SENTRAL REIT







CORPORATE PRESENTATION
2nd Quarter 2026
Financial Results

IMPORTANT NOTICE

This presentation is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in Sentral REIT. The past performance of Sentral REIT is not necessarily indicative of the future performance of Sentral REIT.

This presentation may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income and occupancy, changes in operating expenses including employee wages, benefits and training, property expenses and governmental and public policy changes. You are cautioned not to place undue reliance on these forward-looking statements which are based on the Manager's current view of future events.

The value of units in Sentral REIT ("Units") and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that unitholders may only deal in their Units through trading on the Main Board of Bursa Malaysia Securities Berhad. Listing of the Units on Bursa Securities does not guarantee a liquid market for the Units.

The information in this presentation must not be published outside Malaysia.

SENTRAL REIT

TABLE OF CONTENTS

SENTRAL REIT

Financial Results– 2Q 2026




SENTRAL REIT DECLARES DPU OF 3.17 SEN IN 1H 2026, HIGHER YoY BY 0.3%

Growth primarily driven by full-half year contribution from Arcoris Mont' Kiara and better performance from existing properties within the portfolio

(RM'000)	Unaudited 1H 2026	Unaudited 1H 2025	Variance
Realised Gross Revenue	**97,405**	94,261	3.3%
Net Property Income	**71,777**	73,440	-2.3%
Net Income	**39,892**	39,740	0.4%
Distributable Income	**39,892**	39,740	0.4%
EPU [1]	**3.34 sen**	3.32 sen	0.6%
Distributable Income Per Unit	**3.17 sen**	3.16 sen	0.3%

1. EPU refers to Realised Earnings Per Unit

TOTAL ASSETS – RM2.6 BILLION, NAV– RM1.1168

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 30 June 2026 (RM'000)	Unaudited as at 31 Dec 2025 (RM'000)
Non-Current Assets	2,448,265	2,446,472
Current Assets	187,334	235,862
Total Assets	**2,635,599**	**2,682,334**
Current Liabilities	521,462	444,810
Non-Current Liabilities	741,115	869,451
Net Assets before Distribution	1,373,022	1,368,073
Distribution	(37,897)	(35,746)
Net Assets after Distribution	1,335,125	1,332,327
No of Units ('000)	1,195,503	1,195,503
NAV per Unit (RM)	**1.1168**	**1.1144**

SENTRAL REIT

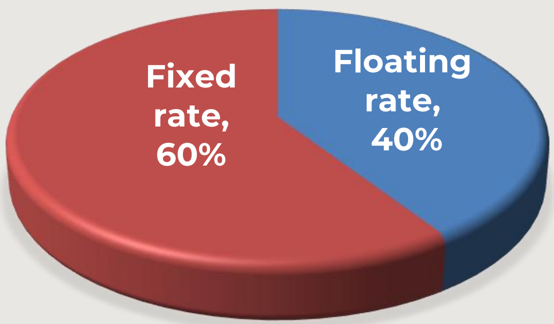
Capital Management




PRUDENT AND DISCIPLINED CAPITAL MANAGEMENT

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

Fixed and Floating Rate Composition



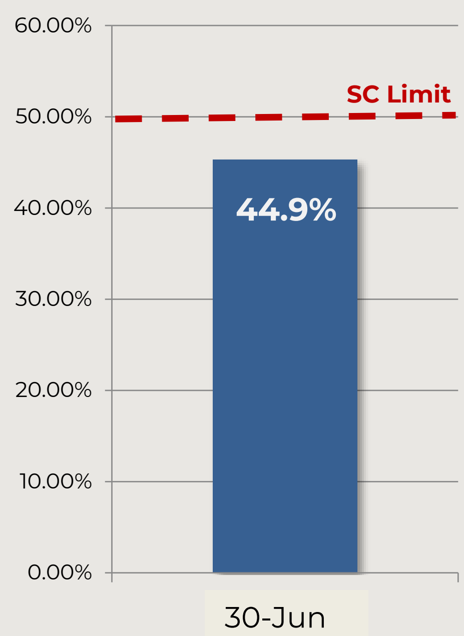
Total Debt: RM1,183.56 mil
(1Q 2026: RM1,183.43 mil)

Interest Coverage

2.61x

Increased
(1Q 2026: 2.58x)

Gearing Ratio



Below SC limit of 50%
Decreased
(1Q 2026 : 45.3%)

Average Cost of Debt

4.22% p.a.

Maintained
(1Q 2026: 4.22% pa)

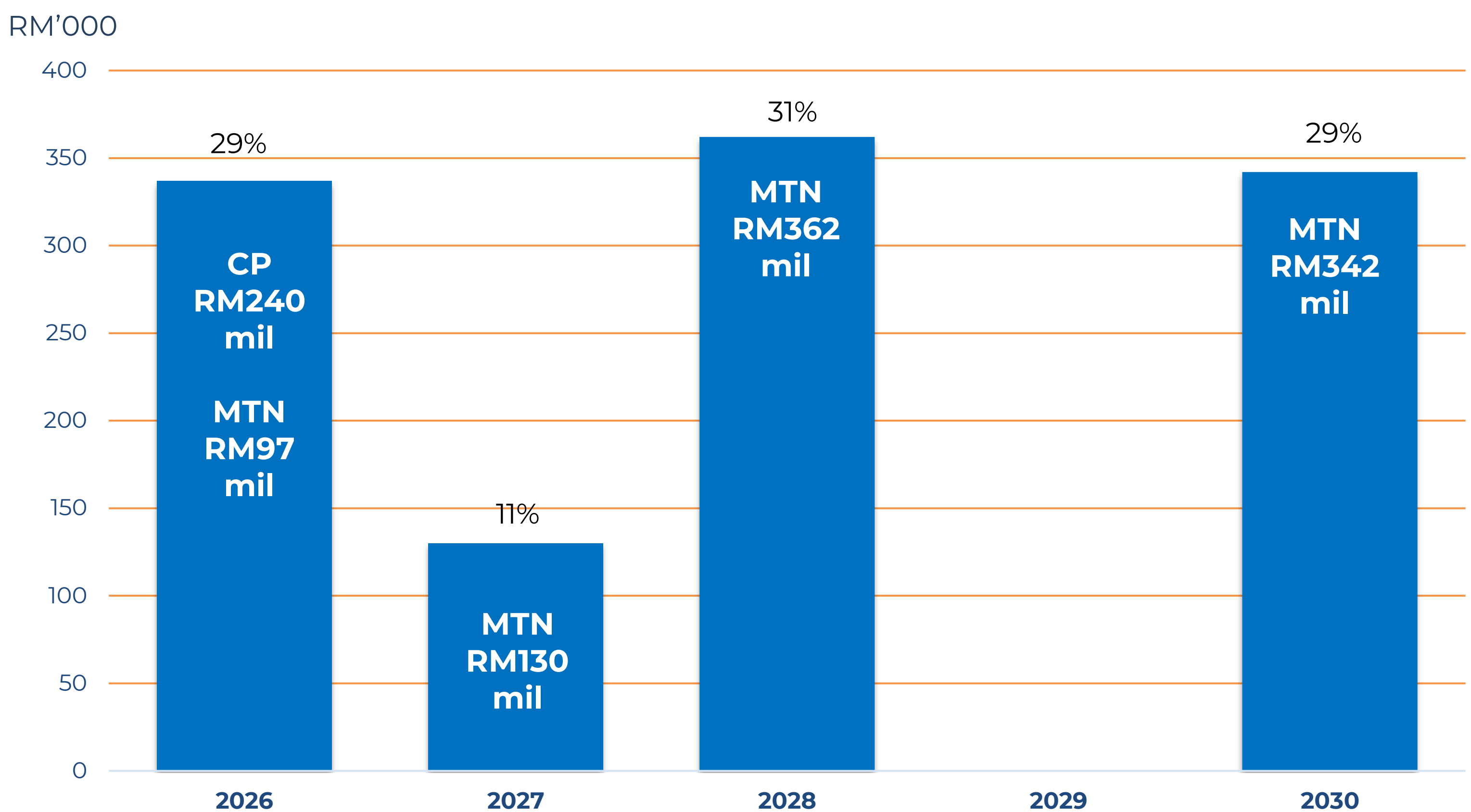
Average Debt to Maturity

2.06 years

Decreased
(1Q 2026: 2.31 years)

BALANCED DEBT MATURITY PROFILE

Average Debt to Maturity : 2.06 years as at 2Q 2026



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

SENTRAL REIT

Portfolio Update




PORTFOLIO OF QUALITY ASSETS – 30 JUNE 2026

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


Menara Shell (a)


Platinum Sentral - KL Sentral (a)


Menara CelcomDigi (a)

Portfolio Occupancy Rate: 89%

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

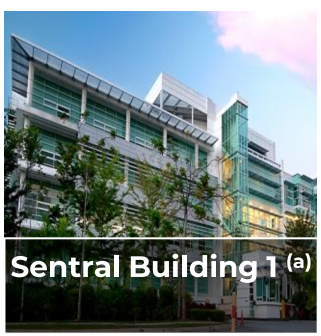

Lotus's Building Penang (b)

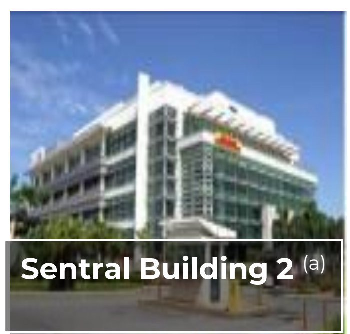

Part of Plaza Mont' Kiara (b)


Part of Arcoris Mont' Kiara (b)

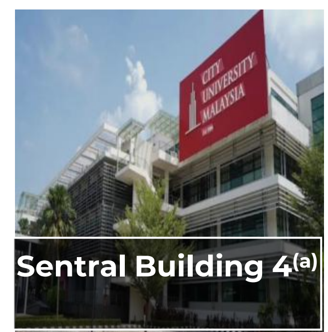
Weighted Average Term to Expiry: 4.60 years

Market Value of 10 Properties: RM2.4 bil


Sentral Building 1 (a)


Sentral Building 2 (a)


Sentral Building 3 (a)

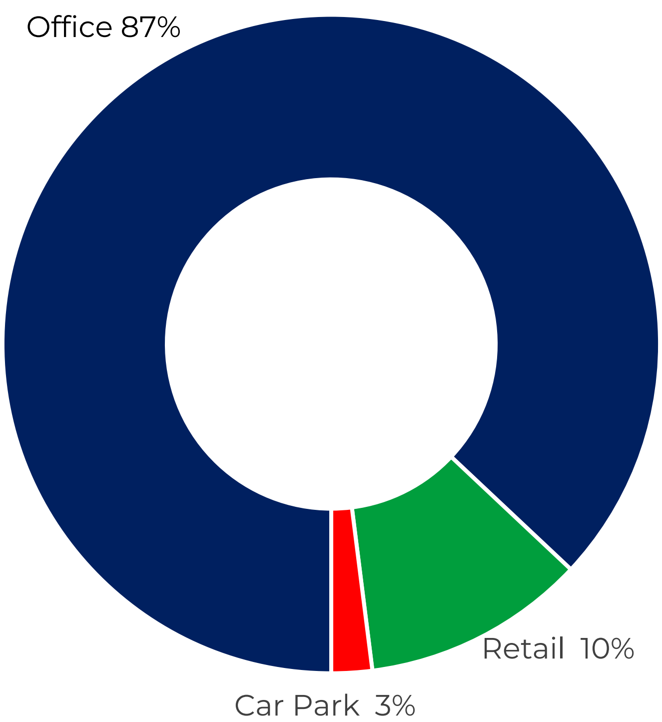

Sentral Building 4 (a)

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.

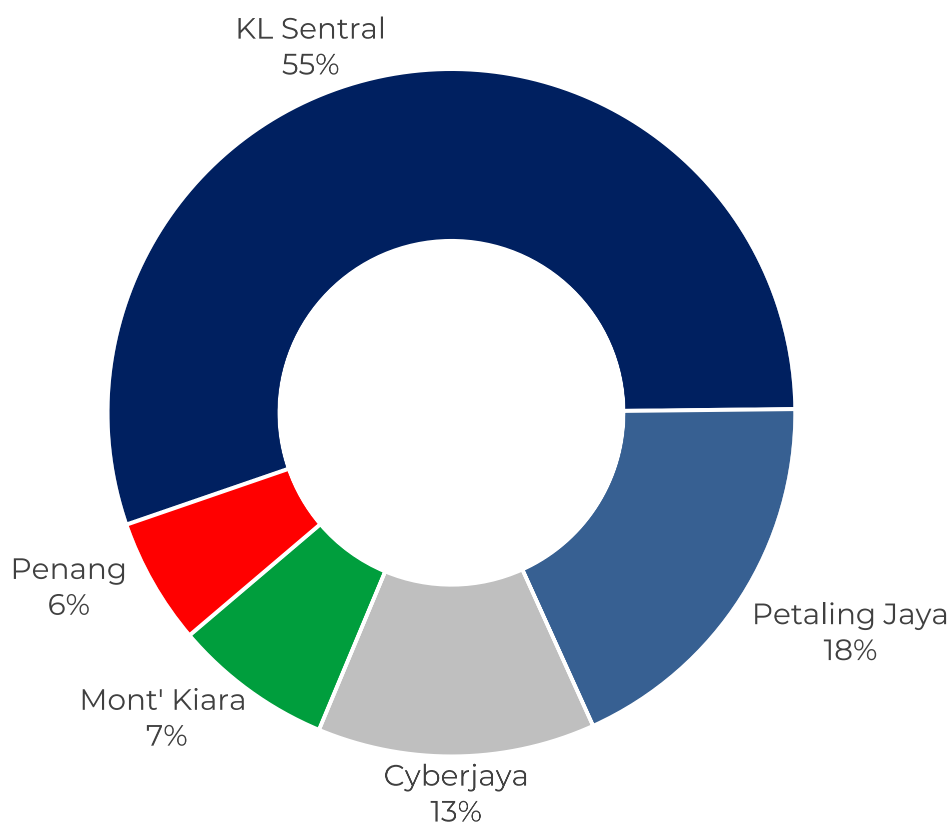
IMPROVED SEGMENTAL AND GEOGRAPHICAL CONTRIBUTIONS

Increased contribution from retail and car park segment in 2Q 2026 with the inclusion of Arcoris Mont' Kiara (Retail)

SEGMENTAL CONTRIBUTION



GEOGRAPHICAL CONTRIBUTION

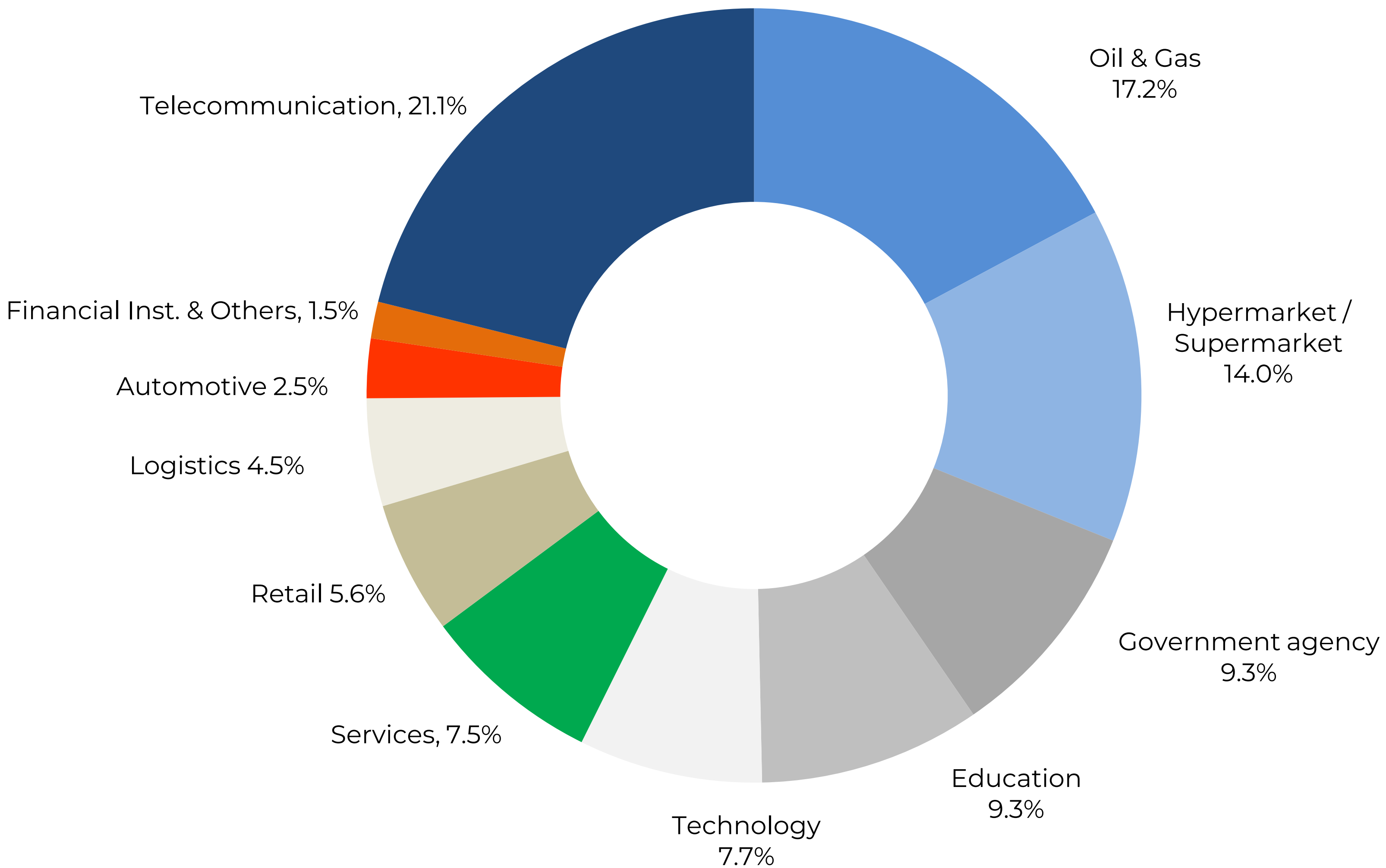


Notes:
(1) Office comprises Menara Shell, Menara CelcomDigi, Platinum Sentral and Sentral Buildings 1,2,3 and 4.
(2) Retail refers to retail portion of Plaza Mont' Kiara, Arcoris Mont' Kiara and Lotus's Penang
(3) Segmental and geographical contribution is based on valuation

DIVERSIFIED & WELL-BALANCED TENANT MIX

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

TENANT MIX[1]



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 88K sq. ft. was renewed as at 2Q 2026

1H 2026 IN SUMMARY

Sentral REIT 1H 2026 Realised Net Income rises to RM39.9 million

- Realised Revenue rose 3.3% to RM97.4 million; DPU up 0.3% to 3.17 sen
- Portfolio occupancy improved to 89.0%, compared to 85% in the same period last year
- Improved financial position with lower gearing ratio at 44.9%, and higher interest coverage at 2.61x
- Portfolio reconstitution strategy to include asset enhancement initiatives and a diversified asset base to strengthen quality and deliver sustainable growth

SENTRAL REIT

Thank you

For enquiries, please contact:
(General Line: 603-2786 8080)
(Fax : 603-2780 0098)
(Email: investor.relations@sentralreit.com)