



# **CORPORATE PRESENTATION**

## **1st Quarter 2026 Financial Results**



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# Financial Results– 1Q 2026





# YoY NET INCOME INCREASES BY 1.1% TO RM19.8 MILLION

Growth primarily driven by full-quarter contribution from Arcoris Mont' Kiara and better performance in the existing portfolio

(RM'000)	Unaudited 1Q 2026	Unaudited 1Q 2025	Variance
Realised Gross Revenue	48,730	47,124	3.4%
Net Property Income	35,995	36,468	-1.3%
Net Income	19,820	19,605	1.1%
Distributable Income	19,820	19,605	1.1%
EPU <sup>1</sup>	1.66 sen	1.64 sen	1.2%
Distributable Income Per Unit	1.66 sen	1.64 sen	1.2%

1. EPU refers to Realised Earnings Per Unit



# TOTAL ASSETS – RM2.6 BILLION, NAV– RM1.1149

Movement in Total Assets and NAV mainly due to divestment of Wisma Sentral Inai, partially offset by inclusion of Arcoris Mont' Kiara into portfolio of assets

	Unaudited as at 31 Mar 2026 (RM'000)	Audited as at 31 Dec 2025 (RM'000)
Non-Current Assets	2,447,665	2,446,472
Current Assets	164,939	235,862
<b>Total Assets</b>	<b>2,612,604</b>	<b>2,682,334</b>
Current Liabilities	518,776	444,810
Non-Current Liabilities	741,120	869,451
Net Assets before Distribution	1,352,708	1,368,073
Distribution	(19,820)*	(35,746)
Net Assets after Distribution	1,332,888	1,332,327
No of Units ('000)	1,195,503	1,195,503
<b>NAV per Unit (RM)</b>	<b>1.1149</b>	<b>1.1144</b>

\*No distribution in 1Q 2026. Assume 100% of realised net income is provided for income distribution.

# Capital Management

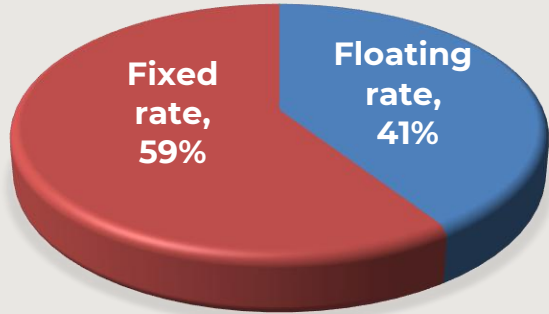




# PRUDENT AND DISCIPLINED CAPITAL MANAGEMENT

- ✓ Refinancing in 2026 on track
- ✓ Stable financial indicators

## Fixed and Floating Rate Composition

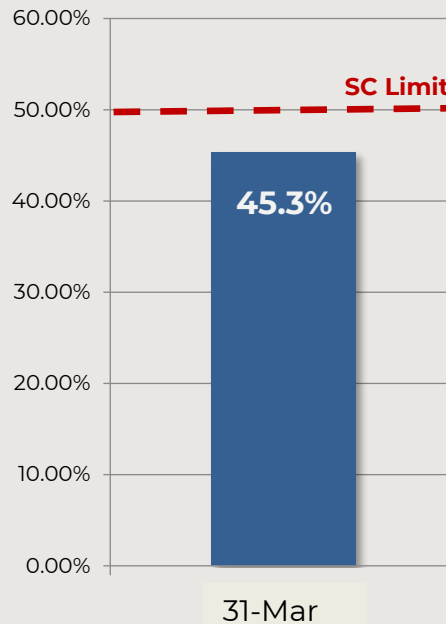


Total Debt: RM1,183.43 mil  
(4Q 2025: RM1,223.27 mil)

## Interest Coverage

**2.58x**  
Decreased  
(4Q 2025: 2.60x)

## Gearing Ratio



Below SC limit of 50%  
**Decreased**  
(4Q 2025 : 45.6%)

## Average Cost of Debt

**4.22% p.a.**

**Decreased**  
(4Q 2025: 4.29% pa)

## Average Debt to Maturity

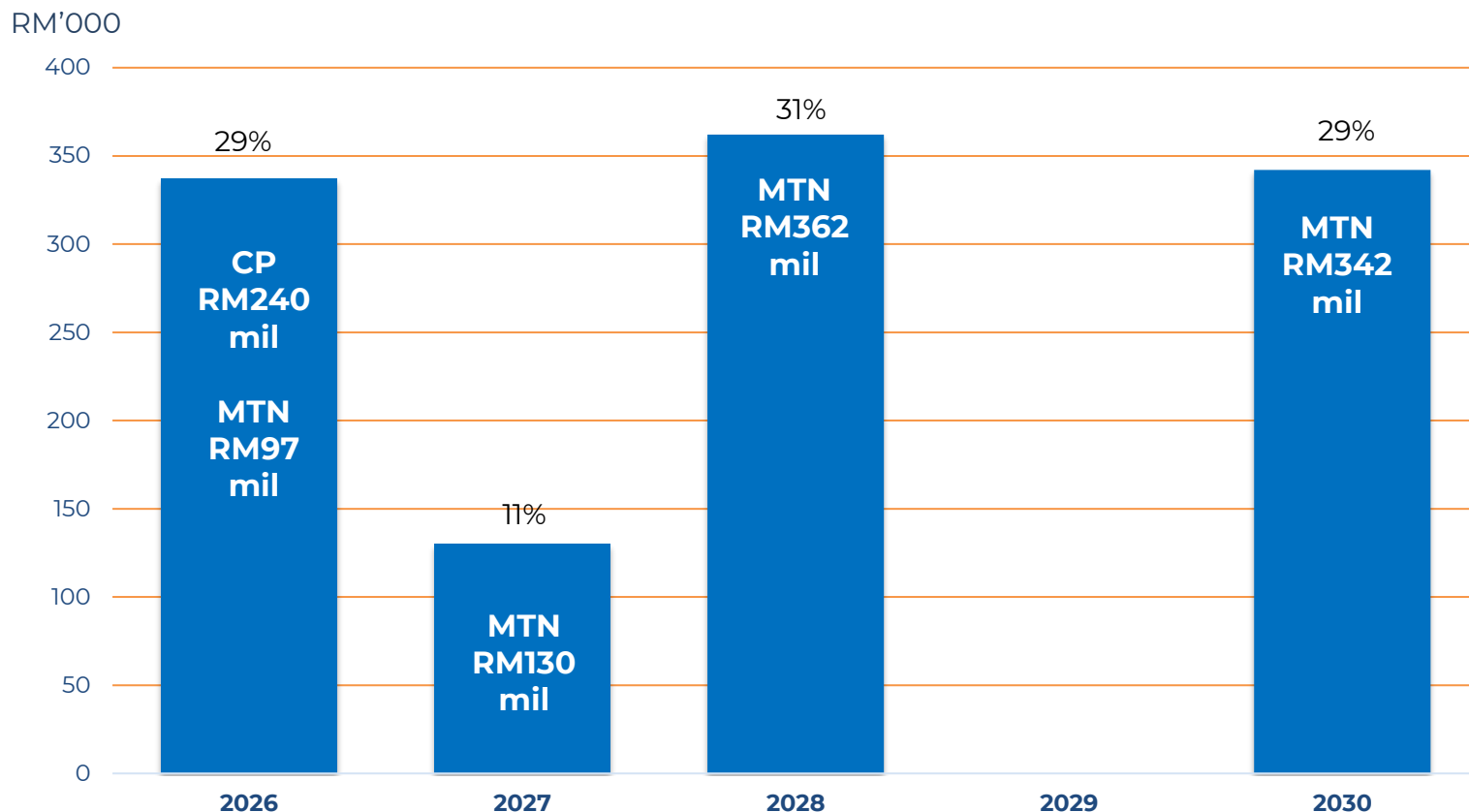
**2.31 years**

**Decreased**  
(4Q 2025: 2.56 years)



# BALANCED DEBT MATURITY PROFILE

Average Debt to Maturity : 2.31 years as at 1Q2026



Notes:

1. Chart is based on original debt principal. Debt is held at amortised cost in the balance sheet.
2. MTN - Medium Term Notes, CP - Commercial Papers

# Portfolio Update



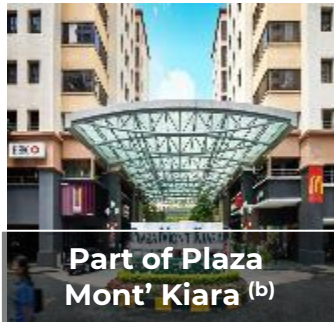
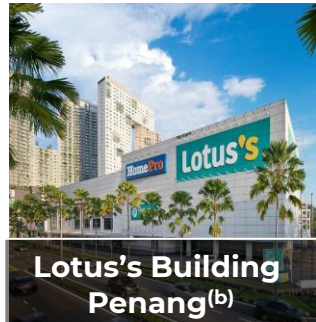
# PORTFOLIO OF QUALITY ASSETS – 31 MAR 2026

10 properties after the disposal of Wisma Sentral Inai on 13 January 2026



**Portfolio Occupancy Rate: 89%**

**Total NLA: 2.38 mil sq ft**  
\*Excluding car park area



**Weighted Average Term to Expiry: 4.80 years**

**Market Value of 10 Properties: RM2.4 bil**



Notes:

a) Office Sector b) Retail Sector

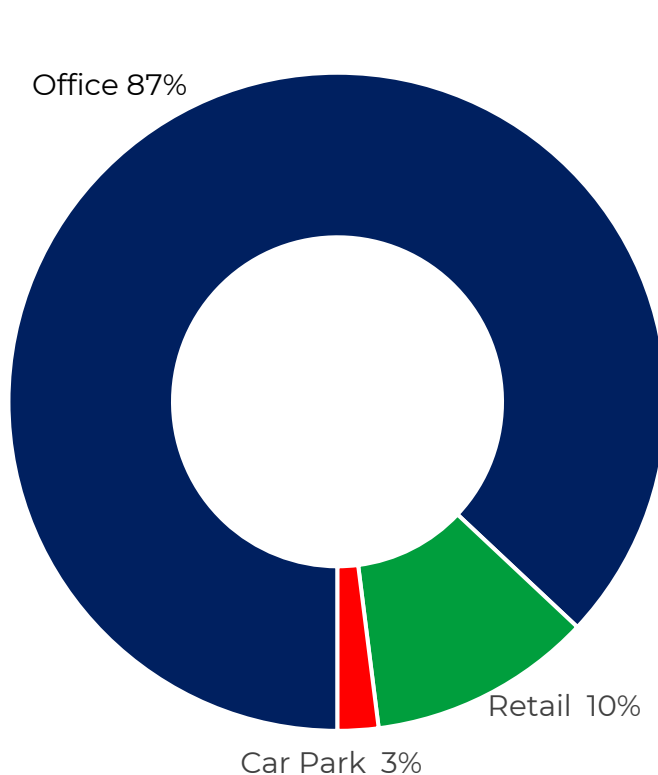
The Properties were valued by Nawawi Tie Leung Property Consultants Sdn Bhd, CBRE WTW Valuation & Advisory Sdn Bhd, Knight Frank Malaysia Sdn Bhd and IVPS Property Consultant Sdn Bhd, registered with the Board of Valuers, Appraisers, Estate Agents and Property Managers.



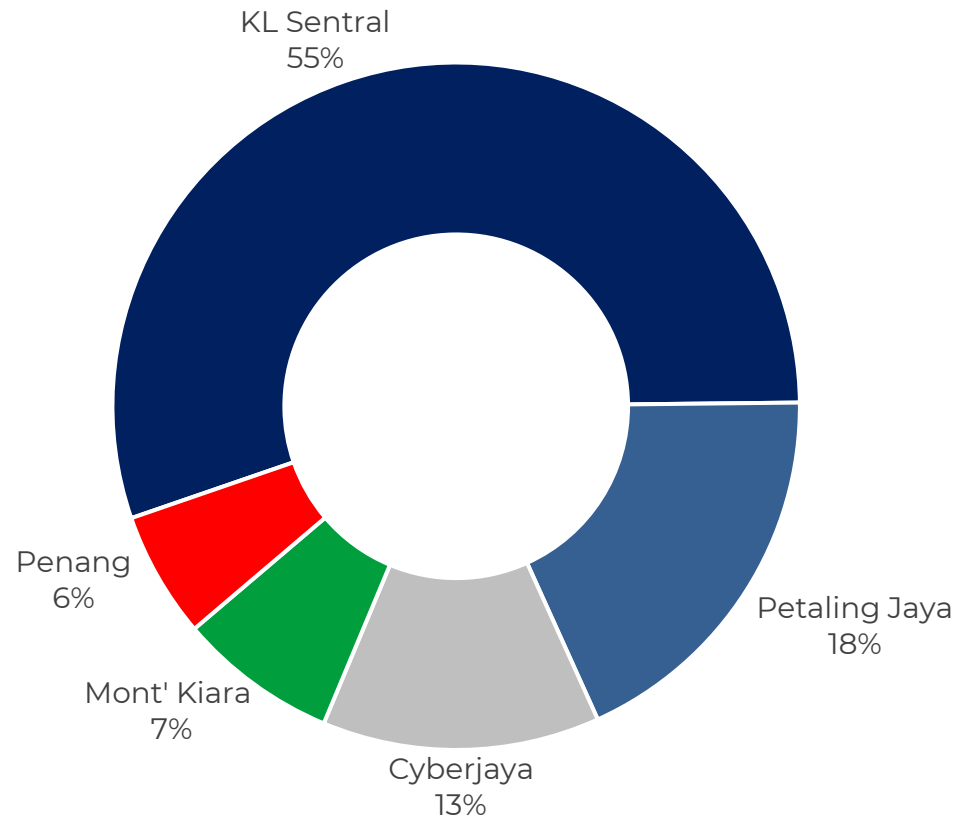
# IMPROVED SEGMENTAL AND GEOGRAPHICAL CONTRIBUTIONS

Increased contribution from retail and car park segment in 1Q 2026 with the inclusion of Arcoris Mont' Kiara (Retail)

## SEGMENTAL CONTRIBUTION



## GEOGRAPHICAL CONTRIBUTION



Notes:

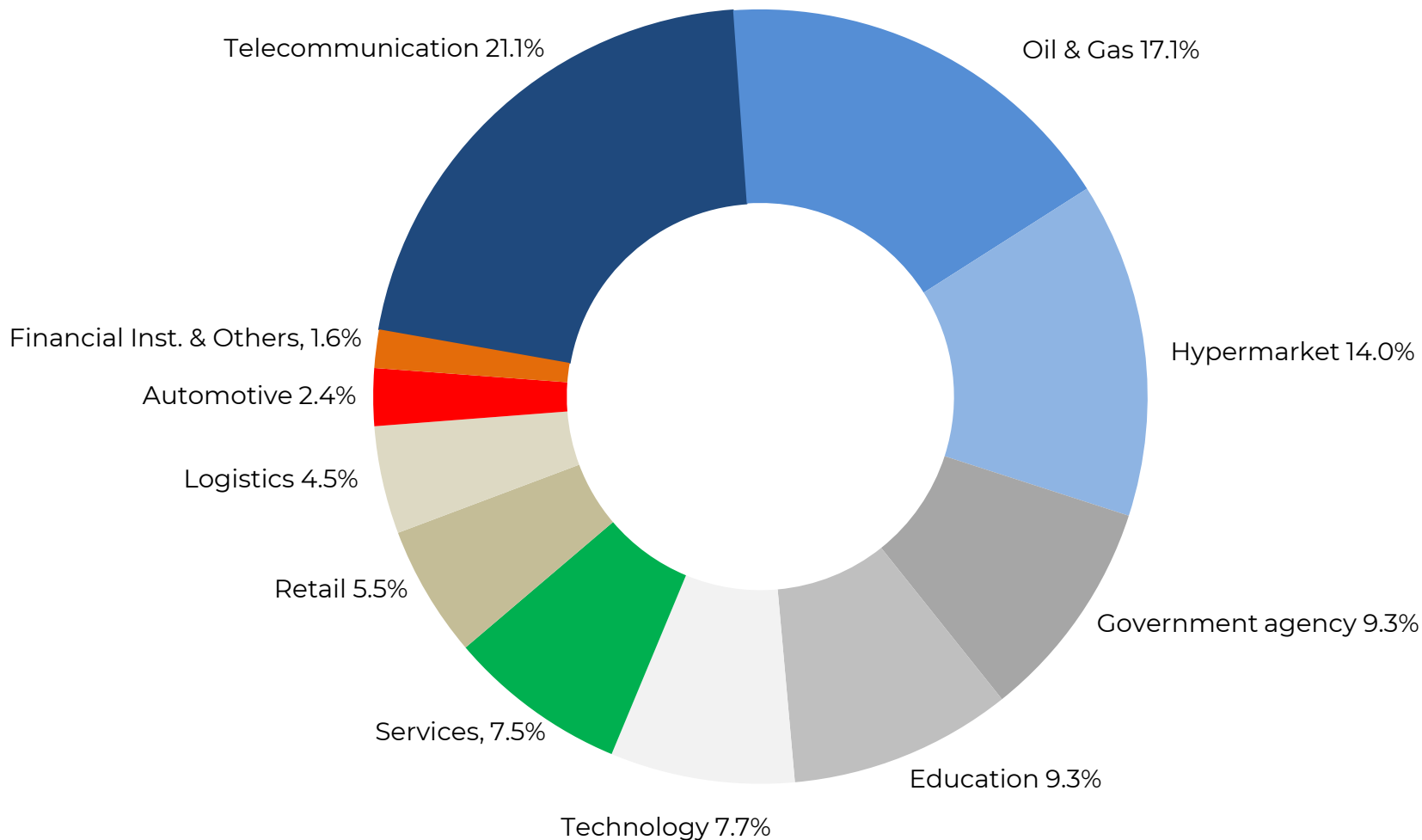
- (1) Office comprises Menara Shell, Menara CelcomDigi, Platinum Sentral and Sentral Buildings 1,2,3 and 4.
- (2) Retail refers to retail portion of Plaza Mont' Kiara, Arcoris Mont' Kiara and Lotus's Penang
- (3) Segmental and geographical contribution is based on valuation



# DIVERSIFIED & WELL-BALANCED TENANT MIX

Tenant mix anchored by core segments with broad diversification across key consumer and commercial sectors

## TENANT MIX<sup>(1)</sup>



Notes: (1) Tenant mix is based on NLA

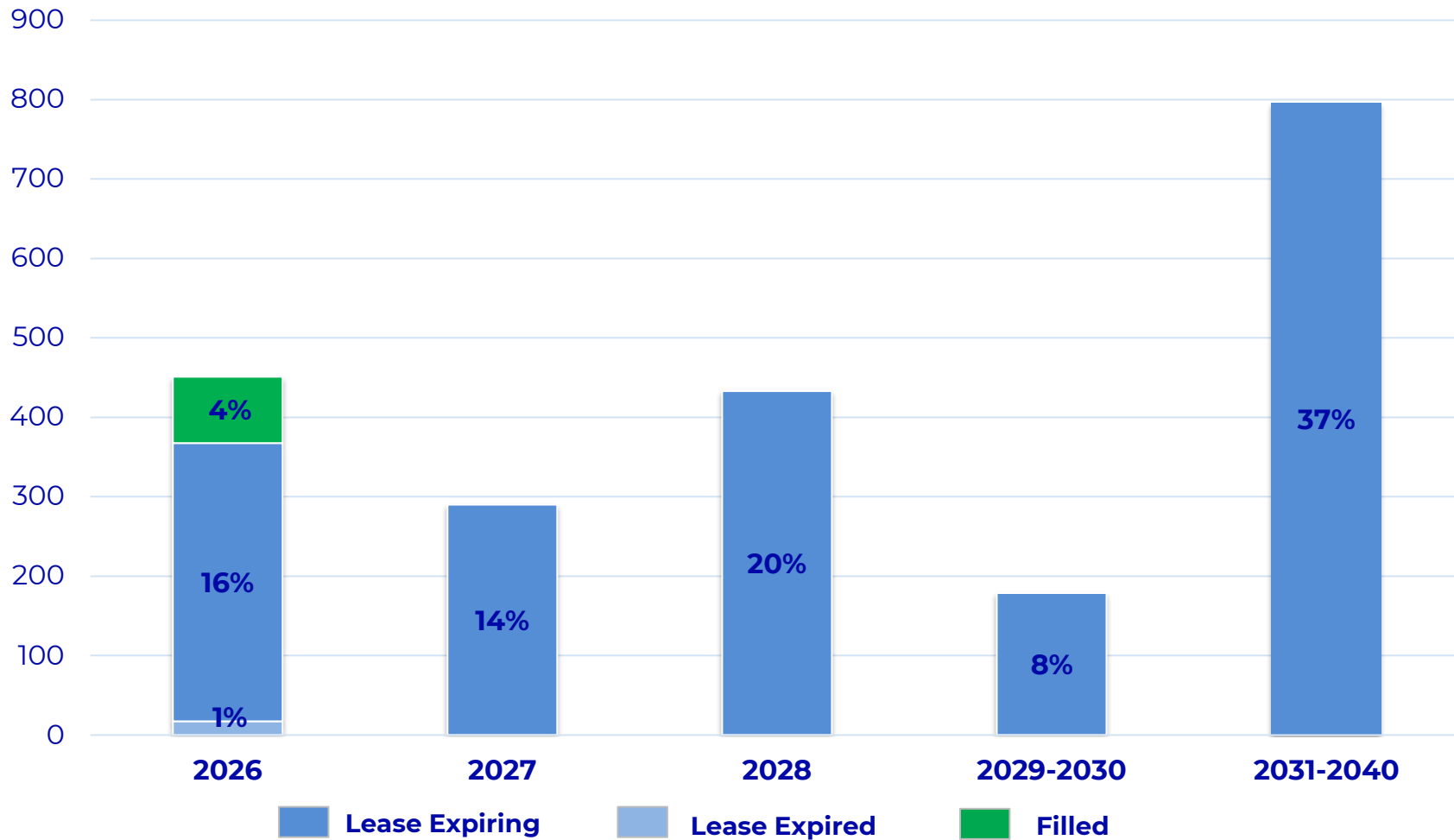


# LEASE EXPIRY PROFILE

Approximately 451K sq. ft. or 21% of its total committed net lettable area are due for renewal in 2026. Of these leases, approximately 83K sq. ft. was renewed

Sq ft. ('000)

## Lease Expiry by NLA - 31 March 2026





# 1Q 2026 IN SUMMARY

## **SENTRAL Records 1Q FY2026 Realised Net Income of RM19.8 mil**

- Realised Revenue rose 3.4% to RM48.7 million; EPU up 1.2% to 1.66 sen
- Portfolio occupancy increased to 89.0% from 86.0% the previous quarter
- Improved financial position with lower aggregate leverage and cost of borrowing; Interest cover remained healthy
- Portfolio reconstitution strategy to include asset enhancement initiatives and a diversified asset base to strengthen quality and deliver sustainable growth



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# Thank you

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