW OF THIS STATEMENT BY EXTERNAL AUDITORS

This Statement on Risk Management and Internal Control has been reviewed by the external auditors as required by Paragraph 15.23 of the Listing Requirements. The external auditors have performed limited assurance procedures on this Statement on Risk Management and Internal Control in accordance with Malaysian Approved Standard on Assurance Engagements, ISAE 3000 (Revised), Assurance Engagements Other than Audits or Reviews of Historical Financial Information and Audit and Assurance Practice Guide 3, Guidance for Auditors on Engagements to Report on the Statement on Risk Management and Internal Control Included in the Annual Report.

Based on the limited assurance procedures performed, the external auditors have reported to the Board that nothing has come to their attention which causes them to believe this Statement on Risk Management and Internal Control is not prepared, in all material aspects, in accordance with Section 7 of the SORMIC Guide 2025, nor is factually inaccurate.

ASSURANCE FROM MANAGEMENT

The CEO and the Head of Finance have provided the Board reasonable assurance that the Manager's risk management and internal control system operate adequately and effectively, in all material aspects, based on the risk management and internal control processes adopted by the Manager.

CONCLUSION

The Board concludes that the risk management and internal controls system effectively supports the objectives of Sentral REIT. There was no material control failure or weakness during the year under review that would have material adverse effect on the results of Sentral REIT. The Board is satisfied that the risk management and internal controls system in place, for the financial year and up to the date of approval of this Statement on Risk Management and Internal Control, is adequate and effective.

This Statement on Risk Management and Internal Control was approved by the Board 16 March 2026.

STATEMENT ON DIRECTORS' RESPONSIBILITY

for preparing the Annual Audited Financial Statements

In accordance with Paragraph 15.26(a) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the Board of Directors ("Directors") of Sentral REIT Management Sdn Bhd, is responsible to ensure that the financial statements for the financial year ended 31 December 2025 have been prepared and drawn out in accordance with the applicable Financial Reporting Standards in Malaysia, applicable provisions of the Restated Deed of Trust Constituting Sentral REIT dated 02 December 2019, as amended by Supplemental Deed dated 24 December 2020 and the Guidelines on Listed Real Estate Investment Trusts issued by the Securities Commission Malaysia, so as to give a true and fair view of the financial position of Sentral REIT as at 31 December 2025 and of its financial performance and cash flows for the year then ended.

In preparing the financial statements for the financial year ended 31 December 2025, the Directors have:

- adopted appropriate accounting policies and applied them consistently;
- made judgments and estimates that are reasonable and prudent; and
- prepared the financial statements on a going concern basis.