

Al-'Aqar Healthcare Real Estate Investment Trust ("Al-'Aqar")
Revaluation of Investment Properties pursuant to Paragraph 10.02 (b)(i) of the Guidelines on Listed Real Estate Investment Trusts ("Listed REIT Guidelines") issued by the Securities Commission Malaysia ("SC").

1. Introduction

The Board of Directors of JLG REIT Managers Sdn Berhad, the management company of Al-'Aqar ("Manager"), wishes to announce that AmanahRaya Trustees Berhad, the trustee of Al-'Aqar, has carried out a revaluation on each of the following investment properties of Al-'Aqar (collectively referred to as "Properties") as listed in Section 3 below, in accordance with the purpose stated in Section 2 below (hereinafter referred to as "Revaluation"):

- 1) KPJ Ampang Puteri Specialist Hospital
- 2) KPJ Damansara Specialist Hospital
- 3) KPJ Selangor Specialist Hospital
- 4) KPJ Johor Specialist Hospital
- 5) KPJ Puteri Specialist Hospital
- 6) KPJ Haemodialysis Kluang
- 7) KPJ International College, Penang
- 8) KPJ Penang Specialist Hospital
- 9) Kedah Medical Centre
- 10) Taiping Medical Centre
- 11) KPJ Tawakkal Specialist Hospital
- 12) Tawakkal Health Centre
- 13) KPJ Sentosa KL Specialist Hospital
- 14) KPJ Kajang Specialist Hospital
- 15) KPJ Klang Specialist Hospital
- 16) KPJ Seremban Specialist Hospital
- 17) KPJ Healthcare University College, Nilai
- 18) KPJ Ipoh Specialist Hospital
- 19) KPJ Perdana Specialist Hospital
- 20) Kuantan Care & Wellness Centre
- 21) KPJ Batu Pahat Specialist Hospital
- 22) KPJ Pasir Gudang Specialist Hospital
- 23) Jeta Gardens Aged Care and Retirement Village, Brisbane

2. Purpose of the Revaluation

The Revaluation carried out on all the above Properties was to comply with Paragraph 10.02 (b)(i) of the SC's Listed REIT Guidelines where the Properties are required to be revalued at least once a financial year and for accounting purposes to be in line with the Malaysian Financial Reporting Standard 140. The Revaluation is not subject to the approval of the SC.

3. Revaluation Surplus / (Deficit)

The details of the Revaluation surplus / (deficit) are set out in the tabulation below:

No	Properties	Carrying Value as at 31 December 2024 RM'000	*Market Value as at 31 December 2025 RM'000	Additions/ (Transfer to Assets Classified as Held for Sale) RM'000	Surplus/ (deficit) to be incorporated RM'000
1)	KPJ Ampang Puteri Specialist Hospital	140,000	274,000	131,000	3,000
2)	KPJ Damansara Specialist Hospital	140,000	142,000	-	2,000
3)	KPJ Selangor Specialist Hospital	85,000	85,000	-	-
4)	KPJ Johor Specialist Hospital	124,000	125,000	-	1,000
5)	KPJ Puteri Specialist Hospital	40,000	40,000	-	-
6)	KPJ Haemodialysis Kluang	5,000	4,600	-	(400)
7)	KPJ International College, Penang**	14,000	-	(14,000)	-
8)	KPJ Penang Specialist Hospital	66,000	175,000	110,000	(1,000)
9)	Kedah Medical Centre	61,000	61,000	-	-
10)	Taiping Medical Centre	22,000	19,000	-	(3,000)
11)	KPJ Tawakkal Specialist Hospital	141,000	141,000	-	-
12)	Tawakkal Health Centre	44,000	44,000	-	-
13)	KPJ Sentosa KL Specialist Hospital	32,000	32,000	-	-
14)	KPJ Kajang Specialist Hospital	58,000	58,000	-	-
15)	KPJ Klang Specialist Hospital	106,000	106,000	-	-
16)	KPJ Seremban Specialist Hospital	160,000	160,000	-	-
17)	KPJ Healthcare University College, Nilai	102,000	102,000	-	-
18)	KPJ Ipoh Specialist Hospital	91,000	91,000	-	-
19)	KPJ Perdana Specialist Hospital	40,000	40,000	-	-
20)	Kuantan Care & Wellness Centre	16,000	15,000	-	(1,000)

21)	KPJ Batu Pahat Specialist Hospital	81,000	82,000	-	1,000
22)	KPJ Pasir Gudang Specialist Hospital	91,000	92,000	-	1,000
23)	Jeta Gardens Aged Care and Retirement Village, Brisbane	9,316	6,767	-	(2,549)
	TOTAL	1,668,316	1,895,367	227,000	51
				Capital expenditure incurred	(4,490)
				Foreign exchange differences***	200
				Accrued unbilled rental income	(2,207)
				Total Revaluation	(6,446)

***Foreign exchange differences based on the exchange rate as at 31 December 2025: 2.7126 (2024: 2.7809)

Notes:

*The properties were valued by Rahim & Co International Sdn Bhd, an independent firm of professional valuers, registered with the Board of Valuers, Appraisers, Estate Agents and Property Managers Malaysia. For Jeta Gardens in Australia, the property was valued by Herron Todd White.

** The property has been reclassified from investment property in FY2024 to asset held for sale in FY2025

4. Effect on the Net Asset Value (“NAV”)

The NAV per unit attributable to unitholders of Al-‘Aqar, before income distribution, will be RM1.2504 upon incorporation of the net deficit of RM6.4 million (after accounting for capital expenditure incurred of RM4.5 million, foreign exchange differences of RM0.2 million and accrued unbilled rental income of RM2.2 million) based on the unaudited results for the financial year ended 31 December 2025.

5. Documents Available for Inspection

The valuation reports in relation to the Revaluation are available for inspection at the management office at **JLG REIT Managers Sdn. Bhd.** 200501035558 (717704-V) *Formerly known as Damansara REIT Managers Sdn. Berhad.*, Unit 1-19-02, Level 19, Block 1, VSQ Tower, 46200 Petaling Jaya, Selangor during normal office hours from Monday to Friday (except public holidays) for a period of three (3) months from the date of this announcement.

This announcement is dated 2nd April 2026