



al-aqar
HEALTHCARE REIT



BUILDING STRONG PARTNERSHIP FOR SHARED EXCELLENCE

INTEGRATED ANNUAL REPORT 2025

INSIDE THIS REPORT

01

ABOUT THIS REPORT

Page 2

- 3 Introduction
- 3 Basis of Preparation
- 4 Reporting Scope and Boundary
- 4 Limitations and Exclusions
- 4 Audit and Assurance
- 5 Forward-Looking Statements
- 5 Feedback

02

ABOUT AL-`AQAR

Page 6

- 7 2025 Highlights
- 8 Corporate Profile
- 9 Trust Structure
- 10 Organisational Structure
- 11 Salient Features

03

BUSINESS OVERVIEW

Page 12

- 13 Letter to Stakeholders
- 17 Business Review
- 23 Operating Environment

04

INVESTOR RELATIONS REPORT

Page 28

- 29 Financial Calendar
- 30 Investor Relations Report

05

APPROACH TO VALUE CREATION

Page 31

- 32 Value Creation Model
- 34 Financial Capital
- 34 Five-Year Financial Performance
- 36 Trading Performance
- 38 Financial Review
- 39 Capital Review
- 40 Portfolio Capital
- 40 Portfolio Overview
- 42 Segmental Highlights



COVER RATIONALE

BUILDING STRONG PARTNERSHIP FOR SHARED EXCELLENCE

At the core of AL-`Aqar Healthcare REIT's journey is the understanding that sustainable progress in healthcare infrastructure relies on trusted, long-standing relationships. "Building Strong Partnership for Shared Excellence" reflects its commitment to fostering enduring collaborations that create value throughout its healthcare ecosystem. The hospital assets are depicted in teal and dark blue to symbolise trust, stability, and the strength of strategic alliances, with the complementary colours reinforcing unity in partnership. The abstract converging elements in the background further express the alignment of expertise, capital, and operational excellence, illustrating how collective effort drives resilience, growth, and shared excellence in delivering quality healthcare infrastructure.

06

SUSTAINABILITY STATEMENT

Page 70

- 71 About this Report
- 72 Stakeholder Engagement Report
- 75 Materiality Assessment
- 79 Sustainability Strategy
- 84 Sustainability Targets & Performance
- 86 Risk Management
- 88 Climate Change & Decarbonisation
- 95 Governance
- 101 Economic
- 107 Value for Employees and Community
- 123 Environmental
- 128 Membership and Awards
- 128 Continuous Improvement
- 129 Appendices

07

CORPORATE GOVERNANCE REPORT

Page 141

- 142 Board of Directors
- 154 Shariah Committee
- 156 Management Team
- 158 Corporate Governance Overview Statement
- 170 Board Audit and Risk Committee Report
- 176 Board Investment Committee Report
- 180 Board Nomination and Remuneration Committee Report
- 184 Board Sustainability Committee Report
- 187 Statement on Risk Management & Internal Control
- 212 Additional Compliance Information
- 214 Shariah Adviser's Report
- 215 Trustee's Report

08

RISK MANAGEMENT

Page 216

- 217 Risk Assessment & Identification
- 218 Risk Management

09

FINANCIAL STATEMENTS

Page 221

- 222 Manager's Report
- 229 Statement by the Directors of the Manager
- 229 Statutory Declaration
- 230 Independent Auditors' Report
- 234 Statements of Comprehensive Income
- 236 Statements of Financial Position
- 238 Statements of Changes in Net Asset Value
- 240 Statements of Cash Flows
- 242 Notes to the Financial Statements

10

OTHER INFORMATION

Page 291

- 292 Analysis of Unitholdings
- 295 Corporate Information

**DIGITAL REPORT AVAILABLE**

This report can be accessed online via our website: www.alaqar.com.my



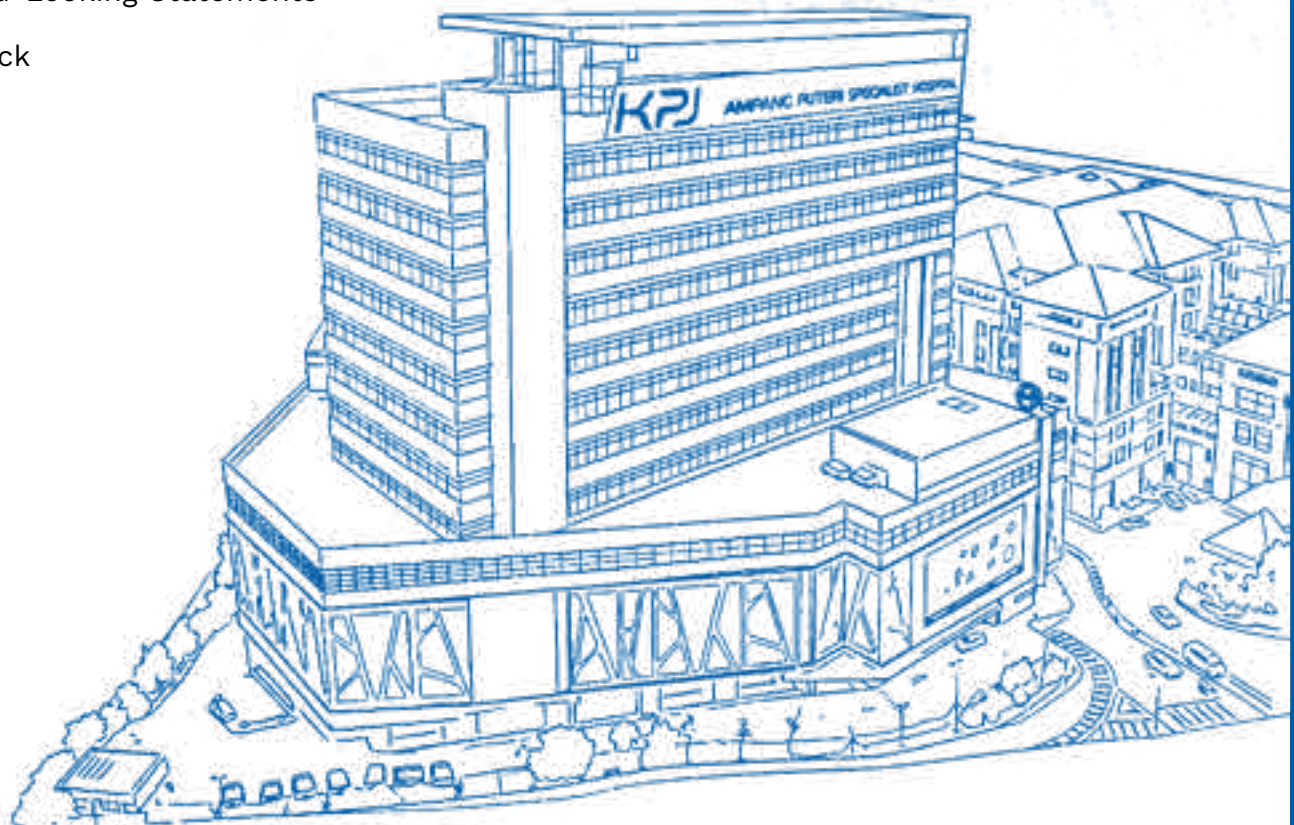
If you wish to obtain a printed copy of the Integrated Annual Report 2025, kindly email us at jlgrm.investorrelations@jlandgroup.com.my

As part of our commitment to environmental stewardship, stakeholders are encouraged to access the digital version where practicable.

01

ABOUT THIS REPORT

- 3 Introduction
- 3 Basis of Preparation
- 4 Reporting Scope and Boundary
- 4 Limitations and Exclusions
- 4 Audit and Assurance
- 5 Forward-Looking Statements
- 5 Feedback



ABOUT THIS REPORT

Introduction







Al-`Aqar Healthcare REIT (“Al-`Aqar” or “the REIT”) presents its inaugural Integrated Annual Report for the financial year ended 31 December 2025 (“IAR2025”). The IAR2025 provides expanded disclosures on the financial, business, and operational performance of Al-`Aqar, including its business model, value creation approach, risks and mitigation measures, and future outlook concerning the REIT’s plans and implementations.

Board Statement of Responsibility:

The Board of Directors (“Board”) of Al-`Aqar acknowledges its responsibility for ensuring the integrity, accuracy, and completeness of the data and disclosures contained in this IAR2025 document.

BASIS OF PREPARATION

The IAR2025 is developed in accordance with the Integrated Reporting Framework established by the International Financial Reporting Standards (“IFRS”) International Sustainability Standards Board (“ISSB”). The REIT’s disclosures are aligned with the following core principles:

SIX CAPITALS	SEVEN GUIDING PRINCIPLES	EIGHT CONTENT ELEMENTS
<ul style="list-style-type: none">  Financial Capital  Portfolio Capital  Intellectual Capital  Human Capital  Social Capital  Natural Capital 	<ul style="list-style-type: none"> • Strategic focus and future orientation • Connectivity of information • Conciseness • Reliability and completeness • Consistency and comparability • Materiality • Stakeholder relationships 	<ul style="list-style-type: none"> • Organisational overview and external environment • Governance • Business model • Risks and opportunities • Strategy and resource allocation • Performance • Outlook • Basis of preparation and presentation

This approach ensures full alignment with the upcoming regulatory mandates of the Securities Commission (“SC”) under the National Sustainability Reporting Framework (“NSRF”), emphasising the following concepts and disclosures:

<ul style="list-style-type: none"> • Securities Commission Guidelines on Listed Real Estate Investment Trusts (“Listed REIT Guidelines”) • Malaysian Code on Corporate Governance (“MCCG”) • Bursa Malaysia Corporate Governance Guide (4th Edition) • Malaysian Financial Reporting Standards (“MFRS”) • Bursa Malaysia Main Market Listing Requirements (“MMLR”) • Securities Commission Licensing Handbook • Securities Commission Guidelines on Corporate Governance for Capital Market Intermediaries 	<ul style="list-style-type: none"> • Anti-Money Laundering, Anti-Terrorism Financing and Proceeds of Unlawful Activities (Amendment) Act 2025 • Capital Market and Services Act 2007 • Companies Act 2016 • National Sustainability Reporting Framework (“NSRF”) • Bursa Malaysia Sustainability Reporting Guidelines 3rd Edition (“SRG3”) • FTSE4Good Bursa Malaysia Index • Sustainability Accounting Standards Board (“SASB”) Standards • Global Reporting Initiative (“GRI”) Standards • United Nations Sustainable Development Goals (“UN SDGs”)
--	---

ABOUT THIS REPORT

REPORTING SCOPE AND BOUNDARY

The disclosures in this IAR2025 cover AL-`Aqar's operations across the healthcare sector, including hospital, wellness centre, colleges, and aged care facilities. All data and disclosures presented are derived from operations under the REIT's direct control, ensuring consistency with its financial statements, sustainability statements, and audited accounts. This includes assets directly managed and operated by the REIT, including common areas in leased facilities.

AL-`Aqar extends this operational boundary for greenhouse gas ("GHG") reporting in strict alignment with the Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (2004). This methodology allows us to categorise emissions as follows:

Entities and assets in the reporting entity	Information considered and included the reporting boundary
Assets owned and managed by the REIT	100% of operational data and disclosures investment properties under the REIT fund
Assets leased by the REIT	100% of operational data and disclosures from leased spaces, including administrative spaces the REIT Manager requires to function

As a healthcare REIT, AL-`Aqar operates under a master lease structure, which precludes it from maintaining operational control over its assets. Therefore, most operational data disclosures related to GHG emissions are categorised under Scope 3 emissions.

The assessment of the REIT's sustainability risks extends to entities within the value chain. This includes JLG REIT Managers Sdn Bhd (the "Manager"), tenants, property managers, and third-party vendors, ensuring a comprehensive view of AL-`Aqar's environmental and social impact.

LIMITATIONS AND EXCLUSIONS

While AL-`Aqar has enhanced the transparency and the comprehensiveness of its disclosures, the REIT acknowledges that certain data gaps remain. Recognising the importance of these metrics to the REIT's stakeholders, AL-`Aqar is committed to the continuous refinement of its data collection processes and future disclosures. As part of this commitment, AL-`Aqar conducts rigorous internal reviews and audits to safeguard the accuracy and credibility of all disclosed data.

AL-`Aqar approaches reporting through the lens of proportionality. In determining the scope of its disclosures, the REIT evaluates data based on its applicability, relevance, and accessibility at the time of reporting. Focusing on

cost-effective and accessible data ensures a sustainable reporting trajectory that will continue to expand in depth and detail in the future.

AUDIT AND ASSURANCE

The IAR2025 has been audited for all disclosed financial statements and accounts. Selected material non-financial disclosures, particularly those relating to sustainability performance, have also been subject to independent assurance to enhance credibility and data accuracy.

Internal review and data validation has been conducted by the relevant data owners, information holders, and the REIT's Senior Management.

ABOUT THIS REPORT

FORWARD-LOOKING STATEMENTS

The IAR2025 may contain disclosures and statements regarding future estimations, strategic direction, and anticipated financial performance of Al-`Aqar. These projections are created based on reasonable assumptions and information available at the time of reporting. While the REIT strives for the highest degree of precision, external variables may cause expected outcomes to differ from these estimations.


Readers are advised to exercise discretion when making decisions based on future-oriented disclosures. Al-`Aqar will not be held liable for any damages or negative impacts resulting from discrepancies between projections and actual outcomes.


Furthermore, Al-`Aqar recommends that readers from subsequent periods refer to publications from the corresponding year to obtain verified data and reduce the uncertainty inherent in future projections. Any updates or revisions to the REIT's strategies and disclosures made in future reports will not be retroactively reflected in this document. Management reserves the right to modify Al-`Aqar's strategic plans and operational direction as necessary to adapt to an evolving global business environment.

NAVIGATION ICONS

The inclusion of navigation icons in IAR 2025 serves to enhance readers' experience by providing a more intuitive approach to explore Al-`Aqar integrated reporting narrative. These icons are designed to highlight key areas of the business, illustrating the interconnectedness and interrelationship of various segments, capitals, strategies and stakeholders across the business.

Cross References

 This icon indicates where more detail can be accessed elsewhere in this report.

 This icon indicates where more detail can be accessed online.

Capitals

-  Financial Capital
-  Human Capital
-  Portfolio Capital
-  Social Capital
-  Intellectual Capital
-  Natural Capital

Stakeholders

-  Investors
-  Regulatory Agencies and Statutory Bodies
-  Employees
-  Property, Services, Maintenance Managers
-  Tenants
-  Service Providers and Suppliers
-  Customers and Communities



FEEDBACK

The Manager welcomes feedback from stakeholders as part of our ongoing efforts to enhance the quality and transparency of our reporting.

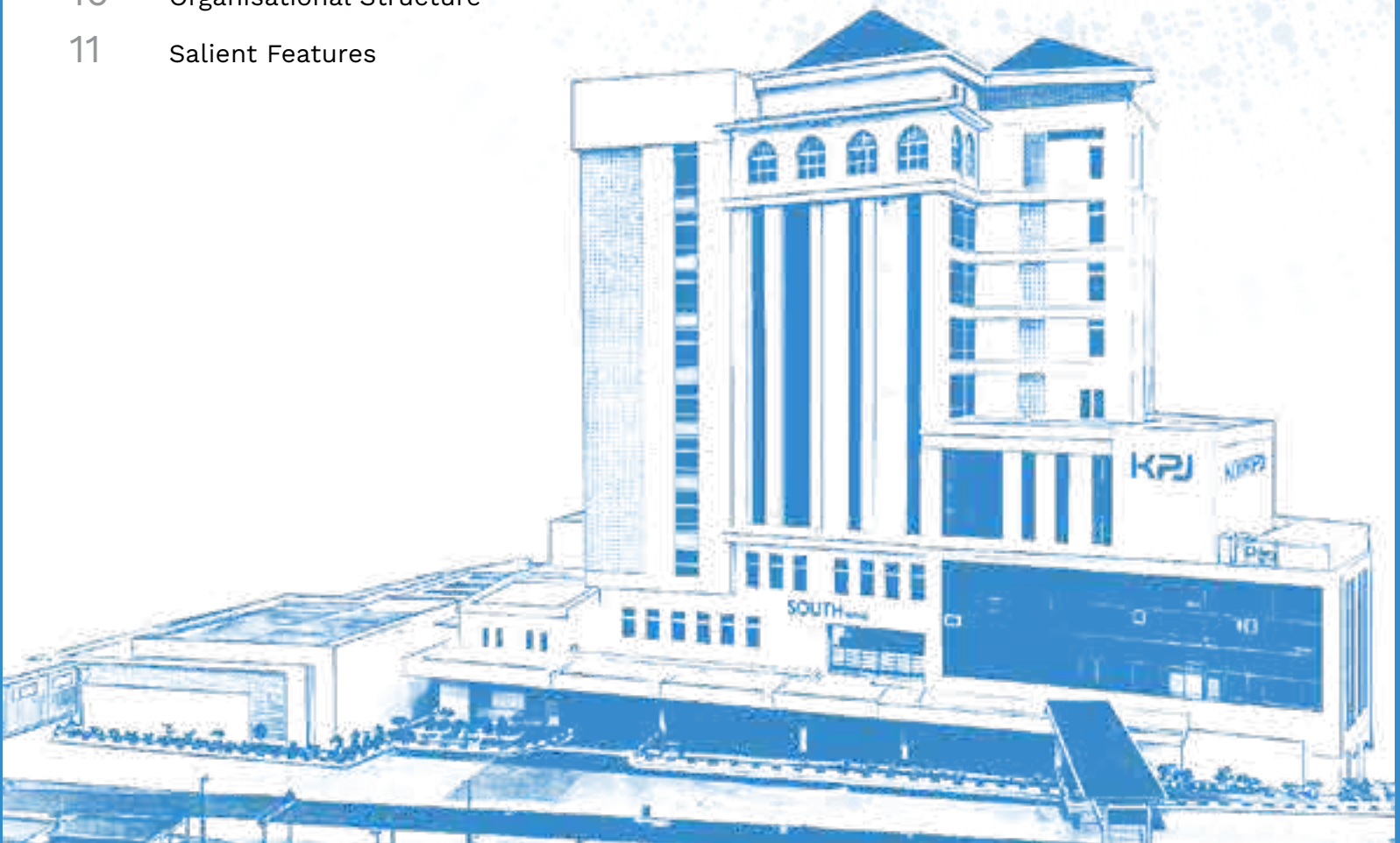
For any enquiries, comments or suggestions, please contact us at jlgrm.investorrelations@jlandgroup.com.my

al-aqar
HEALTHCARE REIT

02

ABOUT AL-`AQAR

- 7 2025 Highlights
- 8 Corporate Profile
- 9 Trust Structure
- 10 Organisational Structure
- 11 Salient Features



2025 HIGHLIGHTS



NO OF ASSETS

23



MARKET CAPITALISATION

RM1.07

billion



DISTRIBUTION PER UNIT

7.06

sen



DISTRIBUTION YIELD

5.52%



GROSS FLOOR AREA

6.0

million sq. ft.



OCCUPANCY RATE

100%

Hospital



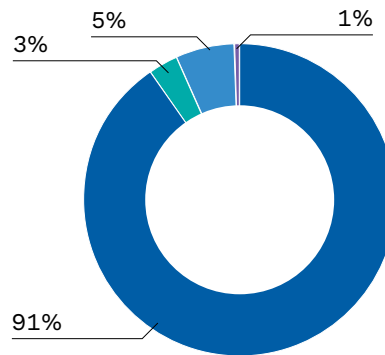
Wellness Centres



Colleges



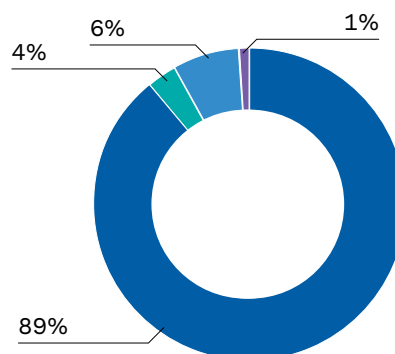
Aged Care Facilities



PROPERTY VALUE

RM1.88

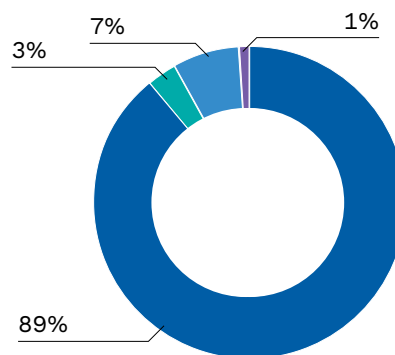
billion



GROSS REVENUE

RM120.0

million



NET PROPERTY INCOME

RM104.9

million

CORPORATE PROFILE

Established in 2006, AL-`Aqar operates as the world's first Islamic healthcare-themed REIT, focusing on a Shariah-compliant portfolio of healthcare properties. The REIT's core business centres around the ownership and management of 23 assets.

The focus of AL-`Aqar's business operation revolves around the acquisition, development, and lease of health-centric properties that improve the wellbeing of local communities while attracting residents and visitors, stimulating the local economy. The REIT's business model is summarised below.

- 1 Raise funds through Islamic financing and unitholder capital
- 2 Acquire specialised healthcare real estate assets
- 3 Lease back properties to reputable healthcare operators
- 4 Provide dividends to unitholders based on the share of generated income
- 5 Reinvest revenue into property modernisation and expansion

Managed by JLG REIT Managers ("the Manager") and part of the Johor Corporation ("JCorp"), AL-`Aqar pursues a growth strategy centred on acquiring a strategic and diversified asset portfolio that generates stable, sustainable, and long-term rental income, while executing Asset Enhancement Initiatives ("AEI") to increase the value and income potential of existing properties.

As healthcare is an essential service, AL-`Aqar is less susceptible to economic volatility compared to REITs operating in retail or office sectors. A primary driver of this stability is a strong relationship with the REIT's anchor tenant, KPJ Healthcare Berhad ("KPJ"), coupled with long-term lease structures that provide high visibility for future income. This resilience is evidenced by AL-`Aqar's 100% occupancy rate and substantial market presence across Malaysia, reinforced by the REIT's status as the first Islamic healthcare REIT in Malaysia.

The REIT's ongoing operations are guided by three strategic pillars embedded within the overarching VENTURE27 strategic framework:



[More information on the REIT's strategic pillar and the VENTURE27 strategic framework can be found in the Management Discussion and Analysis \("MD&A"\) section.](#)



17

Hospitals



3

Wellness Centres



2

Colleges



1

Aged Care Facilities



More detailed information on the REIT's assets can be found in the Portfolio Capital section

TRUST STRUCTURE

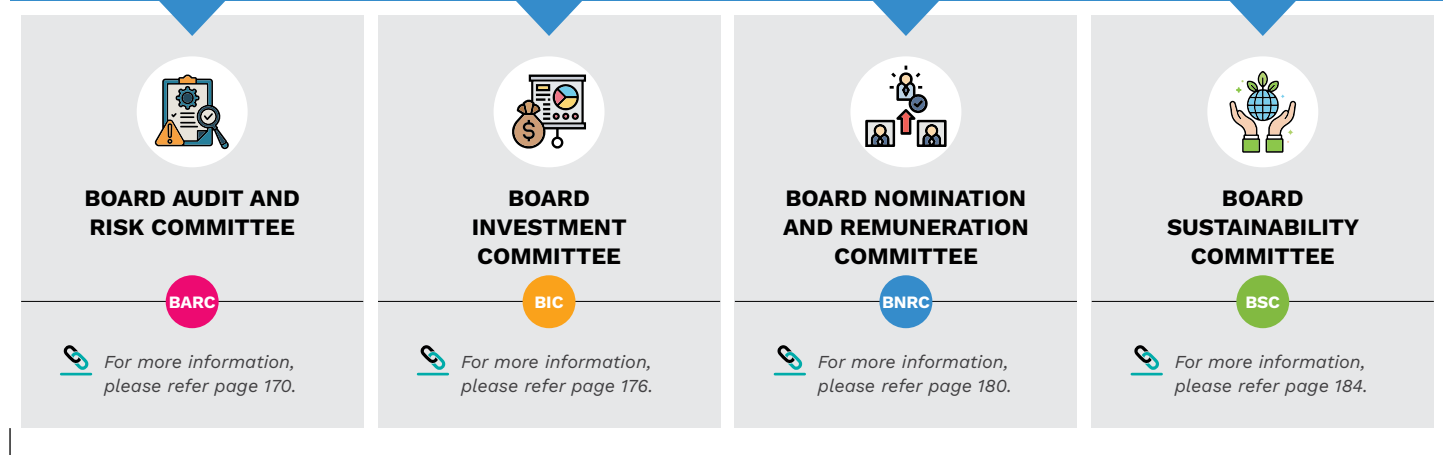


ORGANISATIONAL STRUCTURE

BOARD OF DIRECTORS

[For more information of Board of Directors please refer pages 142 to 153.](#)

Our Board Committees:



COMPANY SECRETARY

COMPLIANCE OFFICER

CHIEF EXECUTIVE OFFICER

HEAD, CEO'S OFFICE, INVESTOR RELATIONS & STRATEGY



[For more information of Management Team please refer page 156 and 157.](#)

SALIENT FEATURES



Name of Fund	▶	Al-`Aqar Healthcare REIT
Type of Fund	▶	Income and growth
Category of Fund	▶	Islamic healthcare real estate and healthcare related assets
Listing	▶	Main Market of Bursa Malaysia Securities Berhad
Listing Date	▶	10 August 2006
Stock Name	▶	ALAQAR
Stock Code	▶	5116
Fund Size	▶	839,597,757
Initial Public Offering Price	▶	Retail Price RM0.95 Institutional Price RM1.00
Financial Year End	▶	31 December
Trustee Fee	▶	0.04% per annum of the Fund's Net Asset Value
Manager's Fee	▶	Up to 0.3% per annum of the Fund's Total Asset Value
Distribution Policy	▶	At least 95% of distributable income
Revaluation Policy	▶	Annually by independent registered valuer
Gearing Policy	▶	Not exceed 50% of the REIT's Total Asset Value

OPERATING STRATEGY

To continuously improve the performance of its properties by improving yields and returns. This is achieved through a combination of strategies, including:

Meeting the needs of the tenants;

- Maintaining the quality and physical conditions of the properties;
- Minimising disruptions to rental income and operational costs;
- Implementing enhancement initiatives such as repositioning or repurposing underperforming or underutilised properties

INVESTMENT OBJECTIVE

To deliver stable and sustainable distributions per unit to unitholders, with the potential for consistent growth in both distributions and NAV per unit over the long term.

INVESTMENT POLICY

To diversify its Shariah-compliant real estate portfolio, with a strategic emphasis on healthcare-related properties. The Fund focuses on expanding its holdings across various properties and locations, while continuously seeking opportunities that offer attractive and sustainable returns.

INVESTMENT MANAGEMENT STRATEGY

To increase cash flow and enhancing unit value through selective acquisitions. Additionally, the Fund aims to preserve and enhance the value of its property portfolio via portfolio diversification and combination of:

- Capitalising on acquisition growth opportunities; and
- Identifying assets that are approaching or have reached their optimal returns for potential disposal consideration.

CAPITAL MANAGEMENT STRATEGY

To optimise its capital structure and minimise the cost of capital while adhering to the financing limits prescribed by REIT Guidelines. Al-`Aqar intends to fund future acquisitions and AEI works through a balanced approach, combining both debt and REIT units to maintain financial flexibility and support long-term growth.



al-aqar
HEALTHCARE REIT

03

BUSINESS OVERVIEW

- 13 Letter to Stakeholders
- 17 Business Review
- 23 Operating Environment



LETTER TO STAKEHOLDERS

Dear Valued Stakeholders,

It is my pleasure to present our first Integrated Annual Report for the financial year ended 31 December 2025.

Despite rising medical inflation, particularly on the domestic front, AL-`Aqar showed resilient financial and operational performance, achieving a distribution per unit of 7.06 sen.

This is a testament to AL-`Aqar's unique value proposition in providing Unitholders with stable returns throughout economic cycles. AL-`Aqar also marked a major milestone with the acquisitions of KPJ Ampang Puteri's new building and KPJ Penang Specialist's new building in October 2025, bringing the REIT's Investment Property value to RM1.88 billion for Financial Year Ended 31 December 2025 ("FY2025"). With these two acquisitions, the Weighted Average Lease Expiry ("WALE") stood at 10.57 years, reflecting continued long-term income stability.

PERFORMANCE AT A GLANCE



Gross Revenue

RM120.0
million



Realised Profit

RM62.0
million



Market Capitalisation

RM1.07
billion



For more information of Financial Review please refer page 38.



DATUK HASHIM BIN WAHIR

Chairman

LETTER TO STAKEHOLDERS

HEALTHCARE SECTOR REMAINS RESILIENT WITH SLIGHT COST PRESSURES

On the global front, 2025 was a year of global economic uncertainty, burdened by geopolitical tensions and tariff wars. Despite macroeconomic headwinds, healthcare remained a resilient sector poised for robust expansion, particularly in the medical tourism sector.

Looking forward to 2026 and beyond, the healthcare sector is expected to maintain its strength even as global geopolitical tensions and shifting tariff policies introduce uncertainty into broader financial markets. AL-`Aqar is poised to benefit from the silver economy and the structural, non-discretionary demand for medical services driven by Malaysia's ageing population. Furthermore, national initiatives such as the Malaysia Year of Medical Tourism ("MYMT") 2026, led by the by the Malaysia Healthcare Travel Council ("MHTC"), are expected to act as significant catalysts for our hospital assets in key regional hubs, as patients increasingly seek more affordable, high-quality care across borders, with Asia-Pacific emerging as a key regional hub underpinned by competitive pricing and expanding hospital capacity. While we anticipate continued pressure from medical inflation, our focus on long-term master leases and strategic asset enhancements will ensure that AL-`Aqar remains resilient, providing unitholders with stable, risk-adjusted returns throughout future economic cycles.

In an era of global economic uncertainty and rising cost pressures, AL-`Aqar's business resilience remains a cornerstone of our value proposition. Crucially, AL-`Aqar's business resilience is anchored by our core portfolio of KPJ hospitals, which serve as high-quality underlying assets within the essential healthcare sector. This inherent stability is fortified by our strategic partnership with KPJ through master lease structures with an average minimum tenure

of fifteen years and built-in rental escalations, providing us with exceptional income visibility and robust downside protection. By utilising long-term master lease structures and built-in rental escalations, we enjoy high visibility for future income and robust downside protection. Our maintained 100% occupancy rate and consistent distribution performance further underscore the defensive strength of our assets.

On the domestic front, the healthcare sector was driven significantly by domestic demand for higher complexity procedures, supported by income growth and an ageing population; while medical tourism is also an emerging driver, particularly in location-specific hospitals such as Klang Valley, Penang and Johor.

Looking forward, private healthcare costs are likely to continue facing pressure from rising medical inflation throughout 2026. The cap on increases in medical insurance premiums until end-2026 and the impending rollout of a diagnosis-related group ("DRG") reimbursement framework also add to margin uncertainty for the healthcare sector.

As an asset owner, AL-`Aqar benefits from a strong sponsor and tenant-landlord relationship with KPJ, enjoying downside rental revenue protection from its long leases averaging at a minimum of fifteen (15) years.

AL-`Aqar's growth trajectory is also strongly supported by KPJ's expansion plans, in line with its targeted growth of more than 2,200 beds from 3,394 beds by 2030. This provides AL-`Aqar with strong visibility of an acquisition pipeline for completed extension buildings of KPJ's hospitals in prime, mature townships.

OVERVIEW OF M-REITS

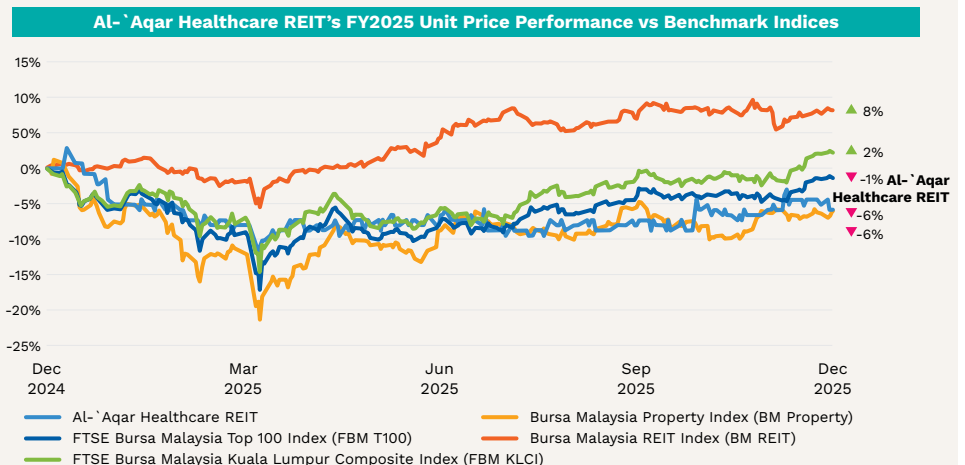
Total Return

10.5%

Average Distribution Yield

5.9%

The M-REITs sector recorded solid performance in 2025, underpinned by resilient sector fundamentals and a stable interest rate environment. Market sentiment improved following the 25 basis points reduction in the OPR in July, while growth was led by the retail and hospitality segments on the back of robust consumer spending and a continued recovery in tourism. The imposition of the 8% Sales and Services Tax on rental and leasing activities had a limited impact, as landlords were able to sustain occupancy levels and secure positive rental reversions.



Following the expiry of the concessional 10% withholding tax rate on REIT distributions effective from Year of Assessment ("YA") 2026, the tax treatment of REIT distributions will revert to prevailing tax rates applicable to different investor categories. This development may have implications for investor demand and market sentiment, particularly among affected investor groups.

Nonetheless, the sector's underlying fundamentals remain intact, with rental income continuing to demonstrate resilience and earnings largely unaffected.

LETTER TO STAKEHOLDERS

AL-`AQAR UNDERPINNED BY LONG-TERM LEASE STRUCTURE

Total Return

-0.36%

Distribution Yield

5.52%

In FY2025, AL-`Aqar continued to deliver sustained distributions to unitholders, supported by its stable rental income base and long-term lease structure. Despite softer unit price performance amid market volatility, the REIT maintained a competitive distribution yield, reinforcing its income-oriented investment proposition. The consistency of DPU highlights the resilience of AL-`Aqar and its ability to provide stable returns with long-term earnings visibility in a challenging macroeconomic environment.

TWO ACQUISITIONS COMPLETED

As we reflect on our past year, we are excited to announce the completion of two major acquisitions for AL-`Aqar, bringing the Investment Property value to RM1.88 billion as at 31 December 2025. With the acquisition of KPJ Ampang Puteri's new extension building and KPJ Penang Specialist's new extension building in October 2025, AL-`Aqar achieved a Net Property Income ("NPI") of RM104.9 million for FY2025, an improvement of 3.31% from FY2024.

In 2025, we focused on reviewing our portfolio strategy, growth trajectory and laying the groundwork for improved operational efficiency. While we enjoy a strong sponsor-cum-tenant relationship with KPJ, the Board recognises the need for tenant diversification as part of AL-`Aqar's overall portfolio management strategy. This also reduces the pressure of depending solely on KPJ's pipeline assets as a sole sponsor.

Nonetheless, the competition for quality healthcare assets is stiff even amongst owner-operators. AL-`Aqar is focused on expanding its core hospital assets and will conduct a review to reduce exposure to non-core assets such as wellness centres and aged care facilities, according to market conditions.

In our commitment to preserve the stability of returns to our Unitholders, AL-`Aqar also placed emphasis on improving operational efficiency and cost-tightening measures through the strengthening of business processes and review of capital expenditure requirements. This is aimed at improving the accuracy of cost forecasting for replacement, repair and maintenance, particularly in older hospitals, providing AL-`Aqar with better control of NPI margins.

STEADY ACQUISITION PIPELINE, IMPROVING OPERATIONAL EFFICIENCIES

In line with our target to achieve an investment portfolio value of RM2.5 billion by 2028, our medium-term strategy is to expand our portfolio through sponsor-led acquisitions, aligning with KPJ's expansion plans. Leases entered with KPJ provide us with long-term earnings visibility, providing Unitholders with stable risk-adjusted returns throughout economic cycles.

Despite rising cost pressures on the domestic private healthcare industry, we are optimistic that there are still bright spots for the industry, driven by resilient domestic demand for higher complexity cases, resulting in higher revenue per patient in strategic locations, a rise in the ageing population and strong growth in medical tourism to support hospital operator margins, providing security for our lease rentals.

We will also continue to reduce our exposure to non-core segments and underperforming assets, aimed at improving our portfolio focus and overall asset quality. In preserving overall portfolio yields, we intend to reduce borrowing costs through active capital management and improve operational efficiency through tighter asset management measures, particularly in capital expenditure ("CAPEX") spending for older hospital buildings without compromising tenant satisfaction.

Complementing our growth strategy, we remain committed to disciplined CAPEX initiatives and AElS to ensure our assets are maintained in optimal condition. By prioritising preventive maintenance and upgrading ageing infrastructure, we support ongoing portfolio optimisation while ensuring our facilities remain at the forefront of clinical and operational excellence for our tenants.

LETTER TO STAKEHOLDERS

OPERATIONS ANCHORED IN SUSTAINABILITY

2025 represents a strategic inflection point for AL-`Aqar as we undertake our first Integrated Annual Reporting exercise, reinforcing our commitment to disciplined governance, long-term value creation and sustainable capital stewardship. This marks an important shift in how we articulate performance and moving beyond financial outcomes to a more holistic view that integrates sustainability considerations as a core driver of resilience and growth.

In response to the evolving global and national landscape, AL-`Aqar has taken steps to prepare for alignment with the ISSB standards, specifically IFRS S1 and IFRS S2. As the REIT falls within the second phase of Malaysia's NSRF, our full adoption of these standards is scheduled to commence in the 2026 financial year.

We view this preparation not merely as a reporting exercise but as a strategic enabler that strengthens our data quality and demonstrates our commitment to institutional excellence. Sustainability is increasingly central to our

business and investment strategy. In this context, we have prioritised the development of a comprehensive ESG framework, aligned with the UN SDGs, to guide our strategic direction. This framework enables a structured approach to identifying material sustainability risks and opportunities, strengthening risk management, informing capital allocation decisions, and supporting the long-term performance of our portfolio.

Looking ahead, our sustainability agenda will continue to evolve in tandem with our VENTURE27 strategy, ensuring that ESG considerations are embedded across asset management, investment evaluation, and operational execution. While this first year of integrated reporting establishes a foundational baseline, our focus remains on continuous enhancement by deepening disclosures, strengthening data quality, and translating sustainability commitments into measurable outcomes. Through this approach, we aim to build a resilient REIT and deliver sustainable, long-term value to our unitholders and stakeholders.

ACKNOWLEDGEMENTS

On behalf of the Board of Directors, I am pleased to welcome Ong Li Lee as our new Independent Non-Executive Director and Abdul Aziz bin Abdul Rasheed as our new Non-Independent Non-Executive Director in August 2025, bringing their extensive knowledge and experience in real estate asset management and governance.

I would also like to record our sincere appreciation to Lailatul Azma binti Abdullah for her valuable contributions and dedicated service during her tenure as Independent Non-Executive Director. We also extend our appreciation to Dato' Haji Mohammed Ridha bin Dato' Haji Abd Kadir and Shamsul Anuar bin Abdul Majid, both Non-Independent Non-Executive Directors, for their continued guidance and contributions to the Board. We wish them all the very best in their future endeavours.

I express my heartfelt appreciation to our valued stakeholders, including unitholders, REIT manager, trustee, shariah advisor, property manager, management teams of various business units, our sponsor, business partners, government agencies, regulators, valued investment community and the media. We sincerely thank you for your unwavering support and trust in the Board of Directors and management team of AL-`Aqar in driving our business performance. Together, we are excited to scale new heights of success towards our next phase of growth.

Yours sincerely,

Datuk Hashim bin Wahir

Chairman

JLG REIT Managers Sdn Bhd

for and on behalf of AL-`Aqar

BUSINESS REVIEW

OPERATIONAL OVERVIEW

In 2025, Al-`Aqar successfully completed a landmark acquisition and leaseback of two new buildings from KPJ in October 2025, growing its portfolio value by 13.6% from RM1.7 billion to RM1.9 billion, further solidifying the REIT's strong tenant relationship with KPJ. This is a key milestone and a significant expansion of the portfolio as it marks the first time since 2011 that the REIT acquired more than RM200 million worth of assets in a year.



KPJ Penang Specialist Hospital

The REIT introduction of these new extension buildings presents a strategic addition to its key portfolio assets, increasing the number of licensed beds in KPJ Ampang Puteri Specialist Hospital and KPJ Penang Specialist Hospital from 197 to 297, and 193 to 256, respectively. With the completion of these acquisitions, the number of licensed beds in the REIT's portfolio stands at 3,175. The new buildings will improve the capacity and operational efficiencies of the existing hospitals in Al-`Aqar's portfolio, KPJ Ampang Puteri Specialist Hospital and KPJ Penang Specialist Hospital, respectively, further safeguarding earnings visibility for the expanded core hospital segment. The acquisitions and leasebacks contributed a total of RM3.5 million in revenue and RM3.4 million in NPI for FY2025.



KPJ Ampang Puteri Specialist Hospital

The KPJ Ampang Puteri Specialist's new extension building is also awaiting Green Building Index ("GBI") certification, making it a strategic fit in the REIT's efforts to promote sustainability and advocate for tenant efforts in sustainability.

In 2025, Al-`Aqar also renewed lease agreements for five (5) investment properties, ranging from one (1) year to fifteen (15) years with rental escalations. The renewal tenure is in accordance with the REIT's portfolio management strategy to reduce exposure to non-core assets and strengthen the core hospital segment. Despite macroeconomic headwinds, Al-`Aqar's earnings resilience and visibility are supported by long-term lease agreements with KPJ for the core hospital segment, providing Unitholders with stable returns. Through these implementations, the REIT maintains an occupancy rate of 100% as at 31 December 2025.

BUSINESS REVIEW

On the operational front, Al-`Aqar focused on laying the groundwork with the aim of achieving operational efficiencies from value extraction and tightening capital expenditure (“CAPEX”) spending without compromising on tenant satisfaction.

As assets continue ageing, the REIT takes a proactive approach in establishing a long-term budget to avoid ad-hoc repair and maintenance, which may introduce higher cost burdens. By maintaining discipline in preventive maintenance, optimising resources, and strategic implementation of renewals and maintenance, the REIT ensures tenant operations can continue with minimal disruptions while preserving long-term asset value.

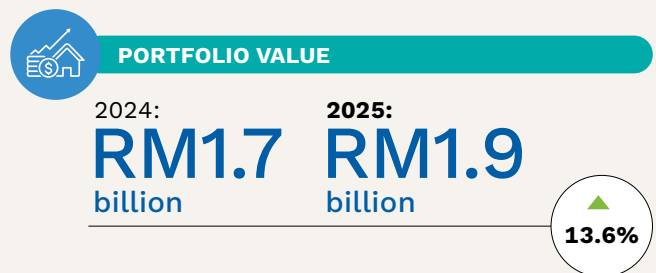
In terms of portfolio management, the REIT continues to strengthen its core hospital segment and reduce exposure to non-core segments, including the Australian portfolio. As the healthcare industry progresses, healthcare asset classes are also adapting to cater to evolving demand, in tandem with the rise of an ageing population. While Al-`Aqar sees expansion in areas such as senior living facilities, specialised care centres and specialised medical

centres focusing on medical tourism, the REIT is employing a disciplined approach to its acquisitions, ensuring that the assets are a strategic fit to the overarching portfolio.

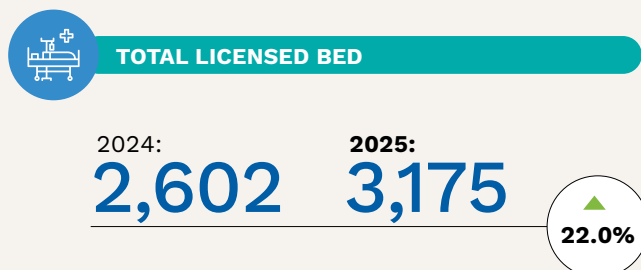
The REIT actively engages with its sponsor, KPJ, to establish a pipeline of acquisition assets in line with KPJ’s expansion plan. This engagement allows for active coordination with KPJ to exit non-core segments in accordance with market conditions and when opportunities arise. Besides KPJ’s pipeline, the Board and management of Al-`Aqar are placing greater focus on portfolio growth through third-party acquisitions to reduce single-sponsor concentration risk in the long term. While Al-`Aqar remains open to third-party acquisitions and portfolio diversification, the REIT is maintaining a disciplined approach in its acquisitions in alignment with its gearing limit and with the REIT’s overall strategic direction.

PORTFOLIO EXPANSION IN 2025

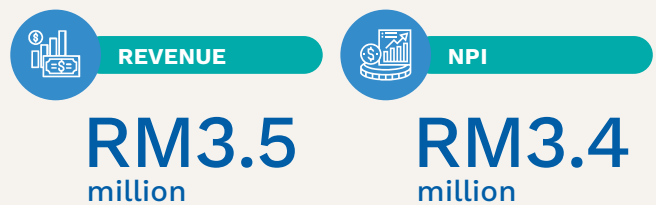
2
ACQUISITIONS COMPLETED
IN OCTOBER 2025



ENHANCING HEALTHCARE CAPACITY



CONTRIBUTION FROM NEW ACQUISITION



BUSINESS REVIEW

VENTURE27: BUILDING A RESILIENT PORTFOLIO IN HEALTHCARE ASSETS

Al-`Aqar's VENTURE27 strategic framework establishes the REIT's strategic goals and guides near-term to medium-term goals, translating into long-term value creation for Unitholders. In developing the VENTURE27 strategy, the REIT identified areas in need of change in strategic direction and a sharper focus in operational execution, allowing for the improved identification of opportunities, risks, corresponding mitigation plans, and targets under the Objective and Key Results framework for performance measurement.

This strategy also aligns with the six value creation capitals, placing emphasis on improved transparency in business operations, governance, stakeholder engagement and data integrity, in line with the REIT's efforts to promote investor confidence and stakeholder feedback.

Growing our portfolio via acquisitions in our core hospital segment

01

Building long-term income resilience through economic cycles through long leases

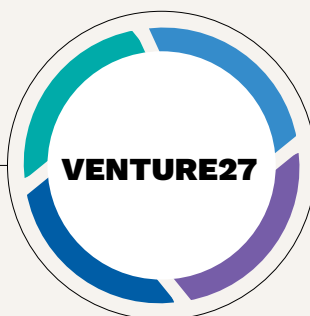
02

Preserving asset quality and tenant satisfaction

03

Value extraction to achieve operational efficiencies

04



Under this strategic framework, the REIT has identified key pillars of growth and strategic change, which we will focus on for the coming years to achieve an Investment Portfolio value of RM2.5 billion by 2028.

TAV Growth

- Acquisitions of core, quality assets
- Asset preservation through preventative maintenance measures

GROWTH PILLARS

Distribution Per Unit ("DPU") Growth

- Value extraction from repair and maintenance
- Asset recycling and yield-accretive acquisitions

al-`aqar
HEALTHCARE REIT

STRATEGIC PILLARS

Grow TAV

- Review of asset class
- Establishment of core segments within the healthcare realm
- Acquisitions aligning with investment direction and portfolio identity
- Reduction of exposure to non-core segments and mature assets

Active Capital Management

- Reduction of gearing to create headroom for acquisitions
- Positioning improvement for speedy acquisitions
- Management of borrowing costs in accordance with the timeline of pipeline acquisitions from Sponsor-cum-tenant, KPJ

Achieve Share Price at Par with NAV

- Long-term value creation, DPU growth, TAV growth
- Clear portfolio identity and strategic goals
- Transparency to investors
- Improved share liquidity

BUSINESS REVIEW

Strategy



Grow TAV - Pipeline Acquisitions from KPJ



Results

- TAV increased by 13.6% to RM1.88 billion in 2025 from RM1.65 billion in 2024
- Occupancy maintained at 100%



Financial Impact

- Portfolio value growth
- Revenue and NPI improved
- DPU slightly decreased by 2.89% to RM7.06 sen in 2025 from RM7.27 sen in 2024

Non-Financial Impact

- Expansion of core hospital segment within portfolio in line with portfolio strategy



Capitals Enhanced:



Achieve Share Price at Par with NAV - Renewals of Long Leases



Results

- Leases for the core hospital segment renewed for 15 years, providing earnings visibility
- Occupancy maintained at 100%



Financial Impact

- Revenue and NPI improved
- DPU slightly decreased by 2.89% to RM7.06 sen in 2025 from RM7.27 sen in 2024
- Portfolio value preserved

Non-Financial Impact

- Improved investor confidence in the visibility of earnings and returns to Unitholders



Capitals Enhanced:



Active Capital Management



Results

- Borrowing costs reduced to 4.80% in 2025 vs 5.04% in 2024



Financial Impact

- DPU slightly decreased by 2.89% to RM7.06 sen in 2025 from RM7.27 sen in 2024

Non-Financial Impact

- Improved investor confidence
- Portfolio is better positioned for future fundraising



Capitals Enhanced:



BUSINESS REVIEW

Operational - Asset Assessment & Condition Prioritisation



Results

- Replacement projects executed based on technical assessment findings (chillers, lifts, etc.)
- Improved reliability of key building systems
- Prioritisation aligned with asset condition and risk level



Financial Impact

- Emergency costs reduced due to early identification of asset issues
- Asset value protected through timely replacement aligned with assessment findings

Non-Financial Impact

- Improved safety and operational reliability within hospitals
- Stronger readiness for audits and inspections



Capitals Enhanced:



Operational - Lease Obligations & Compliance



Results

- Accomplished all lease obligations with tenants
- Ensured compliance with statutory requirements
- Strengthened procurement documentations for trustee approval



Financial Impact

- Compliance risk exposure reduced
- Efficiently utilised fund budget for fulfilling all lessor obligations

Non-Financial Impact

- Strengthened governance culture through adherence to lease obligations
- Reduced statutory risks



Capitals Enhanced:



Operational - Tenant Coordination & Execution Planning



Results

- Minimised disruption through increased tenant engagement and project coordination
- Improved communication flow between Al-`Aqar, consultants, and hospital engineering teams



Financial Impact

- Efficient project planning reduced risk of delays and potential added costs

Non-Financial Impact

- Improved tenant relationship and trust through transparent coordination
- Ensured smooth project execution with minimal service disruption



Capitals Enhanced:



Sustainability - ESG Support & Renewable Energy Participation



Results

- Supported planning and site readiness for Photovoltaic Panel Phase Two
- Promoted energy efficient equipment in major replacements
- Enhanced ESG alignment for long term asset sustainability



Financial Impact

- Long term enhancement of asset attractiveness through ESG aligned investments and lower operational costs

Non-Financial Impact

- Aligned and contributed to national sustainability targets
- Improved environmental performance of assets
- Supported tenant sustainability credentials and performance



Capitals Enhanced:



BUSINESS REVIEW

OPERATIONAL HIGHLIGHT: ASSET ENHANCEMENT INITIATIVE (AEI)

Throughout FY2025, Al-`Aqar strengthened its sustainability performance by integrating ESG considerations directly into day to day operations and asset management practices across its healthcare portfolio.

The REIT's approach focused on enhancing operational efficiency, reducing environmental impact and improving the long term resilience of critical hospital infrastructure. These efforts were supported by rigorous technical assessments, robust governance processes and close collaboration with KPJ to ensure responsible and efficient stewardship of essential healthcare assets.

During the year, the REIT implemented a series of targeted asset enhancement initiatives, encompassing chiller replacement, lift replacement, and external repainting works. Ageing chillers and lift systems were upgraded to energy-efficient models incorporating demand-responsive cooling technologies and regenerative lift mechanisms, resulting in reduced electricity consumption, lower carbon emissions, and improved maintenance efficiency. In addition, the use of low volatile organic compound (VOC) materials in repainting works contributed to healthier building environments while enhancing façade durability and long-term asset protection. Collectively, these initiatives enhanced overall building performance, mitigated operational risks, supported sustainability objectives, and reinforced long-term cost stability through reduced utility demand and extended asset lifecycles.

In parallel, Al-`Aqar supported tenant-initiated decarbonisation efforts through the Solar Expansion Programme implemented under the Supply Agreement within the Renewable Energy (SARE) framework. While the initiative was driven by tenants, the REIT played a proactive enabling role by facilitating and approving the implementation of solar installations across its assets. Although the resulting energy savings accrue directly to tenants, the REIT's support reflects its commitment to enabling clean energy adoption, fostering collaborative tenant relationships, and contributing to the broader decarbonisation of hospital operations across its portfolio.

Al-`Aqar continues to embed sustainability and ESG principles into its operations through its Green Lease Programme, which has been formally incorporated into the lease agreements for its latest hospital acquisitions, namely KPJ Ampang Puteri and KPJ Penang. These leases reflect a shared commitment between the parties to support environmental stewardship initiatives, including energy efficiency, water conservation, responsible waste management, and decarbonisation efforts, in line with applicable sustainability frameworks and regulatory requirements.

Under the agreed lease terms, the REIT upholds disciplined environmental management practices covering waste, water, drainage, chemical usage, and sustainability data transparency. Clear roles and responsibilities are established for the implementation of green initiatives, supported by accurate record-keeping and collaborative engagement with the Lessor and Manager. These measures demonstrate the REIT's proactive approach to integrating sustainability into its asset acquisitions and operations, reinforcing long-term value creation and alignment with national sustainability aspirations.

Collectively, these operational sustainability initiatives highlight Al-`Aqar's role as an active and responsible owner that prioritises environmental performance, supports efficient tenant operations, and creates enduring value for stakeholders, while strengthening the resilience and sustainability of its healthcare assets.

OPERATING ENVIRONMENT

RESILIENT ECONOMIC LANDSCAPE UNDERPINNED 2025 PERFORMANCE

Throughout FY2025, Al-`Aqar navigated a shifting macroeconomic landscape characterised by both emerging opportunities and external challenges. Global economic output reached an estimated 3.3% in 2025, rebounding in the second half of the year after a slow start. The International Monetary Fund (“IMF”) projects this growth to hold steady at 3.3% in 2026, with a slight moderation to 3.2% in 2027.

Despite this stability, persistent trade tensions remain a primary risk, with the potential to disrupt global supply chains and impact the vibrancy of financial markets. Al-`Aqar remains vigilant, ensuring our strategic planning accounts for this international volatility.

Global growth is expected to be driven by emerging economies, with projections holding steady at 4.0% for 2026 and 2027. In contrast, advanced economies are forecast to moderate to 1.8% and 1.7% over the same period. Notably, the US economy is anticipated to expand by 2.4% in 2026, bolstered by lower policy rates, supportive fiscal measures, and sustained momentum from late 2025. Complementing this growth, global headline inflation is projected to gradually retreat from 4.2% in 2025 to 3.8% in 2026 and 3.4% in 2027.

Domestically, the Malaysian economy demonstrated exceptional strength, recording a full-year Gross Domestic Product (“GDP”) growth of 5.2% in 2025. This performance significantly exceeded the forecast range of 4.0% to 4.8% set by Bank Negara Malaysia, the IMF, and the World Bank. Key indicators from the Department of Statistics Malaysia (“DOSM”) further reinforce this upward trajectory: the unemployment rate reached an 11-year low of 2.9% by year-end, while headline inflation remained stable at 1.4%. Additionally, the Malaysian Ringgit emerged as the top-performing currency in Southeast Asia, appreciating by approximately 10.3% against the US Dollar by December 2025.

Building on the momentum of 2025, Malaysia’s economic growth is projected to remain steady throughout 2026. While a slight moderation is anticipated due to geopolitical tensions and shifting global tariff policies, domestic fundamentals remain resilient. According to the Ministry of Finance’s Outlook 2026, headline inflation is expected to remain well-contained between 1.3% and 2.0%. While global uncertainties present downside risks, the strength of the domestic economy provides a stable environment for Al-`Aqar’s continued operational growth and strategic execution.

Ongoing fiscal consolidation and structural policy reforms continue to bolster investor confidence, sustaining strong Foreign Direct Investment (“FDI”) inflows. This momentum is particularly evident in the data centre, technology, and Electrical and Electronics (“E&E”) sectors. Furthermore, Malaysia’s pivotal role in the global E&E value chain remains a cornerstone of export growth, with the sector’s inherent resilience expected to drive national trade performance throughout 2026.

MEDICAL AND HEALTHCARE TRENDS IN MALAYSIA

Malaysia’s healthcare sector is entering a phase of structural expansion, supported by long-term demand drivers as opposed to short-term economic cycles. Healthcare demand remains inherently non-discretionary, driven by population health needs, epidemiological trends, and public policy priorities. These characteristics position healthcare as a resilient segment of the economy, with direct implications for the stability and utilisation of healthcare real estate assets.

Malaysia operates a dual healthcare system comprising a publicly funded healthcare network alongside a well-developed private healthcare sector. While public healthcare continues to ensure broad access to essential services, the private healthcare segment has increasingly driven capacity expansion, service differentiation and adoption of advanced medical technologies. This has supported sustained utilisation levels across private hospitals and specialist medical centres, reinforcing demand for modern, purpose-built healthcare facilities.

Healthcare expenditure in Malaysia continues to trend upward, supported by rising income levels, increasing health awareness, and greater willingness among patients to seek private healthcare services. At the same time, private healthcare providers have expanded their focus on specialised and higher value-added treatments, strengthening Malaysia’s position as a regional healthcare destination. From a real estate perspective, these developments translate into consistent occupancy, longer operating hours, and sustained relevance of healthcare assets across economic cycles.

OPERATING ENVIRONMENT

MEDICAL TOURISM AND CROSS-BORDER HEALTHCARE DEMAND

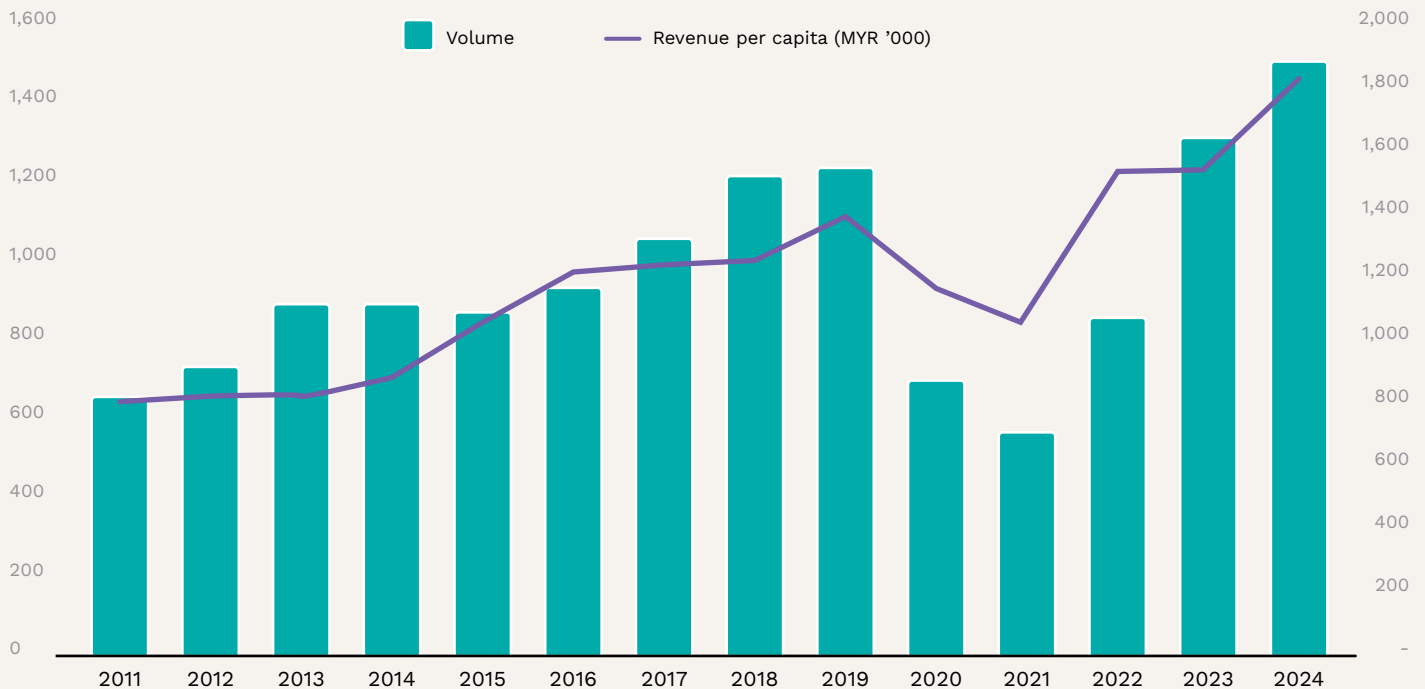
Medical tourism has emerged as a key growth driver for Malaysia's private healthcare sector and a meaningful contributor to healthcare facility utilisation. Malaysia has historically attracted more than one million medical travellers annually since 2017, with volumes temporarily disrupted during the COVID-19 pandemic period. Since the reopening of international borders, medical tourism has demonstrated a strong recovery, with arrivals once again exceeding one million visitors annually from 2023 onwards. According to the data published by MHTC in 2024, the country recorded approximately 1.5 to 1.6 million medical travellers, generating an estimated RM2.7 billion in healthcare travel revenue.

Malaysia's medical tourism proposition is underpinned by comparatively lower treatment costs relative to developed markets and regional peers, combined with high standards of clinical care and internationally

recognised accreditations. Private hospitals in Malaysia have also developed strong capabilities in specialised treatments such as cardiology, fertility services, oncology, orthopaedics, and comprehensive health screening, which continue to attract foreign patients.

Ongoing government support through the MHTC, together with targeted promotional initiatives, continues to strengthen Malaysia's positioning as a regional healthcare hub. The upcoming MYMT 2026 is expected to further support sector growth by expanding international outreach and promoting integrated healthcare and wellness offerings. From a healthcare real estate perspective, medical tourism supports higher utilisation intensity at private hospitals and specialist facilities, particularly those catering to complex and high-value treatments, reinforce demand for high-quality healthcare assets.

**MALAYSIA INBOUND HEALTH TRAVELERS – VOLUME ('000)
AGAINST REVENUE PER CAPITA (MYR '000)**



Source: Malaysia Healthcare Travel Council (MHTC), 2025

OPERATING ENVIRONMENT

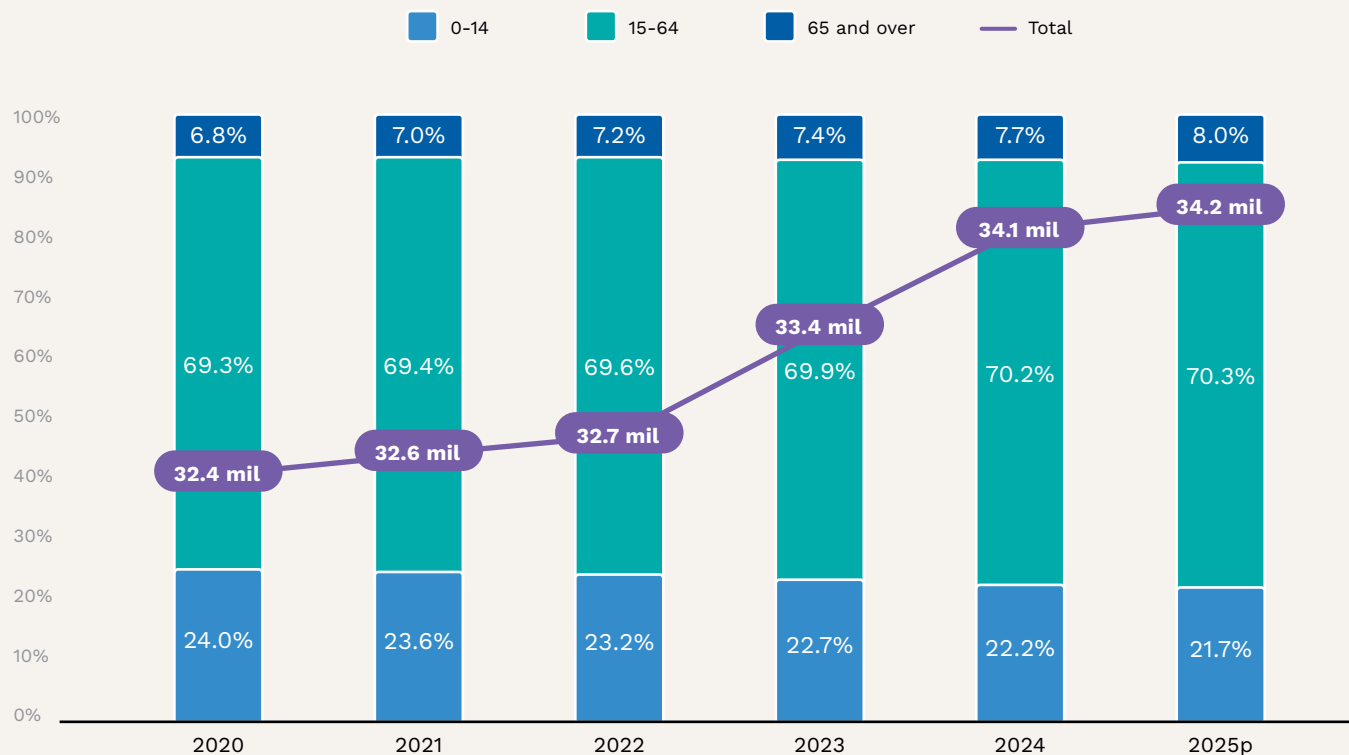
DEMOGRAPHIC SHIFTS AND THE SILVER ECONOMY

Malaysia is undergoing a significant demographic transition as the population ages, with individuals aged 60 and above accounting for approximately 10% of the total population since 2016, at 9.6% to 11.6% in 2024, translating into a Compound Annual Growth Rate (“CAGR”) of approximately 2.4%. According to the DOSM, this demographic shift is expected to accelerate further, with Malaysia projected to become an aged nation by 2048, supported by rising life expectancy and improved healthcare outcomes. At the same time, Malaysia faces a growing prevalence of non-communicable diseases such as diabetes, cardiovascular conditions and cancer, which necessitate long-term medical management, specialised treatment, and sustained demand for healthcare infrastructure.

Malaysia records one of the highest diabetes prevalence rates in Southeast Asia, with an estimated one in five adults affected. These demographic and epidemiological trends are expected to drive sustained demand for healthcare services, including inpatient treatment, outpatient specialist care, diagnostics, rehabilitation and chronic disease management. The growing “silver economy” further reinforces demand for healthcare infrastructure, as ageing populations typically require more frequent medical interventions, higher hospital admission rates and longer treatment durations.

For healthcare real estate, these trends support long-term utilisation visibility and reinforce the relevance of purpose-built healthcare facilities designed to accommodate complex clinical requirements and advanced medical technologies, supported by demographic-driven demand.

MALAYSIA RESIDENT POPULATION BY AGE DISTRIBUTION ('000)



Source: Department of Statistics Malaysia (DOSM), 2025

OPERATING ENVIRONMENT

PESTLE ANALYSIS

The REIT utilises the PESTLE analysis to ensure it is adaptable to additional external factors impacting its operations. This framework allows the REIT to anticipate potential macroeconomic shifts, ensuring that negative external changes are managed effectively, minimising their impact on the REIT's operations and safeguarding the long-term financial, business, and operational stability.

Macro-Economic Resilience and Financial Stability

Malaysia's healthcare expenditure has shown consistent growth, reaching RM84.19 billion in 2023, reflecting a resilient sector that benefits from rising disposable incomes and broader insurance coverage. However, this growth occurs during global economic uncertainty and tariff threats that can dampen consumer sentiment. Monetary policy also plays a critical role, where interest rate cuts lower the cost of financing and improve profits and the value of distributions per unit, hindering asset injections from sponsors due to the availability of more affordable alternatives in other regions.

To maintain financial stability, the REIT prioritises long-term master lease structures and yield-accretive acquisitions that align with national economic fundamentals, using lower financing costs to accelerate growth while positioning asset sales as capital recycling opportunities.

Healthcare Infrastructure and Policy Direction

The healthcare operating landscape is reinforced by long-term policy direction and public sector support. The Health White Paper ("HWP") tabled on 15 June 2023 outlines a 15-year roadmap focused on healthcare system sustainability, preventive care, digitalisation and enhanced public-private collaboration. Key reform initiatives include a gradual shift toward preventive and value-based care models, expansion of digital health infrastructure such as electronic medical records, and improved integration between public and private healthcare providers.

These policy measures are expected to enhance healthcare system efficiency while supporting capacity expansion and service quality improvements across the sector. For private healthcare operators, a supportive policy environment enhances operating stability and demand visibility, which in turn underpins long-term demand for healthcare facilities.

Regulatory, Tax, and Shariah Governance

Operating as a Shariah-compliant healthcare REIT requires extensive compliance with more complex requirements than most other industries. This involves taking into consideration clinical regulations, tax frameworks, and religious principles aligned with Shariah Principles.

In addition, the supply of healthcare infrastructure remains relatively disciplined, as the development of new hospitals and specialist medical centres is subject to regulatory approvals and licensing requirements, including strict licensing timelines associated with capacity expansion and service enhancement. This contributes to a more controlled supply environment compared to other commercial property segments, helping to mitigate oversupply risks and support sustainable utilisation and occupancy levels for existing healthcare assets.

The REIT manages these requirements through regular Shariah reviews and strengthened governance reporting with international bodies like the Junior Chamber International ("JCI") and Malaysian Society for Quality in Health ("MSQH"). Additionally, the REIT adopted cost pass-through mechanisms where contractually permissible and ensures Sales and Service Tax ("SST") considerations are integrated into all new lease agreements to protect its income stream from tax-driven cost increases.

Strategic Market Growth and Demographic Demand

Healthcare tourism, particularly in hubs like Kuala Lumpur and Penang, attracts international patients seeking premium services, which stabilises rental income through foreign exchange earnings. Simultaneously, the demographic shift toward an older population ensures a long-term, recession-resilient floor for healthcare utilisation. This rising demand is further amplified by a current shortage of modern, purpose-built hospital facilities, putting pressure on existing infrastructure and increasing the value of healthcare assets.

In response to the anticipated demand, the REIT focuses its acquisition strategy on medical tourism hubs and high-value treatment segments. Al-`Aqar actively supports facility expansions, such as the KPJ Ampang Puteri project, to address overcapacity issues.

OPERATING ENVIRONMENT

Operational Resilience, ESG, and Climate Readiness

Al-`Aqar faces increasing operational pressure from rising inflation, including higher energy and maintenance costs. This follows developing trends such as the commencement of Tenaga Nasional Berhad's ("TNB") Regulatory Period 4 ("RP4"), electricity tariffs that increased prices by 13.6%, establishing a rate of 45.4 sen/kWh through December 31, 2027. These environmental and financial costs can impact tenant margins and rental affordability. Furthermore, physical climate-related risks such as flooding and heat stress pose direct threats to the integrity of healthcare assets, where operational uptime is critical for patient safety.

Further downstream, healthcare operators continue to manage operating and regulatory challenges, including labour cost pressures arising from clinical staff shortages, exposure to higher utility tariffs, and selected SST on non-core services, as well as regulatory and Talent attraction and retention remain key focus areas, particularly for specialised clinical roles. These challenges are mitigated through operational efficiencies, service mix optimisation, technology adoption, phased capacity planning, and long-term workforce development strategies.

The REIT addresses these challenges through targeted AEs designed to reduce utility costs and improve the environmental footprint of its properties. Climate risks are further taken into consideration through climate risk assessments that are integrated into the REIT's 8x8 Strategy, alongside implementing preventive maintenance measures.

Strategic Asset Management and Portfolio Optimisation

When existing facilities reach overcapacity, the REIT takes measures to act as a strategic partner to enable expansion. This is achieved through strategic cost management at both the property and fund levels to ensure sustainable margins, prioritising acquisitions in high-demand hubs and collaborating with healthcare operators to enhance patient flow and service design.

Technological Transformation and Digital Innovation

The adoption of virtual healthcare service platforms is reshaping the healthcare delivery model. The surge in telemedicine and digital health services directly influences how physical space is used and requires significant investment in technology integration. While digital platforms provide convenience, they do not replace the need for physical care, instead necessitating a hybrid approach where physical hospitals act as a high-tech hub for complex treatments and digital coordination. To stay competitive, Al-`Aqar ensures that both new and existing healthcare properties are equipped with the infrastructure necessary to support virtual care.

MARKET OUTLOOK AND FUTURE CATALYSTS

Looking ahead, Malaysia's healthcare sector is expected to maintain steady growth. Industry forecasts by Malaysian Industrial Development Finance ("MIDF") Berhad Research indicate annual growth of approximately 6% to 8% through 2030, reflecting strong fundamentals and ongoing structural demand. This outlook is supported by a combination of demographic shifts, rising healthcare needs, policy support and continued medical tourism momentum.

Capital market developments within the healthcare space, including the anticipated listing of large healthcare platforms, are expected to enhance sector visibility and establish clearer valuation benchmarks. Increased investor interest in healthcare-related assets may also contribute to broader recognition of healthcare real estate as a distinct and defensive property segment.

Growth is also expected to extend beyond traditional acute care hospitals into adjacent segments such as outpatient services, rehabilitation, diagnostics and elderly-related care facilities. These segments broaden the scope of healthcare real estate demand and further support the long-term relevance of purpose-built healthcare properties. Continued promotion of medical tourism under initiatives such as MYMT 2026 is expected to provide additional demand support for private healthcare facilities and associated real estate assets.

Overall, healthcare real estate is expected to retain its defensive investment characteristics, supported by long-term leases, stable occupancy profiles and demand driven by essential services rather than discretionary spending. These attributes remain particularly relevant amid global economic uncertainties and evolving dynamics across traditional commercial property sectors.



al-aqar
HEALTHCARE REIT

04

INVESTOR RELATIONS REPORT

- 29 Financial Calendar
- 30 Investor Relations Report



KPJ DAMANSARA SPECIALIST HOSPITAL

FINANCIAL CALENDAR

ANNOUNCEMENT OF UNAUDITED CONSOLIDATED RESULTS

1st Quarter Ended

31 March 2025



26 May 2025

2nd Quarter Ended

30 June 2025



26 August 2025

3rd Quarter Ended

30 September 2025



27 November 2025

4th Quarter Ended

31 December 2025



25 February 2026

DIVIDEND

Quarter	Date of Entitlement	Date of Payment
1 st Quarter	11 June 2025	30 June 2025
2 nd Quarter	17 September 2025	3 October 2025
3 rd Quarter	12 December 2025	31 December 2025
4 th Quarter	11 February 2026	27 February 2026

13TH ANNUAL GENERAL MEETING & EXTRAORDINARY GENERAL MEETING



NOTICE DATE

27 May 2025



MEETING DATE

25 June 2025

INVESTOR RELATIONS REPORT

<h2>4</h2> <p>Analyst Briefings</p>	<h2>2</h2> <p>Property Site Visit</p>	<h2>1</h2> <p>AGM for FY2025 held on 25 June 2025</p>	<h2>1</h2> <p>EGM for FY2025 held on 25 June 2025</p>	<h2>1</h2> <p>New research house coverage</p>
--	--	--	--	--

AL-`Aqar conducted numerous stakeholder engagements throughout FY2025 with a heightened focus on investor relations. These engagements were held to provide investors with an accurate representation of the REIT, including past, present, and future estimations of AL-`Aqar's performance and plans.

Throughout FY2025, AL-`Aqar conducted 8 investor engagement sessions, covering site visits, analyst briefings, and the Annual General Meeting ("AGM") and Extraordinary General Meeting ("EGM"), as shown below:

Date	Event
21 February 2025	Fourth Quarter 2024 Analyst Briefing
09 June 2025	First Quarter 2025 Analyst Briefing
25 June 2025	AL-`Aqar AGM and EGM at Persada Johor International Convention Centre
11 August 2025	Permodalan Nasional Berhad (PNB), Employees Provident Fund (EPF) and CIMB Securities Property Site Visit
11 September 2025	Second Quarter 2025 Analyst Briefing
30 September 2025	BIMB Securities Property Site Visit
19 November 2025	One-on-One Engagement Meeting with Unitholders – Kumpulan Wang Persaraan (KWAP)
10 December 2025	Third Quarter 2025 Analyst Briefing

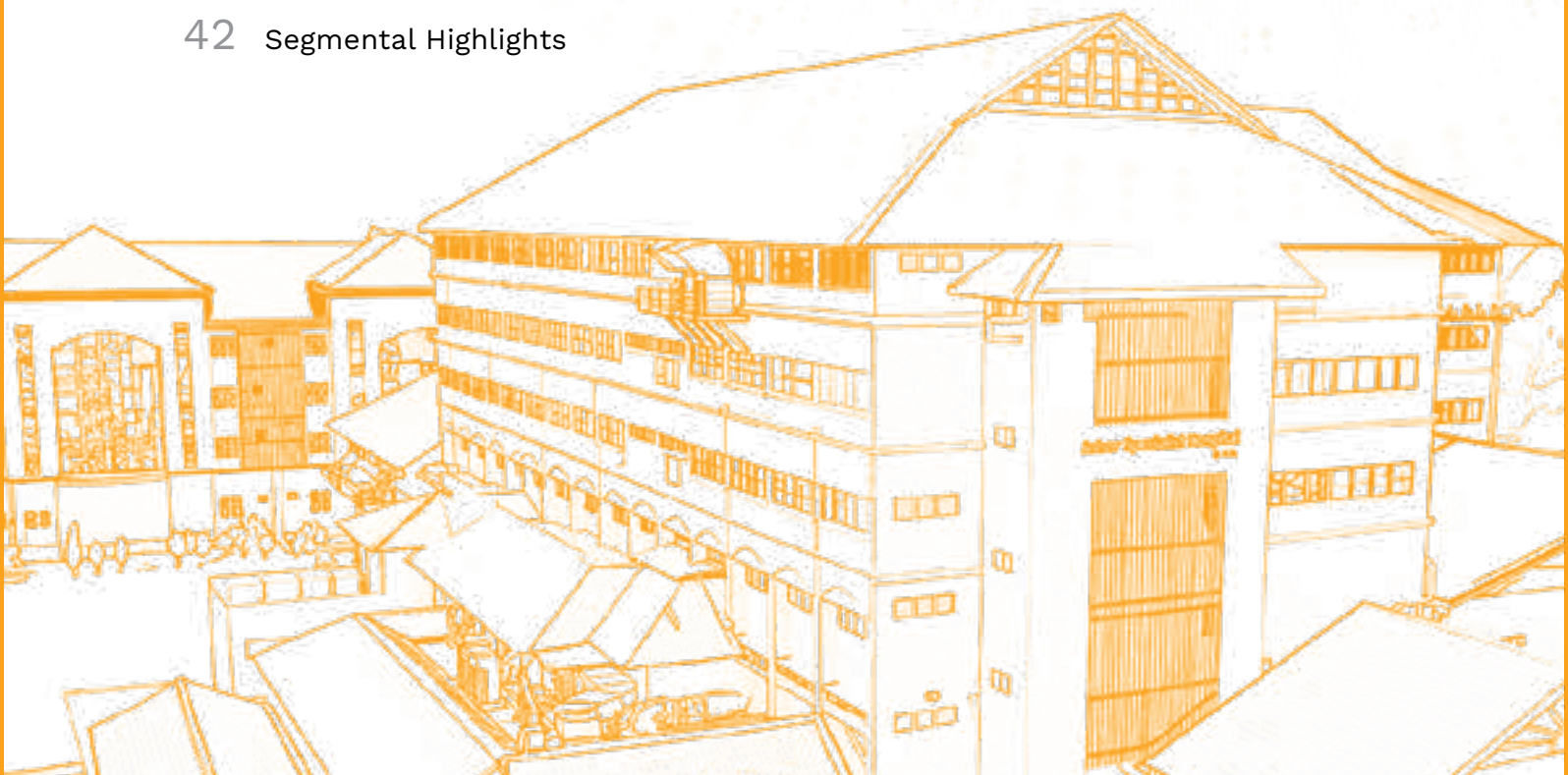
[More information on AL-`Aqar's stakeholder policy and engagement initiatives can be found in the Sustainability Statement section.](#)



05

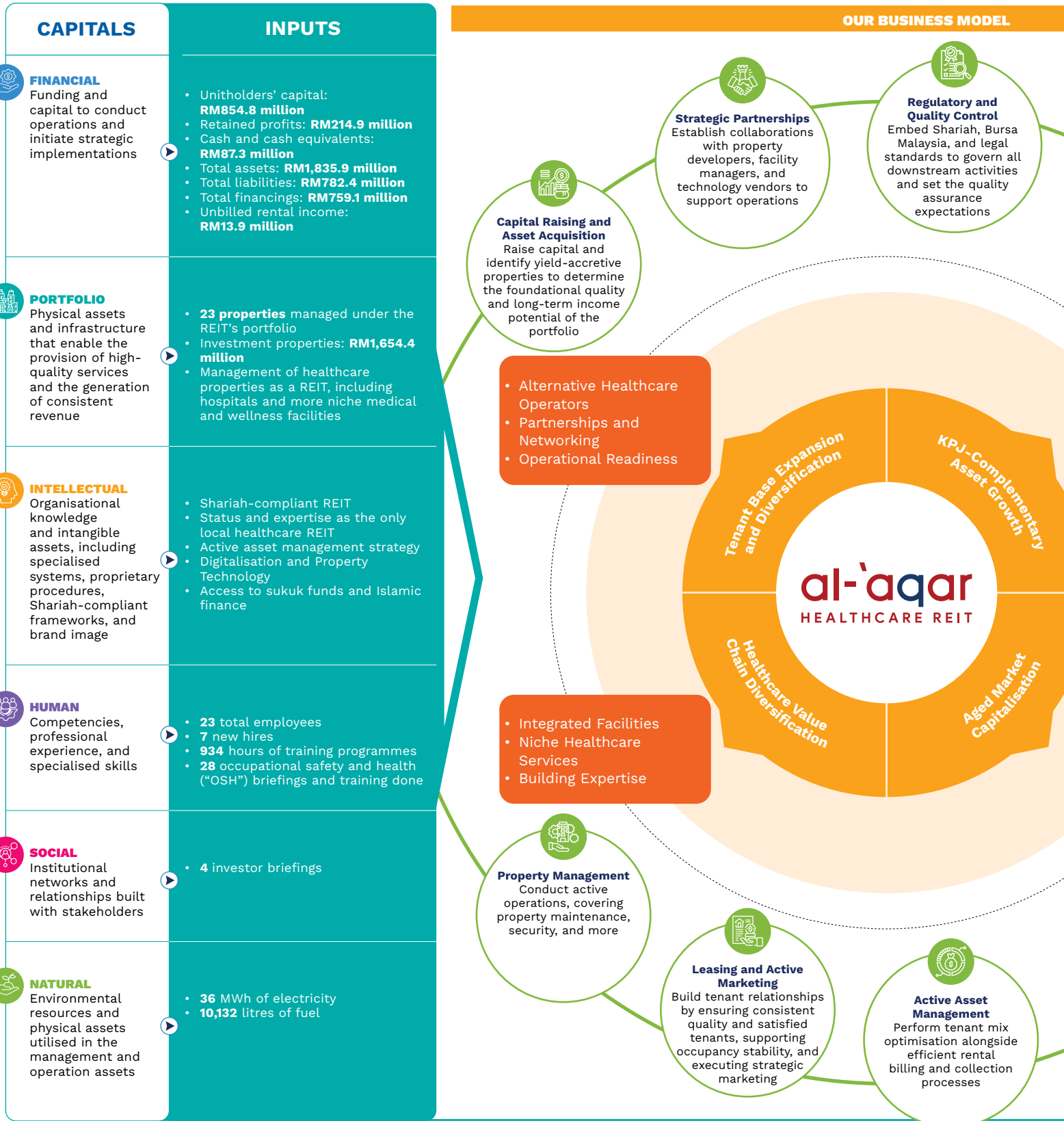
APPROACH TO VALUE CREATION

- 32 Value Creation Model
- 34 Financial Capital
 - 34 Five-Year Financial Performance
 - 36 Trading Performance
 - 38 Financial Review
 - 39 Capital Review
- 40 Portfolio Capital
 - 40 Portfolio Overview
 - 42 Segmental Highlights



VALUE CREATION MODEL

Al-`Aqar employs a variety of strategies and capital inputs to generate and provide value to its stakeholders. The REIT's value creation strategies and value transformation process, including all financial and non-financial inputs and outputs throughout FY2025, are summarised in the chart below.



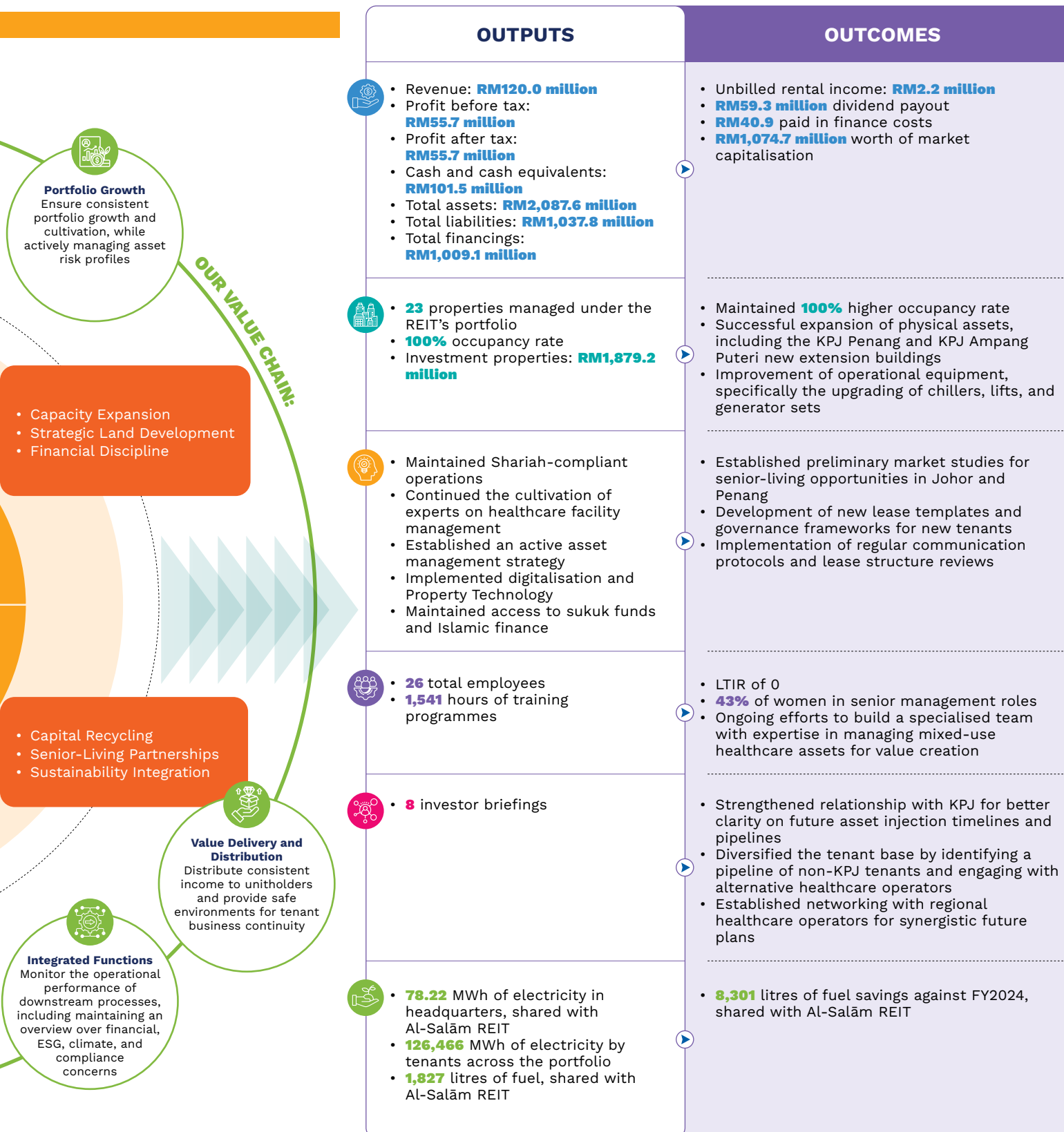
Tenant Base Expansion and Diversification

KPJ-Complementary Asset Growth

Aged Market Capitalisation

Healthcare Value Chain Diversification

VALUE CREATION MODEL



FINANCIAL CAPITAL

Financial Capital is the cornerstone of Al-`Aqar's value creation framework, derived from rental income, property revaluation gains, and strategic debt and equity financing. The effective management of these resources ensures operational resilience and fuels portfolio growth, ultimately enabling the REIT to deliver consistent, sustainable returns to the Unitholders.

Al-`Aqar's capital management strategy prioritises a disciplined balance between growth initiatives and prudent financial policies. By maintaining robust cash flows and a strong balance sheet, the REIT is well-positioned to capitalise on emerging market opportunities while safeguarding the REIT's long-term stability.

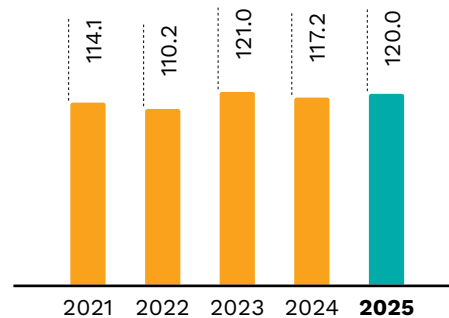
Crucially, Financial Capital serves as the catalyst for the growth of all other Capitals. It provides the necessary funding to expand Manufactured Capital, invest in Human Capital, and drive the innovations that strengthen the REIT's Intellectual Capital. These strategic investments reinforce Social Capital by fostering stakeholder confidence and contribute to Natural Capital through the implementation of sustainability-led risk mitigation.

FIVE-YEAR FINANCIAL PERFORMANCE

GROSS REVENUE

(RM MILLION)

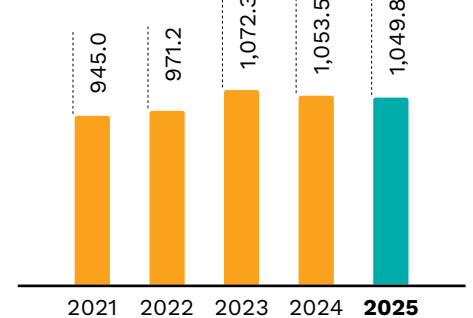
RM120.0 million ▲ 2.4%



NET ASSET VALUE

(RM MILLION)

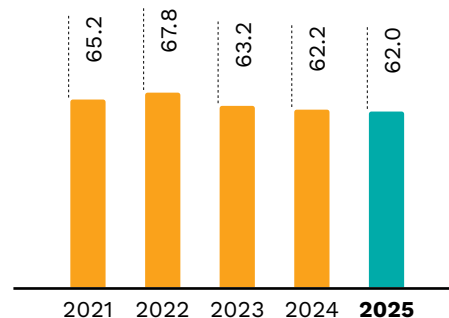
RM1,049.8 million ▼ (0.4)%



PROFIT FOR THE YEAR

(REALISED) (RM MILLION)

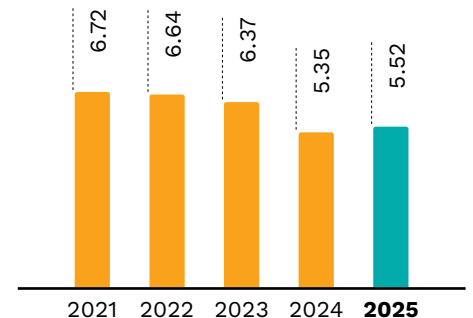
RM62.0 million ▼ (0.3%)



DISTRIBUTION YIELD

(%)

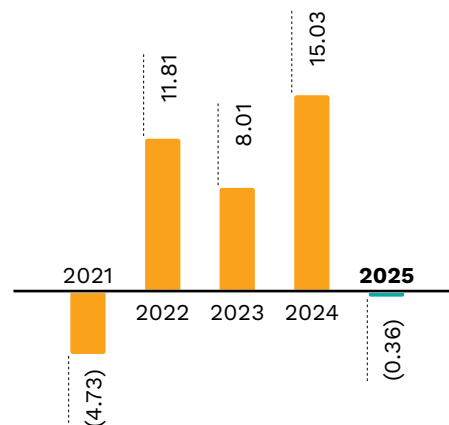
5.52% ▲ 3.2%



ANNUAL TOTAL RETURN

(%)

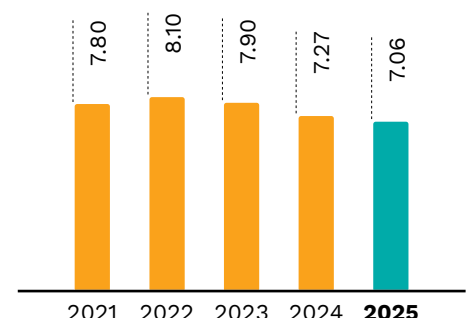
(0.36%) ▼ (15.4%)



DISTRIBUTION PER UNIT

(SEN)

7.06 sen ▼ (2.9%)



FINANCIAL CAPITAL

Financial Highlights – Group	2021	2022	2023	2024	2025
Gross Revenue (RM'000)	114,072	110,239	121,022	117,216	119,957
Net Property Income (RM'000)	108,222	104,199	105,441	101,543	104,900
Profit Before Tax (RM'000)	72,781	60,036	60,554	58,075	55,717
Profit for the Year					
- Realised (RM'000)	65,218	67,766	63,246	62,223	61,981
- Unrealised (RM'000)	8,331	(7,627)	(2,552)	(3,948)	(6,264)
Earnings per Unit					
- Realised (sen)	8.86	9.20	7.76	7.41	7.38
- Unrealised (sen)	1.13	(1.03)	(0.31)	(0.47)	(0.74)
Investment Properties (RM'000)	1,538,210	1,721,281	1,643,220	1,654,401	1,879,246
Total Asset Value (RM'000)	1,664,733	1,867,066	1,855,984	1,835,937	2,087,611
Net Asset Value (RM'000)					
- Before Distribution (RM)	945,002	971,215	1,072,297	1,053,543	1,049,804
- After Distribution (RM)	931,754	955,329	1,055,506	1,040,361	1,034,187
NAV per Unit					
- Before Distribution (RM)	1.2840	1.2839	1.2772	1.2548	1.2504
- After Distribution (RM)	1.2660	1.2629	1.2572	1.2391	1.2318

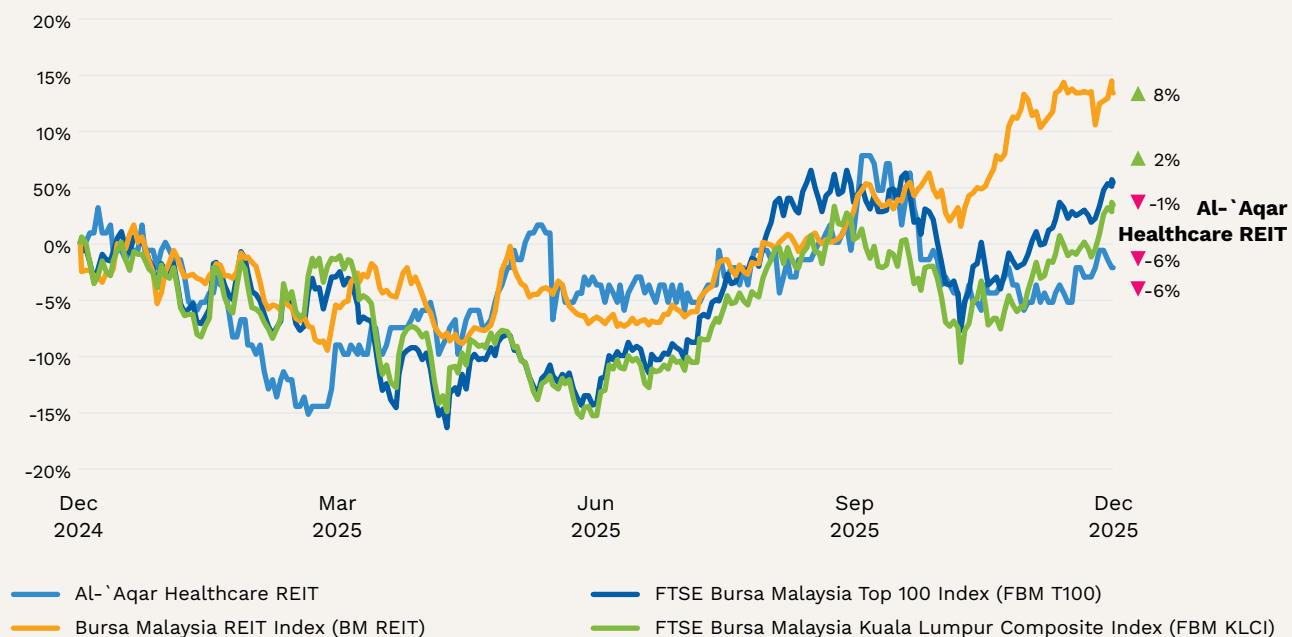
Financial Highlights – Fund	2021	2022	2023	2024	2025
Gross Revenue (RM'000)	104,245	104,588	115,250	116,249	119,390
Net Property Income (RM'000)	98,405	98,610	102,033	102,477	104,608
Profit Before Tax (RM'000)	46,602	58,083	66,378	45,718	58,449
Profit for the Year					
- Realised (RM'000)	64,400	66,707	64,694	64,171	62,364
- Unrealised (RM'000)	(17,030)	(8,521)	1,824	(18,254)	(3,915)
Earnings per Unit					
- Realised (sen)	8.75	9.06	7.94	7.64	7.43
- Unrealised (sen)	(2.31)	(1.16)	0.22	(2.17)	(0.47)
Investment Properties (RM'000)	1,451,912	1,636,015	1,632,750	1,645,085	1,872,478
Total Asset Value (RM'000)	1,664,797	1,867,100	1,854,869	1,836,154	2,092,874
Net Asset Value (RM'000)					
- Before Distribution (RM)	945,419	971,209	1,072,316	1,053,585	1,055,193
- After Distribution (RM)	932,171	955,323	1,055,524	1,040,403	1,039,576
NAV per Unit					
- Before Distribution (RM)	1.2846	1.2838	1.2772	1.2549	1.2568
- After Distribution (RM)	1.2666	1.2628	1.2572	1.2392	1.2382
Market Capitalisation (RM'000)	853,743	922,913	1,041,101	1,141,853	1,074,685
Distribution per Unit (sen)	7.80	8.10	7.90	7.27	7.06
Annualised Distribution Yield (%)	6.72	6.64	6.37	5.35	5.52

FINANCIAL CAPITAL

TRADING PERFORMANCE

AL-`Aqar's share price remained consistent, closing at RM1.28 with a total Distribution Per Unit ("DPU") of 7.06 sen, translating into a dividend yield of 5.52%, recording total unitholder returns of -0.36% for FY2025.

AL-`AQAR HEALTHCARE REIT'S FIVE-YEAR UNIT PRICE PERFORMANCE VS BENCHMARK INDICES

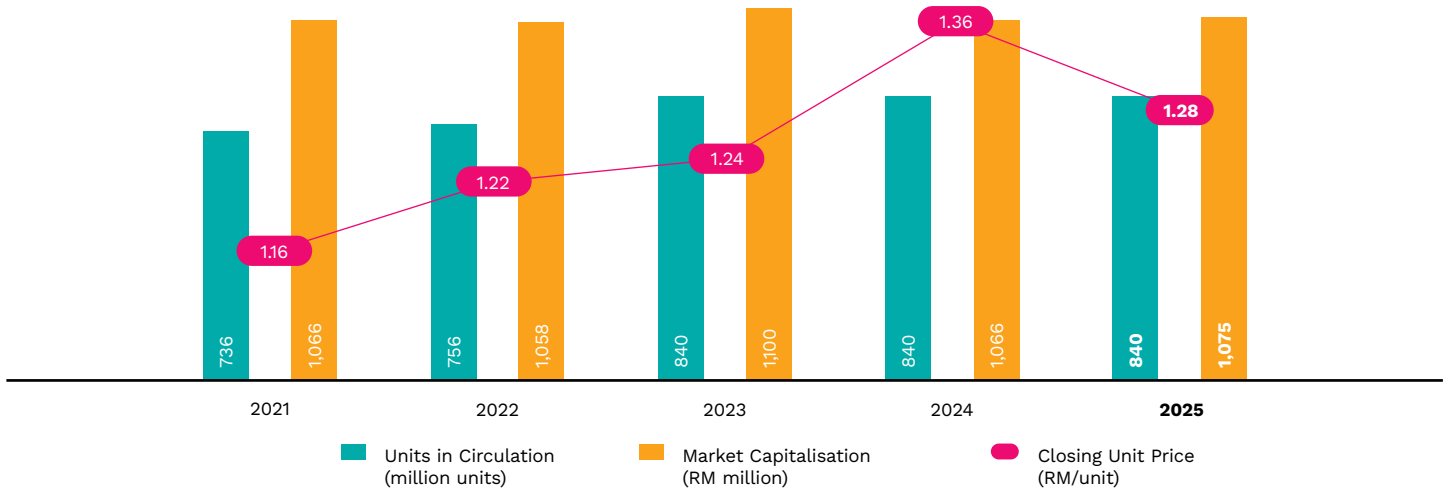


Trading Summary	FY2021	FY2022	FY2023	FY2024	FY2025
Closing Unit Price (RM)	1.16	1.22	1.24	1.36	1.28
52-week Highest Traded Price (RM)	1.37	1.25	1.35	1.42	1.40
52-week Lowest Traded Price (RM)	1.09	1.09	1.22	1.23	1.20
Price Movement (%)	(11.45)	5.17	1.64	9.68	(5.58)
Annual Total Return (%)	(4.73)	11.81	8.01	15.03	(0.36)
Number of Units in Circulations ('000)	735,985	756,486	839,598	839,598	839,598

FINANCIAL CAPITAL

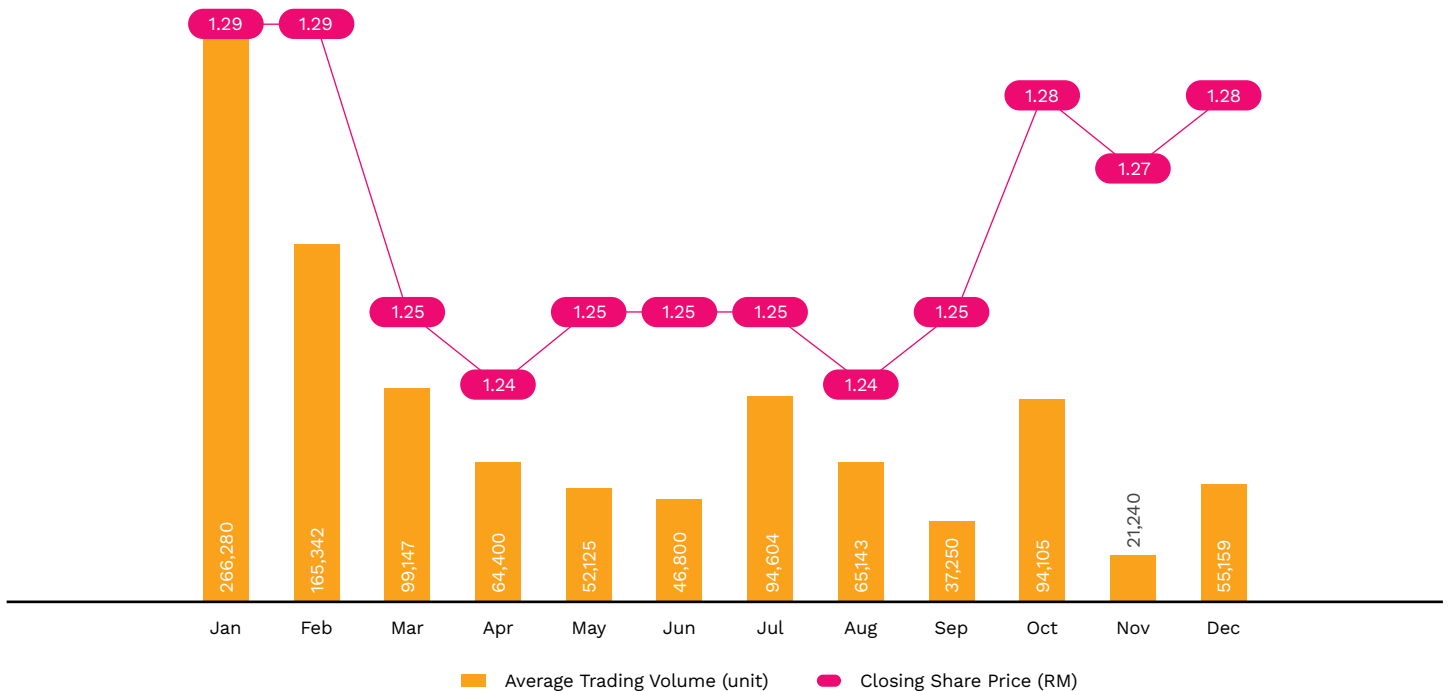
MARKET CAPITALISATION, UNIT PRICE AND UNITS IN CIRCULATION

RM1,075 million



FY2025 TRADING PERFORMANCE

RM1.28 Closing Share Price



FINANCIAL CAPITAL

FINANCIAL REVIEW

Overall, AL-`Aqar delivered an NPI of RM104.9 million in FY2025, an improvement of 3.3% from RM101.5 million in FY2024. This growth was driven from new rental income received from KPJ Ampang Puteri Specialist Hospital (New Building) and KPJ Penang Specialist Hospital (New Building) of RM3.5 million, along with annual rental increments.

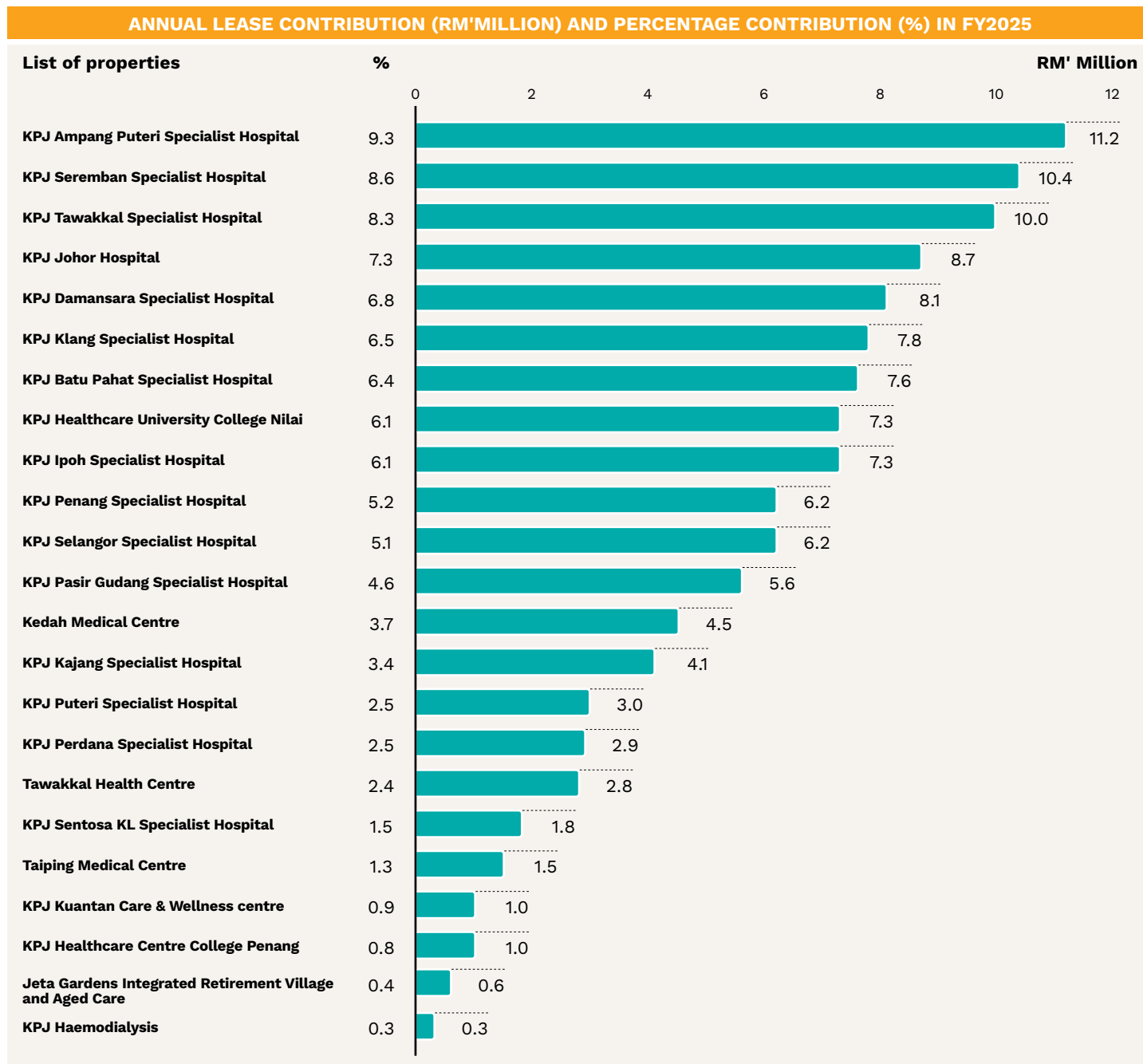
The Malaysian segment contributed to 99.7% of total portfolio NPI, with segmental NPI yield recorded at 5.5% in FY2025. Portfolio occupancy stood at 100% as at 31 December 2025 due to the nature of master leases with KPJ.

REVENUE	FY2024 RM'000	FY2025 RM'000	GROWTH %
Malaysia	116,249	119,390	2.7
Australia	967	567	(41.4)

NET PROPERTY INCOME (NPI)	FY2024 RM'000	FY2025 RM'000	GROWTH %
Malaysia	102,477	104,608	2.1
Australia	(934)	292	131.3

PERFORMANCE BENCHMARK	FY2024	FY2025	COMMENTARY
Management expense ratio (%)	0.54	0.50	This reduction was primarily attributable to an increase in the Fund's average Net Asset Value (NAV), particularly in the fourth quarter, despite higher expenses incurred.
Total return (%)	15.03	-0.36	Total return for the financial year was negative due to lower closing price of RM1.28 compared to RM1.36 in FY2024.
Average annual total unit price return - 5 years (%)	6.91	5.95	The 3-year average annual total return decreased due to lower closing price in FY2025.
Average annual total unit price return - 3 years (%)	11.62	7.56	The 5-year average annual total return decreased due to lower closing price in FY2025.
Distribution yield (%)	5.35	5.52	Distribution yield increased from 5.35% to 5.52% due to lower closing price in FY2025.
NAV per unit (RM)	1.2391	1.2318	No significance changes on NAV per unit (after income distribution).

FINANCIAL CAPITAL



CAPITAL REVIEW

Al-`Aqar's primary objective is to provide its unitholders risk-adjusted, long-term capital growth through investing in Al-`Aqar's portfolio. The Manager aims to support Al-`Aqar's operational and acquisition growth strategies within a prudent risk management framework, by employing an efficient capital management strategy.

The Manager believes that an efficient capital management strategy will improve total returns while reducing risks for unitholders by maintaining financial flexibility to meet capital expenditure requirements. The Manager will regularly review its capital management strategy to reflect Al-`Aqar's investment opportunities, its operating and the general economic environment, and Al-`Aqar's requirements.

PORTFOLIO CAPITAL

PORTFOLIO OVERVIEW

The Portfolio Capital represents Al-`Aqar's diversified portfolio of high-quality assets within the healthcare sector with a strong partnership with KPJ. This diversified portfolio stretches to numerous specialisations within the healthcare sector, managing hospitals, wellness centres, medical colleges, and aged care facilities.

Al-`Aqar's growth strategy focuses on its three strategic pillars under the VENTURE27 framework, which includes expanding the REIT's tenant base through alternative healthcare partnerships and operational readiness; driving KPJ-complementary growth via capacity expansion and land development; diversifying the healthcare value chain into niche services and integrated facilities; and addressing

the aged market through capital recycling and senior-living partnerships. Underpinned by financial discipline and sustainability integration, these initiatives ensure the REIT remains competitive while delivering sustainable unitholder returns.

This capital is deeply interconnected with the REIT's broader resources. The acquisition and operation of properties rely on the expertise from the Human Capital, the systems from the Intellectual Capital, and the resources from available Natural Capital. Conversely, a well-managed portfolio generates the stable rental income necessary to replenish and grow the REIT's Financial Capital, creating a self-sustaining cycle of value.

FEATURED ASSETS

KPJ Ampang Puteri Specialist Hospital



Renowned as the first private hospital in Malaysia to achieve full MSQH accreditation, this facility is a benchmark for quality in the healthcare sector. Its capacity and service capabilities have been significantly enhanced by a 15-storey extension building specifically designed to accommodate the growing international demand for medical tourism.

KPJ Damansara Specialist Hospital



Located in one of the Klang Valley's most affluent enclaves, this premier hospital is a global destination for specialised treatments in cardiology, oncology, and bariatric surgery. Recognised as the 'Women's Health and Wellness Service Provider of the Year', it combines world-class medical expertise with state-of-the-art facilities to serve a sophisticated patient base.

In FY2025, Al-`Aqar achieved a significant milestone by completing RM241 million in acquisitions, the highest annual investment volume since 2011. These assets, comprising new extension buildings in the prime, mature markets of the Klang Valley and Penang, are integral to the long-term expansion strategies of both the REIT and its sponsor, KPJ.

These extensions directly support KPJ's goal of increasing its total bed count to 6,100 by 2030 to meet surging healthcare demand. Beyond increasing capacity, these initiatives modernise existing hospital layouts, significantly enhancing the environment for both patients and medical staff.

PORTFOLIO CAPITAL

Sponsor-Led Growth and Financial Synergy

The REIT's acquisition pipeline is inherently sponsor-led, reflecting the robust relationship between KPJ as the tenant-cum-sponsor and the REIT as the asset owner. This close collaboration on construction and operational timelines provides the REIT with clear visibility regarding portfolio growth. Consequently, it allows for optimised gearing management and the strategic timing of equity placements to secure favourable funding costs.

Both newly acquired assets are secured under 15-year leaseback agreements, with options to extend for an additional 15 years. Featuring built-in rent escalations, these agreements ensure long-term earnings visibility and DPU stability for Unitholders, aligning with the REIT's RM2.5 billion portfolio target for 2028.

Lease Renewals and Portfolio Resilience

In addition to new acquisitions, the REIT successfully renewed leases for five key properties: KPJ Penang Specialist Hospital, KPJ Seremban Specialist Hospital, Taiping Medical Centre, KPJ Healthcare University, and KPJ International College of Nursing and Health Sciences.

These renewals, with tenures ranging from one to 15 years, underscore the resilience of the core hospital segment. Furthermore, KPJ's commitment to brownfield expansions reinforces the likelihood of future lease renewals for existing hospital buildings, providing a sustainable foundation for portfolio growth.

MASTER LEASE RENEWAL	No. of Properties	% of Total Rental
FY2026	3	3.2
FY2027	2	6.8
FY2028	1	1.3

As a result of these strategic implementations, the REIT's investment property value reached RM1.88 billion as at 31 December 2025, a 16% increase from RM1.65 billion in FY2024.

ASSET DETAILS	FY2025
Number of Assets (No.)	23
Net Lettable Floor Area (sq.ft.)	6,023,671
Percentage of Indirectly Managed Assets (% by floor area)	100
Average Occupancy Rate (%)	100
Property Value (RM million)	1,879.2
Gross Revenue (RM million)	120.0
Net Property Income (RM million)	104.9
Annual Gross Yield (%)	6.4
Annual Net Yield (%)	5.6

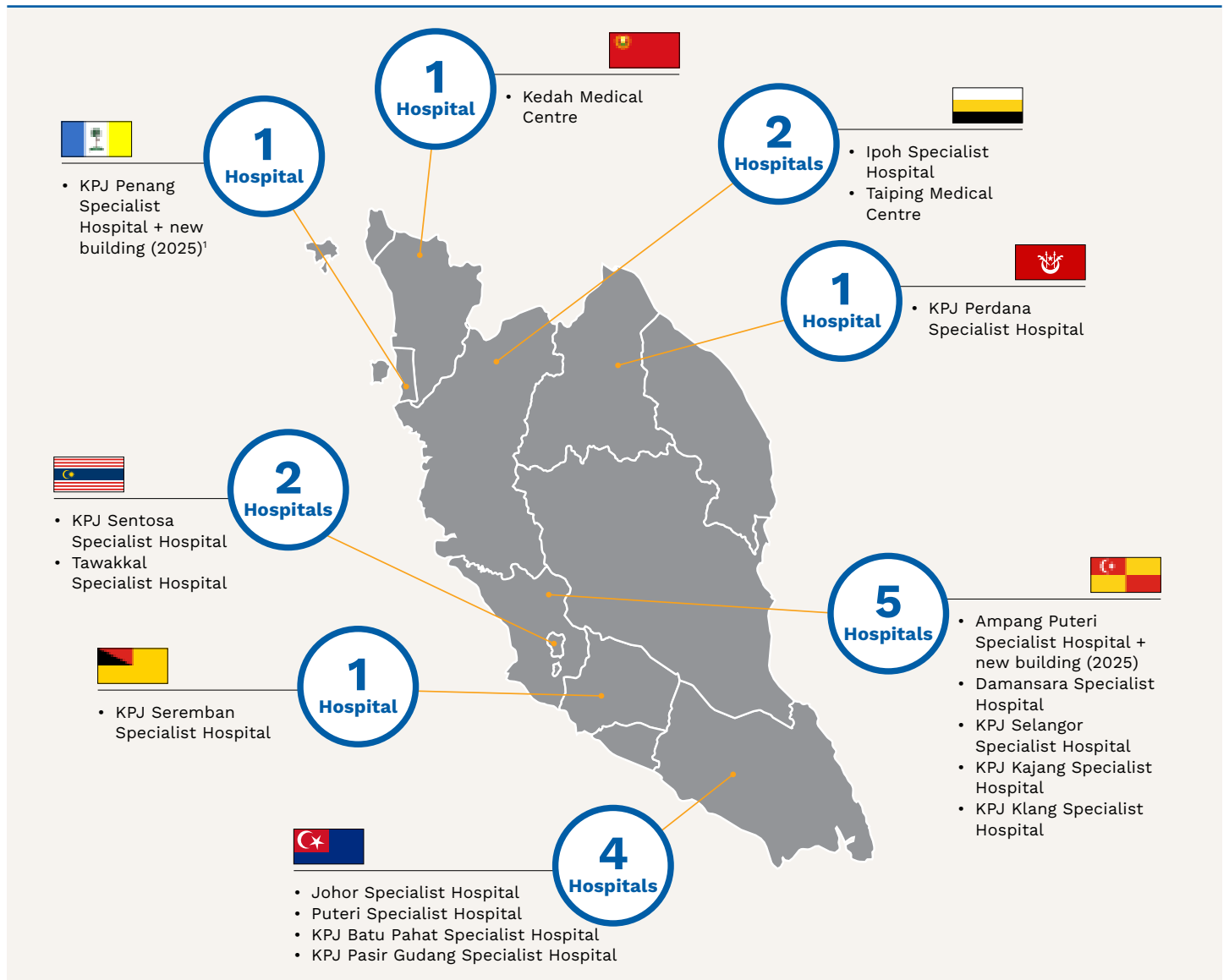
PORTFOLIO CAPITAL

SEGMENTAL HIGHLIGHTS

HOSPITALS

As the represent the primary component within its portfolio. Featuring key assets such as KPJ Ampang Puteri Specialist Hospital and KPJ Damansara Specialist Hospital and further supported by government initiatives aiming at increasing medical tourism, this asset class will continue to be the main driver of the REIT’s growing revenue and NPI.

As the main asset class owned by the REIT, AL-`Aqar manages seventeen hospital assets across Peninsular Malaysia, as follows:



Note:
¹ Including new acquisitions for 2025 – announced on 27 March 2025

PORTFOLIO CAPITAL



HOSPITAL

AMPANG PUTERI SPECIALIST HOSPITAL



Date of acquisition:
2006

Acquisition Cost:
RM120 mil (2006)
RM131 mil (2025)

Title:
PT 25119 held under Title HSM 26550, situated in Mukim Ampang, District of Hulu Langat, Selangor

Tenure & Expiry Date:
Leasehold 99 years, expiring on 17 April 2089

Encumbrance:
Charged by AmanahRaya Trustees Berhad to Maybank Investment Bank Berhad

Year of Completion:
i) Old wing: 1995
ii) New wing: 2019

Age of Building:
i) Old wing: 30 years
ii) New wing: 6 years

Appraised Value:
RM274 mil
(Date of valuation 31 December 2025)



KPJ Ampang Puteri Specialist Hospital, No. 1, Jalan Memanda 9, Taman Dato' Ahmad Razali, 68000, Ampang, Selangor



+603-4289 5000



<https://kpjhealth.com.my/ampang/>



apsh@kpjampang.com

As a premier pillar of the Al-`Aqar portfolio, Ampang Puteri Specialist Hospital maintains its legacy as Malaysia's first MSQH-accredited private hospital, now operating as a world-class medical hub with over 800 staff and 80 specialised consultants. The facility's capacity has grown significantly since the 2020 commencement of its West Wing, further bolstered by a newly acquired 15-storey purpose-built extension. Strategically located in the heart of Kuala Lumpur, this extension adds 120 licensed beds, bringing the hospital's total licensed capacity to 297 beds.

Operational performance remains strong, with the new extension achieving 60% occupancy in 2024 following the September opening of a 33-bed ward on Level 7. This phased growth ensures immediate revenue contribution while maintaining high-quality care standards. With an additional three vacant floors remaining for future expansion.

Land area (sqft)	233,254
GFA (sqft)	907,715
NLA (sqft)	907,715
Tenant	Ampang Puteri Specialist Hospital Sdn Bhd
Value per sqft (RM)	302
Occupancy Rate	100%

PORTFOLIO CAPITAL



HOSPITAL

DAMANSARA SPECIALIST HOSPITAL



Date of acquisition:
2006

Acquisition Cost:
RM105 mil

Title:
Lot No. 60950, Section 39 held under Title No. 336358 situated in Town of Petaling Jaya, District of Petaling, Selangor

Tenure & Expiry Date:
Freehold

Encumbrance:
Charged by AmanahRaya Trustees Berhad to Maybank Investment Bank Berhad

Year of Completion:
1997

Age of Building:
28 years

Appraised Value:
RM142 mil
(Date of valuation 31 December 2025)



KPJ Damansara Specialist Hospital, No.119, Jalan SS 20/10, Damansara Utama, 47400, Petaling Jaya, Selangor



+603-7718 1000



<https://kpjhealth.com.my/damansara>



marcommdsh@kpjdamansara.com

Situated within a premier residential and commercial hub in the Klang Valley, Damansara Specialist Hospital is a 228-bed, six-storey facility dedicated to delivering world-class healthcare. With a medical staff exceeding 80 specialist consultants, the hospital provides state-of-the-art treatments supported by first-rate clinical infrastructure. The institution's commitment to excellence is underscored by its status as a multi-year recipient of the 'Women's Health and Wellness Service Provider of the Year in Asia Pacific' at the Global Health Awards for the years 2022 and 2023.

Land area (sqft)	180,521
GFA (sqft)	445,114
NLA (sqft)	445,114
Tenant	Rawang Specialist Hospital Sdn Bhd
Value per sqft (RM)	319.02
Occupancy Rate	100%

PORTFOLIO CAPITAL



HOSPITAL

KPJ SELANGOR SPECIALIST HOSPITAL



Date of acquisition:
2006

Acquisition Cost:
RM58 mil

Title:
PT 2 Section 20 held under Title No. HSD 112884, Town of Shah Alam, District of Petaling, Selangor

Tenure & Expiry Date:
Leasehold 99 years, expiring on 1 July 2096

Encumbrance:
Charged by AmanahRaya Trustees Berhad to Maybank Investment Bank Berhad

Year of Completion:
1996

Age of Building:
29 years

Appraised Value:
RM85 mil
(Date of valuation 31 December 2025)



KPJ Selangor Specialist Hospital, Lot 1, Jalan Singa 20/1, Section 20, 40300, Shah Alam, Selangor



+603-5543 1111



<https://www.kpjhealth.com.my/selangor>



cs@kpjselangor.com

KPJ Selangor Specialist Hospital serves as a premier healthcare destination, featuring a 192-bed six-storey inpatient block supported by a dedicated six-storey parking facility. The institution is powered by a robust faculty of over 90 specialists across diverse medical and surgical disciplines, utilising an extensive suite of cutting-edge medical equipment. Recognised for its sophisticated clinical services, the hospital offers highly specialised care in Orthopaedics and Joint Replacement, Neurosurgery, Electrophysiology and Cardiology, Ophthalmology, Nephrology, and Paediatrics. By integrating expert human capital with advanced diagnostic technology, the facility maintains its standing as a leader in comprehensive, high-precision medical intervention.

Land area (sqft)	204,342
GFA (sqft)	314,844
NLA (sqft)	314,844
Tenant	Selangor Specialist Hospital Sdn Bhd
Value per sqft (RM)	269.97
Occupancy Rate	100%

PORTFOLIO CAPITAL



HOSPITAL

KPJ KAJANG SPECIALIST HOSPITAL



Date of acquisition:
2008

Acquisition Cost:
RM39.06 mil

Title:
Lot No. 42997, Section 9 held under Title No. GM 2494, situated in Mukim of Kajang, District of Hulu Langat, Selangor

Tenure & Expiry Date:
Freehold

Encumbrance:
Charged by AmanahRaya Trustees Berhad to Maybank Investment Bank Berhad

Year of Completion:
2005

Age of Building:
20 years

Appraised Value:
RM58 mil
(Date of valuation 31 December 2025)



KPJ Kajang Specialist Hospital, Jalan Cheras, 43000, Kajang, Selangor



+603-8769 2999



<https://www.kpjhealth.com.my/kajang>



cs.kjsh@kpjkajang.com

KPJ Kajang Specialist Hospital is a premier 145-bed healthcare institution housed within a modern seven-storey facility featuring a lower ground floor. The hospital distinguishes itself through rigorous quality standards, holding prestigious accreditations from the MSQH and the Baby-Friendly Hospital Initiative (“BFHI”). Supported by a comprehensive team of medical consultants, the facility provides a wide array of specialised services, including Obstetrics and Gynaecology, Paediatrics, Orthopaedic Surgery, Neurosurgery, and Cardiology. Through its commitment to clinical excellence and patient safety, the hospital remains a trusted provider of integrated specialist care for the local community and beyond.

Land area (sqft)	68,932
GFA (sqft)	191,142
NLA (sqft)	191,142
Tenant	Kajang Specialist Hospital Sdn Bhd
Value per sqft (RM)	303.44
Occupancy Rate	100%

PORTFOLIO CAPITAL



HOSPITAL

KPJ KLANG SPECIALIST HOSPITAL



Date of acquisition:
2012

Acquisition Cost:
RM93 mil

Title:
Lot No. 31870 held under Title No. PM 648, situated in Mukim of Kapar, District of Klang, Selangor

Tenure & Expiry Date:
Leasehold 99 years, expiring on 8 May 2093

Encumbrance:
Charged by AmanahRaya Trustees Berhad to Maybank Investment Bank Berhad

Year of Completion:
2011

Age of Building:
14 years

Appraised Value:
RM106 mil
(Date of valuation 31 December 2025)



KPJ Klang Specialist Hospital, No. 102, Persiaran Rajawali/ KU 1, Bandar Baru Klang, 41150, Klang, Selangor



+603-3377 7888



<https://www.kpjhealth.com.my/klang>



customer@kpjklang.com

KPJ Klang Specialist Hospital stands as a prominent tertiary healthcare provider, strategically situated in Bandar Baru Klang with convenient connectivity to Shah Alam, Kota Kemuning, and the surrounding region. The facility comprises a dual-block infrastructure, featuring a 137-bed six-storey main hospital block alongside a dedicated six-storey Physician and Consultant block. As a community-oriented institution, the hospital is supported by more than 30 resident specialist consultants delivering expertise across numerous disciplines, including Obstetrics and Gynaecology, Cardiology, Orthopaedics, and Urology.

The facility is distinguished by its modern operating theatres, which are electronically integrated to ensure swift operational coordination during critical medical procedures. Equipped with state-of-the-art diagnostic and surgical technology, the hospital remains a sought-after destination for high-quality, accessible private healthcare in the Klang Valley.

Land area (sqft)	117,391
GFA (sqft)	353,494
NLA (sqft)	353,494
Tenant	Bandar Baru Klang Specialist Hospital Sdn Bhd
Value per sqft (RM)	299.86
Occupancy Rate	100%

PORTFOLIO CAPITAL



HOSPITAL

KPJ SENTOSA KL SPECIALIST HOSPITAL



Date of acquisition:
2008

Acquisition Cost:
RM24 mil

Title:
Lot No. 671, Section 47 held under Title No. GRN 43923, Town of Kuala Lumpur, District of Kuala Lumpur, Kuala Lumpur

Tenure & Expiry Date:
Freehold

Encumbrance:
Charged by AmanahRaya Trustees Berhad to Maybank Investment Bank Berhad

Year of Completion:
1998

Age of Building:
27 years

Appraised Value:
RM32 mil
(Date of valuation 31 December 2025)



KPJ Sentosa KL Specialist Hospital, No. 36, Jalan Chemur Damai Complex, 50400, Kuala Lumpur



+603-4043 7166



<https://www.kpjhealth.com.my/sentosa>



kpjsentosa@kpjsentosa.com

KPJ Sentosa KL Specialist Hospital represents a storied evolution in private healthcare, originating as a private clinic in 1952 before being acquired by the KPJ network in 2006 following decades of service expansion. The facility operates as an 80-bed, nine-storey specialist hospital equipped with a basement car park and is supported by a robust faculty of over 60 specialist consultants.

Distinguished by its exceptional accessibility within Kuala Lumpur's transit network, the hospital is situated within a five-minute walk of the Titiwangsa LRT and MRT stations, the Chow Kit and Titiwangsa Monorail lines, and the Pekeliling Bus Station. This strategic urban location, combined with its comprehensive clinical offerings in disciplines such as Internal Medicine, General Surgery, and Obstetrics and Gynaecology, ensures that the institution remains a primary and highly accessible choice for specialised medical care in the city centre.

Land area (sqft)	23,659
GFA (sqft)	91,762
NLA (sqft)	91,762
Tenant	Sentosa Medical Centre Sdn Bhd
Value per sqft (RM)	349.07
Occupancy Rate	100%

PORTFOLIO CAPITAL



HOSPITAL

TAWAKKAL SPECIALIST HOSPITAL



Date of acquisition:
2010

Acquisition Cost:
RM103 mil

Title:
Lot No. 522 Section 85A held under Title No. GRN 68175, situated in Town and District of Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur

Tenure & Expiry Date:
Freehold

Encumbrance:
Charged by AmanahRaya Trustees Berhad to Maybank Investment Bank Berhad

Year of Completion:
2009

Age of Building:
16 years

Appraised Value:
RM141 mil
(Date of valuation 31 December 2025)



Tawakkal Specialist Hospital, 1, Jalan Pahang Barat, 53000 Kuala Lumpur



+603-4026 7777



<https://www.kpjhealth.com.my/tawakkal>



tawakkal@kpjtawakkal.com

Tawakkal Specialist Hospital is a premier 225-bed tertiary institution housed within an 11-storey complex, featuring a 7-storey hospital tower atop a podium and elevated parking structure. Supported by a dedicated workforce of over 700 employees and more than 70 specialist consultants, the hospital serves an extensive patient base, managing over 17,000 inpatients and 180,000 outpatients annually.

The facility is a recognised destination for medical tourism, with international patients comprising approximately 5% of its annual volume. The hospital provides a comprehensive range of clinical specialties, including Anaesthesiology and Critical Care, Cardiology, Oncology, Radiology, Dermatology, Paediatrics, Obstetrics & Gynaecology, Ophthalmology, Orthopaedics, Urology, General Surgery, and Internal Medicine. Through its commitment to high-volume clinical excellence and sophisticated infrastructure, the institution remains a cornerstone of specialised healthcare in the Kuala Lumpur region.

Land area (sqft)	89,168
GFA (sqft)	344,983
NLA (sqft)	344,983
Tenant	Pusat Pakar Tawakkal Sdn Bhd
Value per sqft (RM)	408.72
Occupancy Rate	100%

PORTFOLIO CAPITAL



HOSPITAL

IPOH SPECIALIST HOSPITAL


Date of acquisition:

2006

Acquisition Cost:

RM66 mil

Title:

Lot No. PT 254356 held under Title No. HSD 221754, Town of Ipoh, in District of Kinta, Perak

Tenure & Expiry Date:

Freehold

Encumbrance:

Charged by AmanahRaya Trustees Berhad to Maybank Investment Bank Berhad

Year of Completion:

- i) Old wing: 1992
- ii) New wing: 2007

Age of Building:

- i) Old wing: 33 years
- ii) New wing: 18 years

Appraised Value:

RM91 mil

(Date of valuation 31 December 2025)



KPJ Ipoh Specialist Hospital, No. 26, Jalan Raja Dihilir, 30350, Ipoh, Perak



+605-240 8777



<https://www.kpjhealth.com.my/ipoh>



kpjipoh@kpjipoh.com

Ipoh Specialist Hospital stands as a landmark institution in Perak, featuring a 267-bed capacity distributed between its 3.5-storey original wing and a modern five-storey annexed block. Recognised as a premier tertiary provider, it holds the distinction of being the first private hospital in the state to offer Cardiothoracic Surgery and was among the first in Malaysia to provide Neurosurgery, Oncology, and Cardiac Catheterisation.

Supported by a vast network of over 150 consultants, the facility has achieved significant regulatory milestones, including being the first hospital in Malaysia to receive OHSAS certification and the first in Perak to be accredited by the MSQH. Furthermore, the hospital is a certified BFHI and remains a pioneer in community welfare through the successful launch of its Baby Hatch initiative. By merging historical clinical leadership with modern accredited standards, the institution continues to provide a comprehensive range of specialised services to both local and international patients.

Land area (sqft)	142,116
GFA (sqft)	382,865
NLA (sqft)	382,865
Tenant	Ipoh Specialist Hospital Sdn Bhd
Value per sqft (RM)	237.68
Occupancy Rate	100%

PORTFOLIO CAPITAL



HOSPITAL

TAIPING MEDICAL CENTRE (“TMC”)



Date of acquisition:
2009

Acquisition Cost:
RM8.8 mil

Title:
Lot Nos. 3102 to 3107 and Lot 3140 held under Title Nos. PN 235465 to PN 235468, PN 235470, PN 235471 and PN 361304 respectively all situated in Bandar Taiping, District of Larut Matang, Perak

Tenure & Expiry Date:
Leasehold 99 years, expiring on 25 July 2088

Encumbrance:
Charged by AmanahRaya Trustees Berhad to CIMB Islamic Bank Berhad

Year of Completion:
i) Lot Nos. 3102-3104: 2001
ii) Lot Nos. 3105-3107: 1993
iii) Lot No. 3140: 2020

Age of Building:
i) Lot Nos. 3102-3104: 24 years
ii) Lot Nos. 3105-3107: 32 years
iii) Lot No. 3140: 5 years

Appraised Value:
RM19 mil
(Date of valuation 31 December 2025)

Taiping Medical Centre, Nos. 39, 41, 43, 45, 47 & 49, Jalan Medan Taiping 2, Medan Taiping, 34000, Taiping, Perak

+605-807 1049

TMC Health Centre, PT 1106, Jalan Medan Taiping, 34000, Taiping, Perak

<https://www.kpjhealth.com.my/taiping>

tmc@kpjtaiping.com

Taiping Medical Centre operates as a specialised boutique healthcare facility, featuring a 53-bed capacity across its four-storey shop-office main building and a dedicated four-storey private Ambulatory Care Centre (TMC Health Centre). The medical faculty is comprised of a diverse team of 10 resident consultants, 6 sessional consultants, and 6 visiting consultants, ensuring a wide range of expert medical oversight.

The facility is equipped with state-of-the-art diagnostic and therapeutic infrastructure, including a full-fledged pharmacy, advanced laboratory services, and cutting-edge imaging capabilities such as CT scanning, ultrasound, and general X-ray. Furthermore, the centre provides specialised dialysis services, a well-equipped operating theatre, and an efficient 24-hour Accident and Emergency Unit, reinforcing its commitment to providing high-quality, accessible medical intervention to the Taiping community.

Land area (sqft)	47,845
GFA (sqft)	71,769
NLA (sqft)	71,769
Tenant	Penang Specialist Hospital Sdn Bhd
Value per sqft (RM)	264.74
Occupancy Rate	100%

PORTFOLIO CAPITAL



HOSPITAL

KPJ PENANG SPECIALIST HOSPITAL



Date of acquisition:
2009

Acquisition Cost:
RM53.6 mil (2006)
RM110 mil (2025)

Title:
Lot 10150 held under Title No. GM 1453, situated in Mukim 7, District of Seberang Perai Tengah, Pulau Pinang

Tenure & Expiry Date:
Freehold

Encumbrance:
Charged by AmanahRaya Trustees Berhad to Maybank Investment Bank Berhad

Year of Completion:
i) Old wing: 2008
ii) New wing: 2022

Age of Building:
i) Old wing: 17 years
ii) New wing: 3 years

Appraised Value:
RM175 mil
(Date of valuation 31 December 2025)



KPJ Penang Specialist Hospital, No. 570, Jalan Perda Utama, Bandar Perda, 14000, Bukit Mertajam, Pulau Pinang



+604-548 6688



<https://www.kpjhealth.com.my/penang>



inquiry@kpjpenang.com

KPJ Penang Specialist Hospital stands as a key tertiary healthcare provider in Northern Malaysia, featuring 193 beds in the primary building with an additional 126 beds following the commissioning of its ten-storey South Wing extension in 2022. This modern infrastructure complements the existing five-storey North Wing, integrating specialised medical services with cutting-edge therapeutic technologies such as Cryo-7 Cryotherapy and Hand Robotic Rehabilitation. Upon acquisition, KPJ Penang Specialist Hospital's licensed bed count stands at 319 beds. This represents an increase of 40% in licensed beds with future expansion capacity, in line with KPJ's growth trajectory.

The hospital offers a comprehensive array of clinical specialties, including Cardiology and Cardiothoracic Surgery, Gastroenterology and Hepatology, Respiratory Medicine, Orthopaedic Surgery, and Rheumatology, alongside dedicated units for Obstetrics and Gynaecology and Paediatrics. Supported by advanced diagnostic imaging and multidisciplinary rehabilitation services, including physiotherapy, occupational therapy, and speech therapy, the JCI accredited facility continues to serve as a vital destination for both local residents and international medical tourists.

Land area (sqft)	190,930
GFA (sqft)	408,677
NLA (sqft)	408,677
Tenant	Penang Specialist Hospital Sdn Bhd
Value per sqft (RM)	428,211
Occupancy Rate	100%

PORTFOLIO CAPITAL



HOSPITAL

KEDAH MEDICAL CENTRE



Date of acquisition:
2008

Acquisition Cost:
RM46.9 mil

Title:
PT No. 35 held under Title No. HSD 21030, Bandar Alor Merah and 9425 Section 54 held under Title No. GM 34919, situated in Bandar Alor Setar, all in District of Kota Setar, Kedah

Tenure & Expiry Date:
Freehold

Encumbrance:
Charged by AmanahRaya Trustees Berhad to Maybank Investment Bank Berhad

Year of Completion:
2004

Age of Building:
21 years

Appraised Value:
RM61 mil
(Date of valuation 31 December 2025)



No. 175 - 175-A, Kedah Medical Centre (KMC), Jalan Pumpong, 05250, Alor Setar, Kedah



+604-730 8878



<https://www.kpjhealth.com.my/kedah>



kmccustcare@kpjkmc.com

Kedah Medical Centre stands as a leading one-stop private specialist hospital in Northern Malaysia, featuring a 159-bed capacity across its ten-storey main block and an annexed three-storey building. Recognised as the first dedicated Heart Centre for the Kedah and Perlis regions, the hospital offers a comprehensive range of medical and surgical services, including both private and semi-private accommodations.

The institution is supported by an expert faculty of consultants across diverse disciplines, including Cardiology and Cardiothoracic Surgery, Oncology, Orthopaedics (Bone, Joint and Spine), Urology, and Gastroenterology. Equipped with state-of-the-art diagnostic technology, including the 64-slice CT scanning, MRI, and specialised renal dialysis services, the hospital also maintains an efficient 24-hour Emergency and Trauma Centre.

As the first and only private hospital in Kedah to achieve accreditation from the MSQH, the facility remains committed to delivering timely, high-precision healthcare in a patient-centred environment.

Land area (sqft)	83,183
GFA (sqft)	215,851
NLA (sqft)	215,851
Tenant	Kedah Medical Centre Sdn Bhd
Value per sqft (RM)	282.60
Occupancy Rate	100%

PORTFOLIO CAPITAL



HOSPITAL

KPJ PERDANA SPECIALIST HOSPITAL



Date of acquisition:
2008

Acquisition Cost:
RM40.7 mil

Title:
Lot Nos. 657 Section 14 held under Title No. PN 4133 and PT 705 Section 14, held under Title No. HSD 11253, Town and Jajahan of Kota Bharu, Kelantan

Tenure & Expiry Date:
Leasehold 66 years,
expiring on 25 May 2064 and 8 May 2082

Encumbrance:
Charged by AmanahRaya Trustees Berhad to Maybank Investment Bank Berhad

Year of Completion:
2001

Age of Building:
24 years

Appraised Value:
RM40 mil
(Date of valuation 31 December 2025)



KPJ Perdana Specialist Hospital, PT 37 & 600,
Section 14, Jalan Bayam, 15200 Kota Bharu,
Kelantan



+609-745 8000



<https://www.kpjhealth.com.my/perdana>



feedbackkpj@perdana.kpjhealth.com.my

KPJ Perdana Specialist Hospital serves as a premier 169-bed tertiary healthcare provider strategically located in the heart of Kota Bharu, Kelantan. Housed within a five-storey main block with a basement level, the institution has consistently expanded its clinical capabilities since the introduction of inpatient services in April 2002.

The hospital is distinguished by its award-winning excellence, recently recognised as the Paediatric Hospital of the Year - Malaysia at the Healthcare Asia Awards 2024 and the Obstetrics and Gynaecology Service Provider of the Year at the Global Health Asia-Pacific Awards 2025.

Equipped with state-of-the-art medical technology and advanced diagnostic facilities, the hospital provides a comprehensive range of specialties, including Cardiology, Cardiothoracic Surgery, Oncology, Orthopaedics, and Neonatology. As a MSQH-accredited facility, the hospital remains committed to delivering sophisticated, patient-centred care and handling complex medical cases for the community and the burgeoning medical tourism sector.

Land area (sqft)	94,162
GFA (sqft)	146,686
NLA (sqft)	146,686
Tenant	KPJ Perdana Specialist Hospital Sdn Bhd
Value per sqft (RM)	272.69
Occupancy Rate	100%

PORTFOLIO CAPITAL



HOSPITAL

JOHOR SPECIALIST HOSPITAL



Date of acquisition:
2006

Acquisition Cost:
RM75.3 mil

Title:
PTB No. 12319 held under Title No. HSD 420217, situated in Town and District of Johor Bahru, Johor

Tenure & Expiry Date:
Leasehold 99 years, expiring on 1st March 2079

Encumbrance:
Charged by AmanahRaya Trustees Berhad to Maybank Investment Bank Berhad

Year of Completion:
i) Inpatient building: 1981
ii) Premier block: 2009
iii) PCB building: 2002
iv) Car Park building: 2010

Age of Building:
i) Inpatient building: 44 years
ii) Premier block: 16 years
iii) PCB building: 23 years
iv) Car Park building: 15 years

Appraised Value:
RM125 mil
(Date of valuation 31 December 2025)



KPJ Johor Specialist Hospital, No. 39-B, Jalan Abdul Samad, 80100 Johor Bahru, Johor



+607-225 3000



<https://www.kpjhealth.com.my/johor>



jsh@jsh.kpjhealth.com.my

Johor Specialist Hospital serves as a premier 282-bed healthcare destination, comprising a seven-storey inpatient block (Begonia), a premier outpatient block (Azalea), and the multi-storey Begonia Physician and Consultant block.

As the first private hospital in Johor, the institution has evolved into a comprehensive diagnostic and therapeutic centre, distinguished by its self-developed and collaborative Centres of Excellence. Notable among these are the Cancer Centre, the Cardiac Centre, and the IVF & Fertility Centre, the latter being a specialised partnership with Monash IVF.

The hospital is further recognised for its clinical leadership, having launched Malaysia's first Heart & Lung Centre of Excellence in 2025 in collaboration with Mayo Clinic Global Consulting. Supported by more than 150 specialist consultants and 24-hour Accident & Emergency services, the JCI and MSQH accredited facility remains a regional benchmark for high-precision medical intervention and patient safety.

Land area (sqft)	217,800
GFA (sqft)	477,974
NLA (sqft)	477,974
Tenant	Johor Specialist Hospital Sdn Bhd
Value per sqft (RM)	261.52
Occupancy Rate	100%

PORTFOLIO CAPITAL



HOSPITAL

PUTERI SPECIALIST HOSPITAL



Date of acquisition:
2006

Acquisition Cost:
RM40 mil

Title:
Lot No. PTB 24134, held under Title No. HSD 535599, situated in Town and District of Johor Bahru, Johor

Tenure & Expiry Date:
Leasehold 99 years, expiring on 31 December 2053

Encumbrance:
Nil

Year of Completion:
1986

Age of Building:
39 years

Appraised Value:
RM40 mil
(Date of valuation 31 December 2025)



KPJ Puteri Specialist Hospital, No. 33, Jalan Tun Abdul Razak (Susur 5), 80350, Johor Bahru, Johor



+607-225 3222



<https://www.kpjhealth.com.my/puteri>



kpjsh@kpjputeri.com

Puteri Specialist Hospital serves as a vital healthcare hub in Johor Bahru, strategically located in Larkin with exceptional proximity to major transit nodes including the Larkin Central Bus Terminal and the city centre. The facility's prime location ensures seamless accessibility for both local and international patients, supported by its proximity to Senai International Airport, international ferry terminals, and neighbouring Singapore and Indonesia.

The hospital operates with a dual-wing infrastructure, comprising the six-storey Tiara block and the nine-storey Jauhar block, with a combined capacity of up to 132 beds. Supported by a faculty of over 60 specialist consultants, the institution offers a complete range of multidisciplinary care, including Obstetrics & Gynaecology, Orthopaedic & Trauma Surgery, Cardiology, and Neurology.

Recognised for its clinical and operational excellence, the hospital was awarded Paediatric Service Provider of the Year in Asia-Pacific and Management Innovation of the Year at the Healthcare Asia Awards 2023. As a MSQH and JCI accredited facility, KPJ Puteri continues to integrate advanced medical technology with a patient-centred "Care for Life" philosophy to serve a diverse regional and global demographic.

Land area (sqft)	104,109
GFA (sqft)	134,098
NLA (sqft)	134,098
Tenant	Pasir Gudang Specialist Hospital Sdn Bhd
Value per sqft (RM)	298.29
Occupancy Rate	100%

PORTFOLIO CAPITAL



HOSPITAL

KPJ PASIR GUDANG SPECIALIST HOSPITAL



Date of acquisition:
2022

Acquisition Cost:
RM93 mil

Title:
Lot No. 198635, held under Title No. PN 70767, situated in Mukim Plentong, District of Johor Bahru, Johor

Tenure & Expiry Date:
Leasehold 99 years, expiring on 28 December 2108

Encumbrance:
Charged by AmanahRaya Trustees Berhad to CIMB Islamic Bank Berhad

Year of Completion:
2012

Age of Building:
13 years

Appraised Value:
RM92 mil
(Date of valuation 31 December 2025)



KPJ Pasir Gudang Specialist Hospital, PTD 204781, Jalan Persiaran Dahlia 2, Taman Bukit Dahlia, 81700, Pasir Gudang, Johor



+607-257 3999



<https://www.kpjhealth.com.my/pasirgudang>



info@kpjpgsh.com

KPJ Pasir Gudang Specialist Hospital serves as a vital healthcare institution primarily catering to the industrial community of Pasir Gudang and its neighbouring regions in Johor. Operating within an advanced eight-storey facility with a 148-bed capacity, the hospital is integrated with a paperless hospital information system that utilises electronic medical records to ensure seamless patient data management.

The institution provides a comprehensive suite of clinical services, including Cardiology, Gastroenterology & Hepatology, Orthopaedic Surgery (Bone, Joint & Spine), Obstetrics & Gynaecology, and Paediatrics. These offerings are supported by a 24-hour Accident and Emergency Unit, specialised renal dialysis services, and cutting-edge diagnostic imaging technology such as MRI and CT scanning.

Through its commitment to digital innovation and patient safety, featuring the adoption of secure, compliant enterprise messaging for clinical collaboration, the hospital remains a primary destination for high-quality, high-precision medical care in the southern corridor.

Land area (sqft)	141,481
GFA (sqft)	203,280
NLA (sqft)	203,280
Tenant	Pasir Gudang Specialist Hospital Sdn Bhd
Value per sqft (RM)	452.58
Occupancy Rate	100%

PORTFOLIO CAPITAL



HOSPITAL

KPJ BATU PAHAT SPECIALIST HOSPITAL



Date of acquisition:
2019

Acquisition Cost:
RM78 mil

Title:
Lot No. PTD 63523 held under Title No. HSD 69760, situated in Mukim of Simpang Kanan, District of Batu Pahat, Johor

Tenure & Expiry Date:
Freehold

Encumbrance:
Nil

Year of Completion:
2019

Age of Building:
6 years

Appraised Value:
RM82 mil
(Date of valuation 31 December 2025)



KPJ Batu Pahat Specialist Hospital, No 1, Jalan Mutiara Gading Utama 1, Taman Mutiara Gading, 83000, Sri Gading, Johor



+607-459 1000



<https://www.kpjhealth.com.my/batupahat>



bpsh@kpjbatupahat.com

KPJ Batu Pahat Specialist Hospital stands as a premier 61-bed, seven-storey medical facility dedicated to providing advanced, multidisciplinary care to the Batu Pahat community and its neighbouring regions. Officially opened in September 2019, the hospital integrates sophisticated clinical services, including Cardiology, Orthopaedics, Oncology, Neurology, and Paediatrics, with state-of-the-art diagnostic infrastructure such as 160-slice CT scanning and 1.5 Tesla MRI technology.

Distinguishing itself as an environmentally conscious institution, the facility has successfully implemented a comprehensive paperless initiative, utilising an integrated Hospital Information System ("HIS") with electronic medical records and digital radiology to enhance operational efficiency and patient data security. Supported by an expert team of specialists and accredited by the MSQH, the hospital remains at the forefront of regional healthcare by combining high-precision medical intervention with a modern, patient-friendly healing environment.

Land area (sqft)	217,813
GFA (sqft)	173,645
NLA (sqft)	173,645
Tenant	Pasir Gudang Specialist Hospital Sdn Bhd
Value per sqft (RM)	472.22
Occupancy Rate	100%

PORTFOLIO CAPITAL



HOSPITAL

KPJ SEREMBAN SPECIALIST HOSPITAL



Date of acquisition:
2009

Acquisition Cost:
RM50.1 mil (2009)
RM4.25 mil (2015) - Land only
RM84.7 mil (2022)

Title:
P.T. No. 50604, Seksyen 2 held under Title No. GRN 277698, situated in Pekan Bukit Kepayang, District of Seremban, Negeri Sembilan

Tenure & Expiry Date:
Freehold

Encumbrance:
Charged by AmanahRaya Trustees Berhad to CIMB Islamic Bank Berhad

Year of Completion:
i) Old wing: 2004
ii) New wing: 2018

Age of Building:
i) Old wing: 21 years
ii) New wing: 7 years

Appraised Value:
RM160 mil
(Date of valuation 31 December 2025)



KPJ Seremban Specialist Hospital Lot 6219 & 6220, Jalan Toman 1, Kemayan Square, 70200, Seremban, Negeri Sembilan



+606-768 6000



<https://www.kpjhealth.com.my/seremban>



ssh@kpjseremban.com

KPJ Seremban Specialist Hospital serves as a premier one-stop medical institution for Negeri Sembilan, featuring a 206-bed capacity within a five-storey inpatient building and an annexed eight-storey Physician and Consultant block. The hospital is distinguished by its extensive list of international and national certifications, including accreditation from the JCI, MSQH, BFHI, and ISO standards for quality (ISO 9001:2015), environment (ISO 14001:2015), and occupational health (ISO 45001:2018).

Supported by a comprehensive faculty of consultants, the facility provides advanced specialised care in Cardiology and Cardiothoracic Surgery, Oncology, Neurosurgery, Orthopaedics, and Obstetrics & Gynaecology. With state-of-the-art diagnostic infrastructure, including a specialised Cardiac Catheterisation Laboratory and a 24-hour Emergency Department, the hospital remains a regional leader in delivering high-precision medical intervention and patient-centred healing.

Land area (sqft)	241,860
GFA (sqft)	389,139
NLA (sqft)	389,139
Tenant	Maharani Specialist Hospital Sdn Bhd
Value per sqft (RM)	411.13
Occupancy Rate	100%

PORTFOLIO CAPITAL

HOSPITAL SEGMENT OUTLOOK

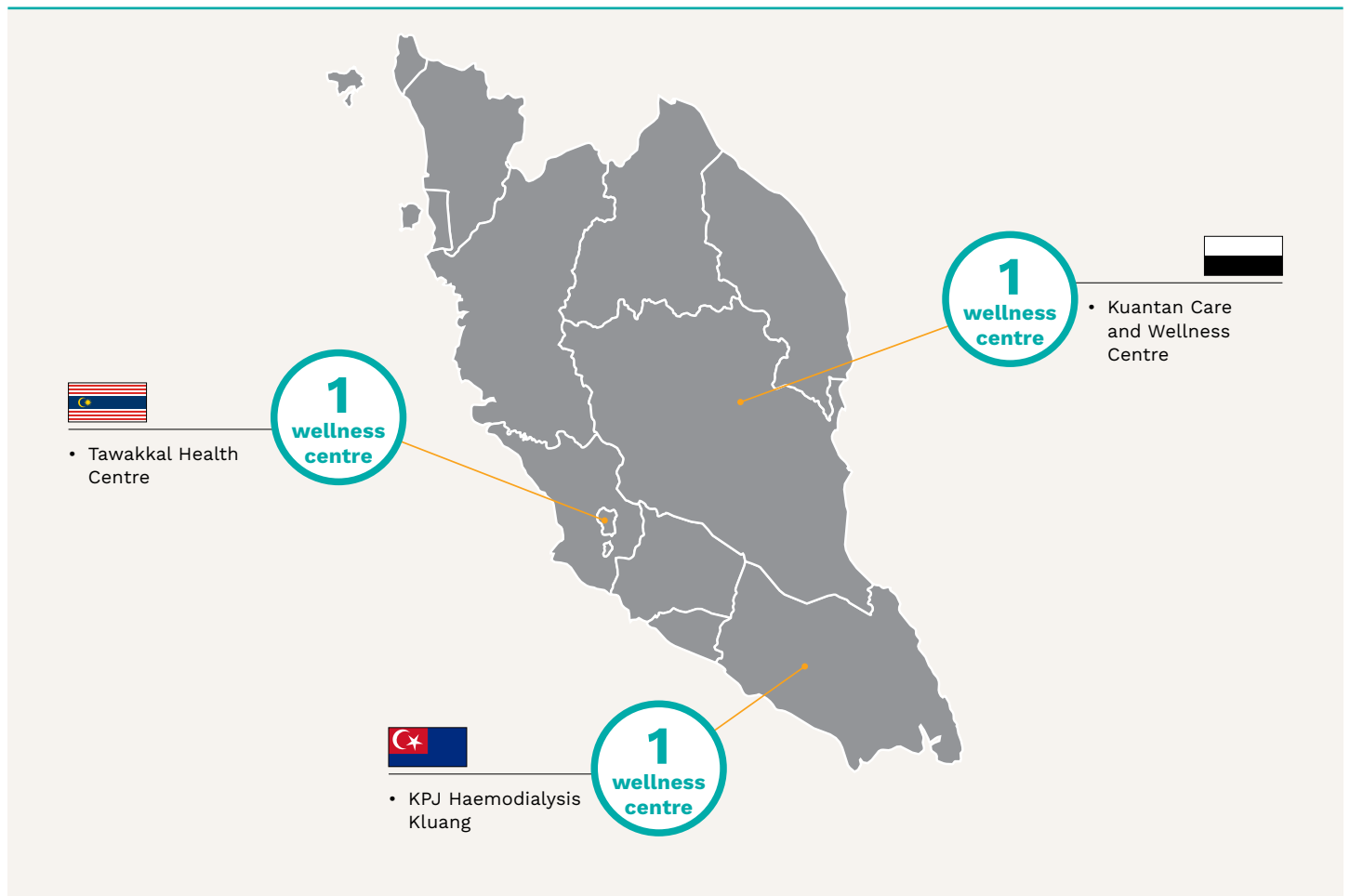
The Malaysian economy is forecasted to grow between 4.0% and 4.8% in 2025, driven by domestic demand arising from higher employment, wage growth, and favourable income-related policy measures. This upward trend is expected to continue in 2026 and beyond. Against the strong economic environment, the disposable income of Malaysians is expected to increase, better positioning the population to allocate funds toward private healthcare services, including long-term care and specialised treatments.

The private hospital industry in Malaysia grew between 2019 and 2024, driven by favourable local demographics (i.e., growing population, increasing income level, etc), growing incidence of chronic diseases (including those in CONGO disciplines), increasing life expectancy, rising health insurance spending driving demand for private healthcare, and strong growth from the medical tourism sector. These factors are expected to continue to drive the private hospital industry in Malaysia.

WELLNESS CENTRES

As a complementary component supporting healthcare delivery and preventive care, Al-`Aqar's wellness assets represent a modest yet strategic segment within its portfolio. Comprising three wellness and healthcare-related facilities, the segment contributes to the fund's revenue diversification within the ancillary healthcare space.

There are three wellness centres under the REIT's portfolio, as follows:



PORTFOLIO CAPITAL



WELLNESS CENTRE

KPJ HAEMODIALYSIS KLUANG



Date of acquisition:
2012

Acquisition Cost:
RM3.5 mil

Title:
PTB No. 9468-9473 held under Title Nos. HSD 44911-44916, situated in Town and District of Kluang, Johor

Tenure & Expiry Date:
Leasehold 99 years, expiring on 19 July 2100

Encumbrance:
Nil

Year of Completion:
2000

Age of Building:
25 years

Appraised Value:
RM4.6 mil
(Date of valuation 31 December 2025)



KPJ Haemodialysis Kluang, No. 1,3,5,7,9, & 11, Jalan Susur 1, Jalan Besar, 86000, Kluang, Johor Darul Takzim



+607-771 8999



Nil



kush@kpjkluang.com

KPJ Haemodialysis Kluang is a specialised medical facility operating out of six adjoining units of three-storey shop offices, strategically located approximately three kilometres southeast of Kluang town.

Originally the site of the Kluang Utama Specialist Hospital, the facility transitioned into a dedicated centre for renal care following the opening of the new KPJ Kluang Specialist Hospital in Taman Saujana.

The centre is specifically designed to provide high-quality haemodialysis and hemodiafiltration services, utilising modern dialysis equipment in a comfortable, fully air-conditioned environment. Supported by trained renal nurses and medical officers, the facility offers essential life-sustaining treatments for patients with end-stage renal disease (“ESRD”), ensuring that comprehensive kidney care remains highly accessible to the local Kluang community.

Land area (sqft)	10,607
GFA (sqft)	31,347
NLA (sqft)	31,347
Tenant	Pusat Pakar Kluang Utama Sdn Bhd
Value per sqft (RM)	146.74
Occupancy Rate	100%

PORTFOLIO CAPITAL



WELLNESS CENTRE

TAWAKKAL HEALTH CENTRE


Date of acquisition:

2009

Acquisition Cost:

RM37 mil

Title:

Geran 4413-4424, 4433-4435, 4425, 4432, 4436, 4412, PN 6271, PN 6272, PN 51156, situated in Section 85A, Bandar and District of Kuala Lumpur, Kuala Lumpur

Tenure & Expiry Date:

- i) Freehold: Lot Nos. 78-91, 98-102
- ii) Leasehold: Lot 124 and 125 – Leasehold 99 years, expiring on 25th July 2077;
- iii) Leasehold: Lot 20003 – Leasehold 99 years, expiring on 29th January 2112

Encumbrance:

Charged by AmanahRaya Trustees Berhad to Maybank Investment Bank Berhad

Year of Completion:

1983

Age of Building:

42 years

Appraised Value:

RM44 mil

(Date of valuation 31 December 2025)



Tawakkal Health Centre, No. 202-A, Jalan Pahang, 53000, Kuala Lumpur



+603-4023 3599



<https://www.kpjhealth.com.my/speciality-centre/haemodialysis-service/kpj-tawakkal-health-centre>



info@kpjhealthcentre.com

Tawakkal Health Centre serves as a sophisticated ambulatory care facility, strategically housed within 18 adjoining units of four-storey shop offices in the heart of Kuala Lumpur. Located just five minutes from its sister institution, KPJ Tawakkal Specialist Hospital, the centre provides a comprehensive ecosystem of specialised services designed for efficiency and patient convenience.

Key clinical offerings include the KPJ KL Dental Specialist Centre, the KPJ KL Rehabilitation Centre, and a dedicated Haemodialysis Centre, supported by a faculty of consultant clinics. The facility is fully equipped with advanced diagnostic imaging, a pharmacy, a minor operation theatre, and day ward facilities, allowing for a seamless transition from diagnosis to outpatient surgical procedures. By integrating diverse medical disciplines under one roof, the centre remains a primary destination for high-quality, accessible outpatient care in the urban centre.

Land area (sqft)	135,066
GFA (sqft)	121,700
NLA (sqft)	121,700
Tenant	Pusat Pakar Tawakkal Sdn Bhd
Value per sqft (RM)	361.54
Occupancy Rate	100%

PORTFOLIO CAPITAL



WELLNESS CENTRE

KPJ Kuantan Care & Wellness Centre



Date of acquisition:
2008

Acquisition Cost:
RM19.25 mil

Title:
Title Nos. GM 3441, GM 3442, GM 3466, GM 2827, GM 2823, GM 3443, GM 1575, GM 6875, Lot Nos. 5885, 5886, 5888, 5889, 5890, 5891, 10747 and 10748 respectively, situated in Mukim of Kuala Kuantan, District of Kuantan, Pahang

Tenure & Expiry Date:
Freehold

Encumbrance:
Nil

Year of Completion:
1986

Age of Building:
39 years

Appraised Value:
RM15 mil
(Date of valuation 31 December 2025)



No 51, Jalan Alor Akar, 25250 Kuantan, Pahang



+609-567 8588



<https://pain.com.my/malaysia/treatment-centres/pahang/kpj-kuantan-care-wellness-centre?treatment=pain-management-rehab>



kphg@kpjpahang.com

Kuantan Care & Wellness Centre functions as a premier extended-care facility in Pahang, uniquely designed to provide a broad spectrum of specialised healthcare options beyond traditional acute hospital services. The centre is housed within a dual-block infrastructure comprising a three-storey Block A and an annexed five-storey Block B, creating a dedicated environment for long-term healing and wellness.

As a pioneer in the region, the facility offers a comprehensive suite of services including Assisted Living Care for seniors, Mom and Baby Care for postnatal recovery, and specialised Haemodialysis treatments. Its clinical expertise extends to advanced Wound Care, home nursing with diabetes counselling, and integrated rehabilitation medicine. By combining professional clinical oversight with a supportive, community-oriented setting, the centre ensures that patients transitioning from acute care or requiring ongoing lifestyle support receive high-quality, personalised medical attention.

Land area (sqft)	72,323
GFA (sqft)	69,060
NLA (sqft)	69,060
Tenant	Kuantan Wellness Centre Sdn Bhd
Value per sqft (RM)	217.20
Occupancy Rate	100%

PORTFOLIO CAPITAL

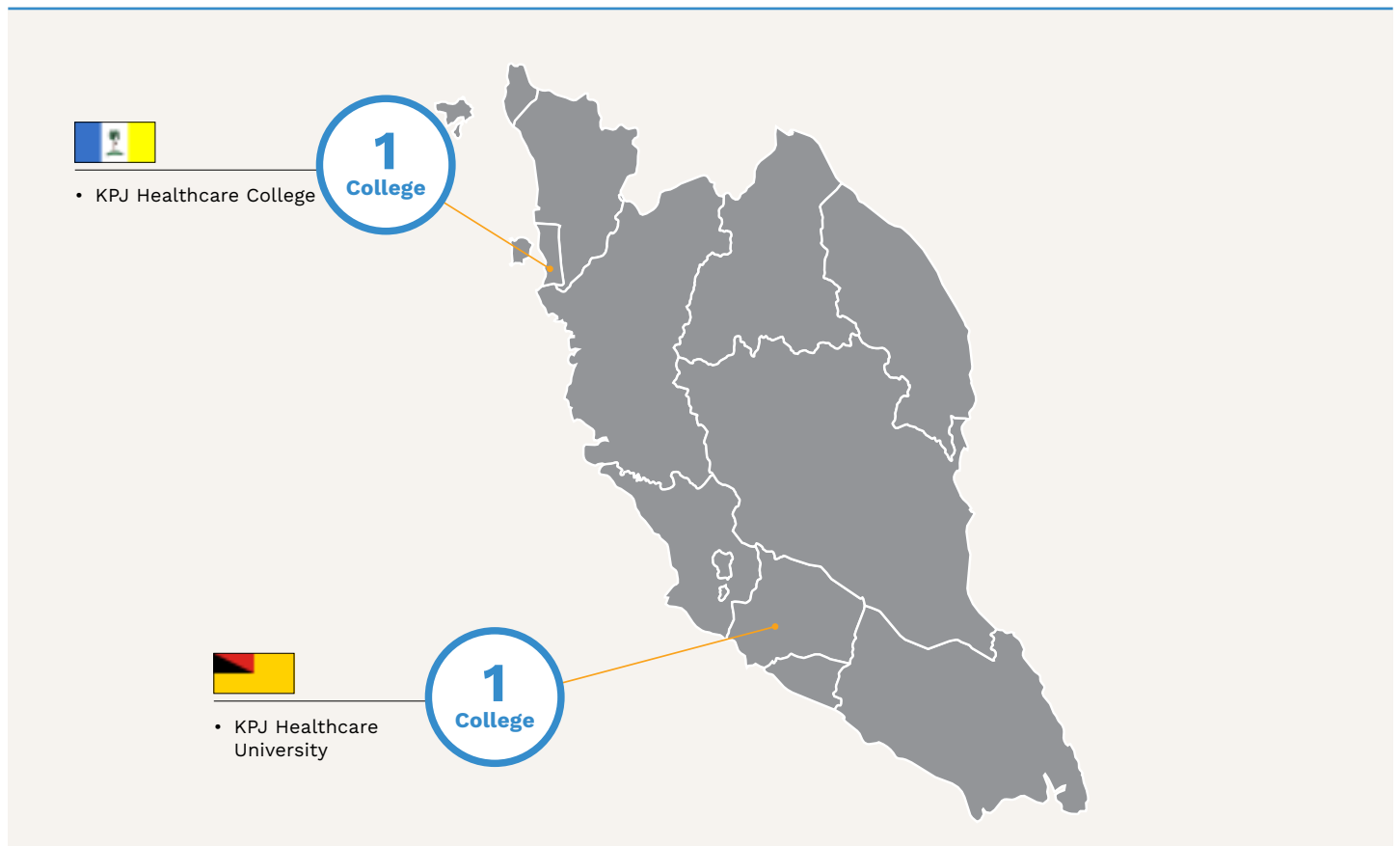
WELLNESS CENTRE SEGMENT OUTLOOK

The wellness centres segment in Malaysia is expected to maintain strong growth momentum in 2026, supported by structural shifts toward preventive healthcare, medical tourism expansion, and rising health awareness among consumers. Malaysia's wellness economy has entered a sustained expansion phase, with the country emerging as a top ten wellness economy in Asia-Pacific, valued at approximately USD31.8 billion, driven particularly by preventive health and wellness real estate growth.

Globally, wellness is also becoming a major economic sector, reaching USD6.8 trillion in 2024, reinforcing long-term demand fundamentals for wellness services and facilities. Demand is increasingly shifting from reactive hospital treatment toward preventive, rehabilitative, and lifestyle-oriented healthcare, directly benefiting wellness assets.

COLLEGES

Al-`Aqar's college assets forms the portfolio segment that provides healthcare education and the development of future healthcare professionals. Comprising KPJ Healthcare University in Nilai and KPJ Healthcare College in Penang, this segment provides stable income to the fund whilst strengthening the healthcare value chain by providing education and training facilities that support the long-term sustainability of the healthcare workforce.



PORTFOLIO CAPITAL



COLLEGES

KPJ HEALTHCARE COLLEGE



Date of acquisition:
2009

Acquisition Cost:
RM14.1 mil

Title:
Lot Nos. 55 & 10093, held under Title Nos. GRN 41544 and 179267, situated in Section 5, Town of Bukit Mertajam, District of Seberang Perai Tengah, Pulau Pinang

Tenure & Expiry Date:
Freehold

Encumbrance:
Nil

Year of Completion:
1986

Age of Building:
39 years

Appraised Value:
RM13 mil
(Date of valuation 31 December 2025)



No. 565, Jalan Sungai Rambai, Bukit Mertajam, 14000, Bukit Mertajam, Pulau Pinang



+604-538 2692



<https://kpju.edu.my/>



penang@kpju.edu.my

KPJ Healthcare College Penang is a premier educational institution dedicated to cultivating the next generation of healthcare professionals, with a capacity to accommodate 600 students. Strategically situated just five minutes from KPJ Penang Specialist Hospital, the college provides an ideal environment for clinical integration and practical learning.

The campus is outfitted with advanced nursing and pharmacy laboratories, alongside spacious tutorial rooms and classrooms designed for interactive education. Its academic portfolio focuses on high-demand disciplines, offering a Diploma in Pharmacy and several specialised Post Basic Nursing programmes, including Perioperative Nursing and Renal Nursing. Beyond formal diplomas, the college serves as a vital centre for lifelong learning, actively conducting Continuous Professional Development (“CPD”) training programmes for both KPJ group employees and the general public, ensuring the regional healthcare workforce remains at the forefront of clinical standards.

Land area (sqft)	126,238
GFA (sqft)	42,989
NLA (sqft)	42,989
Tenant	KPJ Healthcare University Sdn Bhd
Value per sqft (RM)	302.40
Occupancy Rate	100%

PORTFOLIO CAPITAL



COLLEGES

KPJ HEALTHCARE UNIVERSITY



Date of acquisition:
2009

Acquisition Cost:
RM16.5 mil (2009)
RM77.8 mil (2014)

Title:
P.T. Nos. 551 and 552 held under Title Nos. HSD 246826 and 246827, situated in Bandar Baru Kota Sri Mas, District of Seremban, Negeri Sembilan

Tenure & Expiry Date:
Freehold

Encumbrance:
Nil

Year of Completion:
i) Existing building - 2005
ii) New building - 2014

Age of Building:
i) Existing building - 20 years
ii) New building - 11 years

Appraised Value:
RM102 mil
(Date of valuation 31 December 2025)



KPJ Healthcare University College Nilai,
Persiaran Seriemas, Kota Seriemas, 71800, Nilai,
Negeri Sembilan



+606-726 9199



<https://kpju.edu.my/>



info@kpju.edu.my

KPJ Healthcare University Nilai, situated in the educational hub of Nilai within the Kota Seriemas township, serves as the flagship higher education institution of the KPJ Healthcare Group. The 20-acre residential campus features two specialised academic buildings, comprehensive male and female hostels, and modern student amenities including a large cafeteria, prayer rooms, and sports facilities.

The university is organised into five specialised schools of Medicine, Nursing, Pharmacy, Health Sciences, and Business and Management, alongside the Centre for Global Professional and Social Development, collectively offering over 20 accredited programmes.

Land area (sqft)	983,840
GFA (sqft)	447,827
NLA (sqft)	447,827
Tenant	KPJ Healthcare University Sdn Bhd
Value per sqft (RM)	227.77
Occupancy Rate	100%

PORTFOLIO CAPITAL

COLLEGES SEGMENT OUTLOOK

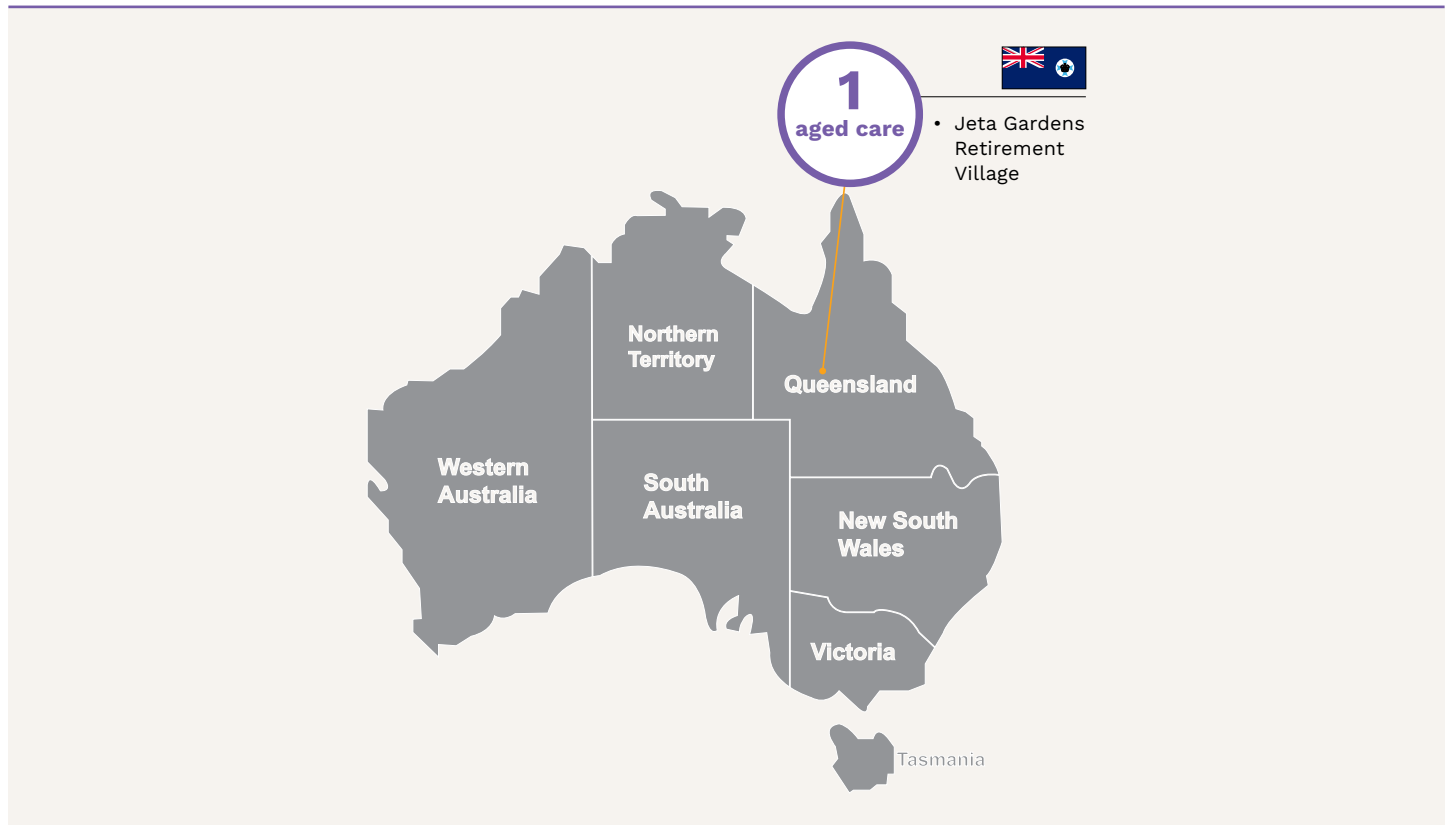
The outlook for healthcare colleges in Malaysia in 2026 is structurally positive, driven primarily by the growing demand for healthcare professionals. Malaysia faces a significant shortage of healthcare workers. Estimates indicate the country will require approximately 75,000 doctors and 240,000 nurses by 2026 to meet healthcare demand, reflecting substantial increases from current workforce levels.

In particular, the nursing profession faces a critical gap. Malaysia’s health authorities project that the shortage of nurses could reach nearly 60% by 2030, highlighting the urgent need to expand training capacity and student intake.

Considering these trends, it is foreseen that the healthcare college segment is expected to remain a strategically important and growing component of Malaysia’s healthcare ecosystem, supporting the development of the healthcare workforce required to sustain the country’s expanding healthcare sector.

AGED CARE FACILITIES

Al-`Aqar’s aged care portfolio comprises the Retirement Village property in Australia, providing retirement living solutions for the elderly. This segment supports the fund’s healthcare value chain by addressing the growing demand for aged care and retirement living driven by ageing population trends.



PORTFOLIO CAPITAL



AGED CARE FACILITIES

JETA GARDENS RETIREMENT VILLAGE


Date of acquisition:

2011

Acquisition Cost:

RM131 mil (\$24.50 mil AUD)

Title:

Lots 2, 3 and 4 held under Title References 50855908, 50855909 and 50855910 respectively

Tenure & Expiry Date:

Freehold

Encumbrance:

Free from any mortgage but subject to subleases and easements

Year of Completion:

2009

Age of Building:

16 years

Appraised Value:
RM6.77 mil (\$2.50 mil AUD)
(Date of valuation 31 December 2025)

Jeta Gardens, Aged Care and Retirement Village, 98, Albert Street and 27 Clarendon Avenue, Bethania Queensland 4205, Australia



+617-3011 9015



<https://jetagardens.com/>



Nil

Jeta Gardens is a retirement village comprising 64 independent living units and apartments, complemented by a community centre. The property also includes additional development land and is set within the tranquil surroundings of Bethania Parklands, offering an idyllic setting for senior living.

Strategically located for convenient access to urban amenities, it is approximately a 30-minute drive to both Brisbane City and Gold Coast City Central via the nearby Pacific Motorway (M1). Spanning a vast area, Jeta Gardens provides a serene living environment while maintaining close proximity to major urban centres.

Land area (sqft)	1,287,191
GFA (sqft)	57,587
NLA (sqft)	57,587
Tenant	Jeta Gardens (QLD) Pty Ltd
Value per sqft (RM)	117.41
Occupancy Rate	100%

PORTFOLIO CAPITAL

AGED CARE FACILITIES SEGMENT OUTLOOK

The outlook for Australia's aged care and retirement village sector in 2026 remains strong and structurally supported by demographic trends. Australia's population aged 65 and above is projected to increase from around 4.75 million today to about 7.0 million by 2040, significantly expanding the demand for senior living accommodation and care services.

Despite rising demand, the sector continues to face significant supply shortages, which supports long-term investment prospects. Industry estimates suggest Australia will require approximately 67,000 additional retirement living units by 2030, reflecting a widening gap between supply and demand.

Similarly, residential aged care capacity needs to expand significantly, with calls to build around 10,000 new aged care beds annually over the next decade to meet future demand. Current supply growth remains relatively modest, increasing at roughly 1–1.7% per year, which is below the growth rate of the ageing population.

The Australian aged care system has undergone major reforms following the Royal Commission into Aged Care Quality and Safety, which has resulted in increased regulatory oversight and funding changes. These reforms are expected to improve quality standards and transparency in the sector, although they may increase compliance costs for operators.

OPERATIONAL REVIEW

Since its establishment in 2006, Al-`Aqar has demonstrated a consistent track record of disciplined growth, portfolio optimisation, and resilient performance as the world's first Islamic healthcare REIT. From an initial base of 6 assets, the REIT has grown into a diversified healthcare portfolio of 23 assets valued at RM1.88 billion as at FY2025, reflecting a portfolio expansion of over four-fold since the REIT was listed.

This growth has been achieved through a balanced strategy of targeted acquisitions and timely disposals, with total acquisitions of RM1.3 billion and total disposals of RM310 million since IPO, resulting in a net investment of RM1.6 billion into high-quality healthcare assets. The portfolio remains predominantly hospital-focused, with 21 healthcare assets in Malaysia and one aged care facility in Australia, reinforcing income stability and defensive characteristics.

Strengthened Performance Year-on-Year

In FY2025, Al-`Aqar delivered a stronger operating profile compared to the previous financial year, underpinned by portfolio expansion and stable asset performance. The completion of two new acquisitions in the Central/Klang Valley and Northern region valued at RM241.0 million further strengthened the REIT's core markets and contributed to a 2.3% year-on-year increase in revenue.

Total asset value increased to RM2.1 billion, while gross revenue reached RM120.0 million and NPI stood at RM104.9 million, reflecting improved income contribution from

newly acquired assets and full occupancy across the portfolio. The REIT maintained a 100% occupancy rate and a prudent gearing ratio of 48.3%, reinforcing balance sheet resilience.

A Portfolio Anchored in Core Healthcare Hubs

Operationally, the portfolio remains firmly anchored in the Central/Klang Valley, which contributes 60.3% of net lettable area, 60.9% of property value, and 59.3% of NPI, underscoring its role as the REIT's primary healthcare and income hub. The Northern and Southern regions provide meaningful diversification, while smaller exposures in the East Coast and Australia enhance geographical balance without diluting operational focus.

With a total net lettable area of approximately 6.0 million sqft, the portfolio continues to support essential healthcare services nationwide, reinforcing tenancy stability and long-term income sustainability.

Confidence Through Consistency

The REIT's steady year-on-year progress, supported by disciplined capital allocation, portfolio optimisation and resilient hospital assets, positions Al-`Aqar Healthcare REIT as a trusted long-term owner of essential healthcare real estate. As the portfolio continues to mature, Al-`Aqar remains focused on delivering stable distributions, sustainable growth and long-term value for unitholders.