

SUSTAINABILITY STATEMENT

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SUSTAINABILITY STATEMENT

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OUR CLIMATE JOURNEY

Sentral REIT's annual Sustainability Statement underscores our steadfast commitment to sustainability and presents our Economic, Environmental, Social and Governance ("EESG") performance for the financial year 2025 ("FY2025"). In line with our ongoing efforts to align disclosures with ISSB standards, we have adopted a reporting framework structured around the EESG pillars. This Statement articulates the sustainability initiatives integrated into our operations to deliver long-term value for stakeholders and safeguard the environment, while outlining our strategies and mitigation measures to address climate-related risks and capitalise on emerging opportunities.

Scope and Boundary

This Statement provides a comprehensive overview of Sentral REIT's sustainability initiatives and performance, specifically covering operations in Malaysia that fall under our direct managerial control. Lotus's Penang is excluded from our operational boundary for Scope 1 and Scope 2 because operations are managed by the tenant. Energy consumption and associated emissions for Lotus's Penang are disclosed separately as tenant-controlled emissions (Scope 3: downstream leased assets) for transparency and completeness.

Employee-related information refers to employees of the Manager.

Reporting Period

This statement covers our financial year, from 1 January 2025 to 31 December 2025, unless otherwise stated.

Reporting Guidelines and Standards

This statement has been prepared in accordance with:

- Global Reporting Initiatives ("GRI") Universal Standards 2021;
- Bursa Malaysia Securities' Sustainability Reporting Guide (3rd edition);
- Task Force on Climate-related Financial Disclosures ("TCFD");
- United Nations' Sustainable Development Goals ("UN SDGs")

Materiality

To maintain transparency, information concerning our material matters undergoes an annual assessment of relevance and stakeholder significance. Comprehensive disclosures on the evaluation and determination process can be found in the "Our Approach to Sustainability" section, under "Materiality Assessment" (page 111).

Assurance

During this reporting period, we did not obtain external verification of our sustainability indicators. We acknowledge the importance of independent assurance and, moving forward, we plan to engage qualified third parties to provide assurance on selected key sustainability indicators.

Board's Responsibility Statement

This Sustainability Statement has been reviewed by the Sustainability Working Committee ("SWC") and recommended to the Board of Directors for approval. The Board of Directors, with support from the SWC, provides oversight of sustainability-related matters, including the processes used to prepare this Sustainability Statement, and ensures that the disclosures are prepared in accordance with applicable sustainability reporting requirements and the governance framework.

SUSTAINABILITY STATEMENT

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Feedback and Contact Point

Feedback, suggestions and comments from stakeholders are highly welcome to help us improve our sustainability disclosures. Kindly contact:

Email: enquiries@sentralreit.com

MESSAGE FROM THE CEO



On behalf of Sentral REIT Management, I am pleased to present Sentral REIT's Sustainability Statement for the financial year ended 31 December 2025. In FY2025, we continue to integrate sustainability across our governance, portfolio management, and stakeholder engagement, while making meaningful progress in climate action, resource efficiency, employee development, health and safety and community impact. These efforts reflect our commitment to managing our business responsibly and strengthening the long-term resilience of our portfolio.

As expectations around sustainability continue to evolve, we recognise that resilience in the real estate sector depends not only on asset quality and operational discipline, but also on strong governance, environmental performance, workforce capability and stakeholder trust. Guided by this perspective, we remained focused in FY2025 on advancing practical sustainability initiatives, improving disclosure quality and strengthening the connection between sustainability and long-term value creation.

Strengthening Governance

Strong governance remains the foundation of Sentral REIT's sustainability journey. The Board continues to oversee sustainability- and climate-related risks and opportunities, while Management and the Sustainability Working Committee drive implementation across the organisation. This governance structure helps ensure that sustainability considerations are embedded into strategy, risk management and daily operations.

In FY2025, we reinforced our governance framework and ethical practices through updates to the Whistleblowing Policy and Code of Business Ethics, while continuing to uphold our zero-tolerance stance under the Anti-Bribery and Corruption Policy. We are pleased to report that Sentral REIT's recorded zero whistleblowing reports and zero incidents of bribery or corruption during the year.

Advancing Sustainable Finance

A major milestone in FY2024 was the formalisation of Sentral REIT's Sustainable Finance Framework, which brings together both Use of Proceeds and Sustainability-Linked financing structures. This represents an important step in aligning our funding approach with environmental and social outcomes, while maintaining flexibility across our financing instruments and funding needs.

In FY2025, the Framework received a Gold pre-issuance assessment from MARC Ratings in February 2025. This Gold assessment reflects MARC's view that the Framework offers very significant environmental and social impact potential, supported by robust processes for project selection, allocation, administration of proceeds and reporting. This recognition strengthens the credibility of our sustainability journey and reinforces our commitment to transparency and accountability in sustainable finance.

SUSTAINABILITY STATEMENT

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Driving Environmental Progress

Environmental stewardship remains a key priority across Sentral REIT's portfolio. In FY2025, we continued to strengthen our climate-related governance, improve environmental data quality and implement initiatives to enhance energy efficiency, reduce emissions and support better resource management across our buildings. These efforts were further supported by RM7,605,077 invested in Asset Enhancement Initiatives (AEI) in FY2025, which contributed to improving the quality, efficiency, sustainability and resilience of our assets across the portfolio. Further details on these initiatives are set out on page 173 of this Annual Report under "Enhancement conducted across our portfolio".

Key environmental milestones achieved during the year included:

- Platinum Sentral achieved LEED Gold certification
- Sentral Building 3 achieved LEED Gold certification, exceeding the initial target of LEED Silver
- Energy-related initiatives such as Building Automation System enhancements, LED lighting upgrades, ongoing solar-related planning and installations were advanced across selected assets.

These efforts form part of our broader strategy to improve building performance, strengthen climate resilience, and support the transition to lower-carbon operations over time. We recognise that this remains an ongoing journey, and we are committed to building on these efforts through stronger governance, better data and practical implementation across the portfolio.

Water and Waste Management

Alongside our climate initiatives, we continued to strengthen water stewardship and waste management across our managed buildings. In FY2025, total water consumption decreased by 3.6% compared to FY2024, supported by upgrading works that rectified minor leakages and increased utilisation of rainwater harvesting systems. During the year, rainwater harvesting systems, which are existing at Platinum Sentral, Menara Shell and Menara CelcomDigi, further supporting water efficiency across the portfolio.

We also made progress in strengthening our waste management approach and improving the quality of waste data across the portfolio. Building on the waste data collection initiated in FY2024 for Platinum Sentral and Sentral Building 3, we expanded coverage in FY2025 to include Sentral Building 1, Menara Shell and Menara CelcomDigi, reflecting our ongoing efforts to improve waste recording and data completeness. Together with more robust waste segregation measures, these efforts mark an important step towards strengthening responsible waste management practices and supporting more informed decision-making across our assets.

SUSTAINABILITY STATEMENT

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Investing in People

Our employees remain central to the successful delivery of our sustainability agenda. In FY2025, employees recorded an average of 37.8 training hours per employee, and we reported zero unresolved grievance cases during the year. We continued to strengthen employee development, engagement, and inclusivity through ongoing learning opportunities and people-focused initiatives. These included training in areas such as integrity awareness, emergency response and occupational safety and health, as well as continued access to broader learning and development support through the Group's training platforms. We also strengthened workforce stability by converting qualifying employees from fixed-term contracts to permanent roles, while continuing to support employee well-being through engagement activities, flexible work arrangements and an open and transparent workplace culture. Together, these efforts reflect our commitment to nurturing a capable, motivated and resilient workforce that can support Sentral REIT's long-term sustainability journey.

Health, Safety and Community Impact

Health and safety remain non-negotiable priorities in how we manage our properties and workplaces. In FY2025, Sentral REIT recorded zero fatalities, zero work-related injuries, zero incidents of non-compliance with health and safety regulations and zero health and safety grievances. These outcomes reflect the strength of our policies and the diligence of our property management teams, employees, contractors and service providers in maintaining safe environments across our portfolio.

Beyond our operations, we remain committed to creating positive social value through targeted community investment and long-term partnerships. In FY2025, Sentral REIT disbursed RM198,896 towards community outreach initiatives, positively impacting underserved communities. Our programmes continued to focus primarily on children's welfare and education, supporting broader social development in the communities we serve.

Transparency and High-Quality Disclosure

Transparency and high-quality disclosure remain key priorities as we continue strengthening our sustainability reporting approach. In preparation for adopting the IFRS Sustainability Disclosure Standards (IFRS S1 and IFRS S2) next year, we are focused on improving the robustness, consistency, and decision-usefulness of our disclosures. Our current efforts are centred on strengthening comparability, integrating sustainability considerations with financial reporting and enhancing governance, processes and internal coordination to support more effective reporting over time.

We are also pleased to report that, in FY2025, Sentral REIT recorded zero incidents of non-compliance with applicable laws and regulations, zero substantiated complaints concerning cybersecurity breaches or losses of customer data and zero breaches in stakeholders' data and privacy. These outcomes provide an important foundation as we continue to strengthen our disclosure quality and broader control environment.

SUSTAINABILITY STATEMENT

(cont'd)

Looking Ahead

As we move forward, sustainability will remain central to the way we manage our portfolio and position Sentral REIT for the future. We will continue to strengthen climate-related planning, pursue practical energy and water efficiency opportunities, improve waste management systems, support the transition towards greener assets and deepen sustainability integration across our governance and operations. At the same time, we will continue investing in our people, maintaining safe and high-quality environments for tenants and visitors and supporting communities through meaningful social initiatives.

Our ambition is to ensure that Sentral REIT remains responsible, transparent, resilient and capable of creating long-term value in a way that supports both business continuity and broader stakeholder well-being. The progress we made in FY2025 gives us a strong foundation to continue building on this commitment in the years ahead.

Gratitude to Stakeholders

I would like to extend my sincere appreciation to our Board of Directors, management team, employees, Sustainability Working Committee, tenants, service providers, partners, regulators, investors and community collaborators for their continued trust, support and contribution throughout FY2025. Our progress this year was made possible through collaboration, shared responsibility, and a collective commitment to advancing Sentral REIT's sustainability journey. Together, we will continue working towards a more resilient, inclusive and sustainable future.

Tay Hui Ling

*Chief Executive Officer
Sentral REIT Management Sdn Bhd*



SUSTAINABILITY STATEMENT

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ABOUT SENTRAL REIT

Sentral Real Estate Investment Trust ("Sentral REIT") holds a well-known diversified portfolio of prime assets strategically located in key growth areas across Malaysia, including Kuala Lumpur, Cyberjaya, Petaling Jaya and Penang. The trust is managed by Sentral REIT Management Sdn. Bhd. ("SRM", "we", "the Manager") and is jointly owned by Malaysian Resources Corporation Berhad ("MRCB") and Global Jejaka Sdn. Bhd. ("GJSB").

Since its listing on the Main Market of Bursa Malaysia Securities Berhad ("Bursa Securities") in 2007, Sentral REIT has consistently focused on delivering sustainable value to its stakeholders through prudent asset management and strategic investments. The market capitalisation of Sentral REIT stood at RM950.4 million as of 31 December 2025. Sentral REIT's portfolio comprises 11 properties, with a combined value of RM2.6 billion.

Main Market of Bursa Malaysia	8 January 2007
Number of Assets	11
Combined Property Value (RM)	2.6 billion
Market Capitalisation (RM)	950.4 million

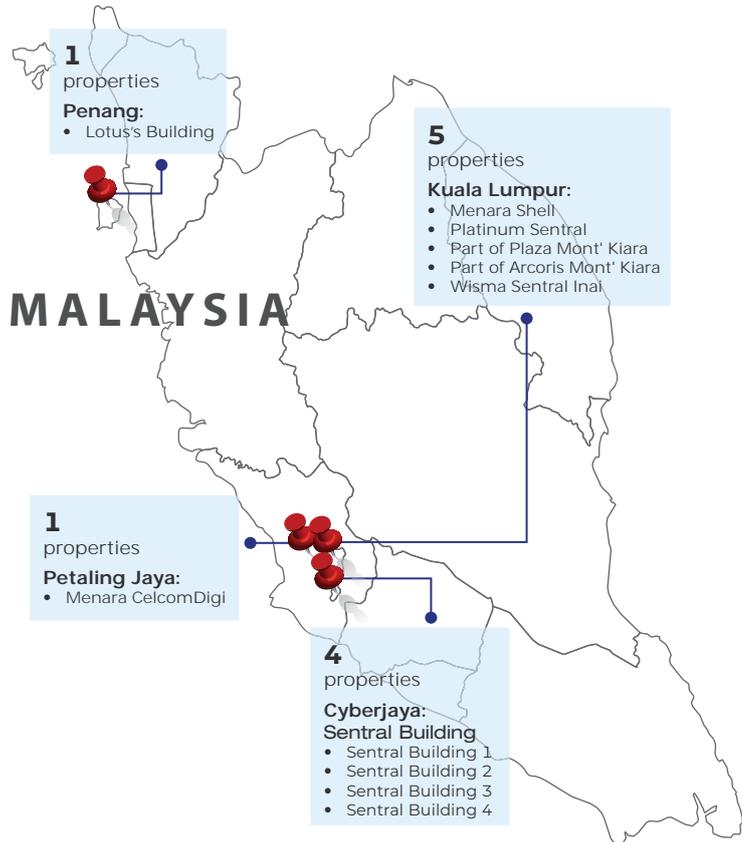


Figure 1: Location of commercial properties

Note: Part of Arcoris Mont' Kiara was acquired on 30 December 2025. Accordingly, it is excluded from the FY2025 sustainability data and will be considered for inclusion from FY2026 onwards.



For more information on Sentral REIT's trust and organisational structure, please refer to page 5 of this Annual Report.



For more information on Sentral REIT's portfolio, please refer to pages 13 to 28 of this Annual Report.

SUSTAINABILITY STATEMENT

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Sustainability Highlights and Performance Snapshot

Economic

 <p>Revenue</p> <p>RM192.7 million</p> <p>2024 : RM194.8 million 2023 : RM163.7 million</p>	 <p>Distribution per unit</p> <p>6.15 sen</p> <p>2024 : 6.36 sen 2023 : 6.68 sen</p>	 <p>Net Asset Value per unit</p> <p>RM1.1144</p> <p>2024 : RM1.1277 2023 : RM1.1253</p>	 <p>Property Value</p> <p>RM2.6 billion</p> <p>2024 : RM2.5 billion 2023 : RM2.5 billion</p>
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Environmental

 <p>Policy Developed</p> <p>Climate Change Policy</p> <p>2024 : Waste Management Policy 2023 : -</p>	 <p>Energy Reduction Target: 2%</p> <p>Achieved: 0%*</p> <p>2024 : Achieved: 1% 2023 : -</p>
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**Note: We did not achieve our Energy Reduction Target in FY2025 due to higher electricity usage at Sentral Building 1 and Menara CelcomDigi. Moving forward, we will continue to implement targeted energy efficiency initiatives across the portfolio to improve overall energy performance*

Social

 <p>Breach in stakeholders' data and privacy</p> <p>Zero</p> <p>2024 : Zero 2023 : Zero</p>	 <p>Invested in Asset Enhancement Initiatives ("AEI")</p> <p>RM7,605,077</p> <p>2024 : RM3,142,901 2023 : RM2,840,217</p>	 <p>Invested to the community</p> <p>RM198,896</p> <p>2024 : RM187,378 2023 : RM197,368</p>	 <p>Average training hours</p> <p>37.8 hours</p> <p>2024 : 36.7 hours 2023 : 36.2 hours</p>	 <p>Spent on local procurement</p> <p>RM28,633,118</p> <p>2024 : RM22,755,457 2023 : RM9,838,478</p>
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Governance

 <p>Fines pertaining to non-compliance</p> <p>Zero</p> <p>2024 : Zero 2023 : Zero</p>

SUSTAINABILITY STATEMENT

(cont'd)

UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS (UN SDGs) HIGHLIGHTS

The United Nations Sustainable Development Goals (UN SDGs) constitute a universal blueprint for promoting peace, prosperity, and environmental stewardship, both for present and future generations. Endorsed unanimously by all United Nations Member States in 2015, these goals represent a profound global commitment to advancing a fair, inclusive and sustainable future through collective action.

In 2025, Sentral REIT continues to uphold its commitment to advancing selected UN SDGs, driving meaningful contributions across key focus areas aligned with its sustainability priorities.



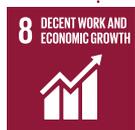
37.8 hours - average training hours of employees

RM198,896 spent on marginalised children's education support



Asset enhancement initiatives implemented across portfolio to increase energy efficiency

Collaboration with tenants to expand solar power generation across portfolio



RM192.7 million total revenue generated

Zero (0) reported case of work-related injuries and fatalities

Zero (0) reported case of employees' grievances of discrimination or harassment



4 portfolio assets certified under Leadership in Energy and Environmental Design (LEED)

RM7,605,077 invested in Asset Enhancement Initiatives



Established Climate Change Policy



Zero (0) reported cases of bribery and corruption

Zero (0) cybersecurity breaches

Zero (0) incidence of non-compliance to laws and regulations

SUSTAINABILITY STATEMENT

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OUR VALUE CREATION MODEL

Capital Input



Key Enablers



Output and Outcomes

Financial Capital

- Market Capitalisation: RM950.4 million
- Total Borrowing: RM1.2 billion
- Equity: RM1.4 billion
- Average Cost of Debt (%): 4.29% p.a.

Manufactured Capital

- Total no. of properties: 11
- Total Asset Value: RM2.6 billion
- RM7,605,077 spent on strategic asset enhancement initiatives
- Four (4) green certified buildings within portfolio

Intellectual Capital

- Management skills and expertise
- Cyber solutions for data protection
- Rights and licenses for business operations

Human Capital

- 22 total number of employees
- RM6.5k invested in employee training, development and engagement activities

Social & Relationship Capital

- RM198,896 total community investment
- RM28.6 million total procurement on local suppliers

Natural Capital

- Retrofitting buildings with renewable energy, water-efficient fittings and energy efficient equipment

Integrated sustainable finance framework

Quality asset management and supply chain practices

Human capital development and engagement

Environmental management

Financial Capital

- Gross Revenue: RM192.7 million
- Realised Net Income: RM77.3 million
- Distribution Per Unit: 6.15 sen
- Economic Value Distributed: RM155.4 million

Manufactured Capital

- 86% Tenant Occupancy Rate
- Tenant Retention Rate: 73% of Committed Net Lettable Area
- Approximately 337,000 sq. ft. of leases renewed in 2025
- Four (4) buildings with green ratings and green features

Intellectual Capital

- Zero (0) substantiated complaints concerning cybersecurity breaches and losses of customer data

Human Capital

- 90% of employees completed training and development programmes
- Average training hours: 38 hours/employee
- Over 10 company-wide engagement activities held in 2025

Social & Relationship Capital

- Proportion of procurement spending on local suppliers and contractors: 96%
- Percentage of service providers underwent performance appraisal: 100% of suppliers
- 100% of suppliers achieved higher than minimum score rating of 60%
- Total number of beneficiaries from community outreach initiatives: ~160 individuals

Natural Capital

- 7.3% increase in energy consumption due to renovation and upgrading works at Sentral Building 1, and renovation activities together with increased occupancy at Menara CelcomDigi
- 3.6% of decrease in water consumption

SUSTAINABILITY STATEMENT

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Trade-offs



Management Approach

The allocation of **financial capital** towards asset enhancement initiatives, green certifications, and digital investments may place short-term pressure on distributable income, but supports asset quality, occupancy resilience, and long-term portfolio value.

Enhancements to **manufactured capital**, including refurbishment works and sustainability upgrades, may temporarily affect tenant operations, requiring stronger **social and relationship capital** through tenant engagement to support retention and leasing outcomes.

Investment in **intellectual capital**, particularly digital platforms and cybersecurity systems, will increase operating expenditure in the near term, while strengthening operational resilience, data protection, and portfolio risk management.

Ongoing investment in **human capital**, including training and capability development, may raise personnel costs but enables effective asset management, consistent tenant servicing, and delivery of sustainability initiatives.

Upfront investment in **natural capital**, through energy- and water-efficient improvements, may moderate near-term returns, while reducing operating costs, supporting compliance with green building standards, and enhancing the attractiveness of Sentral REIT's assets to sustainability-focused tenants.

Organisational Values

Strategic Initiatives



Leasing Strategy

Proactive leasing strategies to ensure stabilisation of portfolio occupancy and income



Capital Management Strategy

Ongoing cost management to ensure optimisation of Sentral REIT's overall weighted average cost of debt



Acquisition Growth and Portfolio Management Strategy

Adjustment of the portfolio mix through acquisition or divestment with the objective of maximising total returns to unitholders



Asset Management Strategy

Emphasis on quality of Sentral REIT's products and services through embracing innovation and supply chain management which directly affect tenant's satisfaction

Material Topics

- Sustainable business growth and financial performance
- Business ethics
- Quality of assets and services
- Employee management
- Health and safety
- Regulatory compliance
- Data privacy
- Supply chain management
- Energy and carbon footprint
- Water management
- Waste management
- Community partnership and activities

Alignment to UN SDGs



SUSTAINABILITY STATEMENT

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OUR APPROACH TO SUSTAINABILITY

At Sentral REIT, our corporate policies and ESG principles are firmly integrated into our governance framework, reinforcing a culture of integrity, accountability and ethical conduct. We drive sustainability by embedding responsible practices across all facets of our operations, underpinned by strong governance structures, proactive stakeholder engagement and materiality assessments.

Sustainability Governance Structure

Sustainability at Sentral REIT is overseen by the Board, which is responsible for approving strategies and initiatives related to sustainability and climate, ensuring their integration into the business strategy, risk management and operations.

The Chief Executive Officer (CEO) leads the sustainability and climate agenda, formulating strategies, managing impacts and monitoring progress. The CEO provides annual updates to the Board to ensure alignment with Sentral REIT's commitments.

Supporting the CEO, the Sustainability Working Committee (SWC) comprising executives from various departments, implements, monitors and reports on key initiatives. The SWC tracks performance against established goals and targets, embedding sustainability measures into daily operations. It also prepares the annual sustainability report for CEO review prior to Board submission.

Figure 2 illustrates the roles and duties of our sustainable and climate governance.

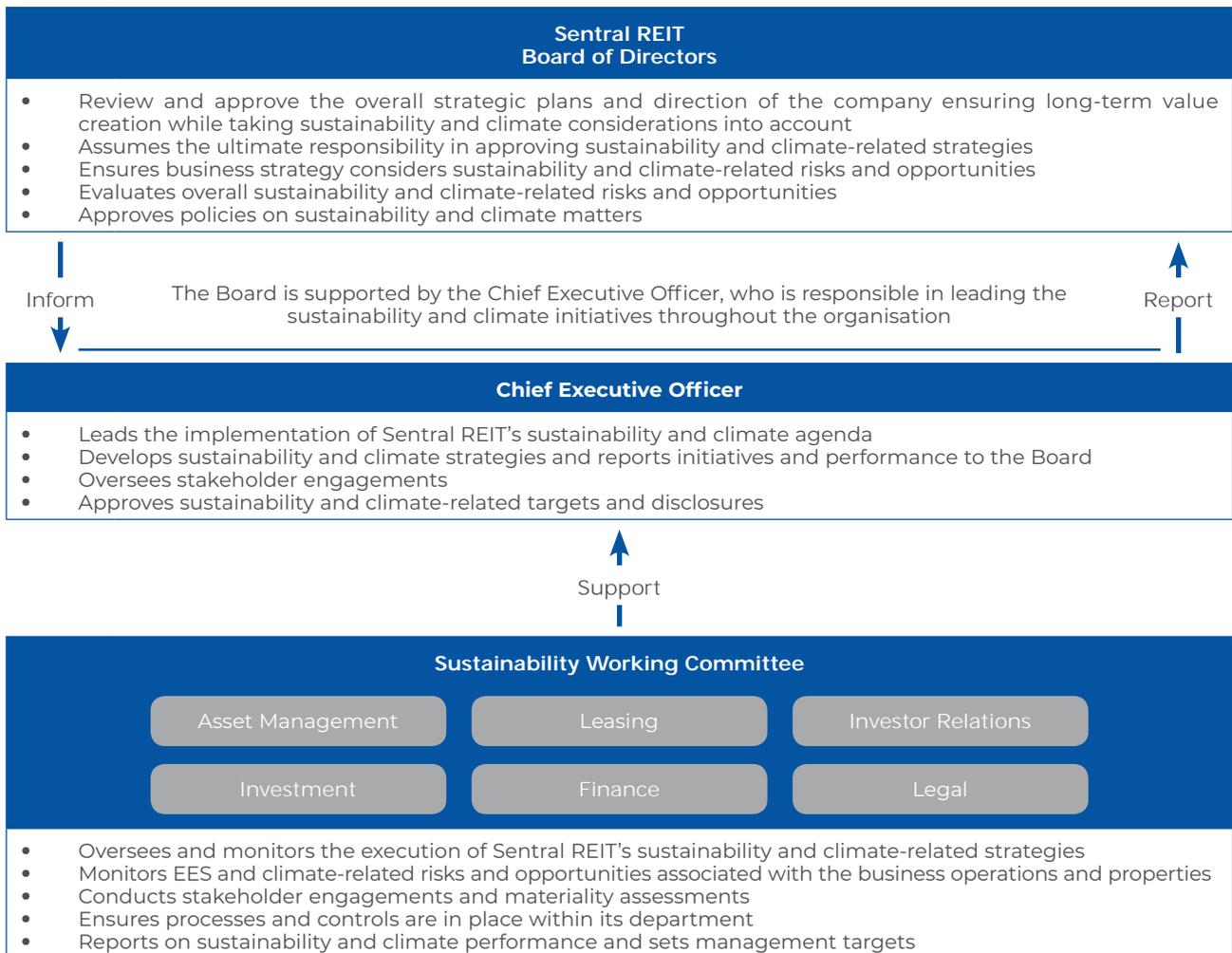


Figure 2: Sustainability Governance Structure

SUSTAINABILITY STATEMENT

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STAKEHOLDER ENGAGEMENT

We recognise that stakeholders are fundamental to Sentral REIT's sustained growth and success. As expectations evolve in response to dynamic market conditions and shifting consumer behaviours, we remain committed to proactive and consistent engagement with both internal and external stakeholders. This approach allows us to gain valuable insights into their priorities and concerns, ensuring our strategies remain relevant, adaptive and aligned with stakeholder interests.

In FY2025, we continue to maintain the stakeholder engagement framework with the inclusion of two additional stakeholder groups, Sentral REIT's Board of Directors (BOD) and Senior Management to ensure our sustainability initiatives and decision-making processes reflect leadership perspectives and insights. This approach reinforces our alignment between our sustainability priorities and strategic direction.

Engagement Frequency:			
Annually	A	Quarterly	Q
		Monthly	M
		As and when required	R

Internal Stakeholders

Board of Directors	
Engagement Methods:	
A Annual General meeting	Q Board Training and Forums
Q Board meeting	

Material Matters:

- Sustainable business growth and financial performance
- Regulatory compliance
- Business Ethics
- Employee management
- Quality of assets and services

Engagement Objectives	Interest and Concerns	Our Response
<ul style="list-style-type: none"> • Ensure long-term value creation and alignment with Sentral REIT's sustainability strategy • Maintain compliance with regulatory requirements and reporting standards • Oversee the integration of sustainability and climate-related risks into financial planning and decision-making 	<ul style="list-style-type: none"> • Profitability and financial health of Sentral REIT • Sentral REIT's business direction, growth prospects and strategy • Industry's growth prospects, opportunities and challenges • Sentral REIT's ESG Initiatives • Compliance with current, new and emerging legislation and regulations • Robust corporate governance • Diversify board composition i.e., gender, ethnicity, skills • Strengthening director training and oversight 	<ul style="list-style-type: none"> • Regularly provide the Board with updates and insights on the progress of sustainability initiatives, including measurable KPIs and their impact on financial performance • Ensure board members receive training on climate-related and sustainability risks to make informed strategic decisions • Integrate sustainability considerations into corporate strategy and risk management frameworks, ensuring alignment with regulatory and stakeholder expectations

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Senior Management		
Engagement Methods:		
<div style="display: flex; align-items: center;"> <div style="background-color: #0070c0; color: white; border-radius: 50%; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">M</div> <div>Management meetings</div> </div>		
Material Matters:		
<ul style="list-style-type: none"> • Sustainable business growth and financial performance • Regulatory compliance • Business Ethics • Employee management • Quality of assets and services 		
Engagement Objectives	Interest and Concerns	Our Response
<ul style="list-style-type: none"> • Implement sustainability strategies and ensure operational alignment across the organisation • Encourage collaboration between departments to integrate sustainability practices 	<ul style="list-style-type: none"> • Profitability and financial health of Sentral REIT • Sentral REIT's business direction, growth prospects and strategy • Industry's growth prospects, opportunities and challenges • Sentral REIT's Internal Control and Risk Management • Compliance with current, new and emerging legislation and regulations • Management's skills and adequate resources to manage Sentral REIT • Employee welfare and benefits with increasing need for advocacy of mental health, work flexibility (time-off for personal matters, staggered working hours) 	<ul style="list-style-type: none"> • Develop and execute sustainability initiatives, such as energy efficiency projects and waste reduction programs, aligned with Sentral REIT's strategic goals • Establish internal processes to track progress toward sustainability KPIs and report achievements to both the Board and external stakeholders

SUSTAINABILITY STATEMENT

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Employees		
Engagement Methods:		
Q Employee survey	R One-on-one meetings	
A Annual employee appraisals	R Team meetings	
Material Matters:		
<ul style="list-style-type: none"> Sustainable business growth and financial performance Employee management Health and safety 		
Engagement Objectives	Interest and Concerns	Our Response
<ul style="list-style-type: none"> Provide fair and equal opportunities Provide employee development and career progression Ensure the overall welfare of the employees are addressed 	<ul style="list-style-type: none"> Career progression Employee welfare and benefits with increasing need for advocacy of mental health, work flexibility (time-off for personal matters, staggered working hours) Profitability and financial health of Sentral REIT Job security 	<ul style="list-style-type: none"> Transparent, open and consistent approach to appraisals Transparent communication on business performance and job security Training and team building Flexible work arrangement such as remote working as part of health and safety measures Open door policy to express concerns

External Stakeholders

Tenants & Business Partners		
Engagement Methods:		
R Direct feedback from tenants at all stages of the tenancy	R Regular meetings and discussions	
Material Matters:		
<ul style="list-style-type: none"> Sustainable business growth and financial performance Health and safety Quality of assets and services Data privacy Energy and carbon footprint Water management Waste management 		
Engagement Objectives	Interest and Concerns	Our Response
<ul style="list-style-type: none"> Engage with existing customers to ensure tenant satisfaction and high retention rate Forge new relationships with potential tenants 	<ul style="list-style-type: none"> Health, safety and well-being Quick response by management to feedback Data privacy Quality of assets and services Tenant and Landlord collaboration on ESG initiatives Competitive rates 	<ul style="list-style-type: none"> Scheduled maintenance for each property Established building procedures and measures including health and safety due to COVID-19 Timely response to tenant's queries and complaints

SUSTAINABILITY STATEMENT

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Shareholders & Unitholders		
Engagement Methods:		
<ul style="list-style-type: none"> A Annual General Meeting ("AGM") A Annual reports R Sentral REIT's website 	<ul style="list-style-type: none"> R Announcements on Bursa Securities R Interactions with IR personnel 	
Material Matters:		
<ul style="list-style-type: none"> • Sustainable business growth and financial performance 		
Engagement Objectives	Interest and Concerns	Our Response
<ul style="list-style-type: none"> • To proactively provide up-to-date disclosures and information to allow unitholders make informed decisions on their investments 	<ul style="list-style-type: none"> • Profitability and financial health of Sentral REIT • Sentral REIT's ESG initiatives • Timely and transparent disclosure of information and announcements • Annual distribution payouts • Sentral REIT's business direction, growth prospects and strategy • Industry's growth prospects 	<ul style="list-style-type: none"> • Sound investment and capital management strategy • Robust corporate governance procedures • Update on business strategies and direction • Continuous updates on business strategies and direction
Vendors		
Engagement Methods:		
<ul style="list-style-type: none"> R One-on-one meetings 		
Material Matters:		
<ul style="list-style-type: none"> • Sustainable business growth and financial performance • Employee management • Health and safety 		
Engagement Objectives	Interest and Concerns	Our Response
<ul style="list-style-type: none"> • To ensure fair, proper and transparent dealings with vendors 	<ul style="list-style-type: none"> • Fair and transparent selection of vendors • Timely payment to vendors • Potential business opportunities for vendors • Competitive rates 	<ul style="list-style-type: none"> • Professional approach in reviewing proposals from vendors • Communication of ABC Policy • Adhere to strict payment cycles and procedures

SUSTAINABILITY STATEMENT

(cont'd)

Governments, Regulators & Local Authorities

Engagement Methods:



Consultation meetings together with consultants, advisors and industry associations



Seminars and workshops

Material Matters:

- Regulatory compliance
- Employee management
- Health and safety

Engagement Objectives	Interest and Concerns	Our Response
<ul style="list-style-type: none"> • Seek clarification on the guidelines under their purview • Ensure compliance and proper administration of the legislations and local authorities' regulations affecting the operations of Sentral REIT 	<ul style="list-style-type: none"> • Compliance to legislations and guidelines affecting the REIT industry • Refining and updating legislations through consultations with industry players • Development of the REIT Industry • Compliance of reporting and disclosure matters regarding Sentral REIT's ESG initiatives • Governance of technology risk based on SC's updated requirements 	<ul style="list-style-type: none"> • Appointed professional consultants and advisors during consultations sessions • Adherence and report on compliance • Monitored compliance through internal assessment

Analysts & Media

Engagement Methods:



One-to-one meetings



Media briefings



Analyst briefings



New releases



Investor conferences

Material Matters:

- Sustainable business growth and financial performance
- Regulatory compliance

Engagement Objectives	Interest and Concerns	Our Response
<ul style="list-style-type: none"> • Provide information to allow analysts to disseminate accurate information to the investment community • Provide information to media to allow for accurate updates on the company's events and business performance to the general public 	<ul style="list-style-type: none"> • Profitability and financial health of Sentral REIT • Sentral REIT's business direction and strategy • Timely and transparent disclosure of information and announcements • Industry's growth prospects 	<ul style="list-style-type: none"> • Improved responsiveness towards feedback and queries • Timely update on Sentral REIT's business activities and/or related matters through a dedicated Investor Relations ("IR") personnel

SUSTAINABILITY STATEMENT

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Investors/Investment Community		
Engagement Methods:		
<ul style="list-style-type: none"> R One-on-one meetings R Investor conferences 	<ul style="list-style-type: none"> A Annual reports R Sentral REIT's website 	
Material Matters:		
<ul style="list-style-type: none"> • Sustainable business growth and financial performance • Regulatory compliance 		
Engagement Objectives	Interest and Concerns	Our Response
<ul style="list-style-type: none"> • Engage existing and potential investors to provide information which allows these investors to make sound investment decisions concerning Sentral REIT 	<ul style="list-style-type: none"> • Profitability and financial health of Sentral REIT • Timely and transparent disclosure of information and announcements • Accessibility to management or IR team • Sentral REIT's business direction, growth prospect and strategy • Industry's growth prospect • Reporting and disclosing Sentral REIT's ESG initiatives • Corporate Governance of Sentral REIT 	<ul style="list-style-type: none"> • Improved responsiveness towards feedback and queries through a dedicated IR personnel
Industry Associations		
Engagement Methods:		
<ul style="list-style-type: none"> R Consultation and feedback sessions 		
Material Matters:		
<ul style="list-style-type: none"> • Regulatory compliance 		
Engagement Objectives	Interest and Concerns	Our Response
<ul style="list-style-type: none"> • To be a contributing member to the industry sectors' professional objectives 	<ul style="list-style-type: none"> • Fair representation of industry's needs through consultation and lobbying with government authorities like SC and Bursa Securities 	<ul style="list-style-type: none"> • Active membership involvement and contribution

SUSTAINABILITY STATEMENT

(cont'd)

Local Community

Engagement Methods:

A

Partnerships and collaborations with local communities through CSR programmes

Material Matters:

- Community partnership and activities

Engagement Objectives	Interest and Concerns	Our Response
<ul style="list-style-type: none"> To give back to the community in which we operate, specifically to improve the welfare of needy children Contribute funds to meet the immediate needs of at least one children's NGO Raise awareness to staff on Sentral REIT's community engagements by involving all staff in the fund-raising events 	<ul style="list-style-type: none"> To provide sustained support after the completion of each CSR project Financial assistance to NGOs 	<ul style="list-style-type: none"> Monetary contribution to the underserved community

MATERIALITY ASSESSMENT

Sentral REIT performs an annual materiality assessment to ensure our sustainability priorities remain aligned with the most significant issues affecting our business and stakeholders.

For this year's assessment, we refined our materiality matrix through a rigorous impact evaluation and external environment analysis, incorporating stakeholder perspectives throughout the process. Our approach was guided by the methodologies outlined in Bursa Malaysia's *Materiality Assessment* (3rd Edition) and the GRI Standards. The final outcomes were reviewed and validated by Senior Management and the Board. Below, we detail our materiality assessment approach.

Step 1: Identification

In FY2025, we reviewed our 12 material matters by assessing both internal and external factors to ensure their continued relevance to Sentral REIT's business resilience. This process considered evolving regulatory requirements, emerging sustainability trends within the REIT industry, global and regional market dynamics and peer disclosures, enabling us to stay aligned with the rapidly changing business and ESG landscape.



Step 2: Prioritisation and Impact Assessment

The identified material matters were prioritised based on:

- Internal stakeholders' perspectives, considering their influence and dependence on Sentral REIT;
- The magnitude and likelihood of Sentral REIT's impact on the economy, environment and people, guided by our risk assessment parameters; and
- The potential impact on Sentral REIT's business operations.



Step 3: Validation

The reviewed Materiality Matrix was validated through discussions with the Sustainability Working Committee and the CEO before being presented to the Board for endorsement.

SUSTAINABILITY STATEMENT

(cont'd)

MATERIALITY MATRIX



Legend:	High priority	Medium priority	Low priority	Shift in priority
	Economic	Environmental	Social	Existing Material Matters

Following the reassessment exercise, we found the 12 material topics remained relevant to Sentral REIT. Our Materiality Matrix for FY2025 reflects the following changes to the significance of specific material matters:

- The **“Regulatory Compliance”** material matter has been shifted towards **Higher Priority** due to stricter ESG rules, mandatory IFRS S1 & S2 adoption under NSRF from 2026, enhanced Bursa Listing Requirements, and upcoming carbon tax, all making compliance critical for governance, cost and investor confidence.
- The **“Data Privacy”** material matter has been shifted towards **Higher Priority** due to accelerated digitalisation in the REIT sector and rising stakeholder expectations for strong digital governance. Increased reliance on technology heightens cybersecurity risks, making robust data protection essential for trust and compliance.

SUSTAINABILITY STATEMENT

(cont'd)

Rank	Definition of Material Matters
1	<p>Sustainable Business Growth and Financial Performance</p> <p>● Organisation's impacts on the economic conditions of its stakeholders and on economic systems at local, national, and global levels.</p>
2	<p>Business Ethics</p> <p>● Ethical and transparent business conduct and governance through robust frameworks as well as best practices. Continued practice of transparency, integrity and compliance to relevant laws and regulations such as those on corruption.</p>
3	<p>Quality of Assets and Services</p> <p>● Attention to quality of Sentral REIT's assets and services through innovative ideas, implementation of technology including digitalisation and management of supply chain which translate to tenant's satisfaction.</p>
4	<p>Employee Management</p> <p>● Involves all employee management aspects including fostering an engaged and vibrant workforce, retaining and attracting employees by providing remuneration, growth and training opportunities without any discrimination.</p>
5	<p>Health and Safety</p> <p>● Efforts to address and prevent health and safety risks for all employees, tenants and visitors to Sentral REIT's properties.</p>
6	<p>Regulatory Compliance</p> <p>● Compliance to building, REITs and other regulatory requirements, such as environment, financial, human rights and labour practices, health and safety, listing rules, authority guidelines, public announcements, etc.</p>
7	<p>Energy and Carbon Footprint</p> <p>● Minimise operational energy and carbon emissions and provide cost savings to Sentral REIT and its tenants. This is through energy efficiency measures and use of renewables such as solar energy.</p>
8	<p>Data Privacy</p> <p>● Protection of all data, information and intellectual property against cyber security breaches including safeguarding the privacy of tenant, organisational and visitor's information.</p>
9	<p>Supply Chain Management</p> <p>● Management of supply chain and procurement practices which considers the supply chain's social and environmental impacts, including local sourcing to support local economy.</p>
10	<p>Waste Management</p> <p>● Management or minimisation of waste generated in Sentral REIT's and tenant's activities. For example, providing adequate facilities to tenants for proper storage of waste (e.g. general, hazardous, etc.) for further disposal and encourage reducing, recycling and reuse of waste.</p>
11	<p>Water Management</p> <p>● Consumption and efficiency of water usage for general purposes.</p>
12	<p>Community Partnership and Activities</p> <p>● Financial or non-financial contributions to the communities in which Sentral REIT operate and select partners with shared business' values for joint activities.</p>

SUSTAINABILITY STATEMENT

(cont'd)

ALIGNMENT TO UN SDGS

UN SDGs	4 QUALITY EDUCATION 	7 AFFORDABLE AND CLEAN ENERGY 	8 DECENT WORK AND ECONOMIC GROWTH 	11 SUSTAINABLE CITIES AND COMMUNITIES 	13 CLIMATE ACTION 	16 PEACE, JUSTICE AND STRONG INSTITUTIONS 
Material Matters	<ul style="list-style-type: none"> ● Community partnership and activities ● Employee management 	<ul style="list-style-type: none"> ● Energy and carbon footprint 	<ul style="list-style-type: none"> ● Sustainable business growth and financial performance ● Supply chain management ● Health and safety ● Quality of assets and services ● Employee management ● Energy and carbon footprint 	<ul style="list-style-type: none"> ● Sustainable business growth and financial performance 	<ul style="list-style-type: none"> ● Energy and carbon footprint 	<ul style="list-style-type: none"> ● Business ethics ● Regulatory compliance ● Employee management ● Data privacy
Legend: ● Economic ● Environmental ● Social						

SUSTAINABILITY STATEMENT

(cont'd)

ECONOMIC



Business Ethics

GRI	2-10, 2-16, 2-18, 2-19, 2-23, 2-24, 2-25, 2-26, 3-3, 205-2, 205-3
Bursa	C1
Capitals	Social and Relationship Capital
UN SDGs	SDG 16

At Sentral REIT, we are dedicated to upholding exemplary standards of corporate governance and business ethics, fostering transparency, accountability and integrity throughout our operations. Our core organisational values, shown in Figure 3, underpin our policies and practices, guiding employees, management and stakeholders to conduct themselves responsibly and ethically.

Since 1 June 2020, Sentral REIT has formalised its commitment to preventing bribery and corruption through the Anti-Bribery and Corruption Policy ("ABC Policy"), in line with the Guidelines on Adequate Procedures ("GAP") issued by the Prime Minister's Department. In FY2025, we strengthened this framework with the updated Whistleblowing Policy and Code of Business Ethics, which were approved by the Board on 8 August 2025 and subsequently uploaded to Sentral REIT's website on 20 August 2025 for stakeholder access. Additionally, as part of an initiative to enhance awareness of fraud, bribery and corruption risks, a mandatory online assessment was conducted for all employees, requiring a minimum score of 80%. This assessment was successfully completed on 21 November 2025, reinforcing our zero-tolerance stance and commitment to ethical business practices.

This governance framework is further supported by our Whistleblowing Policy, which provides a secure channel for stakeholders to report any ethical concerns or breaches of the ABC Policy anonymously, without fear of reprisal. Reports can be submitted via email at whistleblowing@sentralreit.com or in writing directly to the CEO or Chairman of the Manager.



Figure 3: Organisational Values

For further details on our internal controls and procedures supporting ethical business practices, please refer to our Corporate Governance Overview Statement on page 67, our Corporate Governance Report FY2025 and the relevant policies available on our website: [\[https://sentralreit.com/investor-relations/corporate-governance/\]](https://sentralreit.com/investor-relations/corporate-governance/).

SUSTAINABILITY STATEMENT

(cont'd)

Policies Guiding Sentral REIT's Governance

Code of Business Ethics



This code outlines the standards of behaviour expected of all Manager's employees and directors, covering key areas such as regulatory compliance, conflict of interest, confidentiality and professional conduct. It also includes provisions on the giving and receiving of gifts, prohibiting actions that may compromise judgment or integrity

Anti-Bribery and Corruption Policy



Reflecting our zero-tolerance stance on bribery and corruption, the **ABC Policy** provides guidance to employees and business associates on dealing with improper solicitation, bribes and other corrupt practices. The policy also includes anti-bribery clauses in agreements with tenants, suppliers and contractors to reinforce ethical practices across our supply chain.

Our ABC Policy is available on Sentral REIT's website at <https://sentralreit.com/>

Whistleblowing Policy



This policy offers a secure, anonymous and confidential channel for employees, customers and vendors to report unethical conduct, violations of the ABC Policy, or other concerns. Reports can be submitted via email to **whistleblowing@sentralreit.com** or directly to the CEO or Chairman of the Manager.

Fit and Proper Policy



Implemented on 1 July 2022, our Fit and Proper Policy establishes a structured framework for assessing the suitability of individuals serving on or being appointed to the Board of Directors and Senior Management. The policy defines key assessment criteria, governance responsibilities and conditions to ensure that all appointments align with Sentral REIT's commitment to maintaining high standards of leadership and integrity.

Remuneration Policy for Non-Executive Directors



Sentral REIT has developed a remuneration framework for Non-Executive Directors ("NEDs"), guided by the **Remuneration Policy** adopted on 10 November 2022. This policy supports the Nomination and Remuneration Committee ("NRC") and the Board to determine NED remuneration based on the organisation's demands, complexities and performance, while considering the NEDs' skills, experience, responsibilities and time commitments.

Sentral REIT actively promotes a culture of integrity and ethical conduct across all operations. We regularly conduct compliance audits and due diligence on business partners while providing mandatory annual training on anti-bribery and anti-corruption for all employees. In FY2025, all employees successfully completed the ABAC e Learning Programme, further strengthening organisational awareness of ethical and responsible business practices. All Board members had previously completed the training in FY2024 and will continue to undergo the programme on a biennial basis to ensure sustained governance oversight.

Corruption risks are continuously assessed and corrective actions are taken when necessary. The absence of reported bribery or corruption incidents in FY2025 highlights the effectiveness of our governance framework and our steadfast commitment to responsible business conduct.

SUSTAINABILITY STATEMENT

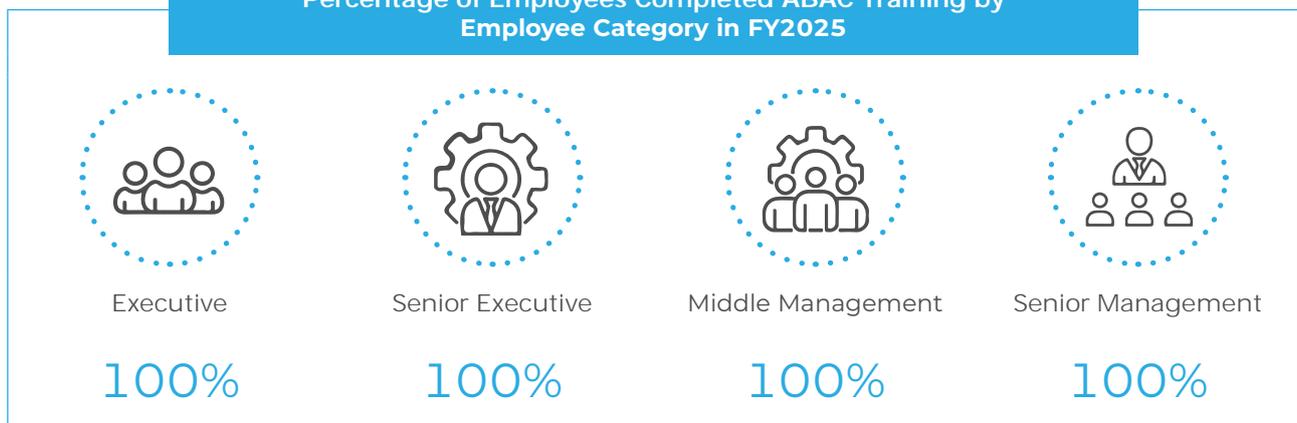
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For more information on our business ethics practices and governance policies, please refer to our Corporate Governance Overview Statement on page 67 and Corporate Governance Report FY2025 available on our website.

Annual Performance



Percentage of Employees Completed ABAC Training by Employee Category in FY2025



Moving Forward

Sentral REIT remains committed to continuously enhancing its governance and ethical practices. We regularly review and update our policies to ensure compliance with regulatory standards, including the Malaysian Anti-Corruption Commission Act 2009 and its amendments. Looking ahead, we aim to strengthen our due diligence processes further, reinforcing our proactive approach to mitigating corruption risks throughout our operations.

SUSTAINABILITY STATEMENT

(cont'd)

Sustainable Business Growth and Financial Performance

GRI	3-3, 201-1
Capitals	Financial Capital, Manufactured Capital
UN SDGs	SDG 8, SDG 11

Malaysia's economy expanded by approximately 5.2% in 2025, outperforming earlier forecasts and driven by robust domestic consumption, firm investment activity and healthy trade flows. This performance reflects continued economic resilience despite ongoing global uncertainties. In this dynamic economic environment, we remain steadfast in our commitment to creating long-term financial value and enhancing stakeholder interests. Through sustainable and responsible business practices, we aim to achieve sustainable income distribution, financial performance and value creation, guided by our key strategic initiatives.

Key Strategic Initiatives

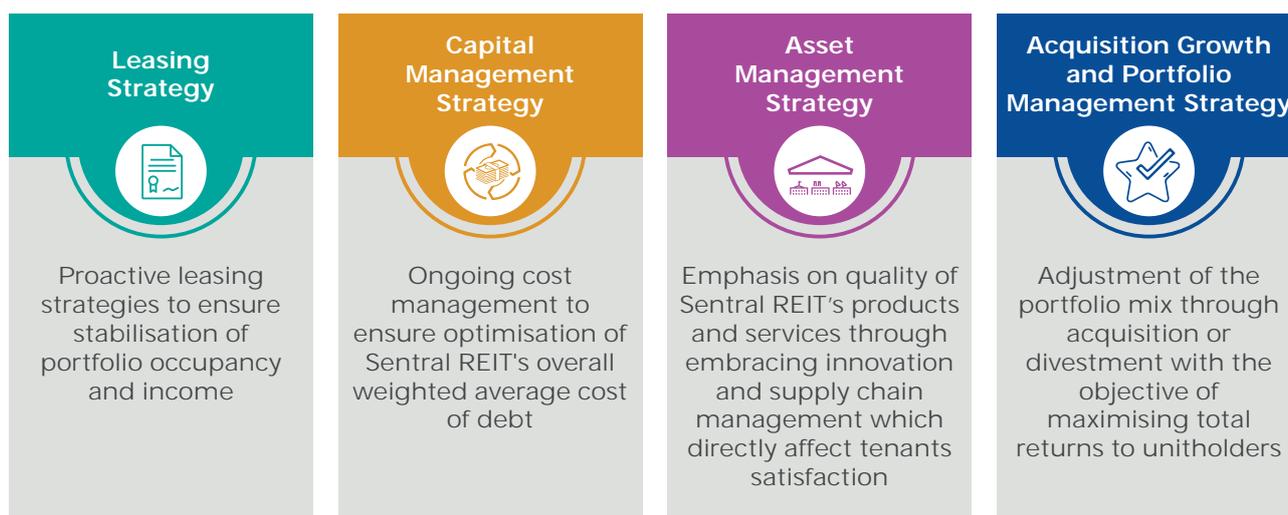


Figure 4: Sentral REIT's Key Strategic Initiatives

Sentral REIT takes a proactive approach to leasing, engaging key tenants well before lease expiries to secure longer-term commitments and maintain strong occupancy levels.

Our capital management strategy remains centred on maintaining an optimal gearing and managing interest rate exposure. In FY2025, 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. With this measure, 59% of Sentral REIT's borrowing is on fixed interest rate effective on 29 December 2025, minimizing exposure to interest rate volatility in an unpredictable market environment.

We continue to enhance our assets to meet evolving tenant needs and align with global green building standards. In FY2025, Platinum Sentral and Sentral Building 3 successfully achieved LEED Gold certification, exceeding our initial target of LEED Silver for Sentral Building 3. These certifications reflect Sentral REIT's commitment to sustainable facility improvements and operational excellence. Looking ahead, we are targeting LEED Silver certification for Sentral Building 1. The certification process is planned to commence in Q1 2026, with completion expected by Q2 2027. This initiative forms part of our broader strategy to transition the entire Sentral REIT portfolio towards green building status, reinforcing our dedication to environmental stewardship and long-term sustainability.

SUSTAINABILITY STATEMENT

(cont'd)

Portfolio management and strategic acquisitions remain central to sustaining net property income and delivering long-term value to Unitholders. By revitalising existing assets and reinvesting in high-performing sectors, Sentral REIT ensures a resilient and diversified property portfolio that supports sustainable income distribution and ongoing growth.

Strategic portfolio management and targeted acquisitions play a vital role in sustaining stable net property income (“NPI”) margins. Sentral REIT is committed to delivering consistent and sustainable income to Unitholders by actively revitalising its asset portfolio. This includes divesting non-core or mature properties and redirecting investments into high-performing, diversified sectors to optimise long-term returns and strengthen portfolio resilience.

Annual Performance

In FY2025, Sentral REIT renewed approximately 337,000 sq. ft. of leases, achieving a retention rate of 73% by year-end, supported by renewals at Platinum Sentral, Menara Shell, Sentral Building 1, Sentral Building 3 and Plaza Mont’ Kiara. Despite ongoing challenges in the Klang Valley office market, our portfolio maintained a stable occupancy of 86%, reflecting our commitment to long-term value creation.

To address vacancies and optimise asset utilisation, we explored adaptive strategies such as repurposing spaces, asset disposals and property enhancements aligned with tenant needs. These initiatives successfully secured new tenancies totalling approximately 56,000 sq. ft., reinforcing our proactive approach to sustainability and operational resilience.

Financially, Sentral REIT’s portfolio demonstrated robust performance, with stable year-to-date net property income supported by contributions from Menara CelcomDigi, acquired in December 2023. This underscores the quality and resilience of our assets, even amid rising competition and market uncertainties, including higher minimum wages, utility costs and interest rates. Sentral REIT delivered a realised revenue of RM190.8 million in FY2025 and achieved a Distribution Per Unit (“DPU”) of 6.15 sen, ensuring consistent returns to stakeholders. Our financial health reflects prudent management and a focus on long-term sustainability, balancing economic value creation with operational efficiency. Table 1 illustrates the breakdown of direct economic value generated and distributed, reinforcing our commitment to transparency and sustainable growth.

	FY2025	FY2024	FY2023	FY2022	FY2021
<i>Revenue, finance income, gain on divestment of investment property</i>	192,724,903	194,412,340	163,668,083	150,906,023	166,461,106
<i>Less: Property operating expenses</i>	(36,016,458)	(35,599,515)	(28,941,832)	(24,275,211)	(28,523,531)
<i>Less: Other operating expenses</i>	(1,321,103)	(1,513,349)	(1,388,212)	(1,332,106)	(819,240)
Total Value Generated	155,387,342	157,299,476	133,338,039	125,298,706	137,118,336
Reconciliation					
<i>Total realised income net of taxation</i>	77,320,394	79,815,642	74,221,484	73,625,238	84,485,957
<i>Add:</i>					
<i>Finance costs</i>	52,528,209	52,886,949	37,632,722	30,425,280	30,920,952
<i>Manager’s fees</i>	15,256,733	14,969,769	12,532,231	12,220,533	12,616,534
<i>Trustee’s fees</i>	791,544	773,554	654,678	649,354	664,577
<i>Quit rent and assessment</i>	9,490,462	8,853,562	8,296,924	8,378,301	8,430,316
Total Value Generated	155,387,342	157,299,476	133,338,039	125,298,706	137,118,336

SUSTAINABILITY STATEMENT

(cont'd)

	FY2025	FY2024	FY2023	FY2022	FY2021
Payments to the Manager and Trustee					
<i>Manager's fees</i>	15,256,733	14,969,769	12,532,231	12,220,533	12,616,534
<i>Trustee's fees</i>	791,544	773,554	654,678	649,354	664,577
Payments to government					
<i>Quit rent and assessment</i>	9,490,462	8,853,562	8,296,924	8,378,301	8,430,316
Payments to providers of capital					
<i>Income distribution</i>	73,523,435	76,033,992	72,436,401	73,095,601	79,419,121
<i>Finance costs</i>	52,528,209	52,886,949	37,632,722	30,425,280	30,920,952
<i>Economic value retained</i>	3,796,960	3,781,650	1,785,083	529,637	5,066,836
Total Value Distributed	155,387,342	157,299,476	133,338,039	125,298,706	137,118,336

Table 1: Direct Economic Value Generated and Distributed

Kindly refer to our Management Discussion and Analysis section from pages 12 to 48 for further information on our economic performance.

Moving Forward

In the context of evolving market trends and economic recovery, Sentral REIT remains committed to sustaining resilient performance through strategic initiatives. We prioritise stabilising occupancy across KL Sentral properties to meet increasing demand for commercial spaces. At the same time, we are actively diversifying our portfolio by pursuing yield-accretive acquisitions and investments in retail, industrial, education, and healthcare sectors, supporting long-term growth and delivering consistent value to our Unitholders.

SUSTAINABILITY STATEMENT

(cont'd)

Regulatory Compliance

GRI	2-23, 2-24, 2-27, 3-3
Capitals	Human Capital, Natural Capital, Social and Relationship Capital
UN SDGs	SDG 16

Sentral REIT is committed to full compliance with all applicable laws, regulations and standards related to environmental protection and human rights that govern our operations. The regulatory requirements we adhere to include, but are not limited to:

Malaysian Anti-Corruption Commission (MACC) Act 2009	MACC (Amendment) Act 2018	Electricity Supply Act 1990 (PW4)	Income Tax Act 1967 and Public Rulings	Anti-Trafficking in Persons and Anti-Smuggling of Migrants Act 2007
Introduction of corporate liability for corruption offences that is applicable to Malaysian commercial organisations. Anti-Bribery and Corruption Policy in place from 1 June 2020 (last revised on 6 November 2025), in line with the MACC Amendment Act 2018	Refers to amendments under Section 17A of the MACC Act 2009, where commercial organisations are liable and can be punished if their employees are involved in corruption	Relates to the control of any electrical installation and equipment with respect to matters relating to the safety of people and efficient use of electricity	Imposition of income tax that includes collection and recovery of tax, tax refund, offences and penalties and exemptions, remissions and other relief	Prohibits child labour, slavery, servitude and forced or compulsory labour and human trafficking

Malaysian Employment Act 1955	Children and Young Persons (Employment) Act 1966	Occupational Safety and Health Act 1994	Malaysian Employment (Amendment) Act 2022
Prohibits exploitative labour practices	Prohibits the employment of children under the age of 14	Protects the safety, health and welfare of people at work	Refers to a series of amendments in the Employment Act 1955

Personal Data Protection Act 2010 ("PDPA")	Environmental Quality Act 1974	Construction Industrial Development Board Act 1994	Development Board Act 1994 Drinking Water Quality Standards 1985
Regulate the processing of personal data in regard to commercial transactions	Relates to the prevention, abatement, control of pollution and enhancement of the environment	Minimum requirements for engaging contractors and sub-contractors on construction work contracts	Refers to the standards for drinking water quality

Strata Management Act 2013 (Act 757)

Regulates strata properties, ensuring proper governance, fair fees, compliance and financial transparency

SUSTAINABILITY STATEMENT

(cont'd)

Sentral REIT places strong emphasis on maintaining effective internal controls, with the Corporate Secretariat, Legal & Compliance and Finance teams collaborating to continuously enhance the organisation's compliance framework. This effort is further supported by the appointment of an external consultant as an independent internal auditor, tasked with reviewing and assessing our internal processes. An internal compliance officer monitors and ensures that all business operations comply with local laws and regulations, including, but not limited to, the Securities Commission Malaysia's Licensing Handbook, Listed REITs Guidelines, Listing Requirements and the Inland Revenue Board of Malaysia's General Tax Compliance guidelines.

To foster a robust culture of compliance, Sentral REIT conducts regular trainings and workshops for employees, aimed at raising awareness and mitigating the risk of infractions. Employees can also participate in external trainings organised by Bursa Securities, the Securities Commission, the Malaysian Institute of Accountants and leading law firms, keeping them updated on evolving regulatory requirements and best practices.

On human rights compliance, Sentral REIT takes a progressive and integrated approach, embedding our principles and practices throughout the supply chain. Business partners, vendors and suppliers are strongly encouraged to adopt similar commitments to human rights. Since 2019, anti-modern slavery clauses have been included in all service agreements to ensure alignment with local laws and regulations. In the fourth quarter of 2021, this commitment was further expanded to include these human rights principles in all new tenancy, lease and license agreements, reflecting Sentral REIT's ongoing dedication to responsible, ethical and sustainable business practices across all operations.

Annual Performance

We are pleased to report that there were zero incidents of non-compliance with applicable laws and regulations in FY2025. Kindly refer to page 67 of our Annual Report for more information on our Corporate Governance and Compliance matters.

Moving Forward

Sentral REIT recognises that an evolving regulatory environment brings both complexities and opportunities for our operations. To stay ahead, we actively track changes in laws and regulations at both regional and global levels, allowing us to anticipate potential implications for our business. This proactive approach ensures that our policies, procedures and internal control systems are regularly reviewed and adapted, supporting compliance, operational resilience and sustainable business practices.

Data Privacy

GRI	3-3, 418-1
Bursa	C8
Capitals	Intellectual Capital, Human Capital
UN SDGs	SDG 16

The enactment of the Cybersecurity Act 2024, together with amendments to the Personal Data Protection Act ("PDPA"), has further emphasised the critical importance of data privacy and cybersecurity for organisations. These regulations introduce stricter compliance requirements and more significant penalties for non-compliance, reinforcing the need for robust measures to protect both personal and corporate information.

Sentral REIT recognises the heightened risk of cybersecurity threats as we increasingly adopt digital and cloud-based platforms to enhance operational efficiency, productivity and resource utilisation. Safeguarding the personal data of our stakeholders is central to our operations, as it ensures their continued trust, confidence and satisfaction.

SUSTAINABILITY STATEMENT

(cont'd)

The management of Sentral REIT's cybersecurity is partly overseen by the MRCB IT Helpdesk, which monitors for suspicious activities and coordinates any necessary responses to mitigate potential threats. Our Privacy Policy provides clear guidance to ensure that confidential data is handled in a secure, ethical and legally compliant manner.

To proactively address evolving cybersecurity challenges, Sentral REIT regularly evaluates its Information Technology ("IT") controls. These measures are guided by our Information Security Policy, as detailed in the ICT System Manual, which establishes comprehensive safeguards for information assets, mitigates risks from inadequate controls, instructs third parties on required security practices and equips employees with the knowledge to identify and respond to potential threats. This policy applies to all employees, temporary staff, practical trainees and third-party partners who have access to Sentral REIT's data, ensuring a consistent and organisation-wide approach to protecting information and maintaining robust cybersecurity standards.

Our continuous data privacy and security approach is outlined below:

Sentral REIT's Approach in safeguarding Data Privacy	
Data Privacy Regulatory Compliance	<ul style="list-style-type: none"> Employees must adhere to the PDPA by signing a declaration to responsibly handle personal and confidential information Third parties handling sensitive information must read, understand and acknowledge a Non-Disclosure Agreement ("NDA") A personal data clause is mandatory in all tenancy and service agreements at Sentral REIT Personal data collection and processing require prior consent from the data subject
Data Protection Awareness	<ul style="list-style-type: none"> The MRCB IT Helpdesk sends regular email reminders and monthly editorial messages to warn employees about spam, phishing emails, and cyber-attacks, including reminders to update system passwords Regular backups are performed to safeguard data Short video clips displayed in common areas remind employees to secure laptops and computers to prevent unauthorised access Suspicious emails are quarantined by the MRCB IT department before being released to staff
Data Security Controls	<ul style="list-style-type: none"> Keep abreast with the Antivirus software User access rights and firewalls are managed by the MRCB IT department Regular cybersecurity and IT risk assessments are conducted to identify and respond to threats, including quarantining suspicious emails
Physical Data Management	<ul style="list-style-type: none"> Physical data is securely stored in a dedicated data warehouse center Since FY2021, cloud-based digital data filing has been implemented for efficient data management and resource optimisation The adoption of cloud-based Yardi system supports accounting, finance, leasing and acts as a backup for tenancy and agreement documents Since 2022, Yardi integrates facility management and accounting processes, enhancing data security, productivity and tenant satisfaction

Table 2: Sentral REIT's Data Privacy Approach

Annual Performance

We are pleased to announce that there were no substantiated complaints of cybersecurity breaches or customer data thefts in FY2025.

Moving Forward

As the digital environment continues to advance, safeguarding data privacy remains a critical priority for Sentral REIT. Both regulatory frameworks and stakeholder expectations are evolving toward higher standards of transparency, accountability and compliance. In response, Sentral REIT is committed to continuously enhancing its data governance and cybersecurity strategies, ensuring robust protection of information while proactively aligning with emerging laws, regulations and best practices.

SUSTAINABILITY STATEMENT

(cont'd)

Supply Chain Management

GRI	2-6, 204, 204-1, 308, 308-1, 308-2, 414, 414-1, 414-2
Bursa	C7, S6
Capitals	Social and Relationship Capital
UN SDGs	SDG 8

Effective management of the supply chain is crucial for Sentral REIT to ensure uninterrupted property operations, enhance cost efficiency, minimise potential delays and consistently deliver superior service quality to our tenants and stakeholders.



Figure 5: Sentral REIT's Value Chain

We embed sustainability into every stage of our procurement process, ensuring that our values extend beyond our organization to our suppliers and contractors. Our approach is not limited to cost efficiency or service quality; it is rooted in ethical conduct, social responsibility and environmental stewardship.

Before any partnership begins, potential suppliers and contractors undergo a thorough screening process guided by our Service Provider Pre-Qualification Policy and Services Contractor Evaluation Policy. These assessments examine financial health, technical capability, reliability in delivery and strict compliance with the Malaysian Anti-Corruption Commission Act (MACC Act 2009)—a critical safeguard against bribery and corruption risks. To maintain accountability and continuous improvement, we conduct annual performance evaluations, as illustrated in Figure 6.

Oversight of these relationships rests with our property managers, who ensure that standards are upheld throughout the engagement. In FY2025, we reinforced these expectations through an online briefing session for all Property Business Associates, focusing on pre-qualification and due diligence requirements. These policies apply across our entire property portfolio, with the exception of Lotus's Penang, which is fully managed by its tenant.

SUSTAINABILITY STATEMENT

(cont'd)

Policies Guiding Sentral REIT's Supply Chain Practices

Service Provider Pre-Qualification Policy



Pre-qualification and due diligence assessments are mandatory for all service providers. This ensures that selected partners operate within the bounds of applicable laws and regulations while possessing the requisite competencies for the tasks assigned. Evaluation criteria include:

- Demonstrated track record or relevant experience
- Financial soundness and professional integrity
- Compliance with laws governing ethical conduct (e.g., bribery, fraud)
- Skills and expertise of assigned personnel
- Familiarity with relevant regulatory requirements, policies, and procedures
- Appropriate licensing and registration with government agencies, regulators, and local authorities

Service Contractor Evaluation Policy



For both existing and newly appointed suppliers and contractors, continuous monitoring and evaluation are conducted to verify service quality and identify areas for improvement, such as delivery times, product quality, or pricing

An annual standard performance appraisal is carried out to measure each service contractor's performance against established criteria, as detailed in Figure 6

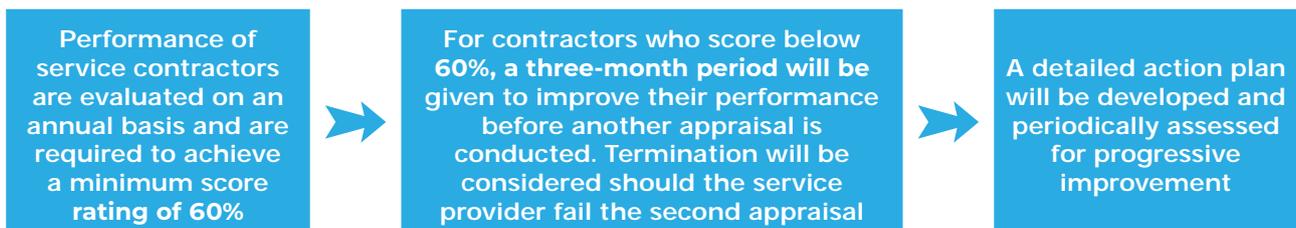


Figure 6: Standard Performance Appraisal

Annual Performance

	FY2025	FY2024	FY2023	FY2022	FY2021
Percentage of service providers underwent performance appraisal (%)	100%	100%	100%	100%	100%
Percentage of service providers achieved higher than the minimum score rating of 60% (%)	100%	100%	100%	100%	100%

Table 3: Service providers performance 2021-2025

SUSTAINABILITY STATEMENT

(cont'd)

In line with our commitment to supporting local economic development, we continue to prioritise the procurement of goods and services from Malaysian-registered suppliers and contractors wherever feasible. By strengthening partnerships within the local supply chain, we contribute to business growth, job creation and broader community resilience, while enhancing operational reliability across our portfolio.

In FY2025, total procurement expenditure was RM29,802,899.88, with RM28,633,118.88 spent on local suppliers, representing a 7% increase from FY2024. The increase was driven by the operation requirements and the integration of Menara CelcomDigi in FY2023 which required new service contracts as well as ad-hoc and repair works.

Our continued emphasis on local sourcing reinforces our broader sustainability objectives by ensuring that economic value generated through our operations remains embedded within the communities in which we operate, aligned with responsible and long-term business practices.

	FY2025	FY2024	FY2023	FY2022	FY2021
Proportion of procurement spending on local suppliers and contractors (%)	96%	89%	91%	95%	100%
Local Procurement expenditure (RM)	RM28,633,118	RM22,755,457	RM9,838,478	RM5,170,000	RM2,386,183

Table 4: Procurement expenditure on local suppliers and contractors

Moving Forward

As we move into FY2026, our focus remains on reinforcing sustainable procurement practices. We aim to ensure that all suppliers continue to meet the standards outlined in our policies while driving greater alignment with our ESG objectives. A key priority for the year is to source at least 75% of products and services locally across our building portfolio, supporting Malaysian businesses and reducing supply chain emissions.

Beyond compliance, we are committed to building stronger, long-term relationships with our suppliers and service providers. Through ongoing engagement and collaboration, we seek to foster shared values, encourage innovation and create mutual benefits that contribute to sustainable growth.

SUSTAINABILITY STATEMENT

(cont'd)

ENVIRONMENTAL



Sentral REIT remains committed to minimising the environmental impacts of our operations and investment portfolio through strengthened environmental management practices. To enhance our long-term resilience and adaptability to climate change, we undertook a climate scenario analysis last year in alignment with the Task Force on Climate-related Financial Disclosures (“TCFD”) recommendations, using scenarios developed by the Network for Greening the Financial System (“NGFS”) and the International Energy Agency (“IEA”). This assessment enabled us to identify material climate-related risks and opportunities, supporting more informed decision-making and the development of a robust mitigation strategy.

We are also progressing the development of our Climate Action Roadmap, which prioritises the reduction of Scope 2 and Scope 3 emissions across our portfolio through enhanced energy efficiency measures and the adoption of renewable energy solutions.

Climate-related Disclosures

Governance

At Sentral REIT, the Board provides oversight of climate-related risks and opportunities, strategies and initiatives to ensure climate considerations are integrated into Sentral REIT’s business strategy, risk management framework and day-to-day operations. The Board is responsible for approving Sentral REIT’s climate strategy and setting the overall direction for the organisation’s climate agenda, including expectations for governance, accountability and performance monitoring.

The CEO leads Sentral REIT’s climate agenda and is accountable for translating Board direction into actionable priorities. This includes overseeing climate-related risks and opportunities, shaping climate-related strategies, driving implementation across the business and providing regular updates on progress, performance and alignment with Sentral REIT’s climate commitments.

Supporting the CEO, the Sustainability Working Committee (“SWC”), comprising executives from various departments, is responsible for executing Sentral REIT’s climate strategy. The SWC evaluates and advises on the strategic direction of Sentral REIT’s climate approach, coordinates cross-functional implementation and monitors and reports on key initiatives and performance against agreed targets. The SWC also reviews Sentral REIT’s climate plan and targets on an ongoing basis to support effective integration into daily operations and to ensure actions remain relevant as business needs, stakeholder expectations and external conditions evolve.

 For more information on the roles and responsibilities of each relevant stakeholders in climate governance, refer page 104 of “Our Approach to Sustainability” section.

Strategy

Sentral REIT has assessed climate-related transition risks that could affect business resilience. These risks arise from the shift to a low-carbon economy and include policy, legal, technological, market and reputational factors, which may lead to financial impacts such as higher operating costs or asset impairment. We also recognise the need to evaluate physical risks and plan to undertake this assessment in the near future.

As part of our climate scenario analysis, we referenced NGFS and IEA frameworks, selecting two scenarios: Net Zero 2050 (“NZ2050”), which assumes an early and decisive transition to limit warming to 1.5°C, and Delayed Transition (“DT”), where action begins only in 2030, resulting in abrupt policy changes, higher carbon prices and increased physical and economic risks. These scenarios help us understand potential implications for our operations and strategy.

SUSTAINABILITY STATEMENT

(cont'd)

The NZ2050 scenario assumes a rapid transition to a low-carbon economy, driven by stringent policies and technological innovation to limit global warming to 1.5°C. In contrast, the Delayed Transition scenario reflects postponed climate action until 2030, resulting in abrupt and disruptive policy measures, higher carbon prices, and increased physical and economic risks. This delay requires stronger interventions within a shorter timeframe to keep warming below 2°C. Table 5 shows the risk implication of each scenario based on the NGFS Scenario Design and Analysis:

Scenario	Risk implication			
	Policy reaction	Technology change	Carbon dioxide removal	Regional policy variation
Net Zero 2050 ("NZ 2050")	Immediate and smooth	Fast change	Medium-high use	Medium variation
Delayed Transition ("DT")	Delayed	Slow-fast change	Low-medium use	High variation

Table 5

Based on the selected climate scenarios, Sentral REIT has identified seven (7) material transition risks that could impact our business. These risks, first assessed in FY2024, remain relevant and will continue to guide our approach in FY2025. Table 6 outlines these risks along with their potential financial implications for our operations.

Transition Risks		Potential Financial Impact
Policy & Legal	Introduction of carbon tax and pricing mechanism	Increase in operating cost and reduction in profits as carbon taxes and emissions trading schemes are being introduced
	Enhanced emissions-reporting obligation	Increase in capital and operating expenditure is anticipated due to stringent emissions disclosure requirements
	Exposure to litigation	Exposure to climate-related litigation may result in increased indirect costs, including legal fees, regulatory penalties, and higher insurance premiums arising from non-compliance with evolving ESG requirements.
	Mandates and regulations on green products and services	Increase in capital expenditure to meet new green or zero-carbon building regulations
Market	Uncertainty of energy market	Increase in capital and operating expenditure due to fluctuations in energy prices, and the transition to renewable energy sources requiring costly investments
Reputation	Shift in customer and investors' preferences toward companies with green certifications	Decrease in revenues and increase in capital expenditure to meet the increasing customers' preferences and demand
	Increased stakeholders' concern due to perceived lack of climate action	Decrease in revenue due to the company being perceived to lag in its climate action commitments

Table 6

SUSTAINABILITY STATEMENT

(cont'd)

Our climate risk assessment also identified opportunities aligned with Sentral REIT's strategic objectives. These include leveraging public-sector incentives, expanding low-emission goods and services and adopting advanced technologies and clean energy sources to support the transition to a low-carbon economy. Table 7 summarises the potential financial implications of these opportunities.

	Transition Opportunities	Potential Financial Impact
Market	Use of public-sector incentives	Decrease in direct cost by obtaining public-sector incentives for sustainable initiatives and projects
Products & Services	Expansion of low emission goods and services	Increase in revenues through the expansion of green property assets and offering green leases to tenants, leading to an increase in occupancy rate
Energy Source	Use of technologies and low emissions sources of energy	Decrease in operating and utility costs and increase long-term asset value by retrofitting buildings with more efficient systems and improved insulation as well as implementing renewable energy technologies

Table 7

Risk Management

Sentral REIT maintains a robust and adaptable risk management and Enterprise Risk Management ("ERM") framework as an integral part of our operations. The Board, supported by the Audit & Risk Committee ("ARC"), periodically reviews and oversees the framework to ensure its adequacy and effectiveness.

Recognising the escalating impacts of climate change, we continue to strengthen the integration of climate-related considerations into our existing risk management processes. Building on the climate scenario analysis previously undertaken to identify key transition risks and opportunities, climate-related risks are being progressively embedded into our ERM framework and regularly evaluated for their short-, medium- and long-term financial implications.

In parallel, we periodically review and reassess our material matters to remain responsive to evolving stakeholder expectations. Through ongoing materiality assessments, we ensure our sustainability priorities remain aligned with emerging trends, global developments and industry practices, while proactively mitigating risks and identifying relevant opportunities.

SUSTAINABILITY STATEMENT

(cont'd)



Figure 7: Sentral REIT's Climate-Related Risk Management Approach

Metrics and Targets

We continue to measure and monitor our carbon emissions in line with the Greenhouse Gas (GHG) Protocol, applying the operational control approach to define organisational and operational boundaries. Sentral REIT has updated emission factors for calculating Scope 1, 2 and 3 emissions using data from Malaysia's Energy Commission, Department for Environment, Food and Rural Affairs (DEFRA), GHG Protocol's Cross-Sector Emission Factor Tools and the US Environmentally-Extended Input-Output (USEEIO) Model.

Table 8 presents our three-year historical carbon emissions performance. Our energy-related greenhouse gas (GHG) emissions recorded a 4.09% reduction this year, decreasing to 25,206.2 tCO₂e in the current reporting period. Figure 8 illustrates the breakdown of emission sources.

GHG Emissions data (tCO ₂ e)	2025	2024	2023
Total direct GHG emissions (Scope 1)	15.7	15.6	15.6
Total direct emissions (Scope 2)	11,173.4	11,103.7	11,191.7
Other direct GHG emissions (Scope 3)	14,017.1	15,162.1	15,023.8
Total Emissions	25,206.2	26,281.4	26,231.1

Table 8: Scope 1, 2 and 3 Emissions (tCO₂e)

Notes:

- Figures have been rounded to one decimal place
- The source of the emission factor for Scope 1 GHG emissions is derived from the GHG Protocol Emission Factors for Cross Sector Tools (March 2024)
- The emission factor for Scope 2 GHG emissions (Purchased Electricity) is derived from the Grid Emission Factor (GEF) in Malaysia published by Suruhanjaya Tenaga
- The calculation methodology of Scope 3 GHG emissions is derived from GHG Protocol's – Technical Guidance for Calculating Scope 3 Emissions, using emission factors from the UK Government GHG Conversion Factors for Company Reporting from the Department for Environment, Food and Rural Affairs (DEFRA), US EEIO Database, and IEA - Life Cycle Upstream Emission Factors

SUSTAINABILITY STATEMENT

(cont'd)

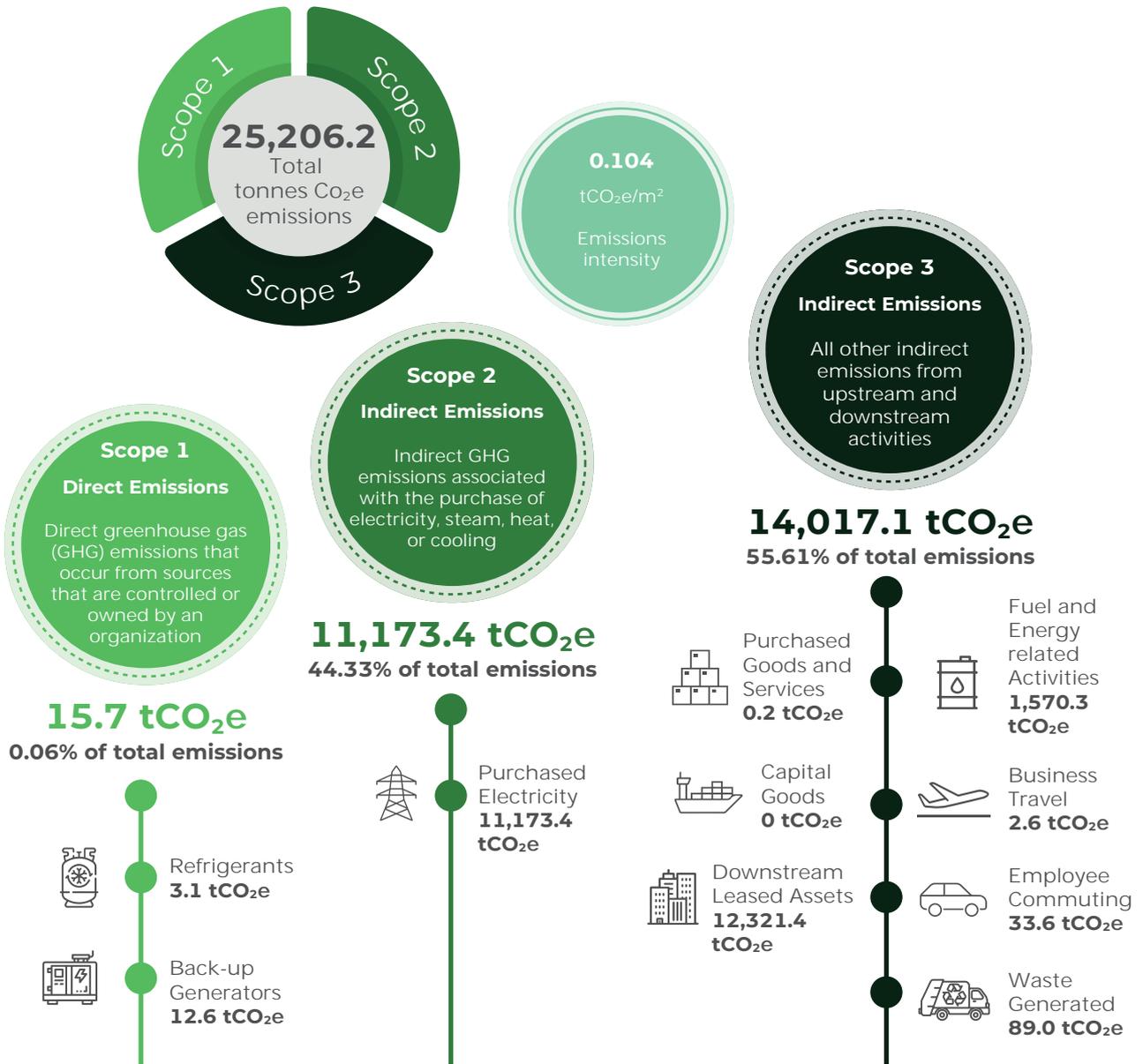


Figure 8: Scope 1, 2 and 3 Emissions

Note: There is no data available for Scope 3 Capital Goods as there were no capital goods purchased in FY2025.

SUSTAINABILITY STATEMENT

(cont'd)

Energy and Carbon Footprint

GRI	3-3, 305-1, 305-2, 305-3
Bursa	C11(a), C11(b), C11(c)
Capitals	Natural Capital
UN SDGs	SDG 7, SDG 8, SDG 13

We are committed to advancing a more strategic and efficient approach to energy management across our operations. This involves systematic integration of industry's best practices, data-driven insights and emerging technologies to improve energy performance. Through these efforts, we aim not only to optimise operational expenditure but also to significantly reduce the environmental footprint of our assets.

Figure 9 illustrates our energy management approach, highlighting the key strategies and actions during our sustainability efforts. This proactive approach ensures that our energy management practices remain aligned with evolving industry standards and support Sentral REIT's long-term environmental objectives.

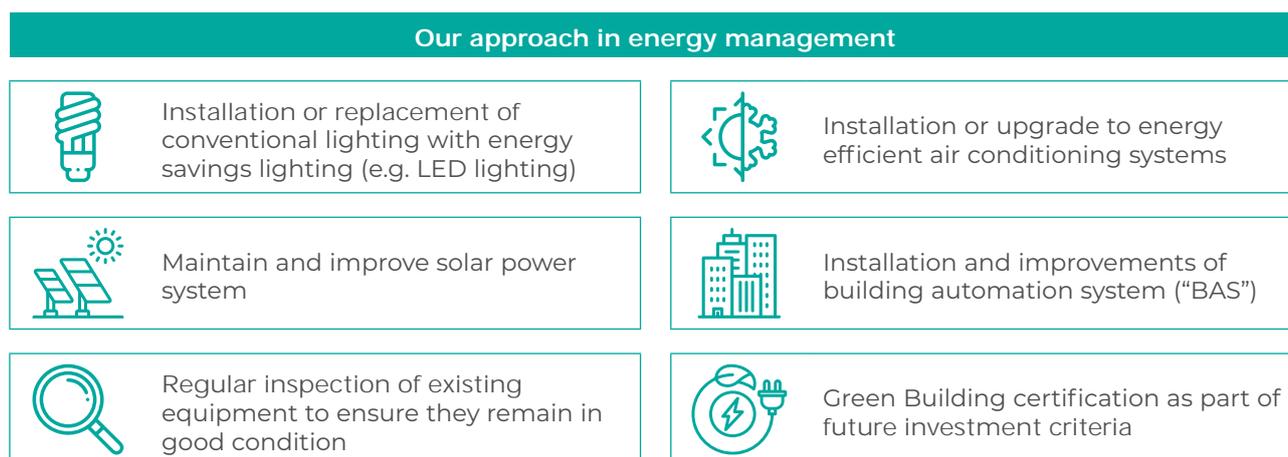


Figure 9: Sentral REIT's Energy Management Approach

We ensure building resilience and efficiency by prioritising dual power sources, backup generators and energy-efficient systems to minimise disruptions and maintain occupant comfort. Building Managers play a key role in implementing energy-saving measures, monitoring consumption and addressing any anomalies promptly. In addition, we remain committed to upgrading our mechanical and electrical systems to enhance energy efficiency and connectivity across our properties.

As part of our ongoing commitment to operational efficiency and sustainability, Sentral REIT continues to prioritise energy, water and waste management across all buildings in our portfolio. These implementation areas remain central to optimising utility usage, reducing environmental impact and supporting global efforts to combat climate change. Key initiatives focus on improving building performance, encouraging responsible behaviours and increasing the adoption of renewable energy.

SUSTAINABILITY STATEMENT

(cont'd)

Our key initiatives for managing energy and carbon footprint in FY2025 are presented in Table 9:

Implementation Area	Focus Area	Key Actions
Energy Management	Energy Efficiency	<ul style="list-style-type: none"> Upgrade to modern Building Automation Systems (BAS) Install LED lighting with occupancy sensors
	Behavioural Change	<ul style="list-style-type: none"> Promote "Lights Off" initiatives Optimise work overtime policies to reduce energy demand
	Renewable Energy	<ul style="list-style-type: none"> Install on-site solar panels where feasible
	Green Procurement	<ul style="list-style-type: none"> Upgrade green building certifications Implement Power Purchase Agreements (PPAs) with renewable energy providers
Utilities	Water & Waste	<ul style="list-style-type: none"> Continue monitoring and optimisation of water usage Maintain effective waste management practices across all properties

Table 9: Emission Reduction Initiatives

As part of our broader sustainability strategy, we remain focused on expanding renewable energy initiatives across our portfolio. Solar installations, including solar panels and solar streetlights, have been completed or are ongoing/planned for key assets:

- Sentral Building 3: As part of our renewable energy transition, we are currently evaluating proposals from several vendors, including prospective Power Purchase Agreements (PPAs). We aim to have these installations integrated into our energy portfolio in Q4 2026.
- Sentral Building 1: Already equipped with solar panels installed in 2024.

In addition, we are collaborating with vendors to increase solar power generation at Platinum Sentral and actively planning further installations to reduce our carbon footprint and support Malaysia's transition to a low-carbon economy.

Targets and KPI

Target	Performance tracking
To achieve 2% reduction in energy consumption year-on-year	Monthly monitoring of total electricity consumption (kWh) across all operationally controlled buildings, with year-on-year comparison against the FY2024 baseline to track progress toward the 2% reduction target

Annual Energy Consumption

On an annual basis, Sentral REIT monitors and reports total energy usage across its portfolio, encompassing purchased electricity for leased properties and fuel consumption from generator sets under our direct operational control. For buildings where operational control is not held, energy use is estimated using relevant assumptions, such as the average Building Energy Index ("BEI"). The charts below provide a comprehensive overview of absolute energy consumption and intensity across Sentral REIT's portfolio, reflecting our commitment to transparent and accurate energy reporting.

SUSTAINABILITY STATEMENT

(cont'd)

In FY2025, total energy consumption increased by 7.3%, driven mainly by higher electricity usage at Sentral Building 1 and Menara CelcomDigi. The increase in energy consumption at Sentral Building 1 was primarily driven by essential infrastructure upgrades, including the main switchboard replacement and building renovations. Additionally, the full transition of tenant workforce back to the office resulted in higher sustained operational energy demand during the year. At Menara CelcomDigi, energy consumption rose due to renovation activities as well as the occupation of previously vacant floors by a CelcomDigi sub-tenant. These factors contributed to the overall increase in portfolio energy consumption for the year. Moving forward, Sentral REIT will continue to implement targeted energy efficiency initiatives to better manage consumption and improve overall energy performance across the portfolio.

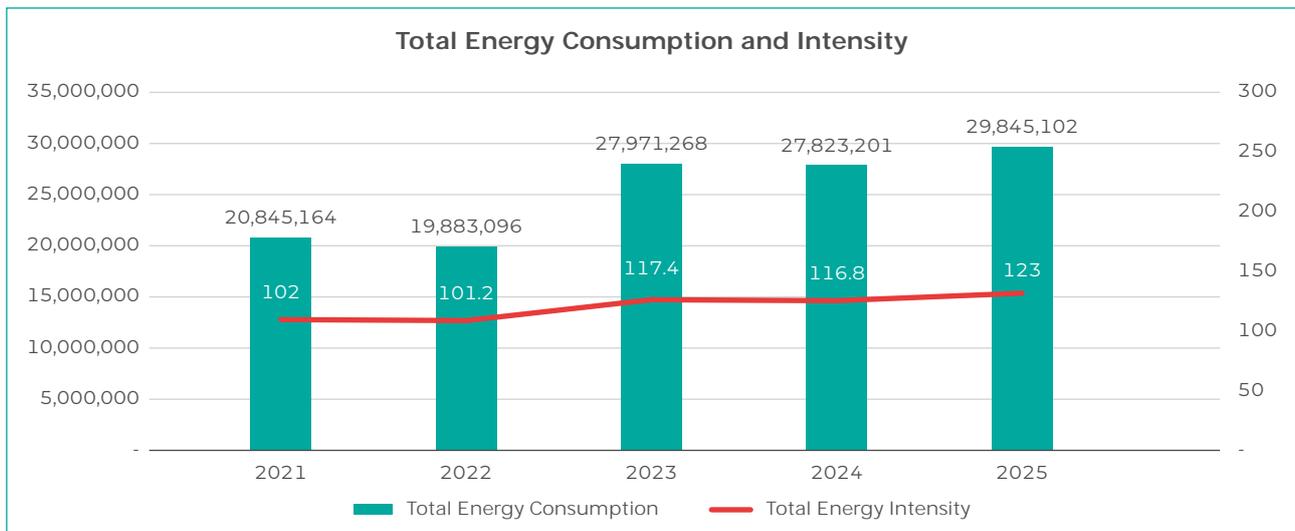


Chart 1: Total Energy Consumption and Intensity (kWh)

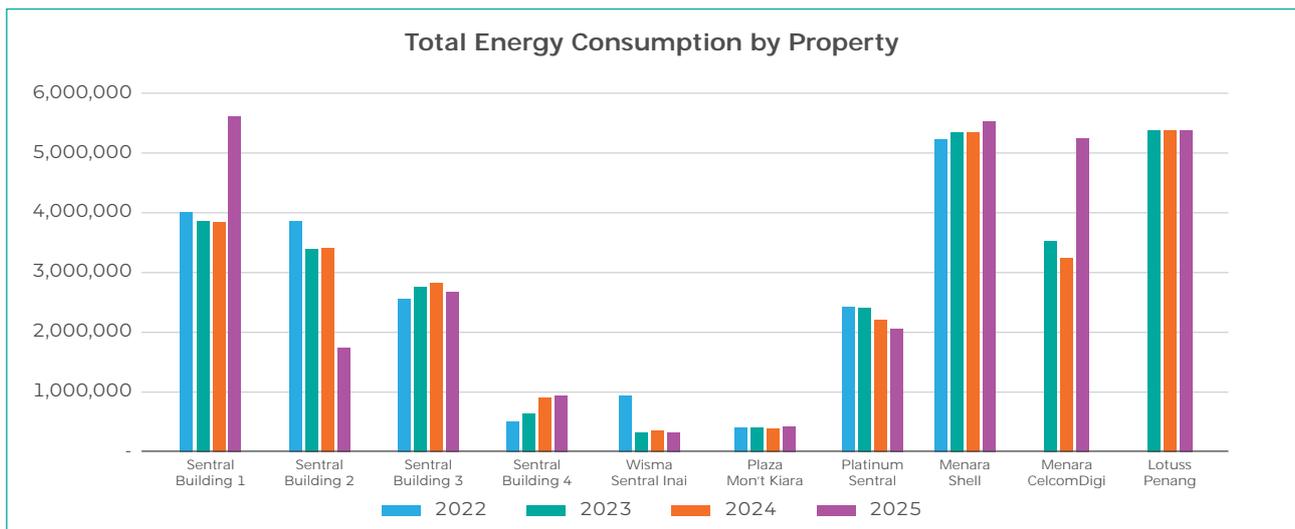


Chart 2: Total Energy Consumption by Property (kWh)

Notes:

- Data on energy consumption of Menara CelcomDigi for FY2022 is not included as acquisition was completed in FY2023.

SUSTAINABILITY STATEMENT

(cont'd)

GHG Emissions

We actively monitor GHG emissions across our building portfolio, covering Scope 1 (direct), Scope 2 (indirect), and Scope 3 (indirect) sources. To align with established reporting standards, our GHG inventory has been recategorised accordingly. Within Scope 3, emissions from Category 1: Purchased Goods and Services, Category 2: Capital Goods, Category 6: Business Travel, and Category 7: Employee Commuting are attributed to Platinum Sentral's operations. In addition, Category 5: Waste Generated in Operations has been incorporated into Scope 3 following the commencement of waste data collection in FY2024.

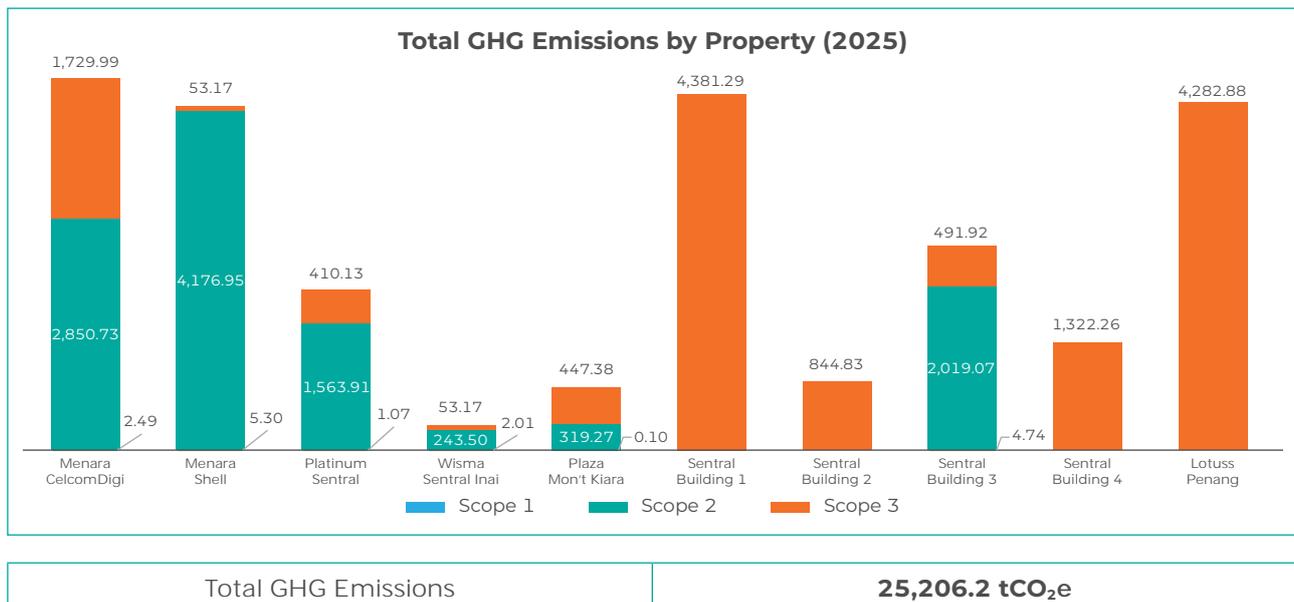


Chart 3: Total GHG Emission by Property

Notes:

- Scope 3 of Plaza Mont' Kiara and Lotus's Penang utilised data assumptions from third-party databases due to limited data availability
- The source of the emission factor for Scope 1 GHG emissions is derived from the GHG Protocol Emission Factors for Cross Sector Tools (March 2024)
- The emission factor for Scope 2 GHG emissions (Purchased Electricity) is derived from the Grid Emission Factor (GEF) in Malaysia published by Suruhanjaya Tenaga
- The calculation methodology of Scope 3 GHG emissions is derived from GHG Protocols – Technical Guidance for Calculating Scope 3 Emissions, using emission factors from the UK Government GHG Conversion Factors for Company Reporting from the Department for Environment, Food and Rural Affairs (DEFRA), US EEIO Database and IEA - Life Cycle Upstream Emission Factors

Moving Forward

We remain committed to monitoring electricity and fuel consumption across all properties within Sentral REIT's portfolio as part of our ongoing efforts to reduce environmental impact. In addition to tracking usage, we will continue to identify and implement initiatives that enhance energy efficiency, such as optimising building systems, adopting energy-saving technologies and promoting best practices among tenants and staff. These measures are aimed at reducing overall consumption, lowering greenhouse gas emissions and supporting our long-term sustainability objectives.

SUSTAINABILITY STATEMENT

(cont'd)

Waste Management

GRI	3-3, 306-1, 306-2
Bursa	C10
Capitals	Natural Capital

Effective waste management remains a key priority for Sentral REIT. Inadequate practices can negatively impact on the environment and surrounding communities, and may expose the Group to legal, regulatory and reputational risks that could ultimately affect our license to operate. As such, we are committed to implementing and enforcing responsible waste management measures across our operations.

Sentral REIT is committed to responsible waste handling to reduce our environmental impact and safeguard the health and safety of our stakeholders. Waste generated across our operations primarily originates from food and beverage tenants within our properties. Oversight of waste management is led by the Building Management Team and governed by our Waste Management Policy, which is structured around five core principles: Prevent and Reduce, Reuse, Recycle, Recovery and Disposal. Figure 10 provides an overview of this waste management hierarchy.

At Sentral REIT, waste collection and segregation are conducted at designated waste collection centres or refuse chambers within each property, ensuring materials are not contaminated or mixed and enabling effective recycling and proper disposal. Our food waste management practices fully comply with Act 672 (Solid Waste and Public Cleansing Management Act), as well as the Environmental Quality (Scheduled Wastes) Regulations 2005 and the 2007 amendments. To further support responsible waste handling, all food and beverage outlets at Plaza Mont' Kiara, Platinum Sentral, and Menara Shell are fitted with rubbish and grease traps that capture grease and food solids prior to discharge into the wastewater system.



Figure 10: Waste management Hierarchy

Sentral REIT continues to strengthen its recycling practices by appointing a dedicated contractor to manage recyclable waste at Platinum Sentral and Sentral Building 3. We are also expanding these efforts by engaging in licensed recycling providers for our other properties, reinforcing our commitment to safe, compliant and environmentally responsible waste disposal.

To further reduce our environmental footprint, we are accelerating the shift toward digital processes to minimise paper usage across the organisation. Our operations and maintenance activities also prioritise the use of durable materials and biodegradable products to reduce waste generation. These initiatives are supported by employee recycling awareness programmes and the placement of recycling bins throughout common areas, helping to maintain a clean, safe and sustainable workplace for all building users.

SUSTAINABILITY STATEMENT

(cont'd)

Annual Waste Generation

Waste data collection commenced in FY2024 for Platinum Sentral and Sentral Building 3. In FY2025, we expanded coverage to include Sentral Building 1, Menara Shell and Menara CelcomDigi, bringing total coverage to five assets. This expansion reflects our efforts to strengthen waste recording practices and improve the completeness of our waste data. At the same time, we introduced more robust waste segregation measures to enhance data accuracy and improve waste handling efficiency.

Currently, recyclable waste data is recorded only for Platinum Sentral and Sentral Building 3. For Sentral Building 4 and Plaza Mont' Kiara, waste is managed directly by the tenant or the Management Corporation ("MC"), and no waste data is recorded or provided. Wisma Sentral Inai is currently vacant and therefore does not generate waste. We will continue to strengthen our waste data collection processes and expand coverage where feasible to support better waste management outcomes.



Moving Forward

Looking ahead, Sentral REIT will continue to strengthen waste management practices across the portfolio by improving waste segregation, enhancing data accuracy and progressively expanding waste data collection where feasible. Building on the broader coverage achieved in FY2025, we will focus on refining reporting processes to support more consistent and reliable waste tracking across the assets under our operational oversight. As our systems and coverage continue to mature, we remain committed to improving the completeness and quality of waste data to better support informed decision-making and our broader sustainability objectives.

Water Management

GRI	3-3, 303-1, 303-5
Bursa	C9(a)
Capitals	Natural Capital

Sentral REIT recognises water as a critical resource and is committed to sustainable management across all its properties. We focus on optimising water use in key building services, including air-conditioning, washrooms, cleaning, landscaping and fire safety systems, to ensure efficiency and minimise wastage.

Our strategy combines maintaining sufficient water reserves, deploying smart monitoring systems and upgrading infrastructure with water-efficient fixtures. These measures not only reduce operational costs but also support broader efforts to address water scarcity and environmental challenges.

SUSTAINABILITY STATEMENT

(cont'd)

Guided by our Water Management Policy, we aim to integrate sustainability into everyday operations while meeting tenant expectations. The main elements of our water stewardship approach are outlined below:

Our approach in energy management



Installation of rainwater harvesting system



Repair and replace old pipes, fittings and other equipment where necessary



Regular inspection of air-conditioning systems to ensure they are operating at optimum levels (largest source of water consumption)



Installation or replacement of conventional water fittings with water efficient fittings including sensor taps



Regular inspection of piping system and fittings to ensure functionality and efficiency is maintained

In FY2025, rainwater harvesting systems were installed at Platinum Sentral, Menara Shell and Menara CelcomDigi to enhance water efficiency across our assets. At present, water meters have not yet been installed to measure the volume of rainwater collected and utilised. We are targeting the installation of these meters in 2026 to enable more accurate monitoring and reporting of non-potable water usage. Our key initiatives conducted in FY2025 on water management is presented in Table 10.

Initiative	Description	Assets Covered
Rainwater Harvesting System	<ul style="list-style-type: none"> Installed to collect and reuse rainwater for non-potable purposes, supporting water conservation efforts 	<ul style="list-style-type: none"> Platinum Sentral Menara Shell Menara CelcomDigi
Water Efficiency Upgrades	<ul style="list-style-type: none"> Continuous improvement through plumbing system upgrades and fittings to ensure reliable and efficient water supply 	<ul style="list-style-type: none"> Across all managed buildings
Water Loss Prevention	<ul style="list-style-type: none"> Regular inspection, preventive maintenance and system upgrades to prevent leakages and reduce water wastage 	<ul style="list-style-type: none"> Across all managed buildings
Water Storage and Monitoring Optimisation	<ul style="list-style-type: none"> Maintain appropriate water storage capacity and use automated monitoring systems to track water levels and enable timely response to low-level alerts 	<ul style="list-style-type: none"> Across all managed buildings

Table 10: Water Management Initiatives

SUSTAINABILITY STATEMENT

(cont'd)

Annual Water Consumption

Total water consumption decreased by 4% in FY2025 compared to FY2024. The reduction was primarily attributed to lower occupancy levels at Menara Shell, which resulted in reduced domestic water demand. In addition, toilet upgrading works undertaken at Menara Shell helped to rectify minor leakages and improve overall water efficiency.

Furthermore, increased utilisation of rainwater harvesting systems, particularly at Platinum Sentral, contributed to reducing reliance on treated potable water supply.

The Group remains committed to continuous water efficiency improvement through infrastructure upgrading, preventive maintenance and alternative water sourcing initiatives.

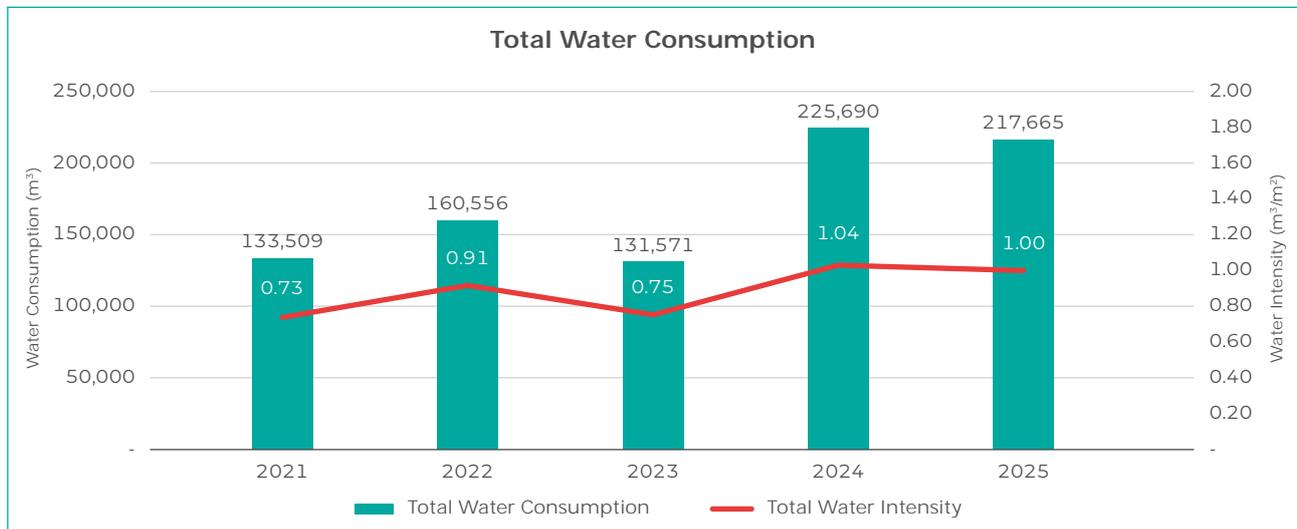


Chart 4: Total Water Consumption and Intensity (2021-2025)

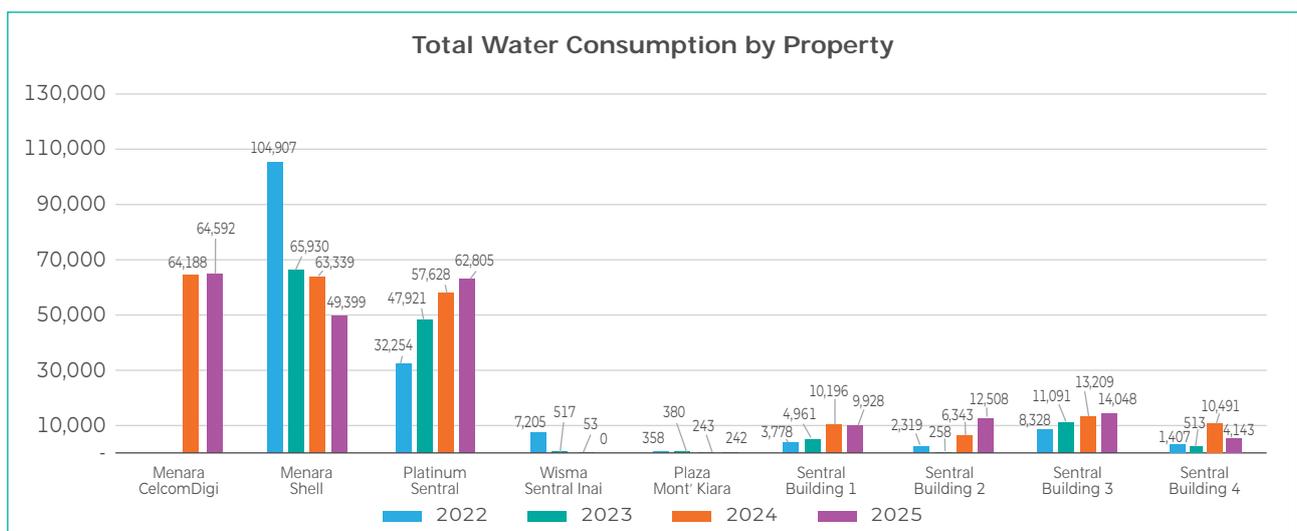


Chart 5: Total Water Consumption by Property (m³) (2022-2025)

Note: Wisma Sentral Inai's 2025 water consumption is at 0 m³ as the unit is vacant and in progress of being sold.

SUSTAINABILITY STATEMENT

(cont'd)

Water Usage Across Our Value Chain

In FY2025, water for our managed buildings was primarily in accordance with the Water Services Industry Act 2006 (WSIA 2006) and distributed through on-site storage tanks.

Water is used mainly to support building operations and tenant activities, hygiene and sanitation, fire safety readiness, housekeeping and food and beverage operations.

Wastewater from operations is discharged to municipal sewerage and drainage systems in compliance with the Environmental Quality Act 1974 (EQA 1974) and the Environmental Quality (Sewage) Regulations 2009, while stormwater is conveyed through approved drainage infrastructure to minimise environmental impact.

Water-related impacts and supply reliability are monitored through daily tank-level monitoring via the Building Automation System (BAS) and monthly reviews of consumption data, with corrective actions, tenant communications and contingency measures implemented to maintain operational continuity during supply disruptions.

Moving Forward

Looking ahead, Sentral REIT will continue to prioritise water conservation and efficient use across all properties. Beyond implementing practical water-saving measures, we are committed to fostering a culture of awareness among our tenants, encouraging responsible water practices that support both environmental sustainability and community well-being.

SUSTAINABILITY STATEMENT

(cont'd)

SOCIAL



Quality of Assets and Services

GRI	3-3, 204-1
Bursa	C7, S6
Capitals	Manufactured Capital
UN SDGs	SDG 8

At Sentral REIT, we strive to deliver long-term value for our stakeholders and investors by continuously enhancing our property portfolio to meet evolving tenant needs. Tenant satisfaction remains central to our success and is a key driver in attracting and retaining both tenants and investors.

Our Asset Enhancement Strategy (“AES”) is the foundation of this commitment. It focuses on ongoing improvements that uphold excellence in functionality, aesthetics and space optimisation, while integrating sustainable features such as energy-efficient systems and green building elements. As environmental awareness among tenants grows, we place greater emphasis on incorporating eco-friendly solutions into all enhancement initiatives.

These Asset Enhancement Initiatives (“AEIs”) are carried out periodically to ensure our properties remain competitive, resilient and aligned with sustainability goals. Each year, a comprehensive asset enhancement plan is presented to the Board for review and approval, reinforcing our governance and accountability.

Collaboration is key to our approach. We work closely with property managers, suppliers and contractors to maintain building quality and ensure all maintenance activities adhere to the Operations and Maintenance (O&M) Manual. Through these efforts, we aim to create spaces that are not only functional and attractive but also environmentally responsible supporting a sustainable future for our tenants and stakeholders.

Our approach in energy management



Conduct internal audit on preventive maintenance check



Perform monthly and yearly inspections on mechanical, electrical, and plumbing (“MEP”) systems and non-MEP systems



Appointment of qualified service contractors to undertake routine service and maintenance work



Regular engagements with tenants on the functionality of facilities and systems

Sentral REIT’s Green Building Commitment



Figure 11: Four of Sentral REIT’s eleven properties are green-certified buildings

SUSTAINABILITY STATEMENT

(cont'd)

Sentral REIT continues to uphold robust sustainability standards across its portfolio, anchored by a strong track record of green building certifications. Since 2014, Platinum Sentral has consistently maintained its Building and Construction Authority (“BCA”) Green Mark Platinum certification, complemented by the achievement of Leadership in Energy and Environmental Design (“LEED”) Gold certification in March 2025.

In 2020, Menara CelcomDigi attained LEED Gold certification, and its acquisition in December 2023 further strengthened Sentral REIT’s portfolio of green-certified assets. This momentum continued with Sentral Building 3 achieving LEED Gold certification in September 2025.

Throughout this period, Menara Shell has consistently maintained its LEED Platinum certification, underscoring Sentral REIT’s long-term commitment to energy efficiency and environmentally responsible building management.

Building	Green Certification and Features
<p data-bbox="375 878 534 902">Menara Shell</p> 	<ul style="list-style-type: none"> • Leadership in Energy and Environmental Design (“LEED”) Platinum-certified • Key LEED certified features include: <ol style="list-style-type: none"> 1. Rainwater Harvesting System 2. Building Automation System 3. Energy Saving Lighting (LED) 4. Dual feeding Supply Power Source System (HT & LV) 5. Aluminum Composite Panel (ASP + Double Glazed Glass)
<p data-bbox="352 1514 557 1538">Platinum Sentral</p> 	<ul style="list-style-type: none"> • Building and Construction Authority (“BCA”) Green Mark Platinum-certified • Leadership in Energy and Environmental Design (“LEED O+M”) Gold-certified • Key certification features include: <ol style="list-style-type: none"> 1. Rainwater Harvesting System 2. Solar Panel System 3. Building Automation System (BAS) 4. Energy Saving Lighting (LED) 5. Dual feeding Supply Power Source System (HT & LV)

SUSTAINABILITY STATEMENT

(cont'd)

Building	Green Certification and Features
<p data-bbox="331 465 577 497">Menara CelcomDigi</p> 	<ul style="list-style-type: none"> • Leadership in Environmental & Energy Design (“LEED”) Gold-certified • Key certification features include: <ol style="list-style-type: none"> 1. Rainwater Harvesting System 2. Solar Panel System 3. Building Automation System (BAS) 4. Daylight Harvesting 5. 50% Recycled Materials Content
<p data-bbox="343 1102 566 1133">Sentral Building 3</p> 	<ul style="list-style-type: none"> • Leadership in Energy and Environmental Design (“LEED O+M”) Gold-certified • Key certification features include: <ol style="list-style-type: none"> 1. Rainwater Harvesting System 2. Solar Panel System 3. Building Automation System (BAS) 4. Energy Saving Lighting (LED) 5. Dual feeding Supply Power Source System (HT & LV)

Table 11: Sentral REIT's Green Building Certifications and Key Sustainability Features

SUSTAINABILITY STATEMENT

(cont'd)

Tenant Engagement and Satisfaction

Sentral REIT fosters strong tenant relationships through regular engagement, including briefings, sharing sessions, informal communications and feedback channels such as Tenant Feedback/Complaint Forms. To enhance responsiveness, we introduced a cloud-based facility management platform in 2022, enabling efficient handling of tenant requests and feedback. Complaints are managed under the Tenant Complaints Policy, which emphasises resolution at the first point of contact. Issues are reviewed by the Asset Control Group (“ACG”) during monthly operational meetings to drive continuous improvement. The complaints management process is outlined in Figure 12:

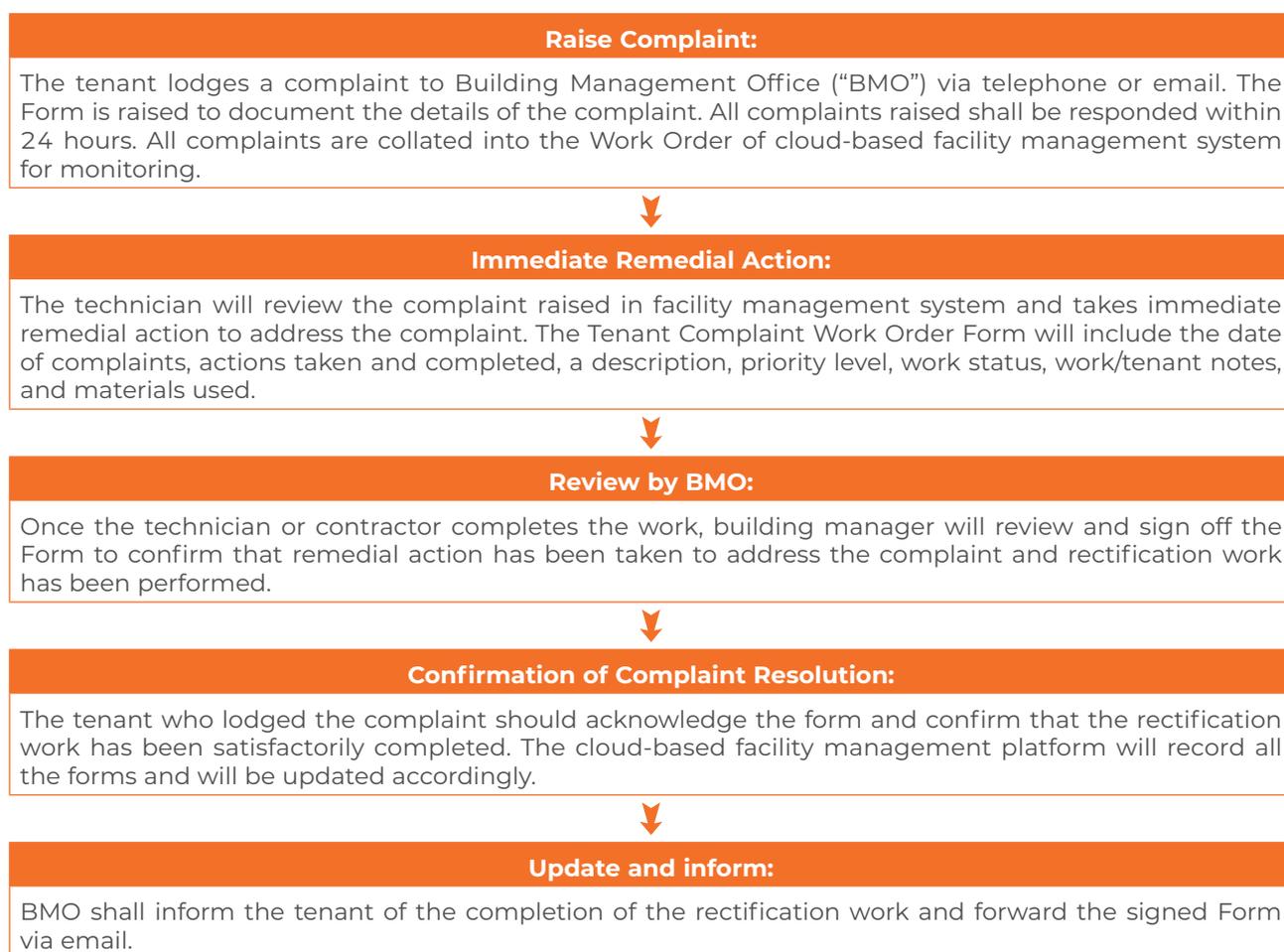


Figure 12: Sentral REIT's Complaint Management Process

SUSTAINABILITY STATEMENT

(cont'd)

Our recent and ongoing enhancement projects prioritise structural integrity, energy efficiency, safety and creating healthier, sustainable environments. These upgrades extend asset lifespan, improve operational performance, and enhance tenant satisfaction. Details of Asset Enhancement Initiatives (“AEIs”) conducted in FY2025 are outlined below.

Building	Initiative
Sentral Building 1	<ol style="list-style-type: none"> <li data-bbox="424 618 1442 806"> <p>Reconstructed collapsed perimeter storm drainage system according to C&S Engineer specification.</p> <ul style="list-style-type: none"> <li data-bbox="488 707 1442 806"> <p>Impact: Tenants will enjoy enhanced site resilience and improved accessibility, ensuring a more comfortable and reliable experience even during heavy rain.</p> <p>Completion</p>  <li data-bbox="424 1178 1442 1411"> <p>Supplied and installed new additional standby Heat Exchanger including room upgrading works.</p> <ul style="list-style-type: none"> <li data-bbox="488 1267 1442 1411"> <p>Impact: Tenants will experience more reliable and consistent indoor cooling, with reduced risk of temperature fluctuations or downtime during peak demand or when primary equipment is undergoing maintenance, supporting a safer and more comfortable indoor environment.</p> <p>Completion</p> 

SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
<p>Sentral Building 1 (cont'd)</p>	<p>3. Perimeter Fencing Upgrade (Between Sentral Building 1 and Sentral Building 2).</p> <ul style="list-style-type: none"> Impact: Strengthens the building boundary control and site security, helping to lower the risk of trespassing, accidents, and security-related incidents. <p>Completion</p> 
<p>Sentral Building 3</p>	<p>1. Achieved LEED Gold Green Building Certification.</p> <ul style="list-style-type: none"> Impact: Tenants will benefit from the building's sustainability, potentially enhancing corporate ESG alignment and staff-well-being.  <p>2. Upgraded toilet fittings to Green Building Specification.</p> <ul style="list-style-type: none"> Impact: Tenants will appreciate more efficient fixtures with water-saving performance. <p>a) Upgrade Basin Taps LEED Green Specification Flowrate</p> <p>Completion</p> 

SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
Sentral Building 3 (cont'd)	<p>b) Upgrade Urinal Flush Valve LEED Green Specification Flowrate</p> <p>Completion</p>  <p>3. Upgrading Main Lobby, Lift Lobbies and Back-of-House areas.</p> <ul style="list-style-type: none"> Impact: Tenants will enjoy a fresher arrival experience and an overall uplift in building ambiance <p>a) Main Lobby</p> <p>Completion</p>  <p>b) Lift Lobby Wall Panel</p> <p>Pent House Completion</p>  <p>Other floors on going.</p>

SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
<p>Sentral Building 3 (cont'd)</p>	<p>c) Back of House</p> <p>Tiling works in progress Completion</p>  <p>4. Installing new Pneumatic Pump at rooftop.</p> <ul style="list-style-type: none"> • Impact: Tenants will benefit from more stable water pressure between floors and fewer supply interruptions. <p>Completion</p>  <p>5. Replaced lift call buttons for Passenger Lifts No. 1, 2 and 3.</p> <p>Completion</p> 

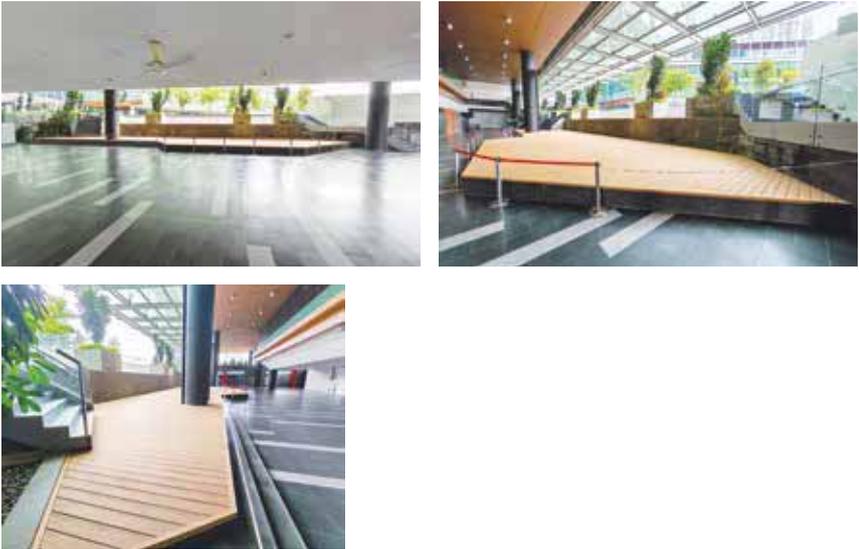
SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
Sentral Building 4	<p>1. Installed new FRP water tank No. 2.</p> <ul style="list-style-type: none"> Impact: Tenants will experience improved water storage and supply quality. <p>Work in Progress</p>  <p>Completion</p> 
Platinum Sentral	<p>1. Achieved LEED Gold Green Building Certification.</p> <ul style="list-style-type: none"> Impact: Tenants will value the recognised sustainability standard, supporting their own ESG narratives and employee satisfaction. 

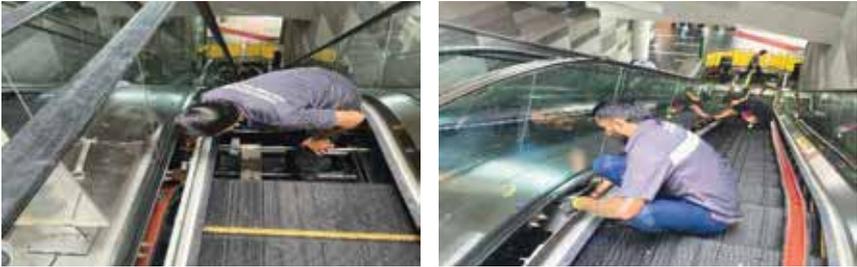
SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
Platinum Sentral (cont'd)	<p>2. Upgraded existing Timber Deck at Level 2, Block E.</p> <ul style="list-style-type: none"> • Impact: Tenants enjoy a safer, more attractive outdoor area suitable for mini event. <p>Work in Progress</p>  <p>Completion</p>  <p>3. Upgraded toilet fittings at Block B and Block C.</p> <ul style="list-style-type: none"> • Impact: Tenants will experience improved hygiene standards and a more pleasant user experience. <p>Work in Progress</p> 

SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
Platinum Sentral (cont'd)	<p data-bbox="488 479 639 510">Completion</p> <div data-bbox="488 535 1145 875">  </div> <p data-bbox="427 909 1082 940">4. Upgraded escalators (handrails and step-chains).</p> <ul data-bbox="488 965 1417 996" style="list-style-type: none"> • Impact: Tenants will benefit from smoother rides and enhanced safety. <p data-bbox="488 1023 708 1055">Work in Progress</p> <div data-bbox="488 1079 1345 1346">  </div> <p data-bbox="488 1377 639 1408">Completion</p> <div data-bbox="488 1433 1345 1700">  </div>

SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
<p>Platinum Sentral (cont'd)</p>	<p>5. Installed aluminium L-channel and safety wire rope to glass roofs.</p> <ul style="list-style-type: none"> • Impact: Tenants will see rainwater kept out of ventilated glass-roof openings during heavy downpours, reducing wet floor areas and improving safety and comfort. <p>Completion</p>  <p>6. Installing Automatic Transfer Switch (ATS) for electrical switchboard.</p> <ul style="list-style-type: none"> • Impact: Tenants will benefit from faster, more reliable power changeover with fewer disruptions. <p>Completion</p> 

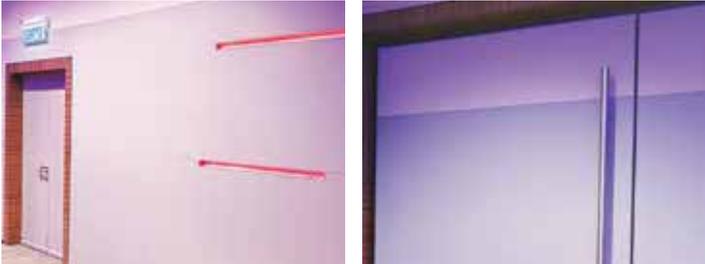
SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
Platinum Sentral (cont'd)	<p>7. Upgraded existing toilet at Level 2, Block E.</p> <p>Work in Progress</p>  <p>Completion</p> 
Menara Shell	<p>1. Refurbished toilets, Level 5 landscape area, Main Lobby, fountain, and external driveway.</p> <ul style="list-style-type: none"> Impact: Tenants will enjoy a cleaner, more polished environment with a stronger first impression for visitors. <p>Completion</p> 

SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
<p>Menara Shell (cont'd)</p>	<p>ii. Carried out refurbishment works for Building Maintenance Unit (BMU) Gondola.</p> <ul style="list-style-type: none"> • Impact: Tenants will be assured of safer, more reliable façade upkeep with fewer service disruptions. <p>Completion</p>  <p>3. Painting works for Lift Lobby & Common Area ceilings at Levels 4–6, Level 20, and Levels 21–36.</p> <ul style="list-style-type: none"> • Impact: Tenants will enjoy brighter, refreshed common areas with improved visual comfort. <p>Completion</p>  <p>4. Installed acoustically transparent fabric at Level 4 ballroom (MPH).</p> <ul style="list-style-type: none"> • Impact: Tenants will experience clearer sound with better event quality. <p>Completion</p> 

SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
Menara Shell (cont'd)	<p>5. Installed new chequered plate flooring from Loading Bay to Bomba/Service Lift.</p> <ul style="list-style-type: none"> Impact: Tenants will gain safer footing, better durability and improved back-of-house circulation. <p>Completion</p>  <p>6. Facilitated the delivery of co-working space at Level 10.</p> <ul style="list-style-type: none"> Impact: Supports tenant onboarding and contributes to a refreshed shared workspace environment, enhancing building activation and community value. <p>Completion</p> 

SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
Menara CelcomDigi	<p>1. Refurbished landscaping works for building frontage.</p> <ul style="list-style-type: none"> Impact: Tenants will appreciate a more welcoming entrance and enhanced appeal for staff and guests. <div data-bbox="488 622 1422 1205"> </div> <p>2. Common Area Painting and Loading Bay Area Refurbishment.</p> <ul style="list-style-type: none"> Impact: Tenants will enjoy brighter, refreshed common areas with improved visual comfort. <div data-bbox="488 1384 1326 2007"> </div>

SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
Menara CelcomDigi (cont'd)	<div data-bbox="486 479 1326 1176"> </div> <p data-bbox="427 1211 938 1240">iii. Upgrade WC and Urinal Flush Valves.</p> <div data-bbox="486 1265 1422 1641"> </div>

Table 12: Asset Enhancement Initiatives and Tenant Benefits

Note: For more information on our asset enhancement initiatives, please see Table 17: Portfolio Enhancements and Key Outcomes.

SUSTAINABILITY STATEMENT

(cont'd)

Annual Performance

Asset Enhancement Initiatives

In FY2025, we invested a total of RM7,605,077 in our asset enhancement initiatives, a significant increase of 142% compared to FY2024, reflecting our ongoing commitment to improving the quality, sustainability, and functionality of our assets to meet tenant needs and enhance overall operational efficiency.

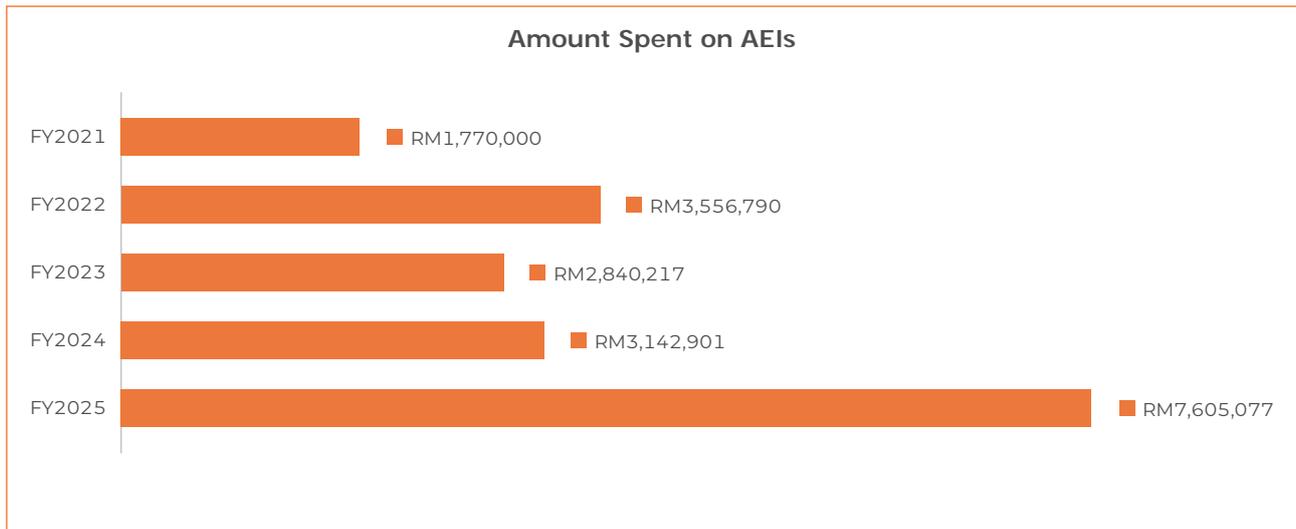


Chart 6: Sentral REIT's Asset Enhancement Investments

Tenant Satisfaction

In FY2025, a total of 549 tenant complaints were recorded, with 100% resolved within the reporting period. This reflects Sentral REIT's continued commitment to maintaining asset quality, enhancing functionality, and improving operational efficiency to meet tenant needs and support overall satisfaction.



SUSTAINABILITY STATEMENT

(cont'd)

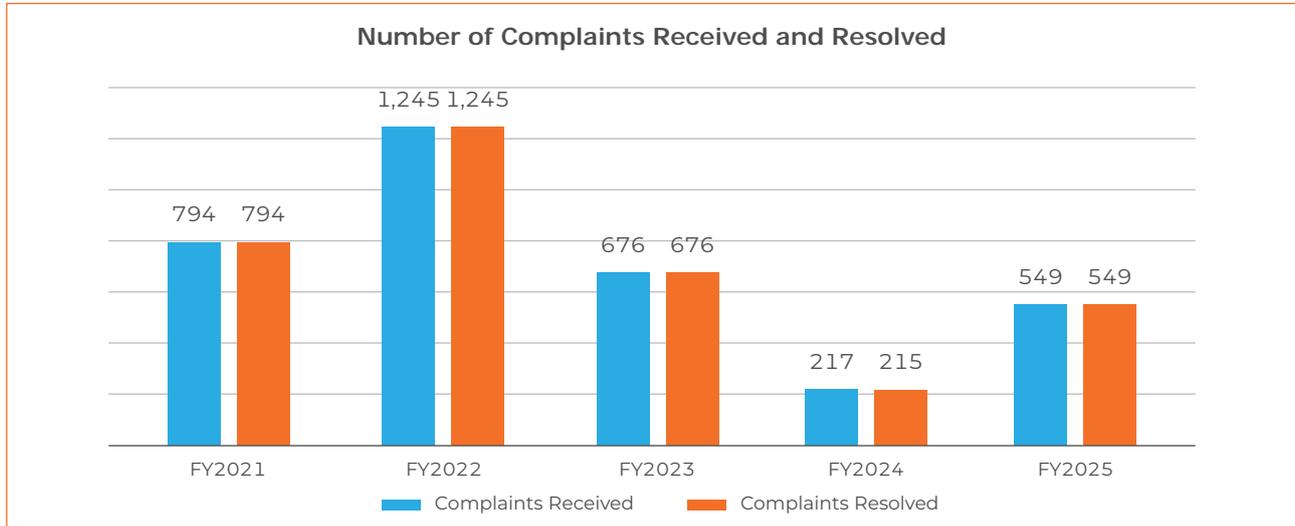


Chart 7: Number of Complaints Received and Resolved

Note: The increase in complaints from FY2024 to FY2025 reflects the inclusion of Menara CelcomDigi, which began logging complaints in the system in 2025; its data will be included in total complaints going forward.

Moving Forward

Recognising the demands of the digital age, Sentral REIT is committed to leveraging advanced technologies to enhance operational efficiency, improve tenant experience and strengthen safety measures. Looking ahead, we aim to invest further in digitalisation and automation of building processes, enabling smarter, more sustainable operations and ensuring resilience against future challenges.

Employee Management

GRI	2-7, 2-30, 3-3, 401-1, 401-2, 401-3, 402-1, 404-1, 404-2, 404-3, 405-1, 406-1
Bursa	C3, C5, C6
Capitals	Human Capital
UN SDGs	SDG 4, SDG 8, SDG 16

Our employees play an important role in Sentral REIT's continued success and growth. We are committed to providing the necessary support through an inclusive work environment, comprehensive training programs, robust health and safety measures and leadership development opportunities. These initiatives ensure our workforce remains engaged, motivated and equipped to deliver excellence.

Diversity, Inclusivity, and Equal Opportunity

Sentral REIT actively fosters diversity and inclusivity, creating a fair and equitable workplace where employees feel respected, valued and supported regardless of background. This commitment is embedded in our General Policies, the Code of Conduct outlined in the Employee Handbook, and our Sexual Harassment Policy. In alignment with these policies, we uphold recruitment practices that are free from harassment or discrimination.

Responding to internal stakeholder feedback and in line with MRCB Group's commitment to improving employee management, we converted the employment status of Sentral REIT employees on 2-year contracts to permanent roles for those who have served more than one year. This initiative reinforces our dedication to fair employment and equal opportunities.

SUSTAINABILITY STATEMENT

(cont'd)

Given the nature of our business, employees are not governed by collective bargaining agreements. Their working conditions and terms of employment are independently established, ensuring flexibility while maintaining fairness and compliance with labour standards.

Employee Wellbeing and Remuneration

Sentral REIT prioritises employee wellbeing through competitive compensation and benefits programmes designed to create a supportive and rewarding work environment. These benefits include, but are not limited to, healthcare coverage, insurance, leave entitlements and professional development opportunities. A detailed list of key benefits is provided in the table below.

Sentral REIT's Employee Benefits		
 <p>Medical and Insurance</p> <ul style="list-style-type: none"> • Group term life insurance (including dependent) • Disability and invalidity insurance • Surgical and hospitalisation insurance 	 <p>Employee Leave</p> <ul style="list-style-type: none"> • Annual leave • Medical leave • Parental leave • Maternity leave • Compassionate leave • Prolonged illness leave • Family care leave • Examination leave 	 <p>Wellness</p> <ul style="list-style-type: none"> • Outpatient and health screening • Discount on Dental Charge for Sentral REIT's staff in collaboration with Senyum Dental Clinic
 <p>Flexible Work</p> <ul style="list-style-type: none"> • Staggered working hours • Work from home ("WFH") arrangements on a weekly basis as a special needs benefit 	 <p>Reimbursement</p> <ul style="list-style-type: none"> • Professional membership subsidy • Petrol subsidy (applicable to selected level/grade of employees only) • Parking subsidy • Mobile phone bill reimbursement 	 <p>Payroll</p> <ul style="list-style-type: none"> • Mid-Month Payroll Initiative

Beyond the core benefits offered, Sentral REIT provides additional support for working parents to promote work-life balance. Pregnant employees are granted flexibility through shorter working hours and 90 days of paid maternity leave, while fathers receive five days of paid paternity leave. In FY2025, one employee utilised these parental leave benefits.

Sentral REIT's remuneration structure is designed to be competitive, performance-driven and fair. Compensation packages include bonuses beyond basic salaries to reward achievements and contributions. Annual performance reviews are conducted to evaluate employees against set KPIs, identify development needs and optimise potential through targeted interventions.

SUSTAINABILITY STATEMENT

(cont'd)

Sentral REIT continues to support employee learning and development through structured education assistance and flexible work arrangements. In the previous reporting period, employees were eligible for education funding of up to RM6,000 per course, subject to management approval and relevance to their current roles. As at FY2025, no employees had utilised this programme. In addition, sabbatical leave was made available on a case-by-case basis, with duration determined by management approval; no applications were received during the reporting period.

During the current reporting year, Sentral REIT further strengthened its learning and development support under MRCB's Learning Development framework through the introduction of the Education Assistance Programme ("EAP"). The EAP provides financial assistance to eligible employees pursuing Diploma, Degree, Master's or Professional Certification programmes accredited by the Malaysian Qualifications Agency (MQA). This enhancement reflects the Group's continued commitment to building employee capabilities and supporting long-term career development.

Training and Development

At Sentral REIT, we recognise that continuous learning is essential for staying ahead in a rapidly evolving industry. Guided by MRCB Group's training and development policies, we invest in upskilling our employees to ensure they remain well-versed in the latest industry developments and sustainability practices.

Employees have access to a wide range of training platforms and programmes offered by MRCB Group, including e-Learning modules, the e-LATiH programme by HRD Corp (featuring over 300 courses), and the United Nations Global Compact (UNGC) Academy learning portal, which enhances understanding of sustainability principles and global best practices.

To strengthen policy awareness and compliance, MRCB Group introduced the Policy Acknowledgement Application ("PAP"), a centralised platform for employees to access and acknowledge all relevant policies. Through PAP, employees confirm they have read and understood these policies, ensuring consistent awareness and adherence across the organisation. Our training and development initiatives are guided by the following policies:

Policies Guiding Sentral REIT's Employee Development

General Policy on Training and Development	Guides the administration of internal training and development programmes that are coordinated by the HR Department for MRCB Group and its subsidiaries. This policy also applies to trainings conducted by external parties
Training and Development Policy Guidelines (Internal In-House Training Programme)	Provides guidance on the eligibility and procedures for the application of practical training programmes
Training and Development Policy Guidelines (Internal In-House Training Programme)	Outlines policies relating to the eligibility and procedures for nominating in-house training

At Sentral REIT, we are committed to supporting employees in achieving their full potential. For individuals who may underperform during appraisals, we implement a structured Performance Improvement Plan ("PIP"). This plan identifies specific performance gaps, addresses skill or training needs, and sets clear expectations for improvement, ensuring employees receive the guidance necessary to succeed.

SUSTAINABILITY STATEMENT

(cont'd)

We are pleased to report that no employees required a PIP in FY2025, reflecting the strength and consistency of our workforce performance. This outcome underscores our proactive approach to employee development and engagement, which helps maintain high standards across the organisation.

Communication and Reporting

Sentral REIT promotes a culture of transparency and engagement through an open-door policy, encouraging two-way dialogue between employees and Management. This approach strengthens trust and builds an engaged, motivated workforce. Employee concerns are addressed through a formal Grievance Procedure, which ensures prompt investigation and resolution, maintaining a harmonious employer-employee relationship.

To ensure employees are well-informed and prepared for change, Sentral REIT provides adequate notice before implementing operational changes. Employees and their representatives receive a minimum of 1 to 2 weeks' notice prior to any significant changes that could substantially impact them. This practice minimises disruption and supports productivity during transitions.

Employee and management relations are overseen by MRCB Group's Human Resource ("HR") Department and Integrity & Discipline Department ("IDD"). Communication on HR policies, processes, and complaints is facilitated through multiple channels, ensuring accessibility and clarity for all employees.

1. Formal letter to employees on matters mainly on employment details, salary, bonuses, promotions and reprimands
2. Email blast to all staff via the general email on matters such as general notices on HR policies, general HR reminders and public holidays announcements
3. Town hall on any major operational changes within the group that affects all staff
4. General counselling by HR on any matters that require clarification by any staff
5. For employee grievances with regards to HR matters, staff may also write in to IDD via whistleblowing@mrcb.com or whistleblowing@sentralreit.com
6. For sexual harassment cases, staff may follow the procedures detailed in MRCB's Sexual Harassment Policy under the oversight of IDD
7. IDD has introduced new channel to access company policies electronically. This is a new form of communication initiated by the IDD to provide staff easy accessibility to updated policies or new guidelines

Through these communication channels, employees remain informed about HR initiatives and organisational updates, ensuring transparency, accessibility and trust in management practices. This approach reinforces our commitment to open dialogue and a collaborative work environment, which are essential for fostering engagement and supporting long-term sustainability in our workforce.

Employee Engagement

In FY2025, Sentral REIT organised several activities aimed at fostering stronger connections among employees and with the surrounding community. These initiatives reflect our commitment to building a collaborative workplace culture and contributing positively to society. Activities conducted included:

Social Activities organised by the Group:

1. Group Corporate Social Responsibility ("CSR") initiative continues donation for Orang Asli communities in Royal Belum, Perak
2. In conjunction with the 68th Malaysia Independence Day, the Group actively participated in the Putrajaya parade and supported staff activities organised by *Kelab Kebajikan & Rekreasi* MRCB (KKRM), including the Skyline Luge, Genting Gateway, and the Malaysia Day Exploring activity.

SUSTAINABILITY STATEMENT

(cont'd)

SRM activities:

1. SRM maintains its commitment to children's welfare, education and learning by supporting Persatuan Kebajikan Kanak-Kanak Kajang ("PKKK"). A donation was made to cover the centre's operational costs, complemented by staff participation in a cheque presentation and engagement session with beneficiaries on 14 November 2025.
2. Continued sponsorship of eight children under the Yayasan Ozanam Education Fund, reinforcing SRM's commitment to education and youth development.
3. SRM staff and property managers participated in a Buka Puasa dinner at Shangri-La Hotel, Kuala Lumpur, fostering team cohesion and cultural engagement.

In addition to engagement initiatives and community activities, SRM regularly organises birthday celebrations and festive luncheons or dinners for employees. These gatherings foster a sense of belonging, strengthen team spirit and promote a positive workplace culture, key elements in sustaining employee wellbeing and engagement.



Figure 13, 14: Farewell luncheon



Figure 15, 16: Iftar dinner

SUSTAINABILITY STATEMENT

(cont'd)



Figure 17: Festive dinner celebration

Training Conducted

In FY2025, Sentral REIT implemented a series of targeted training programmes aimed at upskilling employees and ensuring they remain equipped with the knowledge and competencies required to excel in their roles. These initiatives underscore our commitment to continuous learning and professional development, which are essential for fostering a resilient and future-ready workforce.

Key training initiatives included, but were not limited to:

- i. Integrity Awareness Programme – Ongoing training to reinforce ethical conduct, governance standards and compliance awareness across the organisation.
- ii. Emergency Response Team (“ERT”) – Conducted by Jabatan Bomba Dan Penyelamat Malaysia (“BOMBA”) training on fire safety, evacuation procedures, first aid and crisis management
- iii. Occupational Safety and Health Coordinator (“OSH-C”) – Equips staff with the essential knowledge and skills to act as Occupational Safety and Health Coordinators under OSHA 1994. It covers legal responsibilities, hazard and risk management, safety documentation and reporting, workplace inspections, emergency preparedness and promoting a strong safety culture within the organisation.

Additionally, MRCB Group’s Training and Development division strengthened its sustainability learning initiatives to deepen employees’ understanding of this critical area. Leveraging the Human Resource Development Corp (“HRD Corp”) Fund, we implemented continuous training programs such as the Integrity Awareness Programme and utilised the e-LATiH platform by HRD Corp to foster growth and knowledge enhancement.

Sentral REIT’s Management team and employees also remain committed to professional development by enrolling in various physical and online training courses offered by reputable organisations. These include CKM Advisory, Securities Industry Development Corporation (“SIDC”), Malaysian Institute of Accountants (“MIA”) Training Courses, Certified Public Accountant (“CPA”) Training Courses, and Bank Analyst Market and Economic Updates. These initiatives ensure our workforce remains equipped with the latest industry knowledge and sustainability best practices.

SUSTAINABILITY STATEMENT

(cont'd)

Annual Performance



Board Diversity

Gender	Age group		
	< 30 years old	30 – 50 years old	> 50 years old
Male	0	1	5
Female	0	0	1

Table 13: Sentral REIT's Board Diversity by Gender and Age

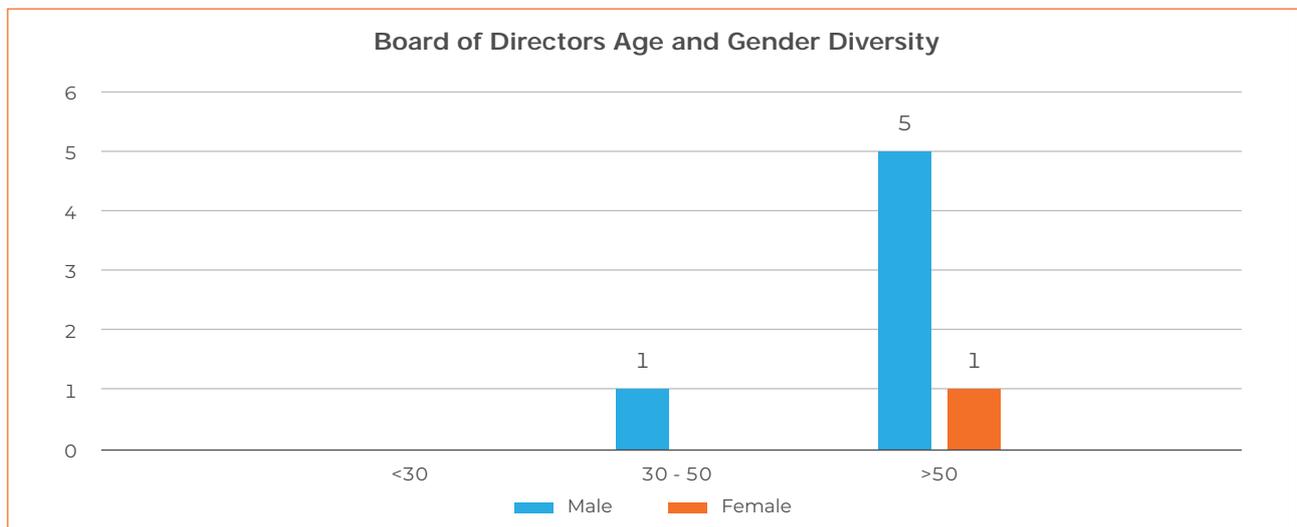


Chart 8: Board of Directors Age and Gender Diversity

SUSTAINABILITY STATEMENT

(cont'd)

Employee Diversity

Indicators	FY2025	FY2024	FY2023	FY2022	FY2021
Total number of employees	22	20	21	20	19
Total number of workers	35	36	27	27	30
Number of new hires	8	1	5	5	1
Employee turnover	6	2	4	4	0

Table 14: Sentral REIT's Employee Data

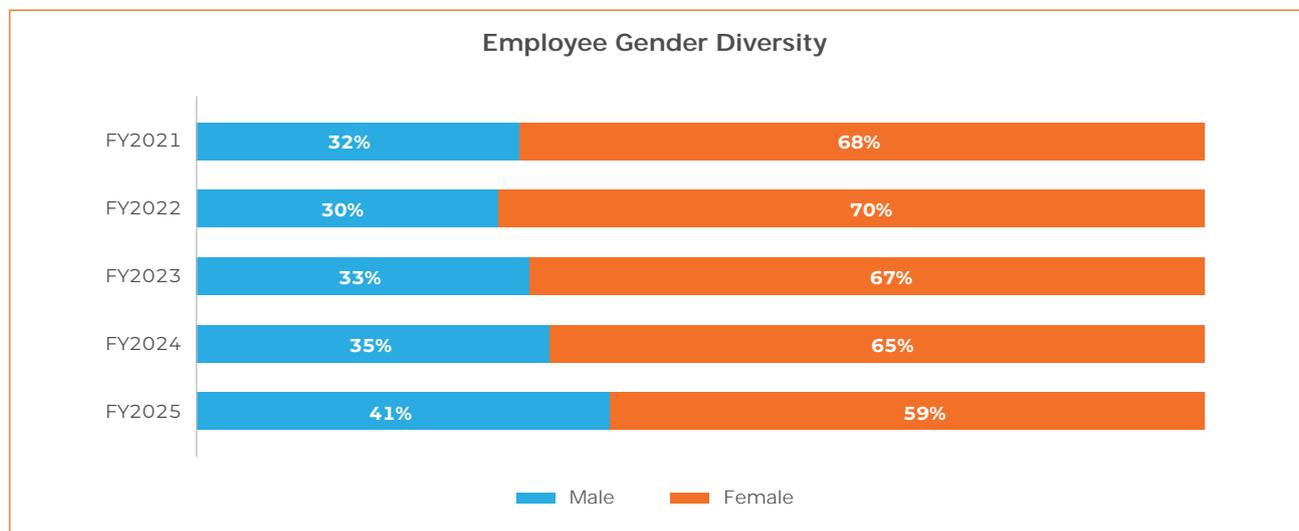


Chart 9: Employee Gender Diversity



Chart 10: Worker Gender Diversity

SUSTAINABILITY STATEMENT

(cont'd)

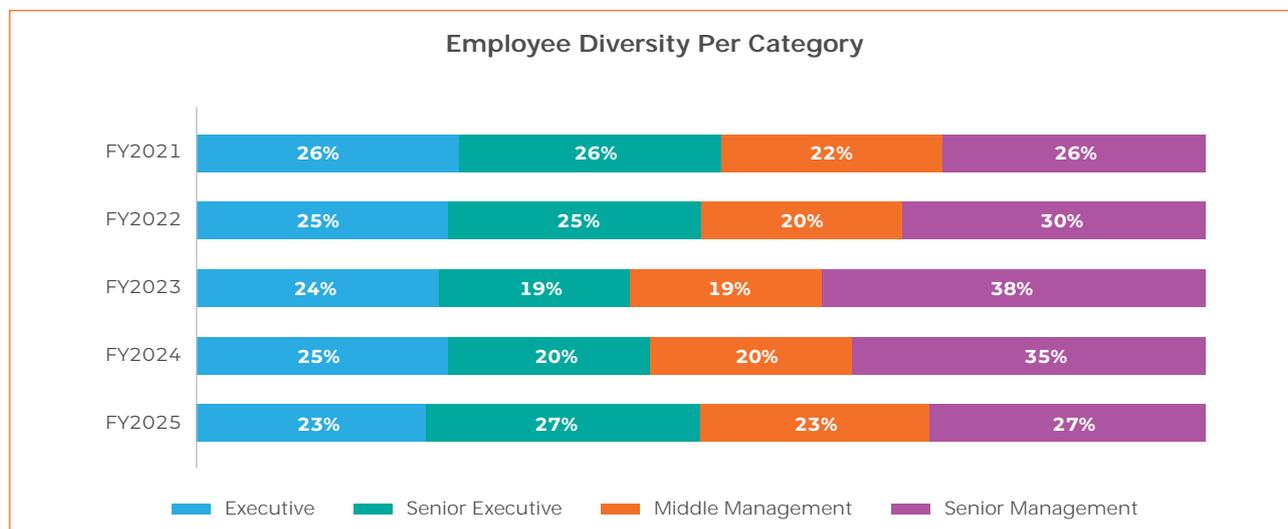


Chart 11: Employee Diversity Per Category

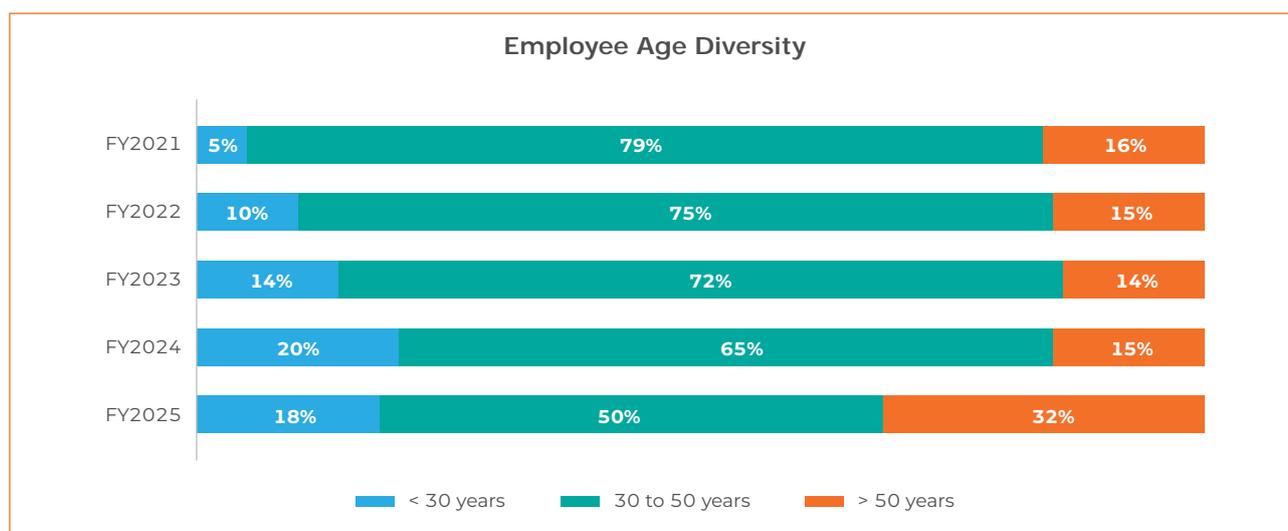


Chart 12: Employee Age Diversity

Note:

1. Sentral REIT defines employees as individuals who are directly engaged by the organisation under formal employment contracts
2. Workers are personnel appointed by Sentral REIT through its property management partners

SUSTAINABILITY STATEMENT

(cont'd)

Employee Training

In FY2025, MRCB Group strengthened its Health and Safety programs through key initiatives such as the Heart Awareness Webinar conducted by a Consultant Cardiologist and the 2025 Wellness Challenge (“Submit Your Final Weight and Win”). Complementing these efforts, our training programs covered a broad spectrum, including health and safety training and leadership development, ensuring employees are equipped with essential skills to perform effectively and responsibly. These initiatives underscore our commitment to continuous learning, workforce resilience and promoting holistic employee well-being.

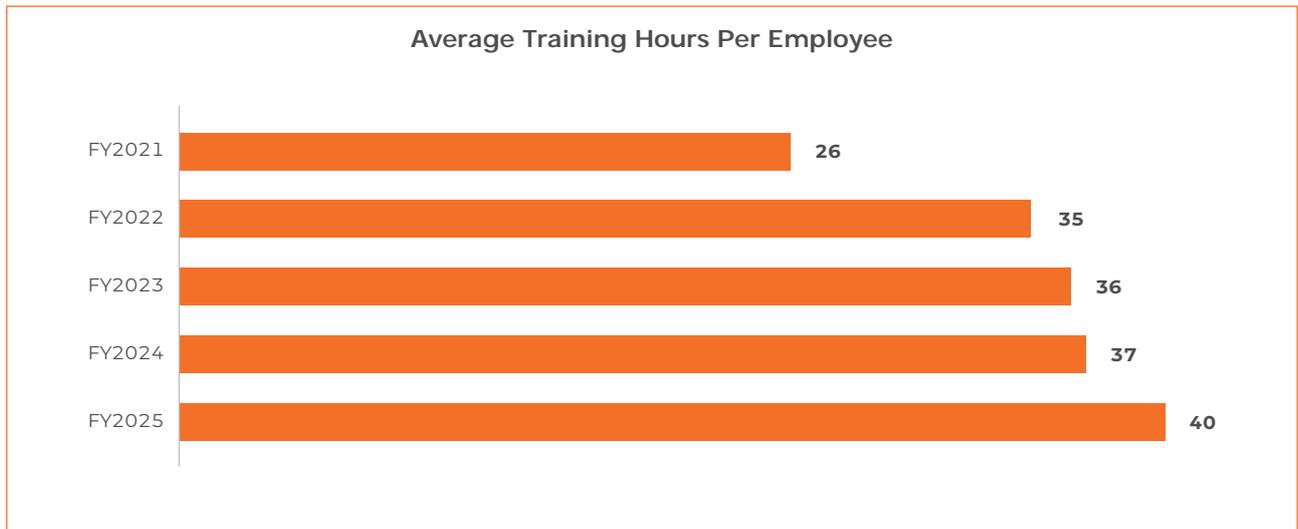


Chart 13: Average Training Hours per Employee

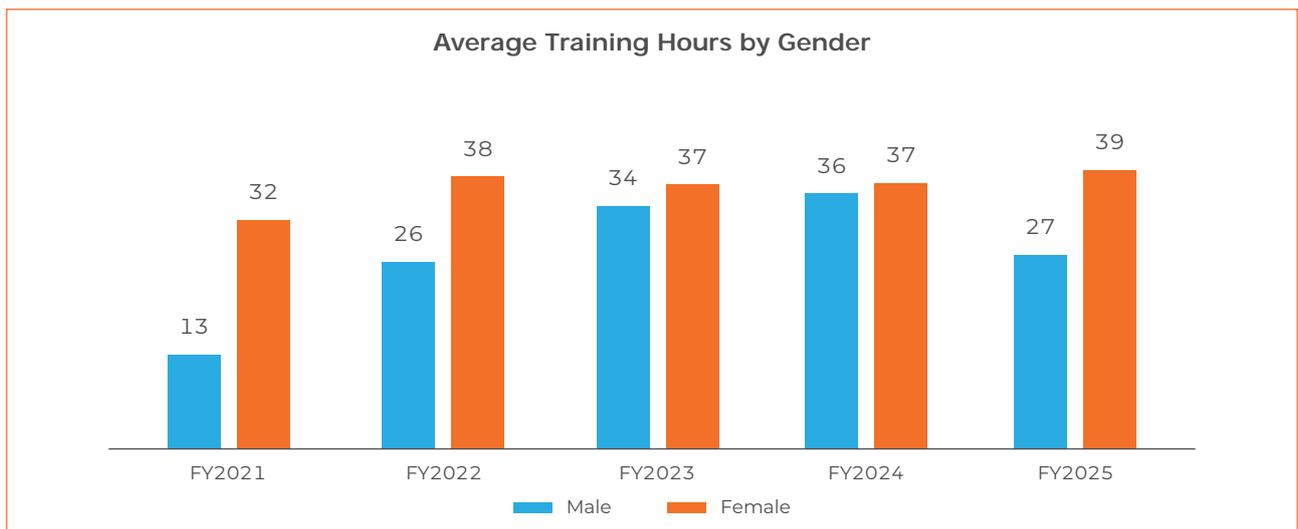


Chart 14: Average Training Hours by Gender

SUSTAINABILITY STATEMENT

(cont'd)

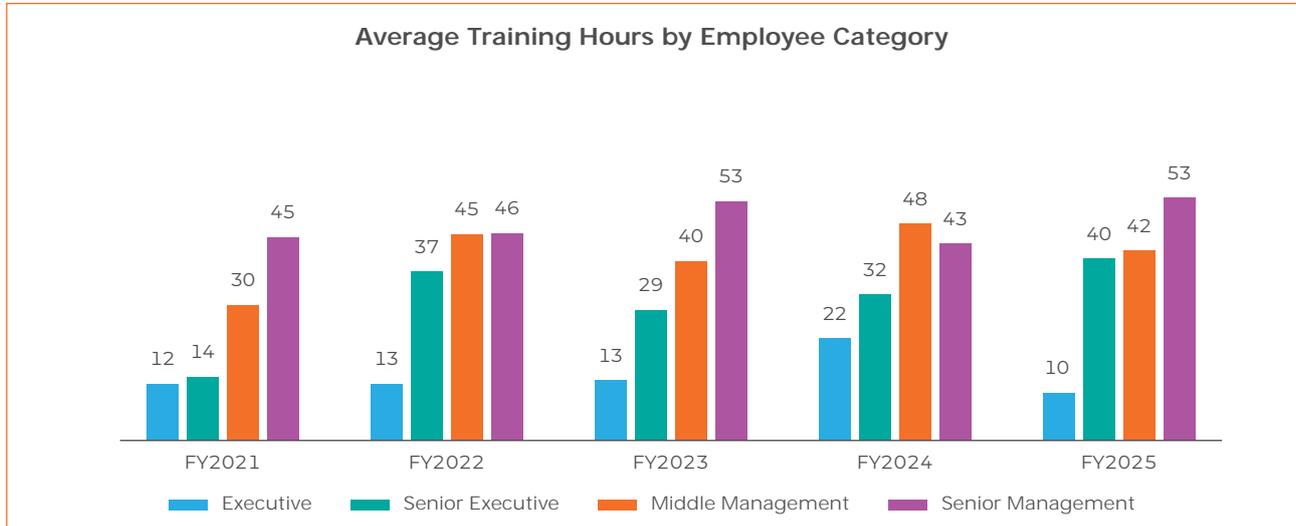


Chart 15: Average Training Hours by Employee Category

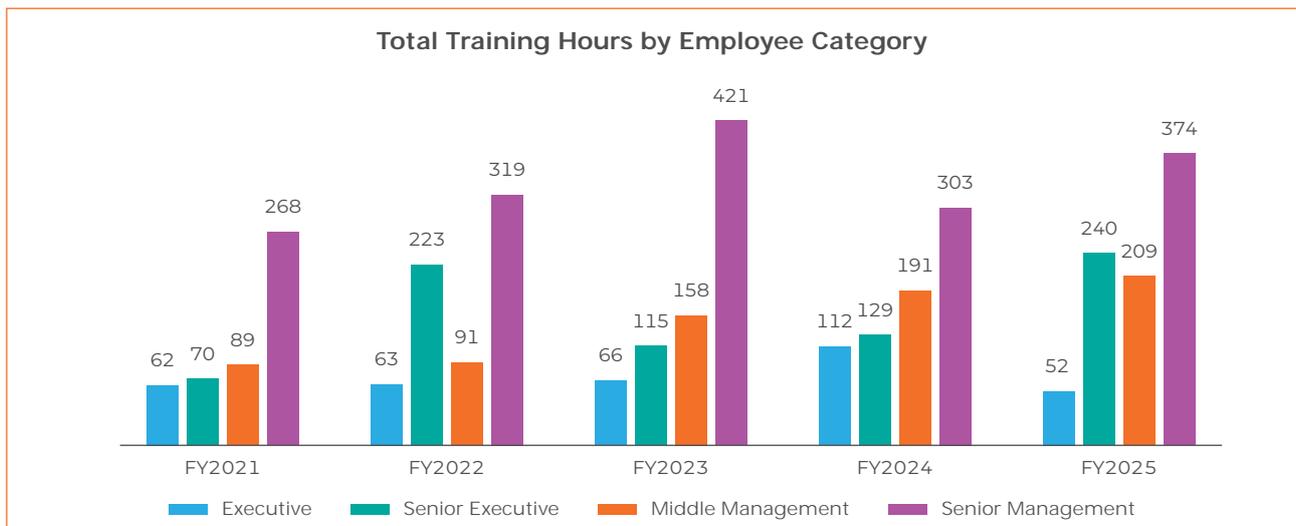


Chart 16: Total Training Hours by Employee Category

Note:

1. Figures have been rounded off to whole number.

Moving Forward

As we move forward, Sentral REIT remains committed to providing a supportive and inclusive workplace that prioritises professional growth, employee well-being, and a culture of continuous improvement. We will continue to strengthen initiatives that empower our workforce, ensuring they have the tools and opportunities to thrive in a dynamic environment.

Employee engagement and transparent communication will remain key priorities, as we work to build a harmonious and collaborative workplace. These efforts are integral to sustaining long-term organisational resilience and aligning with our broader sustainability objectives.

SUSTAINABILITY STATEMENT

(cont'd)

Health and Safety

GRI	3-3, 403-2, 403-5, 403-6, 403-9, 403-10, C5
Bursa	C5
Capitals	Human Capital
UN SDGs	SDG 8

At Sentral REIT, maintaining the highest standards of health, safety and well-being is integral to our operations. We are committed to safeguarding tenants' health and safety throughout the lease tenancy period by providing a structured framework for our property management teams and relevant service partners to manage, monitor, report on and continuously improve health and safety outcomes across our properties.

We implement this through systematic health and safety impact assessments, including proactive risk identification, clear safety protocols (such as building air and water quality measures and hazard elimination), and regular monitoring of mechanical and electrical ("M&E") equipment and essential services to maintain safe operations.

In addition, we adhere to applicable regulatory requirements and apply relevant voluntary or industry codes and guidelines where appropriate to strengthen safety practices beyond minimum compliance and to tailor controls to specific projects and environments.

Our commitment is reinforced by a comprehensive suite of principles, policies and guidelines that govern daily operations, maintenance and enhancements across our properties. These policies ensure compliance with all relevant laws and regulations while supporting our broader goals of operational excellence and environmental responsibility.

Figure 18 highlights our health and safety principles, and Figure 19 illustrates the key policies enforced in 2025, which apply to all our buildings except Lotus's Penang and Plaza Mont Kiara, as these properties are fully managed by tenants.



Figure 18: Sentral REIT's Health and Safety Principles

SUSTAINABILITY STATEMENT

(cont'd)

Policies Guiding Sentral REIT's Employee Development

Renovation Manual/ Contractor's Guide



Provides tenants, contractors and property managers with a clear framework for conducting fit-outs and renovations safely, efficiently and in compliance with building rules.

House Rules



Establishes protocols for harmonious occupation, security measures and respect for common spaces, thereby maintaining a safe and pleasant environment for all occupants.

Waste Management



Establishes structured guidelines for responsible waste handling, ensuring waste prevention, reduction, reuse, recycling, recovery and responsible disposal, ensuring alignment with environmental regulations.

Figure 19: Sentral REIT's Health and Safety Policies

Sentral REIT's health and safety policies are mandatory for all relevant stakeholders and have been fully integrated into the daily operations of our properties. These measures ensure the highest standards of safety and well-being across workplaces and common facilities.

Our policies are developed in strict reference to local laws and regulations, including those set by the Department of Occupational Safety and Health ("DOSH"). Guided by these frameworks, our property management teams ensure that all operational systems comply with the Occupational Safety and Health (Amendment) Act 2022 and the Occupational Safety and Health (Construction Work) (Design and Management) Regulations 2024. This structured approach reinforces our commitment to regulatory compliance, operational excellence and creating safe, sustainable environments for all building occupants.

SUSTAINABILITY STATEMENT

(cont'd)

Health and safety grievances

Sentral REIT provides clear and accessible channels for stakeholders to raise concerns related to health, hygiene, and safety protection matters. Every reported incident is acknowledged, reviewed and handled promptly, with follow-up actions taken to achieve closure or reach a suitable resolution. Our grievance mechanisms are designed to ensure transparency, accountability and continuous improvement in workplace safety. These mechanisms are outlined in Table 15 below.

Channel	Description
Telephone 	Stakeholders can lodge grievances to the Building Management Office ("BMO") via a telephone hotline or request to speak to a stakeholder contact officer or obtain the contact details of the property manager in charge
Email 	Grievances can be submitted in writing to the respective property manager's email which can be retrieved from the respective BMO
Face-to-face Communication 	We have physical point of contacts for stakeholders to escalate grievances directly to the property manager. We also have Auxiliary Police and/or security guard personnel on-duty for 24 hours at our main lobby counters to protect the property and prevent criminal activities

Table 15: Health and Safety Grievance Mechanisms

SUSTAINABILITY STATEMENT

(cont'd)

Managing risks and hazards in our building

To safeguard the well-being of occupants across Sentral REIT's portfolio, we emphasise active participation from all stakeholders in minimising exposure to health and safety risks. We work closely with building management teams, tenants and contractors to ensure that robust safety controls are implemented and maintained. This collaborative approach reinforces our commitment to creating secure, healthy and sustainable environments for everyone within our properties.

Stakeholders	Safety controls
Sentral REIT building management team and contractors	<ul style="list-style-type: none"> • Periodic fire risk assessments performed regularly to identify and manage potential risks and hazards • Monitoring safety certifications for fire, gondola, lift and escalator to ensure timely renewal • Maintenance and repairs to ensure compliance with safe operating standards recommended by manufacturer, Department of Occupational Safety and Health and BOMBA requirements. • Clear safety signages during refurbishment to provide awareness to all parties • Regular on-site inspections or spot checks as well as risk mitigation, if required, by the property manager to ensure the building is well maintained in compliance with the OSH regulations including safety briefings • Health and safety pre-qualification of contractors to ensure that they are in adherence to social, ethical and environmental principles and regulations. The property managers are responsible for on-going monitoring of work in progress by these contractors • Annual safety measures such as major service and maintenance work of high tension and low voltage electrical panel at the building to mitigate electrical and fire hazards by competent persons
Tenants	<ul style="list-style-type: none"> • Establish Emergency Response Teams (ERTs) trained in first aid and equipped with fire-fighting abilities to respond to health and safety incidents • Tenants are also required to conduct a risk assessment prior to any renovation and fit-out of the tenanted spaces

Table 16: Stakeholder Safety Controls and Risk Management Measures

Enhancement conducted across our portfolio

Sentral REIT undertakes continuous upgrades across its properties to ensure a safe, comfortable and modern environment for tenants and employees. These initiatives not only improve overall building functionality but also provide efficient, sustainable facilities that meet evolving needs.

SUSTAINABILITY STATEMENT

(cont'd)

In FY2025, we implemented several enhancement projects, some completed and others still ongoing across our portfolio. The details of these initiatives for each building are listed below:

Building	Initiative
Sentral Building 1	<p data-bbox="424 568 954 602">i. Standby Heat Exchanger Installation</p> <p data-bbox="488 629 1434 687">Installed a new additional standby heat exchanger to strengthen the building's cooling system capacity and redundancy.</p> <p data-bbox="488 714 1434 801">This installation improved environmental control reliability and ensured continuity of cooling, helping to maintain safe and comfortable indoor conditions during peak demand or equipment downtime.</p> <p data-bbox="488 828 636 857">Completed:</p>  <p data-bbox="424 1258 1026 1290">ii. Perimeter Storm Drainage Reconstruction</p> <p data-bbox="488 1317 1086 1346">Reconstructed perimeter storm drainage system.</p> <p data-bbox="488 1373 1434 1460">Tenants will enjoy enhanced site resilience and improved accessibility, ensuring a more comfortable and reliable experience even during heavy rain and protect surrounding areas from water-related damage.</p> <p data-bbox="488 1487 636 1516">Completed:</p> 

SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
Sentral Building 1 (cont'd)	<p>iii. Perimeter Fencing Upgrade Between Sentral Building 1 (“SB1”) and Sentral Building 2 (“SB2”)</p> <p>Upgraded the perimeter fencing between SB1 and SB2 to strengthen boundary control and site security.</p> <p>This upgrade reduced unauthorised access and improved separation between areas, helping to lower the risk of trespassing, accidents and security-related incidents.</p> <p>Completed:</p> 
Sentral Building 3	<p>i. Toilet Fittings Upgrade</p> <p>Upgraded the existing toilet fittings to Green Building specification to improve washroom performance and user safety.</p> <p>This upgrade enhanced hygiene standards and reduced risks of infection and physical injury, while also supporting environmental sustainability through more efficient specifications.</p> <p>Completed:</p> <p>a) Upgraded basin taps – LEED Green Specification Flowrate</p> 

SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
<p>Sentral Building 3 (cont'd)</p>	<p>b) Upgraded urinal flush valve – LEED Green Specification Flowrate</p> <div data-bbox="549 535 1254 949">  </div> <p>ii. Rooftop Pneumatic Pump Installation</p> <p>Installed a new pneumatic pump at the building rooftop area to modernise the pumping system and improve operational control.</p> <p>This installation reduced exposure risks (such as chemical contact and airborne dust) and lowered ignition-source risks compared to older, more open systems.</p> <p>Completed:</p> <div data-bbox="488 1301 1193 1715">  </div>

SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
Sentral Building 3 (cont'd)	<p>iii. Lobby and Back-of-House Floor Retiling Upgrade</p> <p>Upgraded old floor tiles to new tile finishes at the Main Lobby, Lift Lobbies, and Back-of-House areas to improve surface condition and durability.</p> <p>This retiling enhanced pedestrian safety by reducing slip/trip hazards associated with worn, uneven, or degraded flooring and improved overall workplace safety in high-traffic areas.</p> <p>Work in progress: </p> <p>Completed: </p> <p>iv. Replaced lift call buttons for Passenger Lifts No. 1, 2 and 3.</p> <p>Replaced the existing lift call buttons for Passenger Lifts No. 1, 2 and 3 to restore reliable operation and improve user interface functionality at lift landing areas.</p> <p>This replacement improved passenger safety and accessibility by ensuring consistent call response, clearer button actuation/feedback and reduced the risk of service disruptions caused by worn or faulty components, enhancing overall user experience and operational reliability.</p> <p>Work in progress:</p> <p> </p>

SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
<p>Sentral Building 3 (cont'd)</p>	<p>Completed:</p> <div style="display: flex; justify-content: space-around;">   </div> <p>v. LEED Gold Green Building Certification Achievement</p> <p>Achieved LEED Gold Green Building Certification, recognising Sentral Building 3's performance and management practices in sustainability, energy efficiency and environmental quality.</p> 

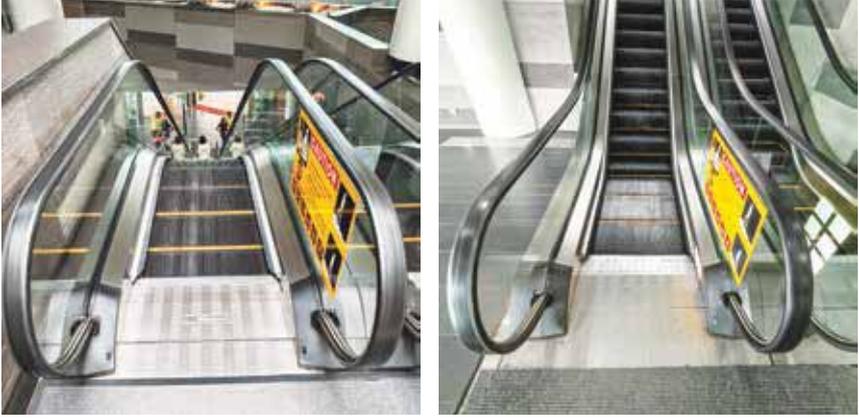
SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
Sentral Building 4	<p data-bbox="424 477 922 510">i. Rooftop FRP Water Tank Upgrade</p> <p data-bbox="488 539 1442 622">Upgraded the rooftop water storage system by installing a new Fiberglass Reinforced Plastic (FRP) water tank to replace/modernise the existing tank infrastructure.</p> <p data-bbox="488 651 1442 734">This upgrade enhanced water safety by improving tank integrity and protection, helping to keep domestic and drinking water clean and secure from contamination risks.</p> <p data-bbox="488 763 715 797">Work in progress:</p> <div data-bbox="488 824 1347 1167"></div> <p data-bbox="488 1196 639 1229">Completed:</p> <div data-bbox="488 1256 1347 1592"></div>

SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
Platinum Sentral	<p data-bbox="427 479 970 510">i. Escalator Reliability & Safety Upgrade</p> <p data-bbox="488 537 1066 568">Upgraded escalators handrails and step-chains.</p> <p data-bbox="488 595 1436 680">This upgrade reduces the risk of escalator malfunction (e.g., sudden stops, slipping, or unstable handrail movement), improving ride stability and lowering the likelihood of trips, falls and related injuries for users.</p> <p data-bbox="488 707 715 739">Work in progress:</p> <div data-bbox="488 766 1347 1106"></div> <p data-bbox="488 1137 638 1169">Completed:</p> <div data-bbox="488 1196 1347 1615"></div>

SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
Platinum Sentral (cont'd)	<p data-bbox="424 477 858 510">ii. Timber Deck Safety Upgrade</p> <p data-bbox="485 533 1442 595">Upgraded the existing timber deck at Block E, Level 2 (MSU) to improve surface condition and integrity.</p> <p data-bbox="485 618 1442 680">This reduces trip and slip hazards by addressing uneven, loose, or worn deck surfaces and improving safe footing for pedestrians.</p> <p data-bbox="485 703 715 736">Work in progress:</p> <div data-bbox="485 763 1347 1032">  </div> <p data-bbox="485 1061 635 1095">Completed:</p> <div data-bbox="485 1122 1347 1391">  </div> <p data-bbox="424 1420 951 1453">iii. Main Switchboard ATS Replacement</p> <p data-bbox="485 1476 1442 1538">Replaced the existing Automatic Transfer Switch ("ATS") serving the building's main electrical switchboard to restore reliable changeover performance.</p> <p data-bbox="485 1561 1442 1648">This lowers the risk of electrical incidents (e.g., fires, arc flashes, equipment failure) and helps ensure emergency power continuity to critical systems during outages.</p> <p data-bbox="485 1677 635 1711">Completed:</p> <div data-bbox="485 1738 1347 2042">  </div>

SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
Platinum Sentral (cont'd)	<p data-bbox="427 479 963 510">iv. Toilet Fittings & Accessories Upgrade</p> <p data-bbox="488 537 1436 595">Upgrading toilet accessories and fittings at Blocks B and C to improve usability, cleanliness and condition of washroom facilities.</p> <p data-bbox="488 622 1436 680">This supports better hygiene by reducing infection risk and minimises injury risks from damaged or poorly functioning fittings.</p> <p data-bbox="488 707 715 739">Work in progress:</p> <div data-bbox="488 766 1086 1182"></div> <p data-bbox="488 1214 638 1245">Completed:</p> <div data-bbox="488 1272 1291 1688"></div>

SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
Platinum Sentral (cont'd)	<p data-bbox="427 479 1038 510">v. Glass Roof Safety Edge Protection Upgrade</p> <p data-bbox="488 537 1437 622">Installed aluminium L-channel edging and safety wire rope to the glass roof sections to provide additional restraint and edge protection, strengthening the roof perimeter and improving overall safety controls.</p> <p data-bbox="488 651 1437 768">This enhancement reduced the risk of glass panel displacement and falling-object hazards by introducing a secondary retention system, improving safety for occupants and maintenance personnel and supporting safer access during inspection and upkeep works.</p> <p data-bbox="488 795 715 826">Work in progress:</p> <div data-bbox="488 851 1345 1155">   </div> <p data-bbox="488 1187 636 1218">Completed:</p> <div data-bbox="488 1243 1345 1547">   </div>

SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
	<p>vi. Toilet Upgrade at Level 2, Block E</p> <p>Upgraded the existing toilet at Level 2, Block E to improve overall condition, functionality and user comfort through refreshed finishes and improved fixtures/fittings.</p> <p>This upgrade enhanced hygiene and workplace safety by addressing worn or deteriorated elements, improving cleanliness standards and reducing the likelihood of maintenance issues such as leaks, damaged surfaces, or unsafe fittings for occupants.</p> <p>Work in progress: Completed:</p> <div style="display: flex; justify-content: space-around;">   </div> <p>xii. LEED Gold Green Building Certification Achievement</p> <p>Achieved LEED Gold Green Building Certification, recognising Platinum Sentral’s performance and management practices in sustainability, energy efficiency and environmental quality.</p> <div style="text-align: center;">  </div>

SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
Menara Shell	<p data-bbox="424 479 906 510">i. Fire-Resistant Ceiling Repainting</p> <p data-bbox="488 537 1442 622">Repainted the existing common area ceilings at Levels 4–5 and the lift lobby ceilings from Levels 6–20 (Low Zone) and Levels 21–36 (High Zone) to renew the ceiling coating system.</p> <p data-bbox="488 651 1442 739">This repainting helped preserve the ceiling's fire-resistant performance by preventing ageing materials and excessive build-up of old paint layers from compromising fire protection and increasing fire risk.</p> <p data-bbox="488 766 635 797">Completed:</p> <div data-bbox="488 824 1345 1200">  </div> <p data-bbox="424 1234 1059 1265">ii. Building Gondola Mechanical Refurbishment</p> <p data-bbox="488 1292 1442 1350">Refurbished the mechanical parts of the existing building gondola to restore safe operating condition and reliability.</p> <p data-bbox="488 1379 1442 1464">This refurbishment improved operational safety and regulatory compliance by reducing the likelihood of equipment malfunction and associated risks during façade access and maintenance activities.</p> <p data-bbox="488 1491 635 1523">Completed:</p> <div data-bbox="488 1550 906 2000">  </div>

SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
<p>Menara Shell (cont'd)</p>	<p>iii. Multi-Area Refurbishment Works (Toilets, Level 5 Landscape Area, Main Lobby, Fountain & External Driveway)</p> <p>Refurbished key common areas—including the toilets, Level 5 landscape area, Main Lobby, fountain and external driveway—to refresh finishes, restore functionality and uplift the overall appearance of the premises.</p> <p>These refurbishment works improved user comfort, hygiene and safety by addressing worn or deteriorated surfaces, enhancing cleanliness in high-usage areas, reducing slip/trip risks through improved surface conditions and ensuring external access routes remain in good condition for pedestrians and vehicles.</p> <p>Completed:</p> <div style="display: flex; flex-wrap: wrap;">     </div>

SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
Menara Shell (cont'd)	<p>iv. Level 4 Ballroom (MPH) Acoustic Fabric Installation</p> <p>Installed acoustically transparent fabric at the Level 4 ballroom (MPH) to improve the space's acoustic treatment while maintaining a clean, uniform interior finish and allowing sound to pass through to the underlying acoustic materials.</p> <p>This installation enhanced user comfort and event quality by improving sound clarity and reducing unwanted reverberation/echo, while also providing a safer, more durable surface finish that helps protect internal acoustic components and supports easier upkeep in a high-usage venue.</p> <p>Completed:</p> <div data-bbox="488 880 1038 1220">  </div> <p>v. Chequered Plate Flooring Installation</p> <p>Installed new chequered plate flooring along the route from the Loading Bay to the Bomba/Service Lift to provide a more robust, hard-wearing surface suitable for heavy-duty operational use.</p> <p>This upgrade improved safety and functionality by enhancing slip resistance in a high-traffic, high-load area, supporting smoother movement of trolleys and goods and reducing trip hazards and surface deterioration associated with worn or uneven flooring—strengthening overall back-of-house access reliability.</p> <p>Completed:</p> <div data-bbox="488 1653 1038 1995">  </div>

SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
<p>Menara Shell (cont'd)</p>	<p>vi. Facilitated the delivery of co-working space at Level 10</p> <p>Coordinated project requirements to support timely delivery and ensure alignment with building standards. This oversight facilitated smoother tenant onboarding and reduced coordination risks by enabling key upgrades/ finishes to be completed efficiently, helping to maintain quality, compliance and overall building presentation while supporting improved space usability for occupants.</p> <p>Work in progress:</p> <div style="display: flex; justify-content: space-around;">   </div> <p>Completed:</p> <div style="display: flex; justify-content: space-around;">   </div>

SUSTAINABILITY STATEMENT

(cont'd)

Building	Initiative
Menara CelcomDigi	<p>i. Flush Valve Efficiency Upgrade</p> <p>Upgraded the water closet flush valve sets and urinal flush valve sets across all toilets to improve flushing control and performance.</p> <p>This upgrade reduced excessive water use and supported more reliable washroom operation, helping to maintain sanitary conditions while lowering the likelihood of water-related issues.</p> <p>Work in progress:</p>   <p>Completed:</p>   <p>ii. Frontage Landscape Enhancement</p> <p>Replaced the existing lemongrass with a tiered tropical landscape (Duranta Gold and Caladiums) at the building frontage planter box to improve structure and visual quality.</p> <p>This enhancement created a more orderly, low-maintenance frontage, which reduced upkeep intensity and helped maintain a neat external environment for occupants and visitors.</p> <p>Completed:</p>  

Table 17: Portfolio Enhancements and Key Outcomes

SUSTAINABILITY STATEMENT

(cont'd)

Annual Performances

To keep our employees updated on the latest knowledge and health and safety regulations, Sentral REIT conducts annual health and safety training complemented by refresher courses for all employees. These programs ensure that our workforce remains informed, compliant and equipped to maintain a safe and healthy working environment across all properties.

	FY2025	FY2024	FY2023	FY2022	FY2021
Number of employees trained in health and safety standards	2	13	0	19	0

To strengthen emergency preparedness, property management staff are mandated to attend Emergency Response Team (“ERT”) training and related drills covering fire safety, evacuation procedures, first aid, and crisis management. These sessions are conducted by the Fire and Rescue Department of Malaysia (“BOMBA”). In 2025, all property management staff participated in both a theory session focused on building systems and a practical session on fire equipment handling, ensuring readiness for emergency situations.

We are proud to report that in FY2025, Sentral REIT recorded:

- Zero (0) fatalities
- Zero (0) work-related injuries
- Zero (0) incidents of non-compliance with health and safety regulations
- Zero (0) health and safety grievances

These results reflect our strong commitment to maintaining a safe and compliant environment across all properties.

Moving Forward

Sentral REIT remains committed to emergency preparedness and the implementation of robust hazard identification and risk assessment procedures to protect employees, tenants and visitors. These measures are designed to minimise potential damage and losses during emergencies, ensuring swift and effective responses.

By embedding these practices into our operations, we not only create a safer workplace but also boost productivity and significantly reduce the likelihood of injuries and costly incidents. This proactive approach reinforces our dedication to maintaining a secure, resilient and sustainable environment across all properties.

SUSTAINABILITY STATEMENT

(cont'd)

Community Partnership and Activities

GRI	3-3, 413-1
Bursa	C2
Capitals	Social and Relationship Capital
UN SDGs	SDG 4

Sentral REIT's Corporate Social Responsibility ("CSR") initiatives in FY2025 continued to focus on supporting and facilitating children's welfare and education, with the aim of uplifting children from poor, underprivileged, marginalised, and vulnerable communities. These efforts promote lifelong learning opportunities and contribute toward achieving United Nations Sustainable Development Goal (SDG) 4: Quality Education, a global call to action to end poverty and ensure inclusive education.

Our community engagement activities include ongoing collaboration with four (4) non-profit organisations: Good Shepherd Services, Yayasan Ozanam, Persatuan Kebajikan Kanak-Kanak Kajang and Yayasan MRCB's CSR collaboration with the Malaysian Relief Agency (MRA Perak) supporting their education programs and initiatives that create meaningful impact for children in need.

Aligned with United Nations Sustainable Development Goal 4: Quality Education, SRM seeks to create inclusive opportunities that help break the cycle of poverty and improve access to equitable, quality education. Through these initiatives, SRM aims to deliver meaningful and lasting social impact at the community level.

Community Outreach Initiatives

Type of investment	List of investments	Total amount invested	List of beneficiaries
Donation to Good Shepherd Services	Sponsor-a-child education fund	RM35,700	25 students comprising 6 primary level students and 19 secondary level students from the rural indigenous communities from district of Kiulu, Telupid, Kota Marudu, Beluran, Ranau and Tawau of Sabah
	Purchase 40 units of digital devices for SK Lanang, Keningau	RM20,000	84 primary school students
Donation to Persatuan Kebajikan Kanak-Kanak Kajang	12 months free meal and free tuition programme	RM48,000	43 school-going children from ages 7 to 17 in Kajang and Semenyih
Donation to Yayasan Ozanam	Education fund	RM75,196	Financial aid for 8 students from Children Homes under the organisation who are currently pursuing degree and/or diploma programs at local universities and/or colleges
Donation to Yayasan MRCB	Community engagement	RM20,000	Orang Asli community in Belum Gerik, Perak

Table 18: Investments made in community outreach initiatives (2025)

SUSTAINABILITY STATEMENT

(cont'd)



Figure 20, 21: Good Shepherd Services education fund



Figure 22: Persatuan Kebajikan Kanak-Kanak Kajang



Figure 23, 24: Yayasan MRCB community project

SUSTAINABILITY STATEMENT

(cont'd)

Outcomes and Social Impact

SRM's community initiatives delivered meaningful outcomes by improving access to education, welfare and essential services for underprivileged and vulnerable communities. Educational programmes enabled children from rural and low-income households to remain in school, strengthening learning continuity and supporting progression to higher education.

Investments in digital learning enhanced access to technology and improved students' foundational skills, while meal and tuition programmes addressed both immediate welfare needs and academic performance, helping beneficiaries stay motivated and complete their studies successfully. Long-term education funding reduced financial barriers for tertiary students, supporting sustained achievement and career readiness.

Beyond education, community engagement initiatives improved health, well-being and social inclusion through healthcare, welfare support and community-building activities. Together, these efforts reflect SRM's commitment to creating lasting social impact, fostering opportunities for learning, growth and improved quality of life within the communities it serves.

Annual Performance

In FY2025, we allocated RM200,000 for CSR initiatives. During the year, we disbursed RM198,896 towards community outreach programmes, including contributions of RM75,200 to Yayasan Ozanam, RM55,700 to Good Shepherd Services, and RM48,000 to Persatuan Kebajikan Kanak-Kanak Kajang. We also introduced a new contribution of RM20,000 to Yayasan MRCB's CSR collaboration with the Malaysian Relief Agency (MRA Perak). This initiative focuses on enhancing the quality of life for the Orang Asli community in the Royal Belum Forest Reserve, Perak, reflecting our continued commitment to uplifting underserved communities.

Through these efforts, we positively impacted approximately 160 individuals and reaffirmed our dedication to fostering inclusive growth and creating lasting social value. Building on this momentum, we plan to allocate an additional RM200,000 in FY2026 to further strengthen our support for those in need.

Reporting year	FY2025	FY2024	FY2023	FY2022	FY2021
Total amount invested in the community (RM)	198,896	187,378	197,368	131,000	200,000
Total number of beneficiaries	Approximately 160 individuals	205 individuals	Approximately 189 individuals	1,056 individuals	Approximately 630 families 317 individuals

Table 19: Total Amount Invested and Total Number of Beneficiaries in the Community

Moving Forward

We remain committed to promoting lifelong learning, improving access to essential educational resources and fostering safe and nurturing environment for children from underprivileged and vulnerable communities. By continuing to allocate a portion of the Manager's profits towards education and community welfare initiatives, we aim to sustain and expand our efforts while creating meaningful and lasting social impact.

SUSTAINABILITY STATEMENT

(cont'd)

SUSTAINABILITY PERFORMANCE REPORT BASED ON BURSA SECURITIES' PRESCRIBED STANDARD FORMAT

Sentral Real Estate Investment Trust

BMLR Transition Period

Date & Time: 2026-03-18_08:45:59

FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance	Remarks
Sustainable Business Growth & Financial Performance	Revenue	RM	192,724,903	No target set	No assurance	
Sustainable Business Growth & Financial Performance	Distribution Per Unit (DPU)	sen	6.15	No target set	No assurance	
Sustainable Business Growth & Financial Performance	Net asset value per unit	RM	1.1443	No target set	No assurance	
Sustainable Business Growth & Financial Performance	Property value	RM	2.6 billion	No target set	No assurance	
Sustainable Business Growth & Financial Performance	Leases renewed	square feet (sq ft)	337000	No target set	No assurance	
Sustainable Business Growth & Financial Performance	Tenant occupancy rate	%	86	No target set	No assurance	
Business Ethics	Confirmed corruption incidents and action taken	number	0	No target set	No assurance	
Business Ethics	Whistleblowing reports	number	0	No target set	No assurance	
Business Ethics	Employees completed ABAC training	%	100	No target set	No assurance	
Business Ethics	Operations assessed for corruption risk	%	100	No target set	No assurance	
Regulatory Compliance	Incidents of non-compliance with laws and regulations	number	0	No target set	No assurance	
Regulatory Compliance	Fines pertaining to non-compliance	RM	0	No target set	No assurance	
Data Privacy	Breach in stakeholders' data and privacy	number	0	No target set	No assurance	
Data Privacy	Cybersecurity incidents	number	0	No target set	No assurance	
Supply Chain Management	Proportion of spending on local suppliers	%	96	No target set	No assurance	

SUSTAINABILITY STATEMENT

(cont'd)

Sentral Real Estate Investment Trust

BMLR Transition Period

Date & Time: 2026-03-18_08:45:59
FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance	Remarks
Supply Chain Management	Local procurement expenditure	RM	28,633,118	No target set	No assurance	
Supply Chain Management	Percentage of service providers underwent performance appraisal	%	100	No target set	No assurance	
Supply Chain Management	Percentage of service providers achieved higher than the minimum score rating of 60%	%	100	No target set	No assurance	
Energy & Carbon Footprint	Total energy consumption	kWh	29,945,102	2% reduction in energy consumption year-on-year	No assurance	In FY2025, total energy consumption rose by 7.3%, mainly due to higher electricity use at Sentral Building 1 and Menara CelcomDigi. The increase was driven by renovation works, main switchboard upgrades at Sentral Building 1, and occupancy of previously vacant floors by a Menara CelcomDigi sub-tenant.
Energy & Carbon Footprint	Energy intensity	kWh/m ²	123	No target set	No assurance	
Energy & Carbon Footprint	Scope 1 emissions	tCO ₂ e	15.70	No target set	No assurance	
Energy & Carbon Footprint	Scope 2 emissions	tCO ₂ e	11,173.40	No target set	No assurance	
Energy & Carbon Footprint	Scope 3 emissions	tCO ₂ e	14,017.03	No target set	No assurance	
Energy & Carbon Footprint	Total GHG emissions	tCO ₂ e	25,206.18	No target set	No assurance	
Energy & Carbon Footprint	GHG intensity	tCO ₂ e/m ²	0.104	No target set	No assurance	
Water Management	Total water consumption	m ³	217,665	No target set	No assurance	
Water Management	Water intensity	m ³ /m ²	1.00	No target set	No assurance	

SUSTAINABILITY STATEMENT

(cont'd)

Sentral Real Estate Investment Trust

BMLR Transition Period

Date & Time: 2026-03-18_08:45:59
FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance	Remarks
Waste Management	Total waste generated	metric tonnes	940.44	No target set	No assurance	Waste data collection began in FY2024 for Platinum Sentral and Sentral Building 3, and expanded in FY2025 to Sentral Building 1, Menara Shell, and Menara CelcomDigi, covering five assets in total. Recyclable waste is currently recorded only for Platinum Sentral and Sentral Building 3.
Waste Management	Total waste diverted from landfill	metric tonnes	4.44	No target set	No assurance	
Waste Management	Total waste sent to landfill	metric tonnes	936.00	No target set	No assurance	
Quality of Assets & Services	Asset enhancement investments	RM	7605,077	No target set	No assurance	
Quality of Assets & Services	Tenant complaints received	number	549	No target set	No assurance	
Quality of Assets & Services	Tenant complaints resolved	number	549	No target set	No assurance	
Quality of Assets & Services	Green-certified buildings	number	4	No target set	No assurance	
Employee Management	Total employees	number	22	No target set	No assurance	
Employee Management	New hires	number	8	No target set	No assurance	
Employee Management	Employee turnover	number	6	No target set	No assurance	
Employee Management	Training hours (average per employee)	hours	38	No target set	No assurance	
Employee Management	Employees receiving performance appraisal	%	100	No target set	No assurance	
Employee Management	Gender diversity (Male)	%	41	No target set	No assurance	
Employee Management	Gender diversity (Female)	%	59	No target set	No assurance	

SUSTAINABILITY STATEMENT

(cont'd)

Sentral Real Estate Investment Trust

BMLR Transition Period

Date & Time: 2026-03-18_08:45:59
FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance	Remarks
Employee Management	Age diversity (<30 years old)	%	18	No target set	No assurance	
Employee Management	Age diversity (30-50 years old)	%	50	No target set	No assurance	
Employee Management	Age diversity (>50 years old)	%	32	No target set	No assurance	
Health & Safety	Work-related fatalities	number	0	No target set	No assurance	
Health & Safety	Work-related injuries	number	0	No target set	No assurance	
Health & Safety	Incidents of health & safety non-compliance	number	0	No target set	No assurance	
Health & Safety	Employees trained in health & safety	number	2	No target set	No assurance	
Community Partnership & Activities	Total amount invested in the community where the target beneficiaries are external to the listed issuer	RM	198,896	No target set	No assurance	
Community Partnership & Activities	Total number of beneficiaries of the investment in communities	number	Approximately 160 individuals	No target set	No assurance	

SUSTAINABILITY STATEMENT

(cont'd)

SUSTAINABILITY KEY PERFORMANCE INDICATORS

Economic

Indicator	Unit	FY2025	FY2024	FY2023	FY2022	FY2021
Direct economic value generated and distributed						
Value generated						
Revenue, finance income, gain on divestment of investment property	RM	192,724,903	194,412,340	163,668,083	150,906,023	166,461,106
Less: Property operating expenses	RM	(36,016,458)	(35,599,515)	(28,941,832)	(24,275,211)	(28,523,531)
Less: Other operating expenses	RM	(1,321,103)	(1,513,349)	(1,388,213)	(1,332,106)	(819,240)
Total Value Generated	RM	155,387,342	157,299,476	133,338,039	125,298,706	137,118,336
Reconciliation:						
Total realized income net of taxation	RM	77,320,394	79,815,642	74,221,484	73,625,238	84,485,957
Finance costs	RM	52,528,209	52,886,949	37,632,722	30,425,280	30,920,952
Manager's fees	RM	15,256,733	14,969,769	12,532,231	12,220,533	12,616,534
Trustee's fees	RM	791,544	773,554	654,678	649,354	664,577
Quit rent and assessment	RM	9,490,462	8,853,562	8,296,925	8,378,301	8,430,316
Total Value Generated	RM	155,387,342	157,299,476	133,338,039	125,298,706	137,118,336
Payments to the Manager and Trustee						
Manager's fees	RM	15,256,733	14,969,769	12,532,231	12,220,533	12,616,534
Trustees' fees	RM	791,544	773,554	654,678	649,354	664,577
Payments to government						
Quit rent and assessment	RM	9,490,462	8,853,562	8,296,925	8,378,301	8,430,316
Payments to providers of capital						
Income distribution	RM	73,523,435	76,033,992	72,436,401	73,095,601	79,419,121
Finance costs	RM	52,528,209	52,886,949	37,632,722	30,425,280	30,920,952
Economic value retained	RM	3,796,960	3,781,650	1,785,082	529,637	5,066,836
Total Value Distributed	RM	157,299,476	157,299,476	133,338,039	125,298,706	137,118,336
Business ethics						
Percentage of operations under management assessed for corruption-related risks	%	100	100	100	100	

SUSTAINABILITY STATEMENT

(cont'd)

Indicator	Unit	FY2025	FY2024	FY2023	FY2022	FY2021
Percentage of employees who have received training on anti-bribery and corruption	%	100	100	100	100	100
Confirmed incidents of corruption and action taken		0	0	0	0	0
Percentage of employees who have received training on anti-corruption by employee category						
Senior Executive	%	100	100	100	100	100
Senior Management	%	100	100	100	100	100
Middle Management	%	100	100	100	100	100
Executive	%	100	100	100	100	100
Total percentage of employees who have received training on anti-corruption	%	100	100	100	100	100
Confirmed incidents of corruption and action taken		0	0	0	0	0
Regulatory Compliance						
Incidences of non-compliance to relevant laws and regulations		0	0	0	0	0
Data privacy						
Number of substantiated complaints concerning breaches of customer privacy and losses of customer data		0	0	0	0	0
Supply chain management						
Proportion of spending on local suppliers	%	96	89	91	95	100
Local procurement expenditure	RM	28,633,118	22,755,457	9,838,478	5,170,000	2,386,183
Percentage of service providers underwent performance appraisal	%	100	100	100	100	100
Percentage of service providers achieved higher than the minimum score rating of 60%	%	100	100	100	100	100

SUSTAINABILITY STATEMENT

(cont'd)

Environmental

Indicator	Unit	FY2025	FY2024	FY2023	FY2022	FY2021
Energy and Carbon Footprint						
Energy consumption						
Sentral Building 1	kWh	5,598,069	3,833,453	3,861,891	4,006,600	4,377,662
Sentral Building 2	kWh	1,741,864	3,396,602	3,449,327	3,851,905	4,029,696
Sentral Building 3	kWh	2,663,683	2,818,442	2,738,317	2,551,113	2,405,305
Sentral Building 4	kWh	935,315	900,439	632,280	501,066	496,152
Wisma Sentral Inai	kWh	321,235	353,047	329,716	935,329	2,065,371
Plaza Mont Kiara	kWh	421,205	387,732	399,448	412,939	493,707
Menara Shell	kWh	5,510,490	5,327,049	5,353,928	5,206,562	4,771,616
Platinum Sentral	kWh	2,063,202	2,203,527	2,427,136	2,417,582	2,205,655
Menara CelcomDigi*	kWh	5,224,493	3,237,364	4,680,946		
Lotus Penang	kWh	5,365,546	5,365,456	5,365,546		
Total energy consumption	kWh	29,845,102	27,823,201	27,971,268	19,883,096	20,845,164
Energy intensity	kWh/m ²	123	117	117	101	102
Reduction/(increase) of energy consumption	kWh	(2,021,901)	148,067	-	1,025,001	3,964,629
GHG Emissions*						
Scope 1, 2 and 3						
Sentral Building 1	tCO ₂	4,381.29	3,042.28	3,065.66		
Sentral Building 2	tCO ₂	884.83	2,576.05	2,754.45		
Sentral Building 3	tCO ₂	2,515.72	2,666.42	2,530.36		
Sentral Building 4	tCO ₂	1,322.26	916.49	481.65		
Wisma Sentral Inai	tCO ₂	298.68	327.44	306.5		
Plaza Mont Kiara	tCO ₂	766.75	357.57	368.37		
Menara Shell	tCO ₂	4,235.42	4,913.59	4,943.8		
Platinum Sentral	tCO ₂	1,975.11	2,050.05	2,491.83		
Menara CelcomDigi	tCO ₂	4,583.21	4,278.42	4,135.33		
Lotus Penang	tCO ₂	4,282.88	4,070.95	4,070.95		
Total GHG Emissions	tCO ₂	25,206.18	26,281.44	26,231.09		
GHG Intensity	Tonnes/m ²	0.104	0.110	0.110		

SUSTAINABILITY STATEMENT

(cont'd)

Indicator	Unit	FY2025	FY2024	FY2023	FY2022	FY2021
Waste Management						
Waste Generation						
Total waste directed to landfill	Tonnes	936	20.5			
Total waste diverted away from landfill	Tonnes	4.44	3.1			
Total waste generated	Tonnes	940.44	23.7*			
Water Management						
Water Consumption						
Sentral Building 1	m ³	9,928	10,196	4,961	3,778	5,111
Sentral Building 2	m ³	12,508	6,343	258	2,319	5,189
Sentral Building 3	m ³	14,048	13,209	11,091	8,328	5,284
Sentral Building 4	m ³	4,143	10,491	513	1,407	3,914
Wisma Sentral Inai	m ³	0	53	517	7,205	12,597
Plaza Mont Kiara	m ³	242	243	379.64	358	496
Menara Shell	m ³	49,399	63,339	65,930	104,907	66,427
Platinum Sentral	m ³	62,805	57,628	47,921	32,254	34,491
Menara CelcomDigi	m ³	64,592	64,188			
Total Water Consumption	m ³	217,665	225,689.8	131,571	160,556	133,509
Water intensity	m ³ /sqm	1.00	1.04	0.75	0.92	0.76

Notes:

* Data on energy consumption of Menara CelcomDigi for FY2022 is not included as acquisition was completed in FY2023.

* Emissions were calculated using updated emission factors - Cross Sector Tools (March 2024), Grid Emission Factor (GEF) in Malaysia published by Suruhanjaya Tenaga, UK Government GHG Conversion Factors for Company Reporting from the Department for Environment, Food and Rural Affairs (DEFRA), US EEIO Database, and IEA - Life Cycle Upstream Emission Factors.

* Waste data collection in 2024 are from the months of July to December 2024.

SUSTAINABILITY STATEMENT

(cont'd)

Social

Indicator	Unit	FY2025	FY2024	FY2023	FY2022	FY2021
Health and Safety						
Number of employees trained on health and safety standards		2	13	0	19	0
Number of work-related fatalities		0	0	0	0	0
Lost time incident rate		0	0	0	0	0
Quality of Assets and Services						
Percentage of properties certified against Green Building Certification (%)	%	36	22	12.5	12.5	12.5
Asset enhancement investments	RM	7,605,077	3,142,901	2,840,217	3,556,790	1,770,000
Number of complaints received		549	217	676	1,245	794
Number of complaints resolved		549	215	676	1,245	794
Percentage of complaints resolved	%	100	99	100	100	100
Employee Management						
Employment Type						
Employees		22	20	21	20	19
Workers		36	36	27	27	30
Employee Type						
Permanent		22	20	7	8	11
Contract		0	0	14	12	8
Permanent	%	100	100	33	40	58
Contract	%	0	0	67	60	42
Employee count						
Total number of employees		22	20	21	20	19
Number of new hires		8	1	5	5	1
Employee turnover		6	2	4	4	0
Employee Turnover by Employee Category						
Executive		2	0	2	2	0
Senior Executive		0	0	1	1	0
Middle Management		0	1	0	0	0
Senior Management		4	1	1	1	0

SUSTAINABILITY STATEMENT

(cont'd)

Indicator	Unit	FY2025	FY2024	FY2023	FY2022	FY2021
Employee Gender Diversity by Employee Category						
Executive						
Male		2	2	2	2	3
Female		3	3	3	3	2
Male	%	40	40	40	40	60
Female	%	60	60	60	60	40
Senior Executive						
Male		2	1	1	1	1
Female		4	3	3	4	4
Male	%	33	25	25	20	20
Female	%	67	75	75	80	80
Middle Management						
Male		2	1	1	1	1
Female		3	3	3	3	3
Male	%	40	25	25	25	25
Female	%	60	75	75	75	75
Senior Management						
Male		3	3	3	2	1
Female		3	4	5	4	4
Male	%	50	43	37	33	20
Female	%	50	57	63	67	80
Total						
Male		9	7	7	6	6
Female		13	13	14	14	13
Male	%	41	35	33	30	32
Female	%	59	65	67	70	68
Employee Age Diversity by Employee Category						
Executive						
< 30 years old		3	3	3	2	1
30-50 years old		0	1	1	2	3
> 50 years old		2	1	1	1	1
< 30 years old	%	60	60	60	40	20
30-50 years old	%	0	20	20	40	60
> 50 years old	%	40	20	20	20	20

SUSTAINABILITY STATEMENT

(cont'd)

Indicator	Unit	FY2025	FY2024	FY2023	FY2022	FY2021
Senior Executive						
< 30 years old		1	0	0	0	0
30-50 years old		3	4	4	5	5
> 50 years old		2	0	0	0	0
< 30 years old	%	16	0	0	0	0
30-50 years old	%	50	100	100	100	100
> 50 years old	%	34	0	0	0	0
Middle Management						
< 30 years old		1	1	0	0	0
30-50 years old		2	2	3	3	3
> 50 years old		3	1	1	1	1
< 30 years old	%	20	25	0	0	0
30-50 years old	%	40	50	75	75	75
> 50 years old	%	60	25	25	25	25
Senior Management						
< 30 years old		0	0	0	0	0
30-50 years old		6	6	7	5	4
> 50 years old		0	1	1	1	1
< 30 years old	%	0	0	0	0	0
30-50 years old	%	100	86	87	83	80
> 50 years old	%	00	14	13	17	20
Total						
< 30 years old		4	4	3	2	1
30-50 years old		11	13	15	15	15
> 50 years old		7	3	3	3	3
< 30 years old	%	18	20	14	10	5
30-50 years old	%	50	65	72	75	79
> 50 years old	%	32	15	14	15	16
Board Diversity by Gender						
Male		6	7	7	6	6
Female		1	1	1	2	2
Male	%	86	87	87	75	75
Female	%	14	13	13	25	25

SUSTAINABILITY STATEMENT

(cont'd)

Indicator	Unit	FY2025	FY2024	FY2023	FY2022	FY2021
Board diversity by Age group						
30-50 years old		1	2	1	1	1
> 50 years old		6	6	7	7	7
30-50 years old	%	14	25	13	13	13
> 50 years old	%	86	75	87	87	87
Worker diversity - Gender						
Male		10	31	24	23	26
Female		11	5	3	4	4
Human Rights						
Number of substantiated complaints concerning human rights violation		0	0	0	0	0
Learning and development hours						
Executive		52	112	66	62.5	62.2
Senior Executive		240	128.5	114.95	222.5	70
Middle Management		208.5	190.65	158	90.5	89
Senior Management		373.5	303	420.83	319	268
Total hours		874	734.15	759.78	694.5	489.2
Parental Leaves Utilisation						
Maternity Leave		0	1	0	0	0
Paternity Leave		1	0	0	0	0
Community Partnership and Activities						
Total amount invested in the community where the target beneficiaries are external to the listed issuer	RM	198,896	187,378	197,368	131,000	200,000
Total number of beneficiaries of the investment in communities		Approximately 160 individuals	205 individuals	Approximately 189 individuals	1,056 individuals	Approximately 630 families 317 individuals

SUSTAINABILITY STATEMENT

(cont'd)

BURSA CONTENT INDEX

Bursa Sustainability Matters	Sentral's Material Matter	Bursa indicators		GRI	Location (Page)
Common Sustainability Matters					
Anti-corruption	Business ethics	C1 (a)	Percentage of employees that have received training on anti-corruption by employee category	205-2	195
		C1 (b)	Percentage of operations assessed for corruption-related risks	205-1	194
		C1 (c)	Confirmed incidence of corruption and action taken	205-3	195
Community/Society	Community partnership and activities	C2(a)	Total amount invested in the community where the target beneficiaries are external to the listed issuer	201-1	193
		C2(b)	Total number of beneficiaries of the investment in communities	201-1	193
Diversity	Diversity and equal employment	C3(a)	Percentage of employees by gender, age group for each employee category	405-1 405-2	166, 167
		C3(b)	Percentage of directors by gender and age group	405-1	165
Energy management	Energy and carbon footprint	C4(a)	Total energy consumption	302-1	134
Health and safety	Health and safety	C5(a)	Number of work-related fatalities	403-9	190, 202
		C5(b)	Lost time incident rate	403-9	202
		C5(c)	Number of employees trained on health and safety standards	403-5 404-1	190, 202
Labour practices and standards	Employee engagement	C6(a)	Total hours of training by employee category	404	169
		C6(b)	Percentage of employees that are contractors or temporary staff	401	202
		C6(c)	Total number of employee turnover by employee category	401-1	202
		C6(d)	Number of substantiated complaints concerning human rights violation		205
Supply chain management	Supply chain management	C7(a)	Proportion of spending on local suppliers	204-1	126, 195

SUSTAINABILITY STATEMENT

(cont'd)

Bursa Sustainability Matters	Sentral's Material Matter	Bursa indicators		GRI	Location (Page)
Common Sustainability Matters					
Data privacy and security	Data privacy	C8(a)	Number of substantiated complaints concerning breaches of customer privacy and losses of customer data	418-1	195
Water	Water management	C9(a)	Total volume of water used	303-3 303-4 303-5	139, 201
Waste management	Waste management	C10(a)	Total waste generated, and a breakdown of the following: (i) Total waste diverted from disposal (ii) Total waste directed to disposal	306-3 306-4	137, 200, 201
Emissions management	Energy and carbon footprint	C11(a)	Scope 1 emissions in tonnes of CO ₂ e	305-1 302-1	135, 200
		C11(b)	Scope 2 emissions in tonnes of CO ₂ e	305-2 302-1	135, 200
		C11(c)	Scope 3 emissions in tonnes of CO ₂ e (at least on business travel and employee commuting)	305-3	135, 200
Supply chain (Environmental)/ Supplier environmental assessment	Supply chain management	S6(a)	Percentage of new suppliers that were screened using environmental criteria	308-1	
		S6(b)	Number of suppliers assessed for environmental impacts	308-2	
		S6(c)	Percentage of the company's total property portfolio certified to a recognised building management standard for property		202
Supply Chain (Social)/Supplier Social Assessment	Supply chain management	S7(a)	Percentage of new suppliers that were screened using social criteria	414-1	
		S7(b)	Number of suppliers assessed for social impacts	414-2	

SUSTAINABILITY STATEMENT

(cont'd)

GRI CONTENT INDEX

Statement of use	Sentral REIT has reported in accordance with the GRI Standards for the period 1 January 2025 to 31 December 2025
GRI 1 used	GRI 1: Foundation 2021
Applicable GRI Sector Standard(s)	Not applicable

GRI Standard/ Other Source	Disclosure	Location (Page)	Omission			GRI Sector Standard Ref. No.
			Requirement(s) Omitted	Reason	Explanation	
General Disclosures						
GRI 2: General Disclosures	The Organization and its Reporting Practices					
	2-1 Organisational details	3-5				
	2-2 Entities included in the organisation's sustainability reporting	94				
	2-3 Reporting period, frequency and contact point	94				
	2-4 Restatements of information	Restatement of GHG emissions and energy intensity in FY2025, pg 131				
	2-5 External assurance	94				
	Activities and Workers					
	2-6 Activities, value chain and other business relationships	124				
	2-7 Employees	166				
	2-8 Workers who are not employees	166				
	Governance					
	2-9 Governance structure and composition	104				
	2-10 Nomination and selection of the highest governance body	68, 73, 104				
2-11 Chair of the highest governance body	104					

SUSTAINABILITY STATEMENT

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GRI Standard/ Other Source	Disclosure	Location (Page)	Omission			GRI Sector Standard Ref. No.
			Requirement(s) Omitted	Reason	Explanation	
GRI 2: General Disclosures (cont'd)	2-12 Role of the highest governance body in overseeing the management of impacts	104				
	2-13 Delegation of responsibility for managing impacts	104				
	2-14 Role of the highest governance body in sustainability reporting	104				
	2-15 Conflicts of interest	82, 90				
	2-16 Communication of critical concerns	104				
	2-17 Collective knowledge of the highest governance body	70				
	2-18 Evaluation of the performance of the highest governance body	75				
	2-19 Remuneration policies	77				
	2-20 Process to determine remuneration	85, 86				
	2-21 Annual total compensation ratio	Information not disclosed due to confidentiality constraints.				
	Strategy, Policies and Practices					
	2-22 Statement on sustainable development strategy	95-98				
	2-23 Policy commitments	116				
	2-24 Embedding policy commitments	116				
	2-25 Processes to remediate negative impacts	116				

SUSTAINABILITY STATEMENT

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GRI Standard/ Other Source	Disclosure	Location (Page)	Omission			GRI Sector Standard Ref. No.	
			Requirement(s) Omitted	Reason	Explanation		
GRI 2: General Disclosures (cont'd)	2-26 Mechanisms for seeking advice and raising concerns	116					
	2-27 Compliance with laws and regulations	116					
	2-28 Membership associations	110					
	Stakeholder Engagement						
	2-29 Approach to stakeholder engagement	105-111					
	2-30 Collective bargaining agreements	105-111					
Material Topics							
GRI 3: Material Topics	3-1 Process to determine material topics	112					
	3-2 List of material topics	113					
Material Topics: Economic							
GRI 201: Economic Performance							
GRI 3: Material Topics GRI 201: Economic Performance	3-3 Management of material topics	115					
	201-1 Direct economic value generated and distributed	119, 194					
GRI 204: Procurement Practices							
GRI 3: Material Topics	3-3 Management of material topics	124, 125					
GRI 204: Procurement Practices	204-1 Proportion of spending on local suppliers	126, 195					

SUSTAINABILITY STATEMENT

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GRI Standard/ Other Source	Disclosure	Location (Page)	Omission			GRI Sector Standard Ref. No.
			Requirement(s) Omitted	Reason	Explanation	
GRI 205: Anti-corruption						
GRI 3: Material Topics	3-3 Management of material topics	116, 117				
GRI 205: Anti-Corruption	205-2 Communication and training about anti-corruption policies and procedures	116				
	205-3 Confirmed incidents of corruption and actions taken	195				
Material Topics: Environmental						
GRI 302: Energy						
GRI 3: Material Topics	3-3 Management of material topics	132-135				
GRI 302: Energy	302-2 Energy consumption outside of the organisation	134, 200				
	302-3 Energy intensity	134, 200				
	302-4 Reduction of energy consumption	133				
GRI 303: Water and Effluent						
GRI 3: Material Topics	3-3 Management of material topics	137-140				
GRI 303: Water and Effluent	303-1 Interactions with water as a shared resource	138				
	303-5 Water consumption	139, 201				
GRI 305: Emissions						
GRI 3: Material Topics	3-3 Management of material topics	127-131				
GRI 305: Emissions	305-2 Energy indirect (Scope 2) GHG emissions	130, 200				
	305-4 GHG emission intensity	130, 200				

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GRI Standard/ Other Source	Disclosure	Location (Page)	Omission			GRI Sector Standard Ref. No.
			Requirement(s) Omitted	Reason	Explanation	
GRI 306: Waste						
GRI 3: Material Topics	3-3 Management of material topics	136, 137				
GRI 306: Waste	306-1 Waste generation and significant waste-related impacts	136, 137				
	306-2 Management of significant waste-related impacts	136, 137				
	306-3 Waste generated	137, 201				
	306-4 Waste diverted from disposal	137, 200				
	306-5 Waste directed to disposal	137, 201				
GRI 308: Supplier Environmental Assessment						
GRI 3: Material Topics	3-3 Management of material topics	113				
GRI 308: Supplier Environmental Assessment	308-1 New suppliers that were screened using environmental criteria 308-2 Negative environmental impacts in the supply chain and actions		Information unavailable. Steps are being taken to obtain the information to be included in report.			
Material Topics: Social						
GRI 401: Employment						
GRI 3: Material Topics	3-3 Management of material topics	159-169				
GRI 401: Employment	401-1 New employee hires and employee turnover	166, 202				
	401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	160				
	401-3 Parental leave	160				

SUSTAINABILITY STATEMENT

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GRI Standard/ Other Source	Disclosure	Location (Page)	Omission			GRI Sector Standard Ref. No.
			Requirement(s) Omitted	Reason	Explanation	
GRI 402: Labour/Management Relations						
GRI 3: Material Topics	3-3 Management of material topics	121				
GRI 402: Labour/Management Relations	402-1 Minimum notice periods regarding operational changes	121				
GRI 403: Occupational Health and Safety						
GRI 3: Material Topics	3-3 Management of material topics	170-190				
GRI 403: Occupational Health and Safety	403-2 Hazard identification, risk assessment, and incident investigation	170-190				
	403-5 Worker training on occupational health and safety	190, 202				
	403-6 Promotion of worker health	172				
	403-9 Work-related injuries	173, 202				
	403-10 Work-related ill health	172				
GRI 404: Training and Education						
GRI 3: Material Topics	3-3 Management of material topics	168, 169				
GRI 404: Training and Education	404-1 Average hours of training per year per employee	169				
	404-2 Programs for upgrading employee skills and transition assistance programs	164				
	404-3 Percentage of employees receiving regular performance and career development reviews	168				

SUSTAINABILITY STATEMENT

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GRI Standard/ Other Source	Disclosure	Location (Page)	Omission			GRI Sector Standard Ref. No.
			Requirement(s) Omitted	Reason	Explanation	
GRI 405: Diversity and Equal Opportunity						
GRI 3: Material Topics	3-3 Management of material topics	159				
GRI 405: Diversity and Equal Opportunity	405-1 Diversity of governance bodies and employees	166-167				
GRI 406: Non-Discrimination						
GRI 3: Material Topics	3-3 Management of material topics	159				
GRI 406: Non-Discrimination	406-1 Incidents of discrimination and corrective actions taken	160				
GRI 413: Local Communities						
GRI 3: Material Topics	3-3 Management of material topics	191-193				
GRI 413: Local Communities	413-1 Operations with local community engagement, impacts assessments, and development programs	205				
GRI 414: Supplier Social Assessment						
GRI 3: Material Topics	3-3 Management of material topics	124-126				
GRI 414: Supplier Social Assessment	414-1 New Suppliers that were screened using social criteria 414-2 Negative social impacts in the supply chain and actions taken		Information unavailable. Steps are being taken to obtain the information to be included in report.			
GRI 418: Customer Privacy						
GRI 3: Material Topics	3-3 Management of material topics	122-123				
GRI 418: Customer privacy	418-1 Substantiated complaints concerning breaches of customer privacy and losses of customer data	123				

THE MANAGER'S REPORT

Sentral REIT Management Sdn. Bhd., ("SRM") being the manager (the "Manager") of Sentral REIT, is pleased to present the Manager's Report on Sentral REIT together with the audited financial statements of Sentral REIT for the financial year ended 31 December 2025.

SENTRAL REIT, the Manager and their principal activities

Sentral REIT was constituted under Restated Trust Deed dated 2 December 2019 (the "Trust Deed") and the Supplemental Deed dated 24 December 2020 by SRM as the Manager and Maybank Trustees Berhad as the trustee (the "Trustee") and is categorised as a real estate investment trust. Sentral REIT commenced its operations in 2006 and was listed on the Main Market of Bursa Malaysia Securities Berhad ("Bursa Malaysia") on 8 January 2007.

The principal activity of Sentral REIT involves acquisition of and investment in commercial properties, primarily in Malaysia. The principal activity of each of the special purpose entities of Sentral REIT is to facilitate financing for Sentral REIT as disclosed in Note 26 to the financial statements. There have been no significant changes in the nature of these activities during the financial year.

The Manager is a company incorporated in Malaysia. The principal activity of the Manager is to manage Sentral REIT. There has been no significant change in the nature of this activity during the financial year.

Investment objective and strategies

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.

The Manager plans to achieve the key investment objectives while seeking additional income growth and enhancement of Sentral REIT's property portfolio over time through the strategies as mentioned below:

- (a) Acquisition growth and portfolio management strategy
- (b) Active asset management strategy
- (c) Capital management strategy

There were no changes in the strategies adopted during the financial year, which are in line with those as stated in the prospectus dated 11 December 2006.

As these strategies still remain relevant for Sentral REIT under the current market conditions, the Manager will continue to adopt them in the coming year.

Reserves and provisions

There were no material transfers to and from reserves or provisions during the financial year other than as disclosed in the consolidated statement of changes in net asset value ("NAV").

THE MANAGER'S REPORT

(cont'd)

Directors

The names of the directors of the Manager in office since the beginning of the financial year to the date of this report are:

Tan Sri Saw Choo Boon
 Kwan Joon Hoe
 Ann Wan Tee
 Datuk Kamalul Arifin Bin Othman
 Po Yih Ming
 Hizamuddin Bin Jamalluddin
 Aminuddin Bin Mohd Arif

Directors' benefit

Neither at the end of the financial year, nor at any time during that year, did there subsist any arrangement to which the Manager was a party, whereby the directors of the Manager might acquire benefits by means of the acquisition of units in or debentures of Sentral REIT or any other body corporate.

Since the end of the previous financial year, no director of the Manager has received or become entitled to receive a benefit by reason of a contract made by Sentral REIT or a related corporation with any director of the Manager or with a firm of which the director is a member, or with a company in which the director has a substantial financial interest, except for units held in Sentral REIT as disclosed in Note 30 to the financial statements and the related party transactions as disclosed in Note 32 to the financial statements.

Directors' interests

According to the register of directors' shareholding, the interests of directors of the Manager in office at the end of the financial year in units in Sentral REIT during the financial year were as follows:

	Note	Units as at 1 January 2025	Number of units acquired	Units as at 31 December 2025
Direct interest:				
Tan Sri Saw Choo Boon		100,000	-	100,000
Kwan Joon Hoe		600,000	-	600,000
Po Yih Ming		40,000	60,000	100,000
Indirect interest:				
Tan Sri Saw Choo Boon	(a)	757,000	-	757,000

(a) Deemed interest by way of his substantial shareholding in Jendela Elit Sdn. Bhd., which in turn are substantial shareholders of Global Jejaka Sdn. Bhd..

Except for the direct and indirect directors' interests disclosed above, none of the other directors of the Manager in office at the end of the financial year had any interest in Sentral REIT.

THE MANAGER'S REPORT

(cont'd)

Soft commission

During the financial year, the Manager did not receive any soft commission (such as goods or services) from any broker or dealer by virtue of transactions conducted by Sentral REIT.

Particulars of all sanctions and/or penalties imposed on Sentral REIT, directors of the management company or the management company by the relevant regulatory bodies

During the financial year ended 31 December 2025, there were no sanctions and/or penalties imposed on Sentral REIT, its Manager and/or directors of its Manager by any of the relevant regulatory bodies.

Amount of non-audit fees incurred for services rendered to Sentral REIT by its auditors, or a firm of company affiliated to the auditors' firm

During the financial year ended 31 December 2025, there were non-audit fees of RM5,500 for the review of Statement of Risk Management and Internal Control services; tax agent fees of RM34,700 and transfer pricing documentation of RM12,000 for the services rendered by Ernst & Young Tax Consultants Sdn. Bhd.; and professional fees of RM75,000 on the advisory services for sustainability reporting for financial year 2025 by Ernst & Young Advisory Services Sdn. Bhd..

Manager's responsibility for the annual audited accounts

The Manager is responsible for the preparation of the annual audited financial statements of Sentral REIT.

Other statutory information

- (a) Before the statement of comprehensive income and statement of financial position of Sentral REIT were made out, the directors of the Manager took reasonable steps:
- (i) to ascertain that proper action had been taken in relation to the writing off of bad debts and the making of provision for doubtful debts and satisfied themselves that there were no known bad debts and that no provision for doubtful debt was necessary; and
 - (ii) to ensure that any current assets which were unlikely to realise their values as shown in the accounting records in the ordinary course of business had been written down to an amount which they might be expected so to realise.
- (b) At the date of this report, the directors of the Manager are not aware of any circumstances which would render:
- (i) it necessary to write off any bad debts or to make any provision for doubtful debts in the financial statements of Sentral REIT inadequate to any substantial extent; and
 - (ii) the values attributed to the current assets in the financial statements of Sentral REIT misleading.
- (c) At the date of this report, the directors of the Manager are not aware of any circumstances which have arisen which would render adherence to the existing method of valuation of assets or liabilities of Sentral REIT misleading or inappropriate.
- (d) At the date of this report, the directors of the Manager are not aware of any circumstances not otherwise dealt with in this report or financial statements of Sentral REIT which would render any amount stated in the financial statements misleading.

THE MANAGER'S REPORT

(cont'd)

Other statutory information (cont'd)

- (e) At the date of this report, there does not exist:
- (i) any charge on the assets of Sentral REIT which has arisen since the end of the financial year which secures the liabilities of any other person; or
 - (ii) any contingent liability of Sentral REIT which has arisen since the end of the financial year.
- (f) In the opinion of the directors of the Manager:
- (i) no contingent or other liability has become enforceable or is likely to become enforceable within the period of twelve months after the end of the financial year which will or may affect the ability of Sentral REIT to meet its obligations as and when they fall due;
 - (ii) the results of Sentral REIT's operations during the financial year were not substantially affected by any item, transaction or event of a material and unusual nature; and
 - (iii) no item, transaction or event of a material and unusual nature has arisen in the interval between the end of the financial year and the date of this report which is likely to affect substantially the results of the operations of Sentral REIT for the financial year in which this report is made.

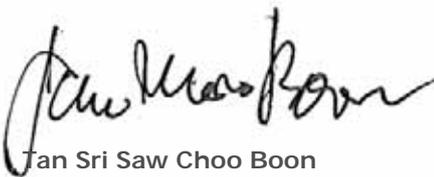
Subsequent event

On 15 August 2025, Sentral REIT entered into a conditional sale and purchase agreement (the "SPA") with Turiya Properties Sdn. Bhd. ("TPSB"), a wholly-owned subsidiary of Turiya Berhad, for the proposed disposal of Wisma Sentral Inai ("WSI") for a consideration of RM135 million to be settled entirely in cash. The disposal of Wisma Sentral Inai was completed on 13 Jan 2026. Kindly refer to Note 19 and Note 33 to the financial statements for further details.

Auditors

The auditors, Ernst & Young PLT, have expressed their willingness to continue in office.

Signed on behalf of the Manager, Sentral REIT Management Sdn. Bhd.,



Tan Sri Saw Choo Boon
Director



Ann Wan Tee
Director

Kuala Lumpur, Malaysia
25 February 2026

STATEMENT BY MANAGER

We, Tan Sri Saw Choo Boon and Ann Wan Tee, being two of the directors of the Manager, Sentral REIT Management Sdn. Bhd., do hereby state that, in the opinion of the directors, the accompanying financial statements set out on pages 225 to 285 are drawn up in accordance with MFRS Accounting Standards, IFRS Accounting Standards and applicable provisions of the Trust Deed and Guidelines on Listed Real Estate Investment Trusts issued by the Securities Commission so as to give a true and fair view of the financial position of Sentral REIT as at 31 December 2025 and its financial performance and cash flows for the year then ended.

Signed on behalf of the Manager, Sentral REIT Management Sdn. Bhd.,



Tan Sri Saw Choo Boon
Director

Kuala Lumpur, Malaysia
25 February 2026



Ann Wan Tee
Director

STATUTORY DECLARATION

I, Tay Hui Ling, being the officer primarily responsible for the financial management of Sentral REIT, do solemnly and sincerely declare that the accompanying financial statements set out on pages 225 to 285 are in my opinion correct, and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act, 1960.

Subscribed and solemnly declared by
the abovenamed Tay Hui Ling
at Kuala Lumpur in the Federal Territory
on 25 February 2026.



Tay Hui Ling

Before me,
Commissioner of Oath



TRUSTEE'S REPORT

To the unitholders of Sentral REIT

We have acted as Trustee of Sentral REIT for the financial year ended 31 December 2025. To the best of our knowledge, Sentral REIT Management Sdn. Bhd., ("the Manager") has managed Sentral REIT in the financial year under review in accordance to the following:

- (a) the limitation imposed on the investment powers of the Manager and the Trustee under the Trust Deed, other applicable provisions of the Trust Deed, the Guidelines on Listed Real Estate Investment Trusts issued by Securities Commission Malaysia, the Capital Markets & Services Act 2007 and other applicable laws; and
- (b) the valuation of Sentral REIT is carried out in accordance with the Trust Deed and other regulatory requirements.

An interim distribution of 3.16 sen per unit has been distributed to the unitholders of Sentral REIT on 18 September 2025 for the financial period from 1 January 2025 to 30 June 2025. The proposed final gross income distribution of 2.99 sen per unit for the financial period from 1 July 2025 to 31 December 2025 will be payable on 27 February 2026 to all unitholders as at the book closure date of 10 February 2026.

We are of the view that the distributions are consistent with the objectives of Sentral REIT.

For and on behalf of **MAYBANK TRUSTEES BERHAD**
[Company No.: 196301000109 (5004-P)]



NORADILAH BINTI NORDIN
Head, Corporate Trust
Kuala Lumpur, Malaysia

INDEPENDENT AUDITORS' REPORT

To the unitholders of Sentral REIT

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

Opinion

We have audited the financial statements of Sentral REIT, which comprise the consolidated statement of financial position as at 31 December 2025, and the consolidated statement of comprehensive income, consolidated statement of changes in net asset value and consolidated statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information and other explanatory information, as set out on pages 225 to 285.

In our opinion, the accompanying financial statements 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 accordance with MFRS Accounting Standards, IFRS Accounting Standards and applicable provisions of the Trust Deed and Guidelines on Listed Real Estate Investment Trusts issued by the Securities Commission.

Basis for Opinion

We conducted our audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence and other ethical responsibilities

We are independent of Sentral REIT in accordance with the By-Laws (on Professional Ethics, Conduct and Practice) of the Malaysian Institute of Accountants ("By-Laws") and the International Code of Ethics for Professional Accountants (including International Independence Standards) ("IESBA Code") as applicable to audits of financial statements of public interest entities, and we have fulfilled our other ethical responsibilities in accordance with the By-Laws and the IESBA Code.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of Sentral REIT for the current year. These matters were addressed in the context of our audit of the financial statements of Sentral REIT as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis of our audit opinion on the accompanying financial statements.

Valuation of Investment Properties

Sentral REIT adopts the fair value model for its investment properties. The policy of Sentral REIT is that property valuations are performed by external experts at least once a year. The carrying value of the investment properties as at 31 December 2025 of RM2,424,006,732 represents 90% of total assets of Sentral REIT and therefore the valuation exercise was significant to our audit. The areas that involved significant audit effort and judgement were the assessment of the basis and assumptions used by the external experts to derive the fair value of the investment properties. The basis and assumptions include amongst others, estimated rental revenues, yield rates and discount rates which are based on current and future market or economic conditions.

INDEPENDENT AUDITORS' REPORT

To the unitholders of Sentral REIT
(cont'd)

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (cont'd)

Key Audit Matters (cont'd)

Valuation of Investment Properties (cont'd)

Our audit procedures included, amongst others, considering the objectivity, independence and expertise of the external appraisers. We furthermore assessed the appropriateness of the valuation methodology adopted, reviewed and assessed inputs related to the property for the valuations and considered the underlying assumptions against the market estimates. Further, we had discussions with the independent valuers to obtain an understanding of the property related data used as input to the valuation models which included, amongst others, rental income data and yield rate. We then tested the accuracy of rental income data applied in the valuation by comparing them with lease agreements and challenged the yield rate by comparing them with available industry data, taking into consideration comparability and market factors. For discount rate, we assessed whether the discount rate used to determine the present value of the cash flows reflects the estimated market rate of return for comparable assets with similar profile.

We also focused on the adequacy of Sentral REIT's disclosures on those assumptions to which the outcome of the valuation is most sensitive, that is, those that have the most significant effect on the determination of the fair value of the investment properties. Sentral REIT's disclosures on the investment properties, which also explains the effects on the valuation following any changes in key parameters used in determining the fair value are included in Note 4.2 and Note 15 to the financial statements.

Information Other than the Financial Statements and Auditors' Report Thereon

The directors of the Manager of Sentral REIT are responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements of Sentral REIT and our auditors' report thereon.

Our opinion on the financial statements of Sentral REIT does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements of Sentral REIT, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements of Sentral REIT or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report on this regard.

Responsibilities of Manager, Trustee and Those Charged with Governance for the Financial Statements

The directors of the Manager of Sentral REIT is responsible for the preparation of financial statements of Sentral REIT that give a true and fair view in accordance with MFRS Accounting Standards, IFRS Accounting Standards and the requirements of the applicable provisions of the Deed and Guidelines on Listed Real Estate Investment Trusts issued by the Securities Commission Malaysia. The Manager is also responsible for such internal control as the Manager determines is necessary to enable the preparation of financial statements of Sentral REIT that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements of Sentral REIT, the Manager is responsible for assessing Sentral REIT's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Manager either intends to liquidate Sentral REIT or to cease operations, or has no realistic alternative to do so.

Those charged with governance are responsible for overseeing Sentral REIT's financial reporting process.

INDEPENDENT AUDITORS' REPORT

To the unitholders of Sentral REIT
(cont'd)

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (cont'd)

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements of Sentral REIT, as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with approved standards on auditing in Malaysia and International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements of Sentral REIT, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Sentral REIT's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Manager.
- Conclude on the appropriateness of the Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on Sentral REIT's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements of Sentral REIT or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause Sentral REIT to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements of Sentral REIT, including the disclosures, and whether the financial statements of Sentral REIT represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities and business activities within Sentral REIT to express an opinion on the financial statements of Sentral REIT. We are responsible for the direction, supervision and performance of Sentral REIT's audit. We remain solely responsible for our audit opinion.

We communicate with the Manager regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

INDEPENDENT AUDITORS' REPORT

To the unitholders of Sentral REIT
(cont'd)

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (cont'd)

Auditors' Responsibilities for the Audit of the Financial Statements (cont'd)

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of Sentral REIT of the current period and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other matters

This report is made solely to the unitholders of Sentral REIT, as a body, and for no other purpose. We do not assume responsibility to any other person for the content of this report.



Ernst & Young PLT
202006000003 (LLP0022760-LCA) & AF 0039
Chartered Accountants



Ng Wai San
No. 03514/08/2026 J
Chartered Accountant

Kuala Lumpur, Malaysia
25 February 2026

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the financial year ended 31 December 2025

	Note	2025 RM	2024 RM
Total income			
Revenue			
- Realised (in relation to billed rental income in accordance with tenancy contracts)		189,413,830	191,149,615
- Unrealised (in relation to unbilled lease income receivable)		1,343,249	3,670,294
	5	190,757,079	194,819,909
Property operating expenses	6	(45,506,920)	(44,453,077)
Net property income		145,250,159	150,366,832
Finance income	7	4,277,429	4,219,317
Change in fair value of investment properties			
- As per valuation		(20,239,963)	(1,336,965)
- Lease income recognised in prior years		(1,343,249)	(3,670,294)
		127,944,376	149,578,890
Total expenditure			
Manager's fees	8	(15,256,733)	(14,969,768)
Trustee's fee	9	(791,544)	(773,555)
Finance costs	10	(53,398,340)	(53,714,413)
Valuation fees		(317,940)	(353,160)
Auditors' remuneration		(170,100)	(167,768)
Tax agent's fee		(42,814)	(47,979)
Administrative expenses		(790,249)	(944,441)
		(70,767,720)	(70,971,084)
Income before taxation		57,176,656	78,607,806
Income tax credit for the year	11	1,459,971	207,114
Income net of taxation		58,636,627	78,814,920
Other comprehensive income			
Loss on remeasurement of financial derivatives, representing other comprehensive loss for the year, net of tax		(919,083)	-
Total comprehensive income for the financial year		57,717,544	78,814,920
Net income for the year is made up as follows:			
- Realised		77,320,394	79,815,642
- Unrealised		(18,683,767)	(1,000,722)
		58,636,627	78,814,920
Total realised income net of taxation/Distributable Income		77,320,394	79,815,642

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the financial year ended 31 December 2025

(cont'd)

	Note	2025 RM	2024 RM
Earnings per unit	12		
After manager's fees (sen)		4.90	6.59
Before manager's fees (sen)		6.18	7.84
Earnings per unit (realised)	12		
After manager's fees (sen)		6.47	6.68
Before manager's fees (sen)		7.74	7.93
Income distribution			
Interim distribution of 3.21 sen paid on 18 September 2024 (RM) ^{1*}		-	38,375,647
Final distribution of 3.15 sen paid on 28 February 2025 (RM) ^{2*}		-	37,658,345
Interim distribution of 3.16 sen paid on 18 September 2025 (RM) ^{3*}		37,777,895	-
Final distribution of 2.99 sen payable on 27 February 2026 (RM) ^{4#}		35,745,540	-
	13	73,523,435	76,033,992
Interim distribution per unit			
Gross (sen) *		3.16	3.21
Final distribution per unit			
Gross (sen) #		2.99	3.15
Total distribution per unit			
Gross (sen) **		6.15	6.36

¹ Based on 1,195,503,000 units entitled to distribution, for the financial period from 1 January 2024 to 30 June 2024.

² Based on 1,195,503,000 units entitled to distribution, for the financial period from 1 July 2024 to 31 December 2024.

³ Based on 1,195,503,000 units entitled to distribution, for the financial period from 1 January 2025 to 30 June 2025.

⁴ Based on 1,195,503,000 units entitled to distribution, for the financial period from 1 July 2025 to 31 December 2025. Final income distribution for the financial year 2025 was declared on 23 January 2026 and will be payable on 27 February 2026. The declared final income distribution will be recognised in the immediate subsequent financial year.

* Income distributed to resident individuals, non-resident individuals, resident institutional investors, non-resident institutional investors and non-resident companies are subject to withholding tax.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the financial year ended 31 December 2025

(cont'd)

The withholding tax rates have expired on 31 December 2025, following the tax concession which lapsed on 31 December 2025. As at the date of this report, the withholding tax concession or extension has yet to be addressed by the Ministry of Finance and/or the Inland Revenue Board of Malaysia.

In the absence of any provision or applicable guidelines to extend the current treatment, and subject to any further announcement from the authorities, the potential tax treatment for the income distributions from REITs from YA 2026 are as follows:

<i>Category of Unitholders</i>	<i>Tax rate (Current)</i>	<i>Tax rate for YA 2026 onwards</i>
<i>Resident and non-resident individuals</i>	10%	<i>No withholding tax. **</i>
<i>Resident and non-resident institutional investors</i>	10%	
<i>Resident companies (flow through at prevailing corporate tax rate)</i>	0%	<i>Status quo</i>
<i>Non-resident companies</i>	24%	<i>Status quo</i>

** No withholding tax applicable. The income distribution received by all unitholders except for non-resident companies may be subject to tax at respective unitholders' tax profile or at the prevailing tax rates prescribed under the Income Tax Act 1967. The unitholder is responsible for filing its income tax returns and remitting the tax payments to Director General of Inland Revenue in Malaysia.

The above is subject to any future clarification or directive issued by the Ministry of Finance and/or the Inland Revenue Board of Malaysia.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2025

	Note	2025 RM	2024 RM
Assets			
Non-current assets			
Plant and equipment	14	27,058	12,751
Investment properties	15	2,424,006,732	2,504,349,981
Accrued rental income	16	19,493,268	18,150,019
Lease receivables	17	2,944,662	-
		2,446,471,720	2,522,512,751
Current assets			
Trade and other receivables	16	10,803,079	8,779,985
Lease receivables	17	307,758	-
Deposits, cash and bank balances	18	92,710,616	84,458,949
		103,821,453	93,238,934
Non-current asset held for sale	19	132,041,094	-
		235,862,547	93,238,934
Total assets		2,682,334,267	2,615,751,685
Liabilities			
Non-current liabilities			
Borrowings	21	832,348,931	825,030,673
Security deposits	23	21,881,536	24,438,758
Other payables	20	6,814,286	7,514,466
Deferred tax liabilities	22	8,406,618	9,866,589
		869,451,371	866,850,486
Current liabilities			
Trade and other payables	20	43,072,504	18,805,324
Borrowings	21	390,922,328	340,979,304
Security deposits	23	9,896,474	3,325,368
Derivative liability	24	919,083	-
		444,810,389	363,109,996
Total liabilities		1,314,261,760	1,229,960,482
Net asset value ("NAV")		1,368,072,507	1,385,791,203

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2025

(cont'd)

	Note	2025 RM	2024 RM
Unitholders' funds			
Unitholders' funds attributable to unitholders of Sentral REIT			
Unitholders' capital	25	1,326,569,811	1,326,569,811
Undistributed and non-distributable income		41,502,696	59,221,392
Total unitholders' funds		1,368,072,507	1,385,791,203
Net asset value ("NAV")			
	28		
Before income distribution ¹		1,368,072,507	1,385,791,203
After income distribution ²		1,332,326,967	1,348,132,858
NAV per unit			
	28		
Before income distribution ¹		1.1443	1.1592
After income distribution ²		1.1144	1.1277
Number of units in circulation			
As at 31 December (units)	28	1,195,503,000	1,195,503,000

¹ Before the proposed final income distribution of 2.99 sen per unit and 3.15 sen per unit for the financial year 2025 and 2024 respectively.

² After the proposed final income distribution of 2.99 sen per unit and 3.15 sen per unit for the financial year 2025 and 2024 respectively.

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

CONSOLIDATED STATEMENT OF CHANGES IN NET ASSET VALUE

For the financial year ended 31 December 2025

	← Distributable →			Non-distributable	Total Undistributed and Non- Distributable income	Unitholders' funds
	Unitholders' capital	Undistributed income realised	Undistributed loss unrealised	Cash flow hedge reserve		
	RM	RM	RM	RM	RM	RM
At 1 January 2025	1,326,569,811	66,780,412	(7,559,020)	-	59,221,392	1,385,791,203
Total comprehensive income/(loss) for the financial year	-	77,320,394	(18,683,767)	(919,083)	57,717,544	57,717,544
	1,326,569,811	144,100,806	(26,242,787)	(919,083)	116,938,936	1,443,508,747
Transactions with unitholders						
Distribution to unitholders	-	(75,436,240)	-	-	(75,436,240)	(75,436,240)
At 31 December 2025	1,326,569,811	68,664,566	(26,242,787)	(919,083)	41,502,696	1,368,072,507
At 1 January 2024	1,326,569,811	33,469,838	(6,558,298)	-	26,911,540	1,353,481,351
Total comprehensive income/(loss) for the financial year	-	79,815,642	(1,000,722)	-	78,814,920	78,814,920
	1,326,569,811	113,285,480	(7,559,020)	-	105,726,460	1,432,296,271
Transactions with unitholders						
Distribution to unitholders	-	(46,505,068)	-	-	(46,505,068)	(46,505,068)
At 31 December 2024	1,326,569,811	66,780,412	(7,559,020)	-	59,221,392	1,385,791,203

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

For the financial year ended 31 December 2025

	Note	2025 RM	2024 RM
Cash flows from operating activities			
Income before taxation		57,176,656	78,607,806
Adjustments for:			
Finance costs	10	53,398,340	53,714,413
Depreciation of plant and equipment	14	5,837	13,933
Fair value adjustments	15	21,583,212	5,007,259
Unbilled lease income receivable	5	(1,343,249)	(3,670,294)
Finance income	7	(4,277,429)	(4,219,317)
Operating cash flows before changes in working capital		126,543,367	129,453,800
Changes in working capital:			
Increase in trade and other receivables		(4,008,073)	(1,354,266)
Increase/(decrease) in security deposits		3,143,753	(9,626,369)
Increase in trade and other payables		22,257,929	5,992,627
Net cash flows generated from operating activities		147,936,976	124,465,792
Cash flows from investing activities			
Additions to investment properties	15	(73,281,057)	(2,336,965)
Additions to plant and equipment	14	(20,144)	(14,807)
Changes in deposits with licensed financial institutions and debt service reserves accounts pledged		(10,270,806)	(32,638,077)
Interest received		3,009,988	2,929,793
Net cash flows used in investing activities		(80,562,019)	(32,060,056)
Cash flows from financing activities			
Distribution to unitholders		(75,436,240)	(76,622,170)
Drawdown of borrowings	21	398,000,000	-
Repayment of borrowings	21	(341,000,000)	-
Finance costs paid	21	(50,252,178)	(51,402,680)
Transaction costs paid	21	(705,678)	-
Net cash flows used in financing activities		(69,394,096)	(128,024,850)
Net decrease in cash and cash equivalents		(2,019,139)	(35,619,114)
Cash and cash equivalents at 1 January		17,689,851	53,308,965
Cash and cash equivalents at 31 December	18	15,670,712	17,689,851

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

1. SENTRAL REIT, THE MANAGER AND THEIR PRINCIPAL ACTIVITIES

Sentral REIT was constituted under Restated Trust Deed dated 2 December 2019 (the "Trust Deed") and the Supplemental Deed dated 24 December 2020 by SRM as the Manager and Maybank Trustees Berhad as the trustee (the "Trustee") and is categorised as a real estate investment trust. Sentral REIT commenced its operations in 2006 and was listed on the Main Market of Bursa Malaysia Securities Berhad ("Bursa Malaysia") on 8 January 2007.

The principal activity of Sentral REIT involves acquisition of and investment in commercial properties, primarily in Malaysia. The principal activity of each of the special purpose entities of Sentral REIT is to facilitate financing for Sentral REIT as disclosed in Note 26 to the financial statements. There have been no significant changes in the nature of these activities during the financial year.

The Manager is a company incorporated in Malaysia. The principal activity of the Manager is to manage Sentral REIT. There have been no significant change in the nature of these activities during the financial year.

The financial statements were authorised for issue by the Manager in accordance with a resolution of its directors on 25 February 2026.

2. TERM OF SENTRAL REIT

Sentral REIT will continue its operations until such time as determined by the Trustee and the Manager as provided under Clause 26 of the Trust Deed.

3. MATERIAL ACCOUNTING POLICY INFORMATION

3.1 Basis of preparation

The financial statements of Sentral REIT have been prepared in accordance with MFRS Accounting Standards, IFRS Accounting Standards and applicable provisions of the Trust Deed and Securities Commission Malaysia REIT Guidelines ("SC REIT Guidelines").

The financial statements have been prepared on the historical cost basis except as disclosed in the accounting policies below. The financial statements are presented in Ringgit Malaysia ("RM").

As at 31 December 2025, Sentral REIT's current liabilities exceed its current assets by RM208,947,842 due to the RM337,000,000 Medium Term Note ("MTN") issued through its special purpose entity ("SPE"), Trusmadi Capital Sdn. Bhd., which will be due for refinancing on 17 December 2026.

Sentral REIT will refinance the RM337,000,000 MTN by utilising the unutilised facilities under the CPs/MTNs programme. As at 31 December 2025, there are sufficient unutilised facilities under the CPs/MTNs programme to facilitate the refinancing, as disclosed in Note 21.

In view of the foregoing, the Manager consider that it is appropriate to prepare the financial statements of Sentral REIT on a going concern basis given that the Manager is confident that Sentral REIT will be able to meet their obligations, as and when they fall due in the next 12 months from the date of the Manager's Report.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

3. MATERIAL ACCOUNTING POLICY INFORMATION (cont'd)

3.2 Changes in accounting policies

The accounting policies adopted are consistent with those of the previous financial year, except as follows:

On 1 January 2025, Sentral REIT adopted the following new and amended MFRS mandatory for annual financial periods beginning on or after 1 January 2025:

Description	Effective for annual periods beginning on or after
Amendments to MFRS 121: Lack of Exchangeability	1 January 2025

The adoption of the above standards and amendments did not have any material effect on the financial performance or position of Sentral REIT.

3.3 Standards issued but not yet effective

The standards that are issued but not yet effective up to the date of issuance of Sentral REIT's financial statements are disclosed below. Sentral REIT intends to adopt these standards, if applicable, when they become effective.

Description	Effective for annual periods beginning on or after
Amendments to MFRS 1: First-time Adoption of Malaysian Financial Reporting Standards	1 January 2026
Amendments to MFRS 9 and MFRS 7: Classification and Measurement of Financial Instruments	1 January 2026
Amendments to MFRS 7 Financial Instruments: Disclosures	1 January 2026
Amendments to MFRS 9 Financial Instruments: Lessee Derecognition of Lease Liabilities	1 January 2026
Amendments to MFRS 9 Financial Instruments: Transaction Price	1 January 2026
Amendments to MFRS 10 Consolidated Financial Statements: Determination of a 'De Facto Agent'	1 January 2026
Amendments to MFRS 107 Statement of Cash Flows: Cost Method	1 January 2026
MFRS 18 Presentation and Disclosure in Financial Statements	1 January 2027
MFRS 19 Subsidiaries without Public Accountability: Disclosures	1 January 2027
Amendments to MFRS 121 Translation to a Hyperinflationary Presentation Currency	1 January 2027
Amendments to MFRS 10 and MFRS 128: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025
(cont'd)

3. MATERIAL ACCOUNTING POLICY INFORMATION (cont'd)

3.3 Standards issued but not yet effective (cont'd)

The directors of the Manager expect that the adoption of the above standards will have no material impact on the financial statements in the period of initial application besides the below.

Sentral REIT is currently assessing the impact of MFRS 18, particularly with respect to the structure of the statements of comprehensive income, the statements of cash flows, and the additional disclosures required for Management-defined Performance Measures ("MPMs"). The Company is also assessing the impact on aggregation and disaggregation on how information is grouped in the financial statements.

3.4 Basis of consolidation

The consolidated financial statements comprise the financial statements of Sentral REIT and its SPEs as at the reporting date. The financial statements of the SPEs used in the preparation of the consolidated financial statements are prepared for the same reporting date as Sentral REIT. Consistent accounting policies are applied to like transactions and events in similar circumstances. The SPEs are established for the specific purpose of raising financing on behalf of Sentral REIT for the acquisition of real estate and are single-purpose entities.

Sentral REIT controls the SPEs if and only if Sentral REIT has all the following:

- (i) Power over the SPEs (such as existing rights that give it the current ability to direct the relevant activities of the SPEs);
- (ii) Exposure, or rights, to variable returns from its investment with the SPEs; and
- (iii) The ability to use its power over the SPEs to affect its returns.

SPEs controlled by Sentral REIT were established under terms that impose strict limitations on the decision-making powers of the SPEs management resulting in Sentral REIT receiving all of the benefits related to the SPEs operations and net assets.

All intra-group balances, income and expenses and unrealised gains and losses resulting from intra-group transactions are eliminated in full.

3.5 Plant and equipment

All items of plant and equipment are initially recorded at cost. The cost of an item of plant and equipment is recognised as an asset if, and only if, it is probable that future economic benefits associated with the item will flow to Sentral REIT and the cost of the item can be measured reliably.

Subsequent to recognition, plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses. When significant parts of plant and equipment are required to be replaced in intervals, Sentral REIT recognises such parts as individual assets with specific useful lives and depreciation, respectively. Likewise, when a major inspection is performed, its cost is recognised in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognised in profit or loss as incurred.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

3. MATERIAL ACCOUNTING POLICY INFORMATION (cont'd)

3.5 Plant and equipment (cont'd)

Depreciation of plant and equipment is provided for on a straight-line basis to write off the cost of each asset to its residual value over the estimated useful life, at the following annual rates:

Plant and machinery	20%
Office equipment	20% - 50%
Furniture and fittings	33%

The carrying values of plant and equipment are reviewed for impairment when events or changes in circumstances indicate that the carrying value may not be recoverable.

The residual value, useful life and depreciation method are reviewed at each financial year-end, and adjusted prospectively, if appropriate.

An item of plant and equipment is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds, if any, and the carrying amount of the asset) is included in profit or loss when the asset is derecognised.

3.6 Sales tax

Expenses and assets are recognised net of the amount of sales tax, except:

- (i) When the sales tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case, the sales tax is recognised as part of the cost of acquisition of the asset or as part of the expense item, as applicable; and
- (ii) When receivables and payables are stated with the amount of sales tax included.

The net amount of sales tax recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the statement of financial position.

3.7 Investment properties

Investment properties consist of investment in real estate assets primarily in commercial properties. These properties are held either to earn rental income or for capital appreciation or for both.

Investment properties are measured initially at cost, including transaction costs. The carrying amount includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met; and excludes the costs of day-to-day servicing of an investment property. Subsequent to initial recognition, investment properties are measured at fair value which reflects market conditions at the reporting date. Fair value is arrived at by discounting cash flow projections based on reliable estimates of future cash flows, supported by the terms of any existing lease and other contracts and (when possible) by external evidence such as current market rent for similar properties in the same location and condition, and using discount rates that reflect current market assessments of the uncertainty in the amount and timing of the cash flows. Valuations are performed by accredited independent valuers having an appropriate recognised professional qualification and recent experience in the location and category of the properties being valued. In determining the carrying amount of an investment property, under the fair value model, the accrued rental and/or advance rental arising from recognising rental income from operating lease on straight line basis over the lease term are deducted against fair value of investment property.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

3. MATERIAL ACCOUNTING POLICY INFORMATION (cont'd)

3.7 Investment properties (cont'd)

Gains or losses arising from changes in the fair values of investment properties are recognised in the profit or loss in the year in which they arise including the corresponding tax effect. A property interest under an operating lease is classified and accounted for as an investment property on a property-by-property basis when Sentral REIT holds it to earn rentals or for capital appreciation or both. Any such property interest under an operating lease classified as an investment property is carried at fair value.

Investment properties are derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. Any gain or loss on the retirement or disposal of an investment property is recognised in profit or loss in the year of retirement or disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the period of derecognition. The amount of consideration to be included in the gain or loss arising from the derecognition of investment property is determined in accordance with the requirements for determining the transaction price in MFRS 15.

Transfers are made to or from investment property only when there is a change in use. For a transfer from investment property to owner-occupied property, the deemed cost for subsequent accounting is the fair value at the date of change in use. For a transfer from owner-occupied property becomes an investment property, the property is accounted for in accordance with the accounting policy stated under plant and equipment as set out in Note 3.5 to the financial statements up to the date of change in use.

3.8 Impairment of non-financial assets

Sentral REIT assesses at each reporting date whether there is an indication that an asset may be impaired. If any such indication exists, or when an annual impairment assessment for an asset is required, Sentral REIT makes an estimate of the asset's recoverable amount.

An asset's recoverable amount is the higher of an asset's fair value less costs to sell and its value in use. For the purpose of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units ("CGU")).

In assessing value in use, the estimated future cash flows expected to be generated by the asset are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Where the carrying amount of an asset exceeds its recoverable amount, the asset is written down to its recoverable amount. Impairment losses recognised in respect of a CGU or groups of CGUs are allocated to reduce the carrying amount of the assets in the unit or groups of units on a pro-rata basis.

Impairment losses are recognised in profit or loss.

An assessment is made at each reporting date as to whether there is any indication that previously recognised impairment losses may no longer exist or may have decreased. A previously recognised impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. If that is the case, the carrying amount of the asset is increased to its recoverable amount. That increase cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised previously. Such reversal is recognised in profit or loss.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

3. MATERIAL ACCOUNTING POLICY INFORMATION (cont'd)

3.9 Financial assets

Financial assets with the exception of trade receivables without significant financing component are measured initially at fair value plus, in the case of financial assets not at fair value through profit or loss, directly attributable transaction costs. Trade receivable without a significant financing component is initially measured at the transaction price. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

Financial assets are classified, at initial recognition, and subsequently measured at amortised cost, fair value through other comprehensive income ("FVOCI") or fair value through profit or loss ("FVTPL").

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and Sentral REIT's business model for managing them. Sentral REIT's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

Financial assets are not reclassified subsequent to their initial recognition unless Sentral REIT changes their business model for managing financial assets in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

(i) Financial assets at amortised cost

Financial assets are measured at amortised cost if they meet both of the following conditions and are not designated as at FVTPL:

- The financial assets are held within a business model with the objective to hold financial assets in order to collect contractual cash flows; and
- The contractual terms of the financial assets give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets are subsequently measured at amortised cost using the effective interest method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired.

(ii) Financial assets at FVOCI

Debt instruments

Debt instruments are measured at FVOCI if they meet both of the following conditions and are not designated as at FVTPL:

- The financial assets are held within a business model with the objective of both holding to collect contractual cash flows and selling; and
- The contractual terms of the financial assets give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Subsequent to initial recognition, debt instruments at FVOCI are measured at fair value.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025
(cont'd)

3. MATERIAL ACCOUNTING POLICY INFORMATION (cont'd)

3.9 Financial assets (cont'd)

(ii) Financial assets at FVOCI (cont'd)

Debt instruments (cont'd)

Interest income, foreign exchange gains and losses and impairment losses or reversals are recognised in profit or loss. Other net fair value changes are recognised in other comprehensive income. Fair value changes accumulated in other comprehensive income are recycled to profit or loss when the asset is derecognised.

Equity instruments

Upon initial recognition of equity investments that are not held for trading, Sentral REIT may irrevocably elect to classify equity investments that are not held for trading as equity instruments designated at FVOCI and to present subsequent changes in the fair value in other comprehensive income. This election is made on an investment-by-investment basis. Subsequent to initial recognition, equity instruments at FVOCI are measured at fair value.

Dividends are recognised as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment in which case, such gains are recorded in other comprehensive income. Other net gains and losses are recognised in other comprehensive income and are never recycled to profit or loss when the asset is derecognised. Equity investments designated at FVOCI are not subject to impairment assessment.

(iii) Financial assets at FVTPL

Financial assets are classified and measured at FVTPL if they are not classified and measured at amortised cost or FVOCI or are designated as such upon initial recognition. This includes all derivative financial assets. Subsequent to initial recognition, financial assets at FVTPL are measured at fair value.

Dividend income, interest income and any gains or losses arising from changes in fair value are recognised in profit or loss, except for changes in fair value on derivatives that qualify for hedge accounting.

(iv) Financial assets: derecognition

A financial asset (or, where applicable a part of a financial asset or part of a group of similar financial assets) is derecognised where:

- the rights to receive cash flows from the asset have expired;
- Sentral REIT retains the right to receive cash flows from the asset, but has assumed an obligation to pay them in full without material delay to a third party under a 'pass-through' arrangement; or
- Sentral REIT has transferred its rights to receive cash flows from the asset and either (a) has transferred substantially all the risks and rewards of the asset, or (b) has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the period generally established by regulation or convention in the marketplace concerned. All regular way purchases and sales of financial assets are recognised or derecognised on the trade date, i.e. the date that Sentral REIT commit to purchase or sell the asset.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

3. MATERIAL ACCOUNTING POLICY INFORMATION (cont'd)

3.10 Derivative financial instruments and hedge accounting

Sentral REIT uses derivative financial instruments, such as interest rate swaps to hedge its interest rate risks. Such derivative financial instruments are initially recognised at fair value on the date on which a derivative contract is entered into and are subsequently remeasured at fair value. Derivatives are carried as financial assets when the fair value is positive and as financial liabilities when the fair value is negative.

Any gains or losses arising from changes in the fair value of derivatives are taken directly to profit or loss, except for the effective portion of cash flow hedges, which is recognised in other comprehensive income and later reclassified to profit or loss when the hedge item affects profit or loss.

For the purpose of hedge accounting, hedges are classified as:

- Fair value hedges, when hedging the exposure to changes in the fair value of a recognised asset or liability or an unrecognised firm commitment (except for foreign currency risk); or
- Cash flow hedges, when hedging the exposure to variability in cash flows that is either attributable to a particular risk associated with a recognised asset or liability or a highly probable forecast transaction or the foreign currency risk in an unrecognised firm commitment; or
- Hedges of a net investment in a foreign operation.

At the inception of a hedge relationship, Sentral REIT formally designates and documents the hedge relationship and the risk management objective and strategy for undertaking the hedge. The documentation includes identification of the hedging instrument, the hedged item, the nature of the risk being hedged and how Sentral REIT will assess whether the hedging relationship meets the hedge effectiveness requirements (including the analysis of sources of hedge ineffectiveness and how the hedge ratio is determined). A hedging relationship qualifies for hedge accounting if it meets all of the following effectiveness requirements:

- There is "an economic relationship" between the hedged item and the hedging instruments.
- The effect of credit risk does not "dominate the value changes" that result from that economic relationship.
- The hedge ratio of the hedging relationship is the same as that resulting from the quantity of the hedged item that Sentral REIT actually hedges and the quantity of the hedging instrument that Sentral REIT actually uses to hedge that quantity of hedged item.

Hedges which meet all the qualifying criteria for hedge accounting are accounted for as follows:

Cash flow hedges

The effective portion of the gain or loss on the hedging instrument is recognised in OCI in the cash flow hedge reserve, while any ineffective portion is recognised immediately in the statement of profit or loss. The cash flow hedge reserve is adjusted to the lower of the cumulative gain or loss on the hedging instrument and the cumulative change in fair value of the hedged item.

Sentral REIT uses forward currency contracts as hedges of its exposure to foreign currency risk in forecast transactions and firm commitments, as well as forward commodity contracts for its exposure to volatility in the commodity prices. The ineffective portion relating to foreign currency contracts is recognised as other expense and the ineffective portion relating to commodity contracts is recognised in other operating income or expenses.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

3. MATERIAL ACCOUNTING POLICY INFORMATION (cont'd)

3.10 Derivative financial instruments and hedge accounting (cont'd)

Cash flow hedges (cont'd)

Sentral REIT designates only the spot element of forward contracts as a hedging instrument. The forward element is recognised in OCI and accumulated in a separate component of equity under cost of hedging reserve.

The amounts accumulated in other comprehensive income are accounted for, depending on the nature of the underlying hedged transaction. If the hedged transaction subsequently results in the recognition of a non-financial item, the amount accumulated in equity is removed from the separate component of equity and included in the initial cost or other carrying amount of the hedged asset or liability. This is not a reclassification adjustment and will not be recognised in other comprehensive income for the period. This also applies where the hedged forecast transaction of a non-financial asset or non-financial liability subsequently becomes a firm commitment for which fair value hedge accounting is applied.

For any other cash flow hedges, the amount accumulated in other comprehensive income is reclassified to profit or loss as a reclassification adjustment in the same period or periods during which the hedged cash flows affect profit or loss.

3.11 Impairment of financial assets

Sentral REIT recognises loss allowances for expected credit loss ("ECL") on financial assets measured at amortised cost and debt investments measured at FVOCI.

ECL are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that Sentral REIT expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECL are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECL are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month expected credit losses). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime expected credit losses).

For trade receivables and contract assets, Sentral REIT applies a simplified approach in calculating ECL. Therefore, Sentral REIT does not track changes in credit risk, but instead recognises a loss allowance based on lifetime expected credit losses at each reporting date. Sentral REIT have established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

For debt instruments at FVOCI, Sentral REIT applies the low credit risk simplification. At every reporting date, Sentral REIT evaluates whether the debt instrument is considered to have low credit risk using all reasonable and supportable information that is available without undue cost or effort.

Sentral REIT considers a financial asset in default when contractual payments are 90 days past due. However, in certain cases, Sentral REIT may also consider a financial asset to be in default when internal or external information indicates that Sentral REIT are unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by Sentral REIT. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

3. MATERIAL ACCOUNTING POLICY INFORMATION (cont'd)

3.12 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and at bank, demand deposits, and short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

3.13 Financial liabilities

Financial liabilities are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability.

Financial liabilities are classified as either financial liabilities at fair value through profit or loss or other financial liabilities.

(i) Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss.

Financial liabilities held for trading include derivatives entered into by Sentral REIT that do not meet the hedge accounting criteria. Derivative liabilities are initially measured at fair value and subsequently stated at fair value, with any resultant gains or losses recognised in profit or loss. Net gains or losses on derivatives include exchange differences.

(ii) Other financial liabilities

Trade and other payables, loans and borrowings are recognised initially at fair value plus directly attributable transaction costs and subsequently measured at amortised cost using the effective interest method.

Gains and losses are recognised in profit or loss when the liabilities are derecognised, and through the amortisation process.

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expired.

Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognised in profit or loss.

3.14 Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the statements of financial position if, and only if, there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025
(cont'd)

3. MATERIAL ACCOUNTING POLICY INFORMATION (cont'd)

3.15 Borrowing costs

Borrowing costs are capitalised as part of the cost of a qualifying asset if they are directly attributable to the acquisition, construction or production of that asset. Capitalisation of borrowing costs commences when the activities to prepare the asset for its intended use or sale are in progress and the expenditures and borrowing costs are incurred. Borrowing costs are capitalised until the assets are substantially completed for their intended use.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred. Borrowing costs consist of interest and other costs that Sentral REIT incurred in connection with the borrowing of funds.

3.16 Revenue and other income

Revenue and other income are recognised to the extent that it is probable that the economic benefits will flow to Sentral REIT and they can be reliably measured regardless of when the payment is being made. Revenue and other income are measured at the fair value of consideration received or receivable.

The specific recognition criteria described below must also be met before revenue is recognised.

(i) Rental income

Rental income is accounted for on a straight-line basis over the lease term. The aggregate costs of incentives provided to lessees are recognised as a reduction of rental income over the lease term on a straight-line basis.

(ii) Utilities recovery and others

Utilities recovery and others (such as license and service charges) are recognised over time on an accrual basis taking into account contractually defined terms.

(iii) Car park operations

Revenue from car park operations is recognised as and when the services are rendered.

(iv) Reinstatement settlement sum on expired tenancies

Reinstatement settlement sum on expired tenancies are derived from the agreed settlement sum received from ex-tenants and recognise at the point in time on the reinstatement works upon the tenancies expired.

(v) Interest income

Interest income is recognised on an accrual basis using the effective interest method.

3.17 Leases - as lessor

Leases in which Sentral REIT does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms and is included in revenue in the statement of profit or loss due to its operating nature. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

3. MATERIAL ACCOUNTING POLICY INFORMATION (cont'd)

3.18 Income taxes

(i) Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the reporting date.

Current taxes are recognised in profit or loss except to the extent that the tax relates to items recognised outside profit or loss, either in other comprehensive income or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

(ii) Deferred tax

Deferred tax is provided using the liability method on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognised for all temporary differences, except:

- where the deferred tax liability arises from the initial recognition of goodwill or of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss;
- in respect of taxable temporary differences associated with investments in subsidiaries, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future;
- where the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of deductible temporary differences associated with investments in subsidiaries, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are reassessed at each reporting date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be utilised.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the year when the asset is realised or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss. Deferred tax items are recognised in correlation to the underlying transaction either in other comprehensive income or directly in equity and deferred tax arising from a business combination is adjusted against goodwill on acquisition.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025
(cont'd)

3. MATERIAL ACCOUNTING POLICY INFORMATION (cont'd)

3.18 Income taxes (cont'd)

(ii) Deferred tax (cont'd)

Deferred tax assets and deferred tax liabilities are offset, if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

3.19 Current versus non-current classification

Sentral REIT presents assets and liabilities in the statement of financial position based on current/non-current classification. An asset is classified as current when it is:

- (i) Expected to be realised or intended to be sold or consumed in normal operating cycle;
- (ii) Held primarily for the purpose of trading;
- (iii) Expected to be realised within twelve months after the reporting period; or
- (iv) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is classified as current when:

- (i) It is expected to be settled in normal operating cycle;
- (ii) It is held primarily for the purpose of trading;
- (iii) It is due to be settled within twelve months after the reporting period; or
- (iv) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as non-current.

3.20 Provisions

Provisions are recognised when Sentral REIT has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When Sentral REIT expects some or all of a provision to be reimbursed, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of comprehensive income net of any reimbursement.

Provisions are reviewed at each reporting date and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of economic resources will be required to settle the obligation, the provision is reversed. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, where appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

3. MATERIAL ACCOUNTING POLICY INFORMATION (cont'd)

3.21 Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by Sentral REIT.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

Sentral REIT uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities;
- Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; or
- Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognised in the financial statements on a recurring basis, Sentral REIT determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purposes of fair value disclosures, Sentral REIT has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the assets or liabilities and the level of the fair value hierarchy as explained above.

3.22 Non-current asset classified as asset held for sale

Non-current assets are classified as assets held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable and the asset is available for immediate sale in its present condition subject only to terms that are usual and customary.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025
(cont'd)

3. MATERIAL ACCOUNTING POLICY INFORMATION (cont'd)

3.22 Non-current asset classified as asset held for sale

Immediately before classification as held for sale, the measurement of the non-current assets is brought up-to-date in accordance with applicable MFRS. Then, on initial classification as held for sale, non-current assets (other than investment properties, deferred tax assets, employee benefits assets, financial assets and inventories) are measured in accordance with MFRS 5 that is at the lower of carrying amount and fair value less costs to sell. Any differences are included in the profit or loss.

4. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES

The preparation of Sentral REIT's financial statements requires the management to make judgements, estimates, and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosures at the reporting date. However, uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amount of the asset or liability affected in the future.

4.1 Critical judgements made in applying accounting policies

In the process of applying Sentral REIT's accounting policies, management has made the following judgements, apart from those involving estimations, which have the most significant effect on the amounts recognised in the financial statements:

Operating lease commitments – as lessor

Sentral REIT has entered into commercial property leases on its investment property portfolio. Sentral REIT has determined, based on an evaluation of the terms and conditions of the arrangements such as the lease term not constituting a major part of the economic life of the commercial property and the fair value of the asset, that it retains all the significant risks and rewards of ownership of these properties and accounts for the contracts as operating leases.

4.2 Key sources of estimation uncertainty

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below:

Fair valuation of investment properties

Sentral REIT carries its investment properties at fair value, with changes in fair values being recognised in profit or loss. Sentral REIT engaged independent professional valuers to determine the fair value and there are no material events that affect the valuation between the valuation date and financial year end.

The determined fair value of the investment properties by the independent professional valuers is most sensitive to the estimated yield rate and the discount rate. The range of the term yield rate and the discount rate used in the valuation is disclosed in Note 15 to the financial statements.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025
(cont'd)

4. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES (cont'd)

4.2 Key sources of estimation uncertainty (cont'd)

Fair valuation of investment properties (cont'd)

The following table demonstrates the sensitivity of the fair value measurement to changes in estimated term yield rate and discount rate and its corresponding sensitivity result in a higher or lower fair value measurement:

	Fair value Increase/(decrease)	
	2025	2024
	RM	RM
Yield rate		
- 0.25%	93,046,846	86,139,413
+ 0.25%	(87,505,013)	(79,055,536)
Discount rate		
- 0.25%	17,195,238	18,599,572
+ 0.25%	(17,059,960)	(18,516,273)

The other key assumptions used to determine the fair value of the investment properties, are further explained in Note 15 to the financial statements.

5. REVENUE

	2025	2024
	RM	RM
Rental income and service charges		
- Realised	171,100,880	172,120,483
- Unrealised (in relation to unbilled lease income receivable)	1,343,249	3,670,294
Car park income	10,881,095	11,342,562
Utilities recovery	7,191,981	7,088,701
Reinstatement settlement sum on expired tenancies	231,165	585,000
Others	8,709	12,869
	190,757,079	194,819,909

The realised revenue comprises rental and service charges, car park income from properties and utilities costs recoverable from tenants. The unrealised revenue refers to the upfront recognition of lease income pursuant to requirements of MFRS 16: Leases, recognised on straight-line basis. The reinstatement settlement sum on expired tenancies were derived from the agreed settlement sum received from ex-tenants on the reinstatement works upon expiry of the tenancies.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

6. PROPERTY OPERATING EXPENSES

	2025	2024
	RM	RM
Quit rent and assessment	9,490,462	8,853,562
Depreciation of plant and equipment (Note 14)	5,837	13,933
Insurance	831,953	835,573
Property management fee	3,106,744	3,158,452
Service contracts and maintenance	13,372,974	11,780,644
Utilities	18,698,950	19,810,913
	45,506,920	44,453,077

7. FINANCE INCOME

	2025	2024
	RM	RM
Realised:		
Interest income on fixed deposits	3,123,841	3,035,575
Interest on deposit paid to authorities	51,746	47,622
Interest income on lease receivables	-	-
Late payment interest charged to tenants	135,486	179,528
	3,311,073	3,262,725
Unrealised:		
Amortisation of deferred lease income (Note 20 (c))	966,356	956,592
	4,277,429	4,219,317

8. MANAGER'S FEES

	2025	2024
	RM	RM
Base fee	10,752,778	10,470,991
Performance fee	4,503,955	4,498,777
	15,256,733	14,969,768

The Manager is entitled under the Trust Deed to a base fee of 0.4% per annum of the gross asset value, payable monthly in arrears and a performance fee of 3% per annum on the net investment income, payable semi-annually in arrears.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

8. MANAGER'S FEES (cont'd)

The Manager is also entitled under the Trust Deed to an acquisition fee of 1% of the acquisition value of any asset, being authorised investments, acquired by Sentral REIT and divestment fee of 0.5% of the disposal value of any asset divested by Sentral REIT.

During the financial year ended 31 December 2025, the Manager was entitled to an acquisition fee of RM700,000 in respect of the acquisition of Arcoris Plaza. The acquisition fee was capitalised as part of the carrying amount of the investment properties (as disclosed in Note 15).

The Manager's remuneration is accrued and paid in accordance with the Trust Deed.

During the financial year, the Manager did not receive any soft commission (such as goods or services) from any broker or dealer by virtue of transactions conducted by Sentral REIT.

9. TRUSTEE'S FEE

Trustee's fee accrued to the Trustee for the financial year ended 31 December 2025 amounted to RM791,544 (2024: RM773,555).

Trustee's fee is payable to the Trustee, which is computed at 0.03% per annum on the first RM2.5 billion of the gross asset value and 0.02% per annum on the gross asset value in excess of RM2.5 billion, payable monthly in arrears.

10. FINANCE COSTS

	2025	2024
	RM	RM
Realised:		
Accretion of interest expense	525,562	545,508
Amortisation of transaction costs incurred to obtain Commercial Papers ("CPs")/Medium Term Notes ("MTNs")	838,753	857,177
Annual CPs/MTNs Programme expense	420,700	502,035
Interest expense on CPs	9,594,333	9,875,974
Interest expense on MTNs	40,331,295	41,106,256
Interest expense on Interest Rate Swap	21,539	-
Interest expense on Short Term Revolving Credit	18,089	-
Stamping fees on Short Term Revolving Credit	507,938	-
Processing fees on Short Term Revolving Credit	270,000	-
	52,528,209	52,886,950
Unrealised:		
Unwinding of discount on security deposits (Note 23)	870,131	827,463
	53,398,340	53,714,413

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

11. INCOME TAX CREDIT

The major components of income tax credit for the years ended 31 December 2025 and 2024 are:

	2025	2024
	RM	RM
Deferred tax:		
Relating to origination and reversal of temporary differences (Note 22)	1,459,971	207,114

Pursuant to Section 61A of the Income Tax Act 1967, the income of a REIT would be exempted from income tax provided that the REIT distributes 90% or more of its total income for the year. If the REIT is not able to meet the 90% distribution criteria, the entire taxable income of the REIT would be subject to income tax.

As Sentral REIT has paid or declared income distribution of more than 90% of its total income to unitholders, the total income of Sentral REIT for the year of assessment 2025 shall be exempted from tax.

A reconciliation of income tax credit applicable to income before taxation at the statutory income tax rate to income tax credit at the effective income tax rate of Sentral REIT for the financial years ended 31 December 2025 and 2024 are as follows:

	2025	2024
	RM	RM
Income before taxation	57,176,656	78,607,806
Tax at Malaysian statutory tax rate of 24% (2024: 24%)	13,722,397	18,865,873
Income not subject to taxation	(18,273,383)	(18,935,808)
Unrealised income not subject to tax	(23,094)	(30,991)
Exempt income not subject to tax	(749,722)	(728,538)
Expenses not deductible for tax purposes	5,323,802	829,464
Deferred tax on Real Property Gains Tax ("RPGT") on fair value gain/(loss) of investment properties	(1,459,971)	(207,114)
Income tax credit for the year	(1,459,971)	(207,114)

12. EARNINGS PER UNIT ("EPU")

(a) EPU after manager's fees is based on net income for the year of RM58,636,627 (2024: RM78,814,920) divided by the number of units in circulation during the year of 1,195,503,000 (2024: number of units in circulation of 1,195,503,000).

(b) EPU before manager's fees is based on net income for the year of RM73,893,360 (2024: RM93,784,688) after adding back manager's fees of RM15,256,733 (2024: RM14,969,768) divided by the number of units in circulation during the year of 1,195,503,000 (2024: number of units in circulation of 1,195,503,000).

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

12. EARNINGS PER UNIT ("EPU") (cont'd)

- (c) EPU after manager's fees (realised) is based on realised net income for the year of RM77,320,394 (2024: RM79,815,642) divided by the number of units in circulation during the year of 1,195,503,000 (2024: number of units in circulation was 1,195,503,000).
- (d) EPU before manager's fees (realised) is based on realised net income for the year of RM92,577,127 (2024: RM94,785,410) after adding back manager's fees of RM15,256,733 (2024: RM14,969,768) divided by the number of units in circulation during the year of 1,195,503,000 (2024: number of units in circulation was 1,195,503,000).

13. DISTRIBUTION TO UNITHOLDERS

Distribution to the unitholders is from the following sources:

	2025	2024
	RM	RM
Realised:		
Revenue	189,413,830	191,149,615
Finance income (Note 7)	3,311,073	3,262,725
	192,724,903	194,412,340
Less: Total expenses	(115,404,509)	(114,596,698)
Total realised income/distributable income	77,320,394	79,815,642
Distribution to unitholders	73,523,435	76,033,992
Distribution per unit (sen) of which:		
- taxable distribution of income (sen)	5.89	6.11
- tax exempt distribution of income (sen)	0.26	0.25
Gross distribution per unit (sen) **	6.15	6.36

* Income distribution to resident individuals, non-resident individuals, resident institutional investors, non-resident institutional investors and non-resident companies are subject to withholding tax as follows:

	Withholding tax rate	
	2025	2024
Resident and non-resident individuals	10%	10%
Resident and non-resident institutional investors	10%	10%
Resident companies (flow through)	0%	0%
Non-resident companies	24%	24%

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025
(cont'd)

13. DISTRIBUTION TO UNITHOLDERS (cont'd)

Distribution to the unitholders is from the following sources: (cont'd)

The above withholding tax rates have expired on 31 December 2025, following the tax concession which lapsed on 31 December 2025. As at the date of this report, the withholding tax concession or extension has yet to be addressed by the Ministry of Finance and/or the Inland Revenue Board of Malaysia.

In the absence of any provision or applicable guidelines to extend the current treatment, and subject to any further announcement from the authorities, the potential tax treatment for the income distributions from REITs from YA 2026 are as follows:

<i>Category of Unitholders</i>	<i>Tax rate (Current)</i>	<i>Tax rate for YA 2026 onwards</i>
<i>Resident and non-resident individuals</i>	10%	<i>No withholding tax. **</i>
<i>Resident and non-resident institutional investors</i>	10%	
<i>Resident companies (flow through at prevailing corporate tax rate)</i>	0%	<i>Status quo</i>
<i>Non-resident companies</i>	24%	<i>Status quo</i>

** *No withholding tax applicable. The income distribution received by all unitholders except for non-resident companies may be subject to tax at respective unitholders' tax profile or at the prevailing tax rates prescribed under the Income Tax Act 1967. The unitholder is responsible for filing its income tax returns and remitting the tax payments to Director General of Inland Revenue in Malaysia.*

The above is subject to any future clarification or directive issued by the Ministry of Finance and/or the Inland Revenue Board of Malaysia.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

14. PLANT AND EQUIPMENT

	Plant and machinery RM	Office equipment RM	Furniture and fittings RM	Total RM
At 31 December 2025				
Cost				
At 1 January 2025	6,000	667,512	40,008	713,520
Additions	-	20,144	-	20,144
At 31 December 2025	6,000	687,656	40,008	733,664
Accumulated depreciation				
At 1 January 2025	5,998	654,765	40,006	700,769
Depreciation charge for the financial year (Note 6)	-	5,837	-	5,837
At 31 December 2025	5,998	660,602	40,006	706,606
Net carrying amount	2	27,054	2	27,058
At 31 December 2024				
Cost				
At 1 January 2024	6,000	652,705	40,008	698,713
Additions	-	14,807	-	14,807
At 31 December 2024	6,000	667,512	40,008	713,520
Accumulated depreciation				
At 1 January 2024	5,998	640,832	40,006	686,836
Depreciation charge for the financial year (Note 6)	-	13,933	-	13,933
At 31 December 2024	5,998	654,765	40,006	700,769
Net carrying amount	2	12,747	2	12,751

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025
(cont'd)

15. INVESTMENT PROPERTIES

	2025 RM	2024 RM
At 1 January	2,504,349,981	2,507,020,275
Addition from acquisition	70,000,000	-
Capital expenditure for acquisition during the financial year	1,050,214	-
Additions from asset enhancements	2,230,843	2,336,965
Fair value adjustments	(21,583,212)	(5,007,259)
Transfer to non-current asset held for sale (Note 19)	(132,041,094)	-
At 31 December	2,424,006,732	2,504,349,981

The breakdown of investment properties is as follows:

Description of properties	Date of acquisition	Tenure of Land	Cost of investment RM'000	Carrying value as at 31 December 2025	Fair value as at 31 December 2025	Fair value as % of NAV	Carrying value as at 31 December 2024	Fair value as at 31 December 2024
				RM'000	RM'000	RM'000	RM'000	RM'000
<u>Commercial buildings</u>								
Sentral Building 1 ("SB1")	20-Nov-06	Freehold	109,100	132,000	132,000	9.65	134,793	135,000
Sentral Building 2 ("SB2")	20-Nov-06	Freehold						
Sentral Building 4 ("SB4")	20-Nov-06	Freehold	107,500	114,785	116,000	8.48	110,571	113,000
Sentral Building 3 ("SB3")	20-Nov-06	Freehold	59,400	70,987	71,000	5.19	71,240	71,000
Wisma Sentral Inai	3-Sep-07	Freehold	125,000	132,041	132,041	9.65	150,000	150,000
Part of Plaza Mont' Kiara	3-Sep-07	Freehold	90,000	112,994	113,000	8.26	112,942	113,000
Lotuss Building, Penang ("Lotuss")	7-Nov-08	Freehold	132,000	135,828	145,000	10.60	135,336	145,000
Platinum Sentral	30-Mar-15	Freehold	740,000	673,472	674,000	49.27	671,098	673,000
Menara Shell	22-Dec-16	Freehold	640,000	672,650	672,500	49.16	672,725	672,500
Menara CelcomDigi	11-Dec-23	Leasehold	450,000	441,290	450,000	32.89	445,645	450,000
Arcoris Plaza	30-Dec-25	Freehold	70,000	70,000	70,000	5.12	-	-
			2,523,000	2,556,047	2,575,541	188	2,504,350	2,522,500
Reclassification to asset held for sale (Note 19)								
Wisma Sentral Inai	3-Sep-07	Freehold	(125,000)	(132,041)	(132,041)	(9.65)	-	-
			2,398,000	2,424,006	2,443,500	179	2,504,350	2,522,500

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

15. INVESTMENT PROPERTIES (cont'd)

The carrying value of the investment properties for the financial years ended 31 December 2025 and 2024 is based on the market value determined based on valuations, adjusted for accrued rental income as required by MFRS 140: Investment Property, as follows:

	2025	2024
	RM	RM
Investment properties - fair value	2,443,500,000	2,522,500,000
Investment properties - accrued rental income (Note 16)	(19,493,268)	(18,150,019)
Investment properties	2,424,006,732	2,504,349,981

On 14 August 2008, the respective pieces of land on which SB1 and SB2 are situated have been amalgamated pursuant to the conditions imposed by the Securities Commission during the initial public offering of Sentral REIT. As such, the valuations for SB1 and SB2 have since been carried out based on the amalgamated properties.

Investment properties are stated at fair value, which are determined based on valuations performed by 4 external valuers, namely Nawawi Tie Leung Property Consultants Sdn. Bhd.; CBRE WTW Valuation & Advisory Sdn. Bhd.; Knight Frank Malaysia Sdn. Bhd. and IVPS Property Consultant Sdn. Bhd.; independent firms of professional valuers, registered with the Board of Valuers, Appraisers & Estate Agents Malaysia using the investment method of valuation.

Investment properties with fair value totalling RM2,330,500,000 (2024: RM2,146,500,000) are pledged as securities for borrowings as disclosed in Note 21 to the financial statements.

The investment properties are carried at Level 3 of the fair value measurement hierarchy as defined in Note 3.21 to the financial statements. There have been no transfers between Level 1, Level 2 and Level 3 during the financial years ended 31 December 2025 and 31 December 2024.

The following table shows the valuation techniques used in the determination of fair values within Level 3, as well as the significant unobservable inputs used in the valuation models:

Valuation technique	Significant unobservable inputs	Range		Inter-relationship between significant unobservable inputs and fair value measurement
		2025	2024	
Investment method (refer below)	Office:			The estimated fair value would increase/(decrease) if: - term yield rate were lower/(higher) - reversionary yield were lower/(higher) - void rate were lower/(higher) - expected inflation rate were lower/(higher)
	Term yield (%)	5.50 - 7.25	5.00 - 7.25	
	Reversionary yield (%)	5.75 - 6.75	5.50 - 6.75	
	Void rate (%)	5.00 - 15.00	5.00 - 10.00	
	Outgoings (RM/psf/month)	0.25 - 2.15	0.49 - 2.15	
	Retail:			The estimated fair value would increase/(decrease) if: - term yield rate were lower/(higher) - reversionary yield were lower/(higher) - void rate were lower/(higher) - expected inflation rate were lower/(higher)
	Term yield (%)	5.50 - 7.50	5.50 - 7.75	
	Reversionary yield (%)	5.75 - 7.00	5.00 - 6.75	
Void rate (%)	5.00	5.00		
Outgoings (RM/psf/month)	0.30 - 2.15	0.25 - 2.00		

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

15. INVESTMENT PROPERTIES (cont'd)

Investment method entails the capitalisation of the net rent from a property. Net rent is the residue of gross annual rent less annual expenses (outgoings) required to sustain the rent with allowance for void and management fees.

16. TRADE AND OTHER RECEIVABLES

	Note	2025 RM	2024 RM
Non-current			
Accrued rental income (Note 15)		19,493,268	18,150,019
Current			
Trade receivables			
	(a)	5,656,010	3,190,259
Other receivables			
Deposits		3,751,097	3,782,173
Prepayments		479,210	1,115,754
Sundry receivables	(b)	916,762	691,799
		5,147,069	5,589,726
		10,803,079	8,779,985
Total trade and other receivables		10,803,079	8,779,985
Less: Prepayments		(479,210)	(1,115,754)
Add: Deposits, cash and bank balances (Note 18)		92,710,616	84,458,949
Total financial assets at amortised costs		103,034,485	92,123,180

(a) Trade receivables

Trade receivables are non interest-bearing and are generally on 7 to 30 days term (2024: 7 to 30 days term). They are recognised at the original invoice amounts which represent their fair values on initial recognition.

Concentration of credit risk relating to trade receivables arises mainly due to single tenancy of the majority of Sentral REIT's properties. However, the risk is mitigated by the tenants which are engaged in diversified businesses and are of good quality and strong credit standing.

Ageing analysis of trade receivables

The ageing analysis of Sentral REIT's trade receivables is as follows:

	2025 RM	2024 RM
Neither past due nor impaired	4,923,665	2,470,555
31 - 60 days past due not impaired	48,573	535,851
61 - 90 days past due not impaired	-	-
More than 90 days past due not impaired	683,772	183,853
	732,345	719,704
	5,656,010	3,190,259

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

16. TRADE AND OTHER RECEIVABLES (cont'd)

(a) Trade receivables

Receivables that are neither past due nor impaired

Trade receivables that are neither past due nor impaired are creditworthy debtors with good payment records with Sentral REIT.

Receivables that are past due but not impaired

Sentral REIT has trade receivables of RM732,345 (2024: RM719,704) that are past due at the reporting date but not impaired.

Trade receivables from tenants are secured by security deposits.

(b) Sundry receivables

Sentral REIT has no significant concentration of credit risk relating to sundry receivables that may arise from exposures to a single debtor or group of debtors.

17. LEASE RECEIVABLES

	2025	2024
	RM	RM
Non-current		
Lease receivables	2,944,662	-
Current		
Lease receivables	307,758	-
Total		
Lease receivables	3,252,420	-

On 21 November 2025, Sentral REIT entered into a finance lease arrangement with a tenant (Menara Shell) to part finance RM3,252,420 million of fit-out costs on the tenancy. The amount will be recovered through the topup rental through the tenancy period of 6 years. The tenancy will commence from 1 January 2026.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

18. DEPOSITS, CASH AND BANK BALANCES

	2025	2024
	RM	RM
Deposits with licensed financial institutions	81,454,879	81,225,356
Cash on hand and at banks	11,255,737	3,233,593
Total deposits, cash and bank balances	92,710,616	84,458,949
Less:		
Deposits with licensed financial institution with maturity of more than 3 months	(71,020,270)	(63,552,507)
Debt service reserves accounts pledged	(6,019,634)	(3,216,591)
Cash and cash equivalents	15,670,712	17,689,851

Included in deposits with licensed financial institutions is an amount of RM6,019,634 (2024: RM3,216,591) maintained in the debt service reserves accounts which are assigned for the borrowings as disclosed in Note 21 to the financial statements.

Included in cash on hand and at banks is an amount of RM9,324,710 (2024: RM2,264,425) maintained in the revenue and operations accounts which are assigned for the borrowings as disclosed in Note 21 to the financial statements.

The weighted average effective interest rate of deposits per annum is as follows:

	2025	2024
	%	%
Deposits with licensed financial institutions	3.49	3.70

Deposits with licensed financial institutions have an average maturity ranging from 57 to 365 days (2024: 31 to 184 days).

19. NON-CURRENT ASSET HELD FOR SALE

	2025
	RM
Investment properties	
At 1 January	-
Transfer from investment properties (Note 15)	132,041,094
At 31 December	132,041,094

On 15 August 2025, Sentral REIT entered into a conditional sale and purchase agreement (the "SPA") with Turiya Properties Sdn. Bhd. ("TPSB"), a wholly-owned subsidiary of Turiya Berhad, for the proposed disposal of Wisma Sentral Inai ("WSI") for a consideration of RM135 million to be settled entirely in cash. Sentral REIT have received deposit in total of RM13.5 million on 25 August 2025 and 18 September 2025.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

19. NON-CURRENT ASSET HELD FOR SALE (cont'd)

As stipulated in the Clause 5.2 (Remedial Mechanisms) of the SPA, Dato' Sri Shamir, the Executive Director of Turiya Berhad, completed the acquisition of TPSB from Turiya Berhad and continued with the proposed acquisition of WSI through TPSB.

On 13 January 2026, the disposal of WSI has been completed, following the full settlement of the remaining balance of RM121.5 million by TPSB to the Maybank Trustee's solicitor.

20. TRADE AND OTHER PAYABLES

	Note	2025 RM	2024 RM
Non-current			
Other payables			
Deferred lease income	(c)	6,814,286	7,514,466
Current			
Trade payables			
Trade payables	(a)	6,458,149	5,064,570
Trade accruals		653,015	557,839
		7,111,164	5,622,409
Other payables			
Amount due to the Manager	(b)	4,952,196	3,991,412
Other payables	(a)	2,052,392	1,055,160
Accruals		14,413,937	7,193,069
Deposit received for disposal of WSI	19	13,500,000	-
Deferred lease income	(c)	1,042,815	943,274
		35,961,340	13,182,915
		43,072,504	18,805,324
Total trade and other payables		49,886,790	26,319,790
Less: Deferred lease income		(7,857,101)	(8,457,740)
Add: Borrowings (Note 21)		1,223,271,259	1,166,009,977
Add: Security deposits (Note 23)		31,778,010	27,764,126
Total financial liabilities carried at amortised cost		1,297,078,958	1,211,636,153

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025
(cont'd)

20. TRADE AND OTHER PAYABLES (cont'd)

(a) Trade and other payables

The normal credit term granted to Sentral REIT ranges from 30 to 90 days (2024: 30 to 90 days).

(b) Amount due to the Manager

Amount due to the Manager is unsecured, non-interest bearing and repayable on demand.

(c) Deferred lease income

Deferred lease income relates to the difference between the fair value of non-current security deposits recognised on initial recognition and the nominal amount received, which is amortised on a straight-line basis over the lease terms ranging from 1 to 16 years (2024: 1 to 17 years).

The movement of deferred lease income (current and non-current) is as follows:

	2025	2024
	RM	RM
At 1 January	8,457,740	2,838,476
Addition during the year	365,717	6,575,856
Recognised in profit or loss (Note 7)	(966,356)	(956,592)
At 31 December	7,857,101	8,457,740
Representing:		
Non-current	6,814,286	7,514,466
Current	1,042,815	943,274
	7,857,101	8,457,740

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

21. BORROWINGS

	Note	2025 RM	2024 RM
Non-current			
Secured:			
CPs/MTNs Programme of up to RM3,000 million (Issue 3 and Issue 4)**	(b)	490,937,097	490,535,516
CPs/MTNs Programme of up to RM3,000 million (Issue 1)***	(c)	-	334,495,157
CPs/MTNs Programme of up to RM3,000 million (Issue 2)***	(c)	341,411,834	-
		832,348,931	825,030,673
Current			
Secured:			
CPs/MTNs Programme of up to RM450 million (Issue 1)*	(a)	-	340,979,304
CPs/MTNs Programme of up to RM3,000 million (Issue 1)***	(c)	334,922,328	-
Short Term Revolving Credit of up to RM100 million****	(d)	56,000,000	-
		390,922,328	340,979,304
Total		1,223,271,259	1,166,009,977

* The programme was established through its SPE, Murud Capital Sdn. Bhd. ("Murud").

** The programme was established through its SPE, Kinabalu Capital Sdn. Bhd. ("Kinabalu").

*** The programme was established through its SPE, Trusmadi Capital Sdn. Bhd. ("Trusmadi").

**** The facility was drawdown under Sentral REIT.

The maturities of Sentral REIT's borrowings as at 31 December 2025 and 31 December 2024 are as follows:

	2025 RM	2024 RM
Less than 1 year	390,922,328	340,979,304
More than 1 year and less than 5 years	832,348,931	825,030,673
	1,223,271,259	1,166,009,977

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025
(cont'd)

21. BORROWINGS (cont'd)

Other information on financial risks of borrowings are disclosed in Note 34(a) and Note 34(c) to the financial statements.

(a) Commercial Papers (“CP”)/Medium Term Notes (“MTNs”) (collectively the “CP/MTN Programme”) of up to RM450 million in nominal value (“RM450 million Programme”) under Murud Capital Sdn. Bhd. (“Murud”)

RM341 million in nominal value of MTN (“Murud Issue 1”) issued on 30 March 2020

	2025	2024
	RM	RM
Face value of MTN issued	341,000,000	341,000,000
Transaction costs brought forward	(20,696)	(144,847)
	340,979,304	340,855,153
Amortisation of transaction costs during the year	20,696	124,151
	341,000,000	340,979,304
Redeemed on 28 March 2025	(341,000,000)	-
	-	340,979,304

On 30 March 2020, Sentral REIT through its SPE, Murud established a RM450 million nominal value of CP/MTN Programme for a tenure of 7 years. On the same day, RM341 million nominal values of MTNs were issued at the blended interest rate of 3.99% per annum, the proceeds from the issuance were utilised to repay the existing RM244 million Senior CP and RM91 million Fixed Rate Subordinated Term Loan which were due on 30 March 2020, and the balance is for working capital purposes.

The transaction costs relating to the programme are amortised to profit or loss over the tenure of the programme.

On 28 March 2025, the RM341 million outstanding MTNs were redeemed using the proceeds from the new issuance of RM342 million MTNs under Trusmadi Capital Sdn. Bhd. Issue 2. As such, there was no outstanding balance under the RM450 million nominal value of CP/MTN Programme as at 31 December 2025.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

21. BORROWINGS (cont'd)

(b) Commercial Papers Programme (“CP Programme”) and Medium Term Notes Programme (“MTN Programme”) with aggregate combined limit of RM3,000 million in nominal value (“RM3,000 million Programme”) under Kinabalu Capital Sdn. Bhd. (“Kinabalu”)

	Note	2025 RM	2024 RM
Kinabalu Issue 1	(i)	-	-
Kinabalu Issue 2	(ii)	-	-
Kinabalu Issue 3	(iii)	129,926,473	129,863,483
Kinabalu Issue 4	(iv)	361,010,624	360,672,033
		490,937,097	490,535,516

(i) RM220 million in nominal value of CP/MTNs (“Kinabalu Issue 1”) on 22 December 2016, 6 March 2017 and 29 March 2019

On 17 December 2021, the entire Kinabalu Issue 1 of RM200 million in nominal value of CPs and RM20 million MTN was early redeemed using the proceeds from the new issuance of MTNs of RM3,000 million in nominal value (“MTN Programme”), and the Commercial Papers (“CPs”) Programme of RM300 million in nominal value Kinabalu issued by Trusmadi (as disclosed in Note 21 (c) to the financial statements). As such, there was no outstanding balance under Kinabalu Issue 1 CP/MTN programme as at 31 December 2021.

(ii) RM170 million in nominal value of CP/MTNs (“Kinabalu Issue 2”) issued on 6 March 2017

On 6 March 2017, RM40 million in nominal value of CPs and RM130 million nominal value of MTNs from the Kinabalu Issue 2 Programme were issued to redeem the CPs/MTNs under the RM270 million CP/MTN Programme which matured on 6 March 2017.

On 17 December 2021, the Kinabalu Issue 2 of RM40 million in nominal value of CPs was early redeemed using the proceeds from the new issuance of MTNs of RM3,000 million in nominal value (“MTN Programme”), and the Commercial Papers (“CPs”) Programme of RM300 million in nominal value issued by Trusmadi (as disclosed in Note 21(c) to the financial statements).

On 4 March 2022, the proceeds from the new issuance of RM130 million MTN issued by Kinabalu under Kinabalu Issue 3 were utilised to fully redeem the Kinabalu Issue 2 of RM130 million in nominal value of MTN matured on the same day. As such, there was no outstanding balance under Kinabalu Issue 2 programme as at 31 December 2022.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025
(cont'd)

21. BORROWINGS (cont'd)

(b) **Commercial Papers Programme (“CP Programme”) and Medium Term Notes Programme (“MTN Programme”) with aggregate combined limit of RM3,000 million in nominal value (“RM3,000 million Programme”) under Kinabalu Capital Sdn. Bhd. (“Kinabalu”)** (cont'd)

(iii) **RM130 million in nominal value of MTNs (“Kinabalu Issue 3”) issued on 4 March 2022**

	2025	2024
	RM	RM
Face value of MTNs issued	130,000,000	130,000,000
Transaction costs brought forward	(136,517)	(199,477)
	129,863,483	129,800,523
Amortisation of transaction costs during the year	62,990	62,960
	129,926,473	129,863,483

The transaction costs relating to the programme are amortised over the tenure of the programme and are charged to profit or loss.

The CPs/MTN outstanding as at 31 December 2025 and 31 December 2024 are subject to the following interest rates as at the reporting date:

	2025	2024
	%	%
RM130 million nominal value MTN	4.13	4.13

The Kinabalu Issue 3 is secured, inter-alia by the following:

- (i) A third party first legal charge by REIT Trustee over SB1, SB2, SB3 and Lotuss, disclosed as investment properties in Note 15 to the financial statements (collectively, the “Secured Properties - Kinabalu Issue 3”);
- (ii) An undertaking from the Manager:
 - (a) to deposit all rental, cash flows, deposits, other income, and insurance claim proceeds in relation to the Secured Properties - Kinabalu Issue 3 and any proceeds generated from Secured Properties - Kinabalu Issue 3 into the relevant Revenue Accounts; and
 - (b) that it shall not make or permit to make any withdrawal from the Revenue Accounts; Operations Accounts; Debt Service Reserve Account (“DSRA”) (collectively, the “Designated Accounts - Kinabalu Issue 3”) for the declaration of any dividends or distributions to unitholders, if:
 - an event of default and/or trigger event under Kinabalu Issue 3 has occurred and is continuing or will occur as a result of such payment or distribution; or
 - the financial covenants under Kinabalu Issue 3 are not met prior to and/or after such distribution;

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

21. BORROWINGS (cont'd)

(b) Commercial Papers Programme (“CP Programme”) and Medium Term Notes Programme (“MTN Programme”) with aggregate combined limit of RM3,000 million in nominal value (“RM3,000 million Programme”) under Kinabalu Capital Sdn. Bhd. (“Kinabalu”) (cont'd)

(iii) RM130 million in nominal value of MTNs (“Kinabalu Issue 3) issued on 4 March 2022 (cont'd)

The Kinabalu Issue 3 is secured, inter-alia by the following: (cont'd)

- (iii) First ranking legal charge and assignment over all rights, titles, interests and benefits in and under the Designated Accounts – Kinabalu Issue 3 (i.e. third party legal assignment and charge by the Trustee over the Revenue Accounts and Operations Accounts; and a first party legal assignment by the Kinabalu over the DSRA);
- (iv) Third party legal assignment over all the Trustee’s rights, titles, interests and benefits in and under such tenancy/lease agreements in relation to the Secured Properties – Kinabalu Issue 3 including the rights to sue and to recover such proceeds from the tenants or lessees;
- (v) Third party legal assignment over all the Trustee’s rights, titles, interests and benefits in and under the insurance policies in relation to the Secured Properties - Kinabalu Issue 3;
- (vi) An irrevocable Power of Attorney granted by the Trustee in favour of the Security Trustee to dispose the Secured Properties - Kinabalu Issue 3 upon declaration of a trigger event under Kinabalu Issue 3; and
- (vii) First party assignment over all rights, titles, interests and benefits in and under the REIT Trustee Financing Agreement entered into between Kinabalu; the Trustee and the Security Trustee for the provision of the inter-company loan from Kinabalu to the Trustee from the proceeds raised from the Kinabalu Issue 3.

(iv) RM362 million in nominal value of MTNs (“Kinabalu Issue 4”) issued on 11 December 2023

On 11 December 2023, RM362 million in nominal value of MTN were issued under Kinabalu Issue 4, at the interest rate of 4.35% per annum, to partly finance the acquisition of Menara CelcomDigi.

	2025	2024
	RM	RM
Face value of MTNs issued	362,000,000	362,000,000
Transaction costs on MTN issued	-	-
Transaction costs brought forward	(1,327,967)	(1,666,241)
	360,672,033	360,333,759
Amortisation of transaction costs during the year	338,591	338,274
	361,010,624	360,672,033

The transaction costs relating to the programme are amortised over the tenure of the programme and are charged to profit or loss.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025
(cont'd)

21. BORROWINGS (cont'd)

(b) Commercial Papers Programme (“CP Programme”) and Medium Term Notes Programme (“MTN Programme”) with aggregate combined limit of RM3,000 million in nominal value (“RM3,000 million Programme”) under Kinabalu Capital Sdn. Bhd. (“Kinabalu”) (cont'd)

(iv) RM362 million in nominal value of MTNs (“Kinabalu Issue 4”) issued on 11 December 2023 (cont'd)

The CPs/MTN outstanding as at 31 December 2025 and 31 December 2024 are subject to the following interest rates as at the reporting date:

	2025	2024
	%	%
RM362 million nominal value MTN	4.00	4.29

The Kinabalu Issue 4 is secured, inter-alia by the following:

- (i) A third party legal assignment by the REIT Trustee of all its rights, titles, interests and benefits in and under the sale and purchase agreement dated 25 July 2023 made between Puncak Wangi Sdn Bhd and the Trustee over Menara CelcomDigi (“Secured Property - Kinabalu Issue 4”);
- (ii) a specific debenture creating first ranking fixed charge over the Secured Property - Kinabalu Issue 4;
- (iii) the Security Trustee will lodge a private caveat over the Secured Property - Kinabalu Issue 4;
- (iv) An undertaking from the Manager, amongst others:
 - (a) to deposit all rental, cash flows, deposits, other income, and insurance claim proceeds in relation to the Secured Property - Kinabalu Issue 4 and any proceeds generated from Secured Properties - Kinabalu Issue 4 into the Revenue Account – Kinabalu Issue 4; and
 - (b) that it shall not make or permit to make any withdrawal from the Revenue Accounts; Operations Accounts; Debt Service Reserve Account (“DSRA”) (collectively, the “Designated Accounts - Kinabalu Issue 4”) for the declaration of any dividends or distributions to unitholders, if:
 - an event of default and/or trigger event under Kinabalu Issue 4 has occurred and is continuing or will occur as a result of such payment or distribution; or
 - the financial covenants under Kinabalu Issue 4 are not met prior to and/or after such distribution;
- (v) First ranking legal charge and assignment over all rights, titles, interests and benefits in and under the Designated Accounts – Kinabalu Issue 4 (i.e. third party legal assignment and charge by the Trustee over the Revenue Account – Kinabalu Issue 4 and Operations Account – Kinabalu Issue 4; and a first party legal assignment by the Issuer over the DSRA – Kinabalu Issue 4;

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

21. BORROWINGS (cont'd)

(b) Commercial Papers Programme (“CP Programme”) and Medium Term Notes Programme (“MTN Programme”) with aggregate combined limit of RM3,000 million in nominal value (“RM3,000 million Programme”) under Kinabalu Capital Sdn. Bhd. (“Kinabalu”) (cont'd)

(iv) RM362 million in nominal value of MTNs (“Kinabalu Issue 4”) issued on 11 December 2023 (cont'd)

The Kinabalu Issue 4 is secured, inter-alia by the following: (cont'd)

- (vi) Third party legal assignment over all the REIT Trustee's rights, titles, interests and benefits in and under such tenancy/lease agreements in relation to the Secured Property – Kinabalu Issue 4 including the rights to sue and to recover such proceeds from the tenants or lessees;
- (vii) Third party legal assignment over all the REIT Trustee's rights, titles, interests and benefits in and under the insurance policies in relation to the Secured Property – Kinabalu Issue 4;
- (viii) An irrevocable Power of Attorney to be granted by the REIT Trustee in favour of the Security Trustee to deal with and to dispose the Secured Property – Kinabalu Issue 4 upon, *inter alia*, declaration of a Trigger Event under Kinabalu Issue 4; and
- (ix) First party assignment over all rights, titles, interests and benefits in and under the REIT Trustee Financing Agreement entered into between Kinabalu, the Trustee and the Security Trustee for the provision of the inter-company loan from Kinabalu to Trustee from the proceeds raised from Kinabalu Issue 4.

(c) Medium Term Notes (“MTNs”) Programme of RM3,000 million in nominal value (“MTN Programme”), and the Commercial Papers (“CPs”) Programme of RM300 million in nominal value (“CP Programme”), subject to a combined limit of up to RM3,000 million in aggregate in nominal value (collectively the “Programmes”) under Trusmadi Capital Sdn. Bhd. (“Trusmadi”)

		2025	2024
	Note	RM	RM
RM20 million in nominal value of MTN	(i)	19,992,031	19,983,342
RM240 million in nominal value of CPs	(ii)	238,064,912	237,761,627
RM77 million in nominal value of MTN	(iii)	76,865,385	76,750,188
Total Issue 1		334,922,328	334,495,157
RM342 million in nominal value of MTN	(iv)	341,411,834	-
Total Issue 2		341,411,834	-
Total Issue 1 and 2 under Trusmadi		676,334,162	334,495,157

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025
(cont'd)

21. BORROWINGS (cont'd)

- (c) **Medium Term Notes (“MTNs”) Programme of RM3,000 million in nominal value (“MTN Programme”), and the Commercial Papers (“CPs”) Programme of RM300 million in nominal value (“CP Programme”), subject to a combined limit of up to RM3,000 million in aggregate in nominal value (collectively the “Programmes”) under Trusmadi Capital Sdn. Bhd. (“Trusmadi”) (cont'd)**

- (i) **RM20 million in nominal value of MTN (“Trusmadi Issue 1”) issued on 17 December 2021**

	2025	2024
	RM	RM
Face value of MTN	20,000,000	20,000,000
Transaction cost brought forward	(16,658)	(25,343)
	19,983,342	19,974,657
Amortisation of transaction costs during the year	8,689	8,685
	19,992,031	19,983,342

- (ii) **RM240 million in nominal value of CPs (“Trusmadi Issue 1”) issued on 17 December 2021**

	2025	2024
	RM	RM
Face value of CPs	240,000,000	240,000,000
Discount	(2,365,027)	(2,583,986)
Cash proceeds	237,634,973	237,416,014
Accretion of interest expenses	525,562	545,508
	238,160,535	237,961,522
Transaction cost brought forward	(199,895)	(304,123)
	237,960,640	237,657,399
Amortisation of transaction costs during the year	104,272	104,228
	238,064,912	237,761,627

- (iii) **RM77 million in nominal value of MTN (“Trusmadi Issue 1”) issued on 14 March 2022**

	2025	2024
	RM	RM
Face value of MTN issued	77,000,000	77,000,000
Transaction cost brought forward	(249,812)	(364,836)
	76,750,188	76,635,164
Amortisation of transaction costs during the year	115,197	115,024
	76,865,385	76,750,188

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

21. BORROWINGS (cont'd)

- (c) **Medium Term Notes (“MTNs”) Programme of RM3,000 million in nominal value (“MTN Programme”), and the Commercial Papers (“CPs”) Programme of RM300 million in nominal value (“CP Programme”), subject to a combined limit of up to RM3,000 million in aggregate in nominal value (collectively the “Programmes”) under Trusmadi Capital Sdn. Bhd. (“Trusmadi”)** (cont'd)

On 17 December 2021, Sentral REIT through its SPE, Trusmadi established a CP programme of up to RM300 million in nominal value (“CP Programme”); and MTN perpetual programme of up to RM3,000 million (“MTN Perpetual Programme”). The CP Programme shall have a legal tenure of 7 years from the date of the first issue of the CP Programme, whereas the MTN Programme shall have a perpetual tenure.

On 17 December 2021, a total of RM20 million in nominal value of MTNs and RM240 million in nominal value of CPs out of each respective programme were issued, where the proceeds from the issuance were utilised to repay the existing RM20 million MTN and RM200 million CPs under Kinabalu Issue 1 and RM40 million CP under Kinabalu Issue 2 which was due on 22 December 2021, and the balance is for working capital purposes.

On 14 March 2022, RM77 million in nominal value of MTN was issued, where the proceeds from the issuance were utilised to repay the existing RM77 million Term Loan under Trusmadi which was early redeemed on the same day.

On 28 March 2025, Sentral REIT through its SPE, Trusmadi, issued RM342 million MTN under Issue 2 of the programme, for a tenure of 5 years to repay the existing RM341 million MTN issued by Murud, which due on the same day.

The transaction costs relating to the programme are amortised to profit or loss over the tenure of the programmes.

The CPs/ MTNs outstanding as at 31 December 2025 and 31 December 2024 are subject to the following interest rates as at the reporting date:

	2025	2024
	%	%
RM20 million nominal value MTN	3.40	3.40
RM205 million nominal value CP	3.96	4.33
RM35 million nominal value CP	4.21	4.58
RM77 million nominal value MTN	4.87	5.31

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

21. BORROWINGS (cont'd)

- (c) **Medium Term Notes (“MTNs”) Programme of RM3,000 million in nominal value (“MTN Programme”), and the Commercial Papers (“CPs”) Programme of RM300 million in nominal value (“CP Programme”), subject to a combined limit of up to RM3,000 million in aggregate in nominal value (collectively the “Programmes”) under Trusmadi Capital Sdn. Bhd. (“Trusmadi”)** (cont'd)

The Trusmadi Issue 1 is secured, inter-alia by the following:

- (i) A third party first legal charge by REIT Trustee over the Secured Property – Trusmadi Issue 1; refer to Menara Shell;
- (ii) An undertaking from the Manager:
 - (a) to deposit all rental, cash flows, deposits, other income, and insurance claim proceeds in relation to the Secured Property – Trusmadi Issue 1 and any other proceeds generated from Secured Property - Trusmadi Issue 1 into the Revenue Account – Trusmadi Issue 1 ; and
 - (b) that it shall not make or permit to make any withdrawal from the Designated Accounts – Trusmadi Issue 1 (as defined hereinafter) for the declaration of any dividends or distributions to Sentral REIT’s unitholders, if:
 - an Event of Default and/or Trigger Event under Trusmadi Issue 1 has occurred and is continuing or will occur as a result of such payment or distribution; or
 - the Financial Covenants under Trusmadi Issue 1 are not met prior to and/or will not be met after such payment or distribution;
- (iii) First ranking charge and assignment over all rights, titles, interests and benefits in and under the Designated Accounts – Trusmadi Issue 1 (i.e. third party assignment and charge by the Trustee over the Revenue Account – Trusmadi Issue 1 and Operations Account – Trusmadi Issue 1); and a first party assignment and charge by Trusmadi over the Debt Service Ratio Account (“DSRA”) - Trusmadi Issue 1, all in relation to the Secured Property - Trusmadi Issue 1);
- (iv) Third party assignment over all the REIT Trustee’s rights, titles, interests and benefits in and under such tenancy/lease agreements in relation to the Secured Property - Trusmadi Issue 1;
- (v) Third party assignment over all the REIT Trustee’s rights, titles, interests and benefits in and under the insurance policies in relation to the Secured Property - Trusmadi Issue 1;
- (vi) An irrevocable Power of Attorney to be granted by the REIT Trustee in favour of the Security Trustee to deal with (including application for subdivision, if any and the collection of title on behalf of REIT Trustee), and to dispose the Secured Property - Trusmadi Issue 1 upon declaration of a Trigger Event under Trusmadi Issue 1; and
- (vii) First party assignment over all rights, titles, interests and benefits in and under the “REIT Trustee Financing Agreement – Trusmadi Issue 1” entered into between Trusmadi, the Trustee and the Security Trustee for the provision of the inter-company loan from Trusmadi to the Trustee from the proceeds raised from the Trusmadi Issue 1.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

21. BORROWINGS (cont'd)

- (c) **Medium Term Notes (“MTNs”) Programme of RM3,000 million in nominal value (“MTN Programme”), and the Commercial Papers (“CPs”) Programme of RM300 million in nominal value (“CP Programme”), subject to a combined limit of up to RM3,000 million in aggregate in nominal value (collectively the “Programmes”) under Trusmadi Capital Sdn. Bhd. (“Trusmadi”) (cont'd)**

- (iv) **RM342 million in nominal value of MTN (“Trusmadi Issue 2”) issued on 28 March 2025**

	2025
	RM
Face value of MTN issued	342,000,000
Transaction costs on MTN issued	(705,678)
	<u>341,294,322</u>
Amortisation of transaction costs during the period	117,512
	<u>341,411,834</u>

On 28 March 2025, Sentral REIT through its SPE, Trusmadi, issued RM342 million MTN under Issue 2 of the programme, for a tenure of 5 years to repay the existing RM341 million MTN issued by Murud, which due on the same day.

	2025
	%
Class A MTN RM 220mil	4.38%
Class B MTN RM 40mil	4.50%
Class D unrated MTN RM 82mil	<u>4.47%</u>

The transaction costs relating to the programme are amortised over the tenure of the programme and are charged to profit or loss.

The Trusmadi Issue 2 is secured, inter-alia by the following:

- (i) A third party first legal charge by REIT Trustee over the Secured Property – Trusmadi Issue 2; refer to Platinum Sentral;
- (ii) A third party specific debenture by the REIT Trustee creating first ranking fixed charge over the Secured Property - Trusmadi Issue 2;
- (iii) An undertaking from the Manager:
 - (a) to deposit all rental, cash flows, deposits, other income, and insurance claim proceeds in relation to the Secured Property – Trusmadi Issue 2 and any other proceeds generated from Secured Property - Trusmadi Issue 2 into the Revenue Account – Trusmadi Issue 2 ; and

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025
(cont'd)

21. BORROWINGS (cont'd)

(c) **Medium Term Notes (“MTNs”) Programme of RM3,000 million in nominal value (“MTN Programme”), and the Commercial Papers (“CPs”) Programme of RM300 million in nominal value (“CP Programme”), subject to a combined limit of up to RM3,000 million in aggregate in nominal value (collectively the “Programmes”) under Trusmadi Capital Sdn. Bhd. (“Trusmadi”)** (cont'd)

(iv) **RM342 million in nominal value of MTN (“Trusmadi Issue 2”) issued on 28 March 2025**
(cont'd)

The Trusmadi Issue 2 is secured, inter-alia by the following: (cont'd)

(iii) An undertaking from the Manager: (cont'd)

(b) that it shall not make or permit to make any withdrawal from the Designated Accounts – Trusmadi Issue 2 (as defined below) for the declaration of any dividends or distributions to Sentral REIT’s unitholders, if:

- an Event of Default and/or Trigger Event under Trusmadi Issue 2 has occurred and is continuing or will occur as a result of such payment or distribution; or
- the Financial Covenants under Trusmadi Issue 2 are not met prior to and/or will not be met after such payment or distribution;

For the avoidance of doubt, nothing in the above shall restrict the REIT Trustee and the REIT Manager from paying the dividends and/or distributions to the unitholders of Sentral REIT using monies from other accounts of the REIT Trustee and/or the REIT Manager which are not assigned and/or charged to secure Issue 2;

- (iv) Third party legal charge and assignment by the REIT Trustee over all rights, titles, interests and benefits in and under the Designated Accounts – Issue 2 (i.e. the Revenue Account – Issue 2 and Operations Account – Issue 2) (“Assignment and Charge over Revenue Accounts and Operations Accounts (Issue 2)”); and first party legal charge and assignment by the Issuer over all rights, titles, interests and benefits in and under the DSRA – Issue 2 (“Assignment and Charge over DSRA (Issue 2)”), all in relation to the Secured Property – Issue 2;
- (v) Third party assignment over all the REIT Trustee’s rights, titles, interests and benefits in and under such tenancy/lease agreements in relation to the Secured Property - Trusmadi Issue 2 and any part thereof;
- (vi) Third party assignment over all the REIT Trustee’s rights, titles, interests and benefits in and under the insurance policies in relation to the Secured Property - Trusmadi Issue 2;
- (vii) An irrevocable Power of Attorney to be granted by the REIT Trustee in favour of the Security Trustee to deal with (including application for subdivision, if any and the collection of title on behalf of REIT Trustee), and to dispose the Secured Property - Trusmadi Issue 2 upon declaration of a Trigger Event under Trusmadi Issue 2; and
- (viii) First party assignment over all rights, titles, interests and benefits in and under the “REIT Trustee Financing Agreement – Trusmadi Issue 2” entered into between Trusmadi, the Trustee and the Security Trustee for the provision of the inter-company loan from Trusmadi to the Trustee from the proceeds raised from the Trusmadi Issue 2.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

21. BORROWINGS (cont'd)

(d) Short Term Revolving Credit Facility of Up To RM100 million under Sentral REIT ("STRC Facility")

RM56 million STRC Facility drawdown on 29 December 2025

	2025
	RM
STRC Facility RM56 million	56,000,000

On 29 December 2025, Sentral REIT drawdown the RM56 million, known as the "Advised Facility" from the RM100 million Short Term Revolving Credit Facility, to partly finance the acquisition of Arcoris Plaza on 30 December 2025. The interest rate will be Cost of Fund ("COF") + 0.75% per annum and will be repayable on demand.

The Facility shall be secured and or supported by amongst others, the following:-

- (i) First party first legal charge over the Target Property known as Arcoris;
- (ii) Assignment over the tenancy agreement(s) between the Borrower and the tenant(s) in relation to the Target Property;

Notice of Assignment Cum Instruction ("NACI") will be served to tenant(s) to remit all proceeds arising under the tenancy agreement(s) directly into the Revenue Account maintained with the Bank or if approved by the Bank, a Letter of Undertaking from the Borrower to channel all income and proceeds received or to be received in relation to the Target Property which include amongst others, proceeds from rental, lease, deposits, insurance/takaful and disposal proceeds into the Revenue Account.

- (iii) Assignment and charge over the Designated Accounts (as defined herein);
- (iv) Assignment over all of the Borrower's rights, titles and benefits in and under all takaful plans/insurance policies taken by the Borrower in relation to the Target Property (but excluding any or all plans, contracts and policies of takaful/insurances in respect of third party liability, public liability, personal injury, directors' and officer's liability and other third party liability and workers' compensation takaful/insurance only to the extent that the proceeds of such takaful/insurances are payable to third parties) whereby the Bank is to be endorsed as loss payee. The application of the claims and proceeds from any claim on such takaful plans/insurance policies will be agreed in the relevant Transaction Documents; and
- (v) such other security(ies) as may be required by the Bank or as advised by the Bank's solicitors.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

21. BORROWINGS (cont'd)

Reconciliation of movement of liabilities to cash flows arising from financing activities

	Murud CPs/MTNs Programme of up to RM450 million RM	Kinabalu MTNs Programme of up to RM3,000 million RM	Trusmadi CPs/MTNs Programme of up to RM3,000 million RM	Sentral REIT STRC Short Term Revolving Credit RM100 million RM	Total RM
Balance at 1 January 2025	340,979,304	490,535,516	334,495,157	-	1,166,009,977
Changes from financing cash flows					
Proceeds from borrowings	-	-	342,000,000	56,000,000	398,000,000
Repayment of borrowing	(341,000,000)	-	-	-	(341,000,000)
Finance costs paid	(3,678,208)	(20,464,131)	(26,109,839)	-	(50,252,178)
Transaction costs paid	-	-	(705,678)	-	(705,678)
Total changes from financing cash flows	(3,698,904)	470,071,385	649,679,640	56,000,000	1,172,052,121
Other changes liability-related					
Accretion of interest expense and interest expense on Term Loan/CPs/MTNs	3,678,208	20,464,131	26,308,851	-	50,451,190
Amortisation of transaction costs incurred to obtain Term Loan/CPs/MTNs	20,696	401,581	345,671	-	767,948
Total other changes liability-related	3,698,904	20,865,712	26,654,522	-	51,219,138
Balance at 31 December 2025	-	490,937,097	676,334,162	56,000,000	1,223,271,259

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

21. BORROWINGS (cont'd)

Reconciliation of movement of liabilities to cash flows arising from financing activities (cont'd)

	Murud CPs/MTNs Programme of up to RM450 million RM	Kinabalu MTNs Programme of up to RM3,000 million RM	Trusmadi CPs/MTNs Programme of up to RM3,000 million RM	Total RM
Balance at 1 January 2024	340,855,153	490,134,282	334,142,161	1,165,131,596
Changes from financing cash flows				
Finance costs paid	(15,409,377)	(20,985,849)	(15,007,454)	(51,402,680)
Total changes from financing cash flows	325,445,776	469,148,433	319,134,707	1,113,728,916
Other changes liability-related				
Accretion of interest expense and interest expense on Term Loan/CPs/MTNs	15,409,377	20,985,849	15,132,512	51,527,738
Amortisation of transaction costs incurred to obtain Term Loan/CPs/MTNs	124,151	401,234	227,938	753,323
Total other changes liability-related	15,533,528	21,387,083	15,360,450	52,281,061
Balance at 31 December 2024	340,979,304	490,535,516	334,495,157	1,166,009,977

22. DEFERRED TAX LIABILITIES

	2025 RM	2024 RM
At beginning of financial year	9,866,589	10,073,703
Recognised in profit or loss (Note 11)	(1,459,971)	(207,114)
At end of financial year	8,406,618	9,866,589

The deferred tax liabilities relates to the provision for RPGT on the fair value gain of investment properties.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025
(cont'd)

23. SECURITY DEPOSITS

	2025	2024
	RM	RM
At 1 January	27,764,126	36,563,032
Net additions/(refunds) during the financial year	3,143,753	(9,626,369)
Recognised in profit or loss:		
Unwinding of discount on security deposits (Note 10)	870,131	827,463
At 31 December	31,778,010	27,764,126
Representing:		
Non-current	21,881,536	24,438,758
Current	9,896,474	3,325,368
	31,778,010	27,764,126

24. DERIVATIVE LIABILITY

	2025	2024
	RM	RM
At Fair Value		
Current liability		
Interest rate swap contract (Note A)	919,083	-

(A) Interest rate swap contract ("IRS")

Sentral REIT entered into interest rate swap transaction to manage the risks associated with interest rate movement.

On 9 January 2025, an IRS arrangement swapping floating rate for fixed rate for a notional amount of RM317 million was entered into in relation to the RM240 million CPs and RM77 million MTN issued by Trusmadi (Issue 1). Sentral REIT will pay a fixed rate of 3.52% per quarter to Malayan Banking Berhad and receives a floating rate from Malayan Banking Berhad. These interest rate swap arrangement commenced on 9 January 2025 and will mature on 17 December 2026.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

25. UNITHOLDERS' CAPITAL

	2025	2024
Number of units		
Issued and fully paid:		
At 1 January/ 31 December	1,195,503,000	1,195,503,000
	2025	2024
	RM	RM
Amount		
Issued and fully paid:		
At 1 January/ 31 December	1,326,569,811	1,326,569,811

26. INVESTMENTS IN SPES

Details of SPEs are as follows:

Name of SPEs	Country of incorporation	Principal activity	Proportion of ownership interest	
			2025	2024
			%	%
Murud Capital Sdn. Bhd.	Malaysia	Facilitating financing for Sentral REIT	100	100
Trusmadi Capital Sdn. Bhd.	Malaysia	Facilitating financing for Sentral REIT	100	100
Samwise Capital Sdn. Bhd.	Malaysia	Facilitating financing for Sentral REIT	100	100
Kinabalu Capital Sdn. Bhd.	Malaysia	Facilitating financing for Sentral REIT	100	100

All the above SPEs are audited by Ernst & Young PLT, Malaysia.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025
(cont'd)

27. COMMITMENTS

(a) Capital commitments

Capital expenditure as at reporting date is as follows:

	2025	2024
	RM	RM
Capital expenditure approved and contracted for investment properties	3,571,300	2,556,131

(b) Non-cancellable operating lease commitments

	2025	2024
	RM	RM
As lessor		
Future minimum rental receivable:		
Not later than 1 year	159,062,020	167,627,428
Later than 1 year but not later than 5 years	397,217,396	392,279,673
Later than 5 years	391,482,619	442,860,303
	947,762,035	1,002,767,404

Sentral REIT has entered into leases on its investment properties. The non-cancellable leases have remaining lease terms of between 1 to 15 years (2024: between 1 to 16 years).

28. NET ASSET VALUE PER UNIT

The calculation of net asset value per unit is based on 1,195,503,000 units (2024: 1,195,503,000 units) in circulation as at 31 December 2025.

29. UNITHOLDINGS BY THE MANAGER

As at 31 December 2025, the Manager does not have any unitholdings in Sentral REIT.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

30. UNITHOLDERS RELATED TO THE MANAGER

	← Sentral REIT →				Market value 2025 RM
	Number of units 2025	Number of units 2024	Percentage of total units 2025 %	Percentage of total units 2024 %	
Malaysian Resources Corporation Berhad ("MRCB")	334,036,700	334,036,700	27.94	27.94	265,559,177
Global Jejaka Sdn. Bhd.	757,000	757,000	0.06	0.06	601,815
	334,793,700	334,793,700	28.00	28.00	266,160,992
The Manager's directors' direct unitholding in Sentral REIT:					
Tan Sri Saw Choo Boon	100,000	100,000	0.01	0.01	79,500
Kwan Joon Hoe	600,000	600,000	0.05	0.05	477,000
Po Yih Ming	100,000	40,000	0.01	0.00	79,500
The Manager's directors' indirect unitholding in Sentral REIT:					
Tan Sri Saw Choo Boon (a)	757,000	757,000	0.06	0.06	601,815

(a) Deemed interest by way of his substantial shareholding in Jendela Elit Sdn. Bhd., which in turn are substantial shareholders of Global Jejaka Sdn. Bhd..

31. MANAGEMENT EXPENSE RATIO

	2025 %	2024 %
Management expense ratio ("MER")	1.27	1.26

MER is calculated based on the total fees including Manager's fees, Trustee's fees, auditor's fees, tax agent's fees, valuation fees and administration expenses charged to Sentral REIT divided by the average net asset value during the financial year calculated on a monthly basis.

Since the basis of calculating MER can vary among real estate investment trusts, comparison of Sentral REIT's MER with other REITs which use a different basis of calculation may not be an accurate comparison.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

32. RELATED PARTIES TRANSACTIONS

The following table provides the total amount of transactions that have been entered into with related parties for the financial year.

	2025	2024
	RM	RM
(i) Car park income from Semasa Parking Sdn. Bhd.	8,984,595	9,556,676
(ii) Auxiliary police services with MRCB Sentral Securities Sdn. Bhd.		
- Menara Shell	(522,720)	(446,631)
- Platinum Sentral	(439,200)	(374,345)
- Menara CelcomDigi	(332,880)	(324,192)
(iii) Supply of chilled water services with Semasa District Cooling Sdn. Bhd.	(3,291,192)	(3,467,693)
(iv) Supply of chilled water services with PJ Sentral DCS Sdn. Bhd.	(4,315,196)	(4,182,743)
(v) Supply of chilled water services with 348 Sentral Sdn. Bhd.	(3,733,302)	(4,141,538)
(vi) Lease of land at Platinum Sentral with Malaysian Resources Sentral Sdn. Bhd.	67,078	67,078
(vii) Rental of office premises for Sentral REIT Management Sdn. Bhd.	216,000	216,000
(viii) Reimbursement of insurance to Kuala Lumpur Sentral Sdn. Bhd.	(7,461)	(8,785)
(ix) Reimbursement to Joint Management Body for Lot 348	(147,143)	(142,405)
(x) Refund of service tax by Semasa Sentral Sdn. Bhd.	-	208,498

33. SUBSEQUENT EVENT

On 15 August 2025, Sentral REIT entered into a conditional sale and purchase agreement (the "SPA") with Turiya Properties Sdn. Bhd. ("TPSB"), a wholly-owned subsidiary of Turiya Berhad, for the proposed disposal of Wisma Sentral Inai ("WSI") for a consideration of RM135 million to be settled entirely in cash. Sentral REIT have received deposit in total of RM13.5 million on 25 August 2025 and 18 September 2025.

As stipulated in the Clause 5.2 (Remedial Mechanisms) of the SPA, Dato' Sri Shamir, the Executive Director of Turiya Berhad, completed the acquisition of TPSB from Turiya Berhad and continued with the proposed acquisition of WSI through TPSB.

On 13 January 2026, the disposal of WSI has been completed, following the full settlement of the remaining balance of RM121.5 million by TPSB to the Maybank Trustee's solicitor.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

34. FAIR VALUE OF FINANCIAL INSTRUMENTS

(a) Determination of fair value

Financial instruments that are not carried at fair value and where carrying amounts are reasonable approximations of fair value.

The following are classes of financial instruments that are not carried at fair value and whose carrying amounts are reasonable approximations of fair value:

	Note
Trade and other receivables	16
Deposits, cash and bank balances	18
Borrowings	21
Trade and other payables	20

The carrying amounts of these financial assets and liabilities are reasonable approximations of fair values, either due to their short-term nature or that they are floating rate instruments that are repriced to market interest rates on or near the reporting date.

The fair values of long term borrowings and security deposits are estimated by discounting expected future cash flows at market incremental lending rate for similar types of lending, borrowing or leasing arrangements at the reporting date.

Financial instruments not carried at fair value

	Carrying amount	Fair value
	RM	RM
As at 31 December 2025		
Fixed rate borrowings	409,471,361	411,772,940
As at 31 December 2024		
Fixed rate borrowings	275,839,178	275,396,820

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025
(cont'd)

34. FAIR VALUE OF FINANCIAL INSTRUMENTS (cont'd)

(b) Fair value measurement

Sentral REIT uses the hierarchy as disclosed in Note 3.20 to the financial statements in determining and disclosing the fair value of financial instruments.

Quantitative disclosures of fair value measurement hierarchy for assets and liabilities as at 31 December 2025 and 31 December 2024 are as follows:

	Level 2	Level 3	Total
	RM	RM	RM
As at 31 December 2025			
Assets measured at fair value			
Interest rate swap contract (Note 24)	919,083	-	919,083
Investment properties (Note 15)	-	2,443,500,000	2,443,500,000
As at 31 December 2024			
Assets measured at fair value			
Investment properties (Note 15)	-	2,522,500,000	2,522,500,000

There were no material transfers between Level 1, Level 2 and Level 3 during the financial year.

35. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

Sentral REIT is exposed to financial risks arising from its operations and use of financial instruments, including interest rate risk, credit risk, liquidity risk and market risk.

Sentral REIT has a system of controls in place to create an acceptable balance between the costs of risks occurring and the costs of managing the risks. The Manager continuously monitors the Group's risk management process to ensure that an appropriate balance between risk and control is achieved. Risk management policies are reviewed regularly to reflect changes in market conditions and Sentral REIT's activities.

The Audit and Risk Committee oversees how management monitors the compliance with stated risk management policies and procedures, assisted by the internal auditor. The internal auditor undertakes regular review of risk management controls and procedures, the results of which are reported to the Audit and Risk Committee.

The following section provides details of Sentral REIT's exposures to the above mentioned risks and the objectives and policies for the management of these risks:

(a) Interest rate risk

Sentral REIT's exposure to changes in interest rates relates primarily to borrowings as disclosed in Note 21 to the financial statements. Interest rate is managed on an on-going basis with the primary objective of limiting the extent to which net interest expense could be affected by adverse movements in interest rates.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

35. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (cont'd)

The following section provides details of Sentral REIT's exposures to the above mentioned risks and the objectives and policies for the management of these risks: (cont'd)

(a) Interest rate risk (cont'd)

Sensitivity analysis for interest rate risk

At the reporting date, if interest rates had been 25 basis points ("bps") lower/higher, with all other variables remain constant, Sentral REIT's income net of taxation as a result of lower/higher interest income on short term deposits and interest expense on floating rate loans and borrowings would have the following effects:

	Increase/(decrease) in income, net of taxation	
	2025	2024
	RM	RM
Interest rate		
- 25 bps	795,236	1,544,272
+ 25 bps	(795,236)	(1,544,272)

(b) Credit risk

Credit risk is defined as the risk of potential financial loss resulting from failure of a customer or counterparty to settle its financial and contractual obligations to Sentral REIT as and when they fall due.

Sentral REIT's exposure to credit risk arises primarily from trade receivables. The risk is controlled by credit verification procedures before lease agreements are entered into with tenants to ensure creditworthy and good standing tenants are selected. Sentral REIT has a stringent collection policy in place and the exposure to credit risk is mitigated by diligent on-going monitoring of outstanding receivables and collection of security deposits from tenants.

For other financial assets, Sentral REIT minimises the credit risk by dealing with high credit rating counterparties and/or reputable and licensed financial institutions.

Sentral REIT's maximum exposure to credit risk is represented by the carrying amount of its financial assets as follows:

		2025	2024
	Note	RM	RM
Trade and other receivables*	16	10,323,869	7,664,231
Deposits, cash and bank balances	18	92,710,616	84,458,949

* Trade and other receivables exclude prepayments.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

35. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (cont'd)

The following section provides details of Sentral REIT's exposures to the above mentioned risks and the objectives and policies for the management of these risks: (cont'd)

(c) Liquidity risk

Liquidity risk is the risk that Sentral REIT will encounter difficulty in meeting financial obligations due to shortage of funds, which may potentially arise from mismatches of maturities of financial assets and liabilities. As the timing of funding arrangements can be critical, Sentral REIT may be exposed to the risk of its real estate properties being foreclosed in the interim.

To mitigate liquidity risk, the Manager maintains adequate level of cash and cash equivalents and arranges for refinancing of Sentral REIT's borrowings on a timely basis to fund Sentral REIT's operations and meet its financial obligations. In addition, the Manager also monitors and observes the SC REIT Guidelines concerning the limits to total borrowings and ensures compliance with stated financial covenants per terms of its borrowings.

Analysis of financial instruments by remaining contractual maturities

The table below summarises the maturity profile of Sentral REIT's liabilities at the reporting date based on contractual undiscounted repayment obligations.

	On demand or within one year	One to five years	More than five years	Total
	RM	RM	RM	RM
As at 31 December 2025				
Trade and other payables*	42,029,689	-	-	42,029,689
Borrowings**	441,221,967	913,253,697	-	1,354,475,664
Security deposits	9,896,474	15,413,055	14,743,500	40,053,029
Total undiscounted financial liabilities	493,148,130	928,666,752	14,743,500	1,436,558,382
As at 31 December 2024				
Trade and other payables*	17,862,050	-	-	17,862,050
Borrowings**	380,828,708	895,744,145	-	1,276,572,853
Security deposits	3,325,368	18,480,691	14,737,500	36,543,559
Total undiscounted financial liabilities	402,016,126	914,224,836	14,737,500	1,330,978,462

* Trade and other payables excludes deferred lease income.

** Borrowings on demand or within one year includes finance costs.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 December 2025

(cont'd)

35. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (cont'd)

The following section provides details of Sentral REIT's exposures to the above mentioned risks and the objectives and policies for the management of these risks: (cont'd)

(d) Market risk

Market risk is the risk that changes in market prices, such as interest rate and unit fund prices which will affect Sentral REIT's financial results or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return on risk.

36. CAPITAL MANAGEMENT

The Manager aims to optimise Sentral REIT's capital structure and cost of capital within the borrowing limits set out in the SC REIT Guidelines and uses a combination of debt and equity to fund future acquisitions and improvement works. The strategies involve:

- (i) Adopting and maintaining an optimal gearing level; and
- (ii) Adopting an active interest rate management strategy to manage the risk associated with changes in interest rates.

While maintaining flexibility in Sentral REIT's capital structure to meet future investment and/or capital expenditure requirements.

Pursuant to Clause 8.32 of the SC REIT Guidelines, the total borrowings of a real estate investment trust (including borrowings through issuance of debt securities), should not exceed 50% of its total asset value at the time the borrowings are incurred.

The Manager employs a combination of appropriate and flexible debt and financing policies to manage both current and future funding requirements of Sentral REIT. The Manager, on an on-going basis, manages the capital structure of Sentral REIT and makes adjustments to it when necessary, in the light of changes in economic conditions.

		2025	2024
	Note	RM	RM
Total borrowings	21	1,223,271,259	1,166,009,977
Total assets		2,682,334,267	2,615,751,685
Gearing ratio (%)		45.60	44.58

37. SEGMENTAL REPORTING

No segmental reporting is prepared as Sentral REIT's activities are predominantly in one industry segment and its properties are situated in Malaysia.

ANALYSIS OF UNITHOLDINGS

As at 23 February 2026

Total number of units issued	:	1,195,503,000
Voting rights	:	One vote per unit
Number of unit holders	:	13,689

Unit Class	No. of Unitholders	% of Unitholders	No. of Unitholdings	% of Unitholdings
Less than 100	220	1.61	1,943	0.00
100 - 1,000	2,414	17.63	1,427,108	0.12
1,001 - 10,000	6,252	45.67	32,581,597	2.73
10,001 - 100,000	4,093	29.90	137,756,645	11.52
100,001 to less than 5% of issued units	707	5.17	495,275,607	41.43
5% and above of issued units	3	0.02	528,460,100	44.20
TOTAL	13,689	100.00	1,195,503,000	100.00

LIST OF TOP 30 HOLDERS AS AT 23/02/2026

NO.	NAME	HOLDINGS	%
1	RHB CAPITAL NOMINEES (TEMPATAN) SDN BHD <i>RHB ISLAMIC BANK BERHAD PLEDGED SECURITIES ACCOUNT FOR MALAYSIAN RESOURCES CORPORATION BERHAD</i>	297,917,000	24.92
2	HSBC NOMINEES (ASING) SDN BHD <i>HSBC-FS FOR CAPITACOMMERCIAL TRUST</i>	117,040,000	9.79
3	CITIGROUP NOMINEES (TEMPATAN) SDN BHD <i>EMPLOYEES PROVIDENT FUND BOARD</i>	77,383,400	6.47
4	HLIB NOMINEES (TEMPATAN) SDN BHD <i>PLEDGED SECURITIES ACCOUNT FOR QUILL LAND SDN. BHD.</i>	59,040,000	4.94
5	KUMPULAN WANG PERSARAAN (DIPERBADANKAN)	55,589,100	4.65
6	MALAYSIAN RESOURCES CORPORATION BERHAD	36,119,700	3.02
7	AMANAHRAYA TRUSTEES BERHAD <i>AMANAH SAHAM BUMIPUTERA</i>	31,411,500	2.63
8	AMANAHRAYA TRUSTEES BERHAD <i>AMANAH SAHAM MALAYSIA</i>	22,919,300	1.92
9	AMANAHRAYA TRUSTEES BERHAD <i>AMANAH SAHAM MALAYSIA 2 - WAWASAN</i>	20,000,000	1.67
10	AMANAHRAYA TRUSTEES BERHAD <i>AMANAH SAHAM BUMIPUTERA 2</i>	20,000,000	1.67
11	CITIGROUP NOMINEES (TEMPATAN) SDN BHD <i>GREAT EASTERN LIFE ASSURANCE (MALAYSIA) BERHAD (PAR 1)</i>	11,874,500	0.99
12	AMANAHRAYA TRUSTEES BERHAD <i>AMANAH SAHAM MALAYSIA 3</i>	11,000,000	0.92

ANALYSIS OF UNITHOLDINGS

As at 23 February 2026
(cont'd)

LIST OF TOP 30 HOLDERS AS AT 23/02/2026 (cont'd)

NO.	NAME	HOLDINGS	%
13	HSBC NOMINEES (TEMPATAN) SDN BHD <i>HSBC (M) TRUSTEE BHD FOR ZURICH LIFE INSURANCE MALAYSIA BERHAD (NP-OTHER-REITS)</i>	9,968,900	0.84
14	CIMSEC NOMINEES (TEMPATAN) SDN BHD <i>CIMB FOR AHMAD JOHARI BIN ABDUL RAZAK (PB)</i>	7,045,300	0.59
15	HSBC NOMINEES (TEMPATAN) SDN BHD <i>HSBC (M) TRUSTEE BHD FOR ZURICH LIFE INSURANCE MALAYSIA BERHAD (LIFE PAR)</i>	5,868,600	0.49
16	LIM PEI TIAM @ LIAM AHAT KIAM	3,900,000	0.33
17	HSBC NOMINEES (TEMPATAN) SDN BHD <i>HSBC (M) TRUSTEE BHD FOR ZURICH GENERAL INSURANCE MALAYSIA BERHAD (GI-REITS)</i>	3,735,600	0.31
18	YEAP AH KAU @ YEAP CHAN TOOI	3,639,000	0.30
19	MAYBANK NOMINEES (TEMPATAN) SDN BHD <i>CREDIT GUARANTEE CORPORATION MALAYSIA BERHAD (416581)</i>	3,203,900	0.27
20	MAYBANK NOMINEES (TEMPATAN) SDN BHD <i>PLEDGED SECURITIES ACCOUNT FOR WONG SIEW HUNG</i>	3,100,000	0.26
21	CIMSEC NOMINEES (TEMPATAN) SDN BHD <i>CIMB FOR WONG SIEW HUNG (PB)</i>	3,055,100	0.26
22	CITIGROUP NOMINEES (TEMPATAN) SDN BHD <i>GREAT EASTERN LIFE ASSURANCE (MALAYSIA) BERHAD (SHF T2)</i>	3,000,000	0.25
23	KENANGA NOMINEES (TEMPATAN) SDN BHD <i>RAKUTEN TRADE SDN BHD FOR CHUA CHIN KUAN</i>	2,890,600	0.24
24	LOW MENG KEE	2,500,000	0.21
25	UOB KAY HIAN NOMINEES (ASING) SDN BHD <i>EXEMPT AN FOR UOB KAY HIAN PTE LTD (A/C CLIENTS)</i>	2,426,000	0.20
26	TAN CHUAN YONG	2,083,800	0.17
27	CIMSEC NOMINEES (TEMPATAN) SDN BHD <i>CIMB FOR GRACE YEOH CHENG GEOK (PB)</i>	2,064,700	0.17
28	RHB CAPITAL NOMINEES (TEMPATAN) SDN BHD <i>PLEDGED SECURITIES ACCOUNT FOR FONG SILING (CEB)</i>	2,000,000	0.17
29	YEW AH KOW	2,000,000	0.17
30	MAYBANK NOMINEES (TEMPATAN) SDN BHD <i>CHIA KIM YONG</i>	1,900,000	0.16
		824,676,000	68.98

ANALYSIS OF UNITHOLDINGS

As at 23 February 2026

(cont'd)

SUBSTANTIAL UNITHOLDERS AS AT 23 FEBRUARY 2026

Name	No of Units Held			
	Direct	%	Indirect	%
Malaysian Resources Corporation Berhad	334,036,700	27.94	-	-
Capitacommercial Trust	117,040,000	9.79	-	-
Employees Provident Fund Board	77,383,400	6.47	-	-

UNITHOLDINGS OF DIRECTORS OF THE MANAGER AS AT 23 FEBRUARY 2026

Name	No of Units Held			
	Direct	%	Indirect	%
Tan Sri Saw Choo Boon	100,000	-	*757,000	0.06
Kwan Joon Hoe	600,000	0.05	-	-
Po Yih Ming	100,000	0.01	-	-

* Deemed interest by way of his substantial shareholding in Jendela Elit Sdn. Bhd., which in turn are substantial shareholders of Global Jejaka Sdn Bhd.

NOTICE OF FOURTEENTH ANNUAL GENERAL MEETING



(A real estate investment trust constituted under the laws of Malaysia)

NOTICE IS HEREBY GIVEN THAT the Fourteenth Annual General Meeting ("14th AGM") of Sentral REIT will be held at the Grand Ballroom, Aloft Kuala Lumpur Sentral, No. 5, Jalan Stesen Sentral, Kuala Lumpur Sentral, 50470 Kuala Lumpur on Tuesday, 28 April 2026 at 10.00 a.m. for the following purposes:

AGENDA

As Ordinary Business:

1. To receive the Audited Financial Statements for the financial year ended 31 December 2025 of Sentral REIT together with the Reports attached thereon. *(Please refer to Explanatory Note 1)*

As Special Business:

To consider and if thought fit, to pass the following resolution with or without modifications: *Ordinary Resolution*

2. Proposed authority to allot and issue new units of Sentral REIT ("Proposed Authority")

"THAT pursuant to the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and subject to all requisite approvals being obtained, authority be and is hereby given to the Directors of Sentral REIT Management Sdn. Bhd. ("the Manager") to issue and allot new units in Sentral REIT ("New Units") at any time, in such number and to such persons and upon such terms and conditions as the Directors of the Manager may, in their absolute discretion, deem fit and expedient in the best interests of Sentral REIT, provided that the aggregate number of New Units to be issued pursuant to this resolution, when aggregated with the number of units issued during the preceding twelve (12) months, shall not exceed twenty per centum (20%) of the total number of issued units of Sentral REIT for the time being;"

THAT the Proposed Authority shall continue to be in force until:

- (i) the conclusion of the next AGM of Sentral REIT at which time this Proposed Authority will lapse, unless by a resolution passed at the next AGM, the authority is renewed; or
- (ii) the expiration of the period within which the next AGM of the unitholders is required by law to be held; or
- (iii) The Proposed Authority is revoked or varied by a resolution passed by the unitholders in a general meeting of Sentral REIT,

whichever is earlier;

NOTICE OF FOURTEENTH ANNUAL GENERAL MEETING

(cont'd)

THAT the New Units to be issued pursuant to the Proposed Authority shall, upon allotment and issuance, rank pari passu in all respects with the existing units except that the New Units will not be entitled to any income distribution, right, benefit, entitlement and/or any other distributions that may be declared prior to the date of allotment and issuance of such New Units;

THAT authority be and is hereby given to the Directors of the Manager and Maybank Trustee Berhad, as Trustee of Sentral REIT, acting for and on behalf of Sentral REIT, to give effect to the Proposed Authority with full powers to assent to any conditions, modifications, variations and/or amendments as they may deem fit in the best interest of Sentral REIT and/or may be imposed by the relevant authorities;

AND THAT the Directors of the Manager and the Trustee, acting for and on behalf of Sentral REIT, be and are hereby authorised to implement, finalise, complete and do all acts, deeds and things (including executing such documents as may be required) in relation to the Proposed Authority."

BY ORDER OF THE BOARD

Sentral REIT Management Sdn Bhd
(The Manager of Sentral REIT)

Mohamed Noor Rahim bin Yahaya

MAICSA 0866820 / SSM PC No. 202008002339

Ho Ngan Chui

MAICSA 7014785 / SSM PC No. 202008001773

Company Secretaries

Kuala Lumpur
30 March 2026

Notes:

1. Only Unitholders whose name appear in the Record of Depositors of Sentral REIT on 20 April 2026 shall be eligible to participate at the 14th AGM or to appoint proxies to attend and vote on their behalf.
2. A Unitholder who is entitled to attend and vote at this meeting is entitled to appoint another person to attend and vote in his stead. A proxy may but need not be a Unitholder.
3. Where a Unitholder appoints two (2) proxies, the appointment shall be invalid unless he/she specifies the proportions of his/her holdings to be represented by each proxy.
4. Where a Unitholder is an exempt authorised nominee which holds the units for multiple beneficial owners in one securities account, there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus account it holds.
5. Where a Unitholder is an authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991, he/she may appoint not more than 2 proxies in respect of each securities account he/she holds with units in Sentral REIT standing to the credit of the said securities account.

NOTICE OF FOURTEENTH ANNUAL GENERAL MEETING

(cont'd)

6. *The instrument appointing a proxy shall be in writing under the hand of the appointor or of its attorney duly authorised in writing or if the appointor is a corporation either under its common seal or under the hand of an officer or attorney so authorised.*
7. *The instrument appointing a proxy and the power of attorney or other authority (if any) under which it is signed or a notarially certified copy of such power or authority shall be deposited at the Registered Address of Sentral REIT Management Sdn Bhd, the management company of Sentral REIT ("Manager") at Level 33A, Menara NU 2, No. 203, Jalan Tun Sambanthan, Kuala Lumpur Sentral, 50470 Kuala Lumpur not less than forty-eight (48) hours before the time appointed for holding the 14th AGM either by hand, post, fax to (603) 27807668 or email to azeela@mrcb.com/irene@mrcb.com. If no name is inserted in the space for the name of your proxy, the Chairman of the 14th AGM will act as your proxy.*

Explanatory Notes on Ordinary and Special Business:

1. Item 1 of the Agenda

The Audited Financial Statements under Agenda 1 are laid before the Unitholders for discussion only in accordance with Clause 13.18(b) of the Guidelines on Listed Real Estate Investment Trust issued by the Securities Commission Malaysia. The audited financial statements do not require a formal approval of the unitholders and hence, the matter is not put forward for voting.

2. Item 2 of the Agenda – Proposed Authority

The proposed ordinary resolution, if passed, will give a mandate to the Directors of the Manager to issue and allot units of Sentral REIT from time to time provided that the aggregate number of the New Units to be issued, when aggregated with the number of units issued during the preceding 12 months does not exceed 20% of the total number of issued units of Sentral REIT for the time being. This Proposed Authority, unless revoked or varied by a resolution passed by the Unitholders at a general meeting of Sentral REIT, will expire at the conclusion of the next AGM of Sentral REIT.

As at the date of this notice, Sentral REIT has not issued any units under the mandate which was approved at the 13th AGM held on 29 April 2025 and which will lapse at the conclusion of the 14th AGM.

The Proposed Authority will allow Sentral REIT the flexibility to allot and issue New Units to raise funds to finance future investments, acquisitions and capital expenditure projects to enhance the value of Sentral REIT and/or to refinance existing debt as well as for working capitals purposes without convening a general meeting, which may delay the capital raising initiatives and incur relevant costs in organising the required general meeting.

PERSONAL DATA PRIVACY NOTICE

By registering for electronic voting and/or submitting the instrument(s) appointing proxy(ies) and/or corporate representative(s), Unitholders consent to the collection, use and processing of their personal data by the Manager or its authorised agents for purposes related to the administration of the 14th AGM of Sentral REIT. This includes, but is not limited to, facilitating participation, processing of proxy appointments, maintaining records and complying with applicable laws, regulations, listing requirements, and/or guidelines. By doing so Unitholders also warrant that they have obtained the necessary consent from their appointed proxy(ies) and/or corporate representative(s) for the disclosure of their personal data to the Manager. The Unitholder agrees to indemnify Sentral REIT and/or the Manager against any penalties, liabilities, claims, demands, losses, or damages arising from any breach of the above warranty.

ADMINISTRATIVE NOTES TO UNITHOLDERS OF SENTRAL REIT



(A real estate investment trust constituted under the laws of Malaysia)

ADMINISTRATIVE NOTES TO UNITHOLDERS OF SENTRAL REIT FOR THE 14TH ANNUAL GENERAL MEETING ("14TH AGM")

MODE OF MEETING

The 14th AGM of Sentral REIT will be conducted physically and the date, time and venue of the 14th AGM are as follows:

Day and Date	Tuesday, 28 April 2026
Time	10.00 a.m.
Meeting Venue	Grand Ballroom, Aloft Hotel Kuala Lumpur Sentral, No. 5, Jalan Stesen Sentral, Kuala Lumpur Sentral, 50470 Kuala Lumpur
Poll Administrator	Boardroom Share Registrars Sdn Bhd ("Boardroom")

MEMBERS ENTITLED TO PARTICIPATE AND VOTE

Only Depositors whose names appear on the General Meeting Record of Depositors as at **20 April 2026** ("**General Meeting ROD**") shall be entitled to participate in the 14th AGM or appoint a proxy(ies) to attend and vote on their behalf.

REGISTRATION

- Registration will start at 8.30 a.m. and will remain open until the conclusion of the 14th AGM, or such time as determined by the Chairman of the meeting.
- Please produce your **ORIGINAL Identity Card ("I/C") or Passport (for foreigners)** during registration for verification. No photocopy of I/C or Passport will be accepted. Please note that you will not be allowed to register on behalf of another person even with the original I/C of that other person.
- After verification and registration, you will be given an identification wristband. No person will be allowed to enter the Ballroom and breakfast area without the identification wristband.

ADMINISTRATIVE NOTES TO UNITHOLDERS OF SENTRAL REIT

(cont'd)

LODGEMENT OF PROXY FORM FOR THE 14TH AGM

Please submit your Proxy Form, either by hand or by post to the following registered address of Sentral REIT Management Sdn Bhd, the management company of Sentral REIT, or by electronic mail to azeela@mrcb.com/irene@mrcb.com or fax to (603) 27807668, not less than 48 hours before the time appointed for holding the 14th AGM or any adjournment thereof, otherwise the Proxy Form shall be treated as invalid:

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

Please ensure ALL the particulars as required in the Proxy Form are completed, signed and dated accordingly.

REVOCAION OF PROXY

If you have submitted your Proxy Form prior to the AGM and subsequently decide to appoint another person or wish to participate in the AGM yourself, please email to azeela@mrcb.com/irene@mrcb.com to revoke the earlier appointed proxy(ies) at least forty-eight (48) hours before the AGM or proceed to the Help desk counter on the AGM day to do proxy revocation. On revocation, your proxy(ies) will not be allowed to participate in the AGM. In such event, you should advise your proxy(ies) accordingly.

VOTING PROCEDURE

Pursuant to the Main Marketing Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Malaysia"), the resolution set out in the Notice of the 14th AGM will be put to vote by poll.

Boardroom is the appointed Poll Administrator to conduct the polling process via electronic voting ("e-Voting") and SKY Corporate Services Sdn. Bhd. is the Independent Scrutineers ("Scrutineers") to verify and validate the poll results.

You may cast your votes on the resolution using the e-polling kiosks provided at the meeting hall.

Upon the close of the polling session, the Independent Scrutineers will verify the poll results, which will then be announced by the Chairman.

REFRESHMENT

Breakfast will be served before the 14th AGM from 8.30 a.m. onwards.

DOOR GIFTS

There will be no door gift(s) for members/proxies who participate in the 14th AGM.

ADMINISTRATIVE NOTES TO UNITHOLDERS OF SENTRAL REIT

(cont'd)

TRAVEL ARRANGEMENT

You are encouraged to use public transportation to go to the meeting venue, taking advantage of its location within Stesen Sentral Kuala Lumpur, Malaysia's largest transportation hub.

If you are driving to the meeting venue, kindly note:

- parking bays are available at LG1, B1 and B2 of the building
- Carpark Fee - MYR12.00 nett per car per entry for first 10 hours, (subsequent hour is MYR4.00 nett) (validation machine is available at Level 2)
- Cashless Carpark (Mode of payment via – Touch n' Go, Master Card, Visa & My Debit)

ANNUAL REPORT 2025

The following documents are available at <https://sentralreit.com> for your preview.

- (i) Sentral REIT Annual Report FY2025; and
- (ii) Sentral REIT Governance Report 2025

If you need a copy of the printed Annual Report FY2025, kindly request from our Share Registrar at the number/email address given below:

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, Malaysia.
Tel : +603 7890 4700
Fax : +603 7890 4670
Email : bsr.helpdesk@boardroomlimited.com

ADMINISTRATIVE NOTES TO UNITHOLDERS OF SENTRAL REIT

(cont'd)

GENERAL ENQUIRIES

For enquiries on the administrative details of this meeting, please contact the following persons during office hours from Mondays to Fridays:

Company	Personnel	Email and Contact Number
Sentral REIT	<i>For Unitholders' enquiries</i> Puan Irene Ho	irene@mrcb.com Tel: 603 2786 8061
	Puan Norazeela Hasan	azeela@mrcb.com Tel: 603 2786 8057
	<i>For Investor Relations</i> Encik Yusoff Iskandar	yusoff.iskandar@sentralreit.com Tel: 603 2859 7168
Boardroom Share Registrar Sdn. Bhd. <i>- For Unitholders/proxies enquiries</i>		bsr.helpdesk@boardroomlimited.com Tel: 603 7890 4700 Fax: 603 7890 4670

PERSONAL DATA POLICY

By registering for electronic voting and/or submitting the instrument(s) appointing proxy(ies) and/or corporate representative(s), Unitholders consent to the collection, use and processing of their personal data by the Manager or its authorised agents for purposes related to the administration of the 14th AGM of Sentral REIT. This includes, but is not limited to, facilitating participation, processing of proxy appointments, maintaining records, and complying with applicable laws, regulations, listing requirements, and/or guidelines. By doing so, unitholders also warrant that they have obtained the necessary consent from their appointed proxy(ies) and/or corporate representative(s) for the disclosure of their personal data to the Manager. The unitholder agrees to indemnify Sentral REIT and/or the Manager against any penalties, liabilities, claims, demands, losses, or damages arising from any breach of the above warranty.

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SENTRAL REIT

Number of Unit(s) held	CDS Account No.												
				-					-				

I/We (FULL NAME IN CAPITAL LETTERS) _____

NRIC No./Passport No./Company No. _____ of (FULL ADDRESS) _____

Email address: _____ Tel./Mobile No.: _____

being a Unitholder/Unitholders of Sentral REIT hereby appoint:

	Name of Proxy in capital letters	Proportion of Unitholdings to be represented by the proxies:	
		Number of Units	Percentage [%]
Proxy 1	Name:		
	NRIC No./Passport No.:		
	Email Address:		
	Tel./Mobile No.:		
<i>And/or failing him/her</i>			
Proxy 2	Name:		
	NRIC No./Passport No.:		
	Email Address:		
	Tel./Mobile No.:		
		Total	_____

or failing him/her, the Chairman of the Meeting as my/our proxies to attend and vote for me/us on my/our behalf at the Fourteenth Annual General Meeting ("14th AGM") of Sentral REIT to be held at Grand Ballroom, Aloft Kuala Lumpur Sentral, No. 5, Jalan Stesen Sentral, Kuala Lumpur Sentral, 50470 Kuala Lumpur on Tuesday, 28 April 2026 at 10.00 a.m.

My/our proxies is to vote on the Resolution as indicated by an "X" in the appropriate spaces below. If this form is returned without any indication as to how the proxy shall vote, the proxy shall vote or abstain as he/she thinks fit.

No.	Resolution	For	Against
1	Proposed Authority		

Dated this _____ day of _____ 2026

 Signature of Unitholder(s)

* DELETE IF NOT APPLICABLE

**Notes:
Proxy**

- Only Unitholders whose name appear in the Record of Depositors of Sentral REIT on 20 April 2026 shall be eligible to participate at the 14th AGM or to appoint proxies to attend and vote on their behalf.
- A Unitholder who is entitled to attend and vote at this meeting is entitled to appoint another person to attend and vote in his/her stead. A proxy may but need not be a Unitholder.
- Where a Unitholder appoints two (2) proxies, the appointment shall be invalid unless he/she specifies the proportions of his/her holdings to be represented by each proxy.
- Where a Unitholder is an exempt authorised nominee which holds the units for multiple beneficial owners in one securities account, there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus account it holds.
- Where a Unitholder is an authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991, he/she may appoint not more than 2 proxies in respect of each securities account he/she holds with units in Sentral REIT standing to the credit of the said securities account.
- The instrument appointing a proxy shall be in writing under the hand of the appointor or of its attorney duly authorised in writing or if the appointor is a corporation either under its common seal or under the hand of an officer or attorney so authorised.
- The instrument appointing a proxy and the power of attorney or other authority (if any) under which it is signed or a notarially certified copy of such power or authority shall be deposited at the Registered Address of Sentral REIT Management Sdn Bhd, the management company of Sentral REIT ("Manager") at Level 33A, Menara NU 2, No. 203, Jalan Tun Sambanthan, Kuala Lumpur Sentral, 50470 Kuala Lumpur not less than forty-eight (48) hours before the time appointed for holding the 14th AGM, either by hand, post, fax to (603) 27807668 or email to azeela@mrcb.com or irene@mrcb.com. If no name is inserted in the space for the name of your proxy, the Chairman of the 14th AGM will act as your proxy.



Fold this flap for sealing

Then fold here

Affix
Stamp

The Company Secretary
Sentral REIT Management Sdn. Bhd.
Registration No. 200601017500 (737252-X)
(The Manager of Sentral REIT)

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

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www.sentralreit.com

Sentral REIT Management Sdn Bhd

Registration No. 200601017500 (737252-X)

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

Tel : +603 2786 8080 / +603 2780 7988
Fax : +603 2780 0098