

**Al-Salām Real Estate Investment Trust (“Al-Salām REIT”)
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-Salam (“Manager”), wishes to announce that AmanahRaya Trustees Berhad, the trustee of Al-Salam, has carried out a revaluation on each of the following investment properties of Al-Salam (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) KOMTAR JBCC, Johor Bahru City Centre, Johor Bahru, Johor
- 2) @Mart Kempas, Johor Bahru, Johor Darul Takzim
- 3) Menara KOMTAR, Johor Bahru City Centre, Johor Bahru, Johor
- 4) KPJ Healthcare College, Bandar Dato' Onn, Johor Bahru, Johor
- 5) Mydin Hypermart Gong Badak, Kuala Terengganu, Terengganu
- 6) KFC Restaurant, Unit No. GF-12A, Queensbay Mall, Bayan Lepas, Pulau Pinang
- 7) KFC Restaurant, Unit No. 3A-G-18, Kompleks Bukit Jambul, Bayan Lepas, Pulau Pinang
- 8) KFC Restaurant, Unit No. G-103, Megamall Pinang Shopping Complex, Bandar Perai Jaya, Pulau Pinang
- 9) Talk Space Distribution Sdn Bhd, Unit No. G-104, Megamall Pinang Shopping Complex, Bandar Perai Jaya, Pulau Pinang
- 10) Factory/Warehouse (QSR Stores), Lot 5, Lorong Tembaga 3, Kawasan MIEL, Kota Kinabalu Industrial Park, Sabah
- 11) Commissary (QSR Manufacturing), No. 31, Lorong IKS Juru 3, Taman IKS Juru, Pulau Pinang
- 12) Warehouse (QSR Stores), Premises No. 3, Lorong Gerudi 1, Off Jalan Pelabuhan Utara, Pelabuhan Klang, Selangor
- 13) Factory/Warehouse (Region Food Industries), Premises No. 6, Jalan Gerudi, Off Jalan Pelabuhan Utara, Pelabuhan Klang, Selangor
- 14) Factory (QSR Manufacturing), Nos. 17, 19 & 21, Hicom Glenmarie Industrial Park, Section U1, Shah Alam, Selangor
- 15) KFC Restaurant, Premises No. 34, Jalan Mahsuri, Bandar Bayan Baru, Bayan Lepas, Pulau Pinang

- 16) KFC Restaurant, Premises No. 5, Bangunan Joota Brothers, Jalan Sungai Korok, Jitra, Kedah
- 17) Pizza Hut Restaurant, Premises No. 1 & 1-1, Jalan Niaga, Kota Tinggi, Johor
- 18) Pizza Hut Restaurant, Premises No. 3, 3A & 3B, Jalan Resam 13, Taman Bukit Tiram, Ulu Tiram, Johor Darul Takzim
- 19) KFC Restaurant, Premises No. 1, Jalan Baru Bandar 1, Pusat Bandar Baru Ayer Hitam, Johor
- 20) KFC Restaurant, Premises No. 1, Jalan Mahajaya, Kawasan Penambakan Laut, Bandar Port Dickson, Negeri Sembilan
- 21) KFC Restaurant, Premises No. 9, Persiaran Putra Timur 1, Kuala Perlis, Perlis
- 22) KFC Restaurant, Premises Nos. 18 & 20, Jalan Sulaiman, Kajang, Selangor
- 23) KFC and Pizza Hut Restaurant (Drive Through), Lot 59060, Jalan Prima 1, Metro Prima, Off Jalan Kepong, Kuala Lumpur
- 24) KFC and Pizza Hut Restaurant (Drive Through), PT No. 6878, Jalan 8/27A, Pusat Bandar Wangsa Maju, Kuala Lumpur
- 25) KFC Restaurant (Drive Through), PT No. 2281, Jalan Kuala Ketil, Bandar Puteri Jaya, Sungai Petani, Kedah
- 26) KFC and Pizza Hut Restaurant (Drive Through), PT No. 217643, Jalan Kuala Kangsar, Taman Tasek Mutiara, Ipoh, Perak
- 27) KFC and Pizza Hut Restaurant (Drive Through), PTD No. 171459, Jalan Persiaran Perling, Taman Perling, Johor Bahru, Johor
- 28) KFC and Pizza Hut (Drive Through), PTD 153154, Jalan Tampoi, Taman Damansara Aliff, Johor Bahru, Johor
- 29) KFC and Pizza Hut Restaurant (Drive Through), PT No. 19503, Lebuhraya Ayer Keroh, Hang Tuah Jaya, Melaka
- 30) KFC Restaurant (Drive Through), PTD 103231, Taman Impian Senai, Johor
- 31) KFC Restaurant with Drive Through Facility, No 10A, Jalan Masjid Negeri, Pulau Pinang
- 32) KFC and Pizza Hut Restaurant (Drive Through), Lot 22529, Jalan Bertam Mukim 6, Kepala Batas, Seberang Perai Utara, Pulau Pinang
- 33) KFC Restaurant, No.158, Jalan Idris, Kampar, Perak
- 34) KFC Restaurant, No. 65, Jalan Dato' Onn Jaafar, Ipoh, Perak
- 35) KFC Restaurant, No 79, Jalan Dato Lau Pak Khuan Ipoh Garden, Ipoh, Perak
- 36) Pizza Hut Restaurant, No 12C & 12D, Metrocity Commercial Precinct, Lorong Metrocity Boulevard 3A, Kuching, Sarawak

- 37) KFC Warehouse, No 43A, Wisma KFC Sabah, Lorong Karamuning C, Kota Kinabalu, Sabah
- 38) KFC Restaurant, Lot 25, Block 3 Bornion Centre, Jalan Kolam, Kota Kinabalu, Sabah
- 39) KFC Restaurant, No 140, Jalan Raja Laut, Kuala Lumpur
- 40) KFC Restaurant, No. 23 & 24, Jalan 54 Desa Jaya Kepong, Kepong, Kuala Lumpur
- 41) KFC Restaurant, 437, Wisma Hualang, Jalan Ipoh, Kuala Lumpur
- 42) KFC Restaurant, No. 20 & 21, Jalan Dato Sheikh Ahmad, Seremban, Negeri Sembilan.
- 43) KFC Restaurant, No. 24 & 26, Jalan Bunga Raya 7, Pusat Perniagaan Senawang, Senawang Negeri Sembilan
- 44) KFC Restaurant, No. 9, Jalan PPM 9, Plaza Pandan Malim Business Park, Balai Panjang, Melaka
- 45) KFC Restaurant (Drive Through), No 5, Jalan Persiaran Jaya 1, Taman Mutiara Rini, Skudai, Johor
- 46) KFC Restaurant (Drive Through), Lot 207318, KFC Seri Alam, Jalan Suria 1, Bandar Seri Alam, Johor Bahru, Johor
- 47) KFC Restaurant, No. 1 & 1A, Jalan Resam 13, Taman Bukit Tiram, Ulu Tiram, Johor
- 48) KFC Restaurant (Drive Through), No. PT 4294, Jalan Jasin-Merlimau, Bandar Baru Merlimau Utara, Merlimau Melaka
- 49) KFC Restaurant, No. 555, Plaza Melaka, Jalan Hang Tuah, Melaka
- 50) KFC Restaurant, No. 2105, Jalan 3/1, Bandar Baru Sungai Buloh, Selangor
- 51) KFC and Pizza Hut (Drive Through), Lot 33693, Central Business District, Seremban 2, Negeri Sembilan
- 52) KFC and Pizza Hut Restaurant (Drive Through), No. 5665, Persiaran Tasik Prima 3, Taman Tasik Prima, Puchong, Selangor

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	Transfer from Assets classified as Held for Sale RM'000	Surplus/(deficit) to be Incorporated RM'000
1	KOMTAR JBCC, Johor Bahru, Johor	431,000	431,000	-	-
2	@ Mart Kempas, Johor Bahru, Johor	78,000	79,000	-	1,000
3	Menara KOMTAR, Johor Bahru, Johor	70,000	70,000	-	-
4	KPJ Healthcare College, Bandar Dato' Onn, Johor Bahru, Johor	36,200	36,900	-	700
5	Mydin Hypermarket Gong Badak, Kuala Terengganu, Terengganu	173,000	173,000	-	-
6	KFC Restaurant, Unit No. GF-12A, Queensbay Mall, Pulau Pinang	15,400	15,200	-	(200)
7	KFC Restaurant, Unit No. 3A-G-18, Kompleks Bukit Jambul, Bayan Lepas, Pulau Pinang	3,600	3,500	-	(100)
8	KFC Restaurant, Unit No. G-103, Megamall Pinang Shopping Complex, Bandar Perai Jaya, Pulau Pinang	2,550	2,600	-	50
9	Talk Space Distribution Sdn Bhd, Unit No. G-104, Megamall Pinang Shopping Complex, Bandar Perai Jaya, Pulau Pinang	1,130	1,100	-	(30)
10	Factory/Warehouse (QSR Stores), Lot 5, Lorong Tembaga 3, Kota Kinabalu Industrial Park, Kota Kinabalu, Sabah	3,000	3,100	-	100
11	Commissary (QSR Manufacturing), No. 31, Lorong IKS Juru 3, Taman IKS Juru, Pulau Pinang	1,700	1,500	-	(200)
12	Warehouse (QSR Stores), Premises No. 3, Lorong Gerudi 1, Pelabuhan Klang, Selangor	52,000	52,300	-	300

No	Properties	Carrying Value as at 31 December 2024 RM'000	*Market Value as at 31 December 2025 RM'000	Transfer from Assets classified as Held for Sale RM'000	Surplus/(deficit) to be incorporated RM'000
13)	Factory/Warehouse (Region Food Industries), Premises No. 6, Jalan Gerudi, Pelabuhan Klang, Selangor	30,500	31,200	-	700
14)	Factory (QSR Manufacturing), Nos. 17, 19 & 21, Jalan Pemaju U1/15, Hicom Glenmarie Industrial Park, Section U1, Shah Alam, Selangor	66,600	66,900	-	300
15)	KFC Restaurant, No. 34, Jalan Mahsuri, Bandar Bayan Baru, Bayan Lepas, Pulau Pinang	4,800	4,900	-	100
16)	KFC Restaurant, Premises No. 5, Bangunan Joota Brothers, Jitra, Kedah	590	580	-	(10)
17)	Pizza Hut Restaurant, No. 1 & 1-1, Jalan Niaga, Kota Tinggi, Johor	1,000	1,000	-	-
18)	Pizza Hut Restaurant, Premises No. 3, 3A & 3B, Jalan Resam 13, Taman Bukit Tiram, Johor	1,100	1,100	-	-
19)	KFC Restaurant, No. 1, Jalan Baru Bandar 1, Pusat Bandar Baru Ayer Hitam, 86100 Ayer Hitam, Johor	2,500	2,500	-	-
20)	KFC Restaurant, No. 1, Jalan Mahajaya, Kawasan Penambakan Laut, Port Dickson, Negeri Sembilan	2,000	2,000	-	-
21)	KFC Restaurant, No. 9, Persiaran Putra Timur 1, Kuala Perlis, Perlis	590	590	-	-
22)	KFC Restaurant, No. 18 & 20, Jalan Sulaiman, Kajang, Selangor	11,200	11,000	-	(200)
23)	KFC and Pizza Hut Restaurant (Drive Through) Lot 59060, Jalan Prima 1, Metro Prima, Off Jalan Kepong, Kuala Lumpur	18,700	18,700	-	-

No	Properties	Carrying Value as at 31 December 2024 RM'000	*Market Value as at 31 December 2025 RM'000	Transfer from Assets classified as Held for Sale RM'000	Surplus/(deficit) to be incorporated RM'000
24)	KFC and Pizza Hut Restaurant (Drive Through), PT No. 6878, Jalan 8/27A, Pusat Bandar Wangsa Maju, Kuala Lumpur	30,000	31,000	-	1,000
25)	KFC Restaurant (Drive Through), PT No. 2281, Jalan Kuala Ketil, Bandar Puteri Jaya, Sungai Petani, Kedah	6,300	6,200	-	(100)
26)	KFC and Pizza Hut Restaurant (Drive Through), PT No. 217643, Jalan Kuala Kangsar, Taman Tasek Mutiara, Ipoh, Perak	9,500	9,400	-	(100)
27)	KFC and Pizza Hut Restaurant (Drive Through), PTD No. 171459, Jalan Persiaran Perling, Taman Perling, Johor Bahru, Johor **	-	13,200	13,000	200
28)	KFC and Pizza Hut Restaurant (Drive Through), PTD 153154, Jalan Tampoi, Taman Damansara Aliff, Johor Bahru, Johor	13,500	13,600	-	100
29)	KFC and Pizza Hut (Drive Through), PT No. 19503, Lebuhraya Ayer Keroh, Hang Tuah Jaya, Melaka	10,700	10,800	-	100
30)	KFC Restaurant (Drive Through), PTD 103231, Taman Impian Senai, Johor	10,700	10,500	-	(200)
31)	KFC Restaurant (Drive Through), No 10A Jalan Masjid Negeri, Pulau Pinang	26,000	23,900	-	(2,100)

No	Properties	Carrying Value as at 31 December 2024 RM'000	*Market Value as at 31 December 2025 RM'000	Transfer from Assets classified as Held for Sale RM'000	Surplus/(deficit) to be incorporated RM'000
32)	KFC and Pizza Hut Restaurant (Drive Through), Lot 22529, Jalan Bertam Mukim 6, Kepala Batas, Seberang Perai Utara, Pulau Pinang	7,900	7,900	-	-
33)	KFC Restaurant, No.158 Jalan Idris, Kampar, Perak	1,700	1,700	-	-
34)	KFC Restaurant, No 65, Jalan Dato' Onn Jaafar, Ipoh, Perak	4,000	4,100	-	100
35)	KFC Restaurant, No 79 Jalan Dato Lau Pak Kuan, Ipoh Garden, Perak	2,400	2,400	-	-
36)	Pizza Hut Restaurant, No 12C & 12D, Metrocity Commercial Precint, Kuching, Sarawak	4,400	4,100	-	(300)
37)	KFC Warehouse, No 43A Wisma KFC Sabah, Lorong Karamunsing, Kota Kinabalu, Sabah	4,800	4,900	-	100
38)	KFC Restaurant, Lot 25 Block 3, Bornion Centre, Kota Kinabalu, Sabah	3,100	3,100	-	-
39)	KFC Restaurant, No 140, Jalan Raja Laut, Kuala Lumpur	4,900	4,900	-	-
40)	KFC Restaurant, No 23 & 24, Jalan 54, Desa Jaya Kepong, Kuala Lumpur	7,400	7,500	-	100
41)	KFC Restaurant, No. 437, Wisma Hualang, Jalan Ipoh, Kuala Lumpur	10,300	10,300	-	-
42)	KFC Restaurant, No. 20 & 21, Jalan Dato Sheikh Ahmad, Seremban, Negeri Sembilan	4,500	4,500	-	-
43)	KFC Restaurant, NO 24 & 26, Jalan Bunga Raya 7, Pusat Perniagaan Senawang, Negeri Sembilan	1,100	1,100	-	-
44)	KFC Restaurant, No 9 Jalan PPM 9, Plaza Pandan Malim Malim Business Park, Melaka	1,200	1,200	-	-

No	Properties	Carrying Value as at 31 December 2024 RM'000	*Market Value as at 31 December 2025 RM'000	Transfer from Assets classified as Held for Sale RM'000	Surplus/(deficit) to be incorporated RM'000
45)	KFC Restaurant (Drive Through), No. 5, Jalan Persiaran Jaya 1, Taman Mutiara Rini, Johor	9,400	9,000	-	(400)
46)	KFC Restaurant (Drive Through), Lot 207318, Bandar Seri Alam, Johor Bahru, Johor	8,900	8,900	-	-
47)	KFC Restaurant, No 1 & 1A Jalan Resam 13, Taman Bukit Tiram, Johor	2,100	2,100	-	-
48)	KFC Restaurant (Drive Through), No. PT 4294, Bandar Baru Merlimau Utara, Melaka	4,600	4,600	-	-
49)	KFC Restaurant, No. 555, Plaza Melaka, Melaka	2,400	2,400	-	-
50)	KFC Restaurant, No 2105, Jalan 3/1, Bandar Baru Sungai Buloh, Selangor	1,900	1,800	-	(100)
51)	KFC & Pizza Hut Restaurant (Drive Through), Lot 33693, Central Business District, Seremban 2, Negeri Sembilan	8,700	8,600	-	(100)
52)	KFC & Pizza Hut Restaurant (Drive Through), No. 5665, Taman Tasik Prima, Puchong, Selangor	15,300	15,900	-	600
	TOTAL	1,224,860	1,239,270	13,000	1,410
					Capital expenditure
					(1,788)
					Accrued unbilled rental income
					(2,700)
					Total Revaluation
					(3,078)

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.

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

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

The NAV per unit attributable to unitholders of Al-Salām REIT, before income distribution, is RM1.1241 after incorporating a net revaluation deficit of RM3.1 million (after accounting for capital expenditure of RM1.8 million and unbilled rental income of RM2.7 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