SENTRAL REIT














CORPORATE PRESENTATION
3rd Quarter 2026
Financial Results

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SENTRAL REIT

Financial Results – 3Q 2026








SENTRAL REIT RECORDS YTD 2026 REALISED REVENUE UP 3.0% TO RM146.1 MIL; EPU RISES TO 5.00 SEN

Revenue growth driven by contribution from Arcoris Mont' Kiara; higher property operating expenses were offset by higher finance income, lifting realised net income by 0.5%

(RM'000)	Unaudited YTD 2026	Unaudited YTD 2025	Variance
Realised Gross Revenue	**146,134**	141,893	3.0%
Net Property Income	**107,478**	109,784	-2.1%
Net Realised Income[1]	**59,716**	59,432	0.5%
Distributable Income[2]	**59,716**	59,432	0.5%
EPU[3]	**5.00 sen**	4.97 sen	0.5%
Distributable Income Per Unit	**5.00 sen**	4.97 sen	0.5%

1. Net Realised Income refers to Realised Income After Taxation (exclude gain from re-measurement of derivatives and revaluation surplus)
2. Distributable Income refers to Realised Income After Taxation
3. EPU refers to Realised Earnings Per Unit

NAV PER UNIT INCREASES TO RM1.1169; BALANCE SHEET STRENGTHENED

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 Sept 2026 (RM'000)	Audited as at 31 Dec 2025 (RM'000)
Non-Current Assets	2,449,161	2,446,472
Current Assets	167,707	235,862
Total Assets	**2,616,867**	**2,682,334**
Current Liabilities	520,024	444,810
Non-Current Liabilities	741,772	869,451
Net Assets before Distribution	1,355,071	1,368,073
Distribution	(19,824)*	(35,746)
Net Assets after Distribution	1,335,248	1,332,327
No of Units ('000)	1,195,503	1,195,503
NAV per Unit (RM)	**1.1169**	**1.1144**

* Assuming 100% of realised net income is provided for income distribution.

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Capital Management



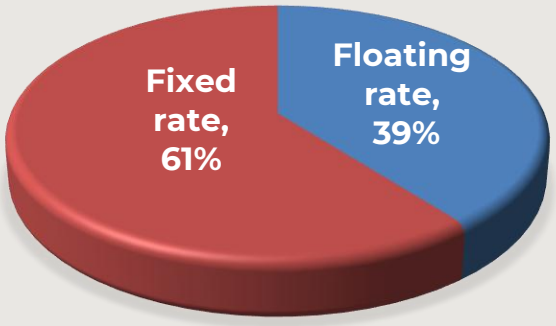





GEARING STABLE AT 45.2%; COST OF DEBT MAINTAINED AT 4.22%

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

Fixed and Floating Rate Composition



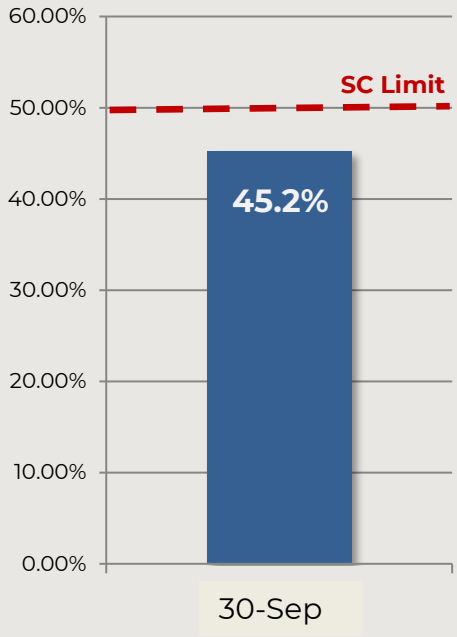
Total Debt: RM1,183.56 mil
(2Q 2026: RM1,183.56 mil)

Interest Coverage

2.60x

Decreased
(2Q 2026: 2.61x)

Gearing Ratio



Below SC limit of 50%
Stable
(2Q 2026 : 44.9%)

Average Cost of Debt

4.22% p.a.

Maintained
(2Q 2026: 4.22% pa)

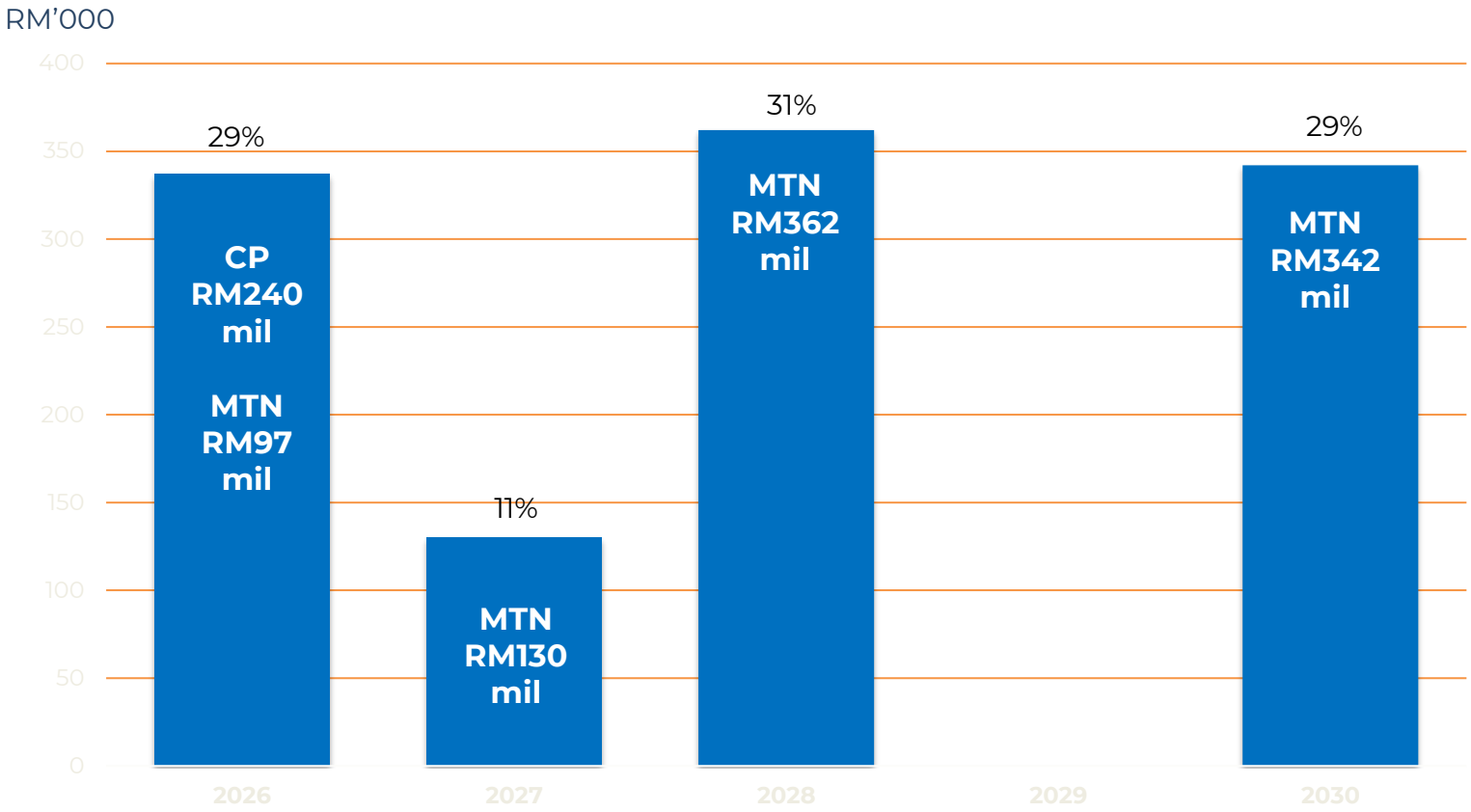
Average Debt to Maturity

1.81 years

Decreased
(2Q 2026: 2.06 years)

BALANCED DEBT MATURITY PROFILE

Average Debt to Maturity : 1.81 years as at 3Q 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

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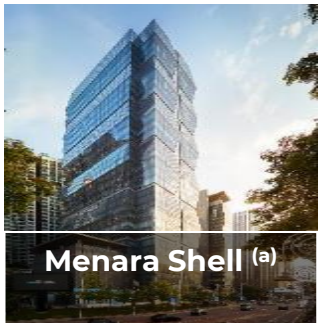
Portfolio Update








PORTFOLIO OF QUALITY ASSETS – 30 SEPTEMBER 2026


Menara Shell (a)


Platinum Sentral - KL Sentral (a)

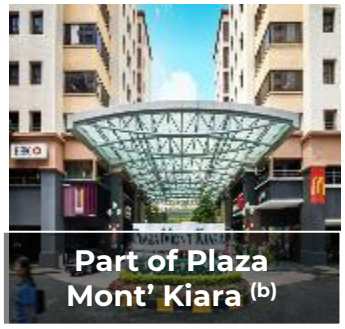

Menara CelcomDigi (a)

Portfolio Occupancy Rate: 90%

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



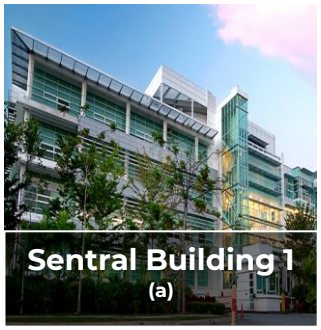
Lotus's Building Penang (b)


Part of Plaza Mont' Kiara (b)


Part of Arcoris Mont' Kiara (b)

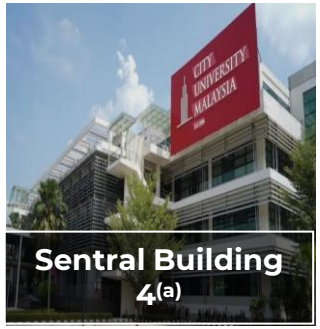
Weighted Average Term to Expiry: 4.39 years

Market Value of 10 Properties: RM2.4 bil


Sentral Building 1 (a)


Sentral Building 2 (a)


Sentral Building 3 (a)



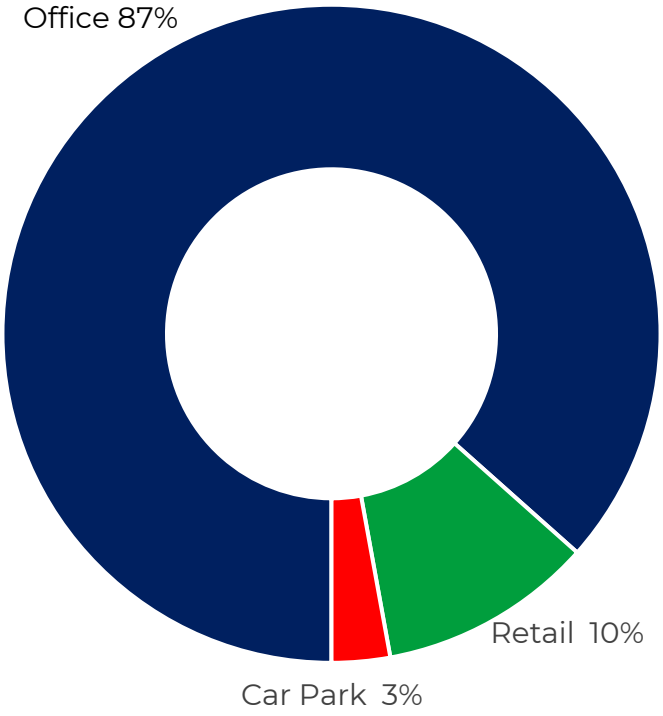
Sentral Building 4 (a)

Notes:
a) Office Sector b) Retail Sector
* Wisma Sentral Inai was disposed on 13 January 2026.
** 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, which are registered with the Board of Valuers, Appraisers, Estate Agents and Property Managers.

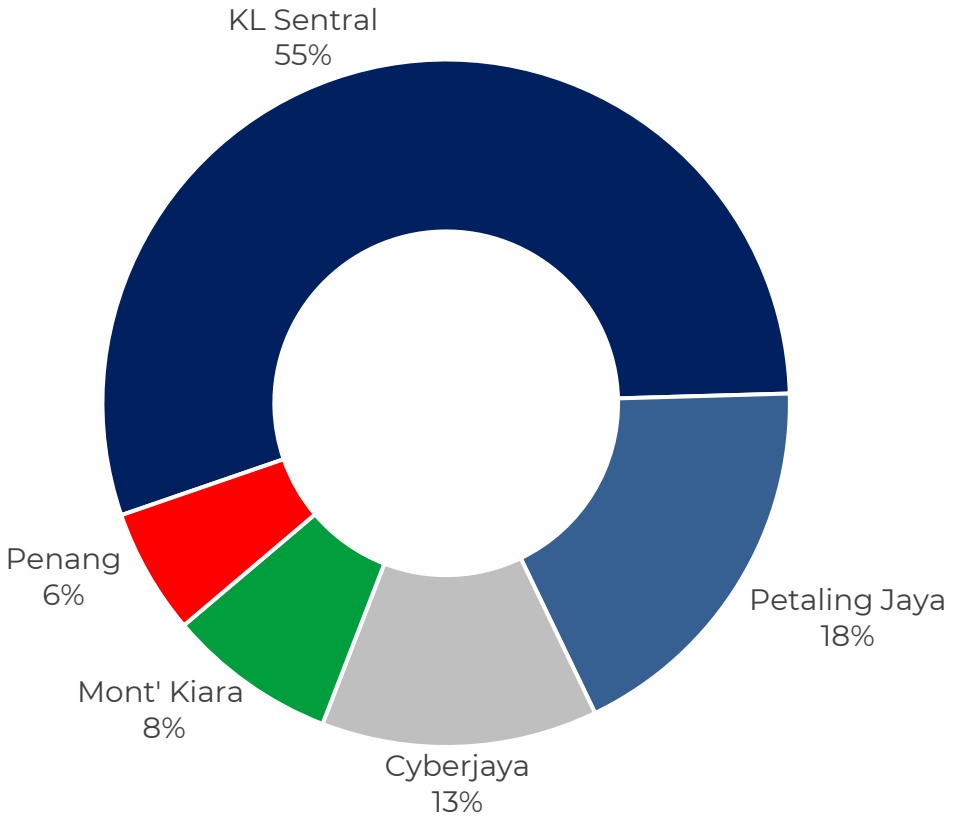
IMPROVED SEGMENTAL AND GEOGRAPHICAL CONTRIBUTIONS

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

SEGMENTAL CONTRIBUTION



GEOGRAPHICAL CONTRIBUTION

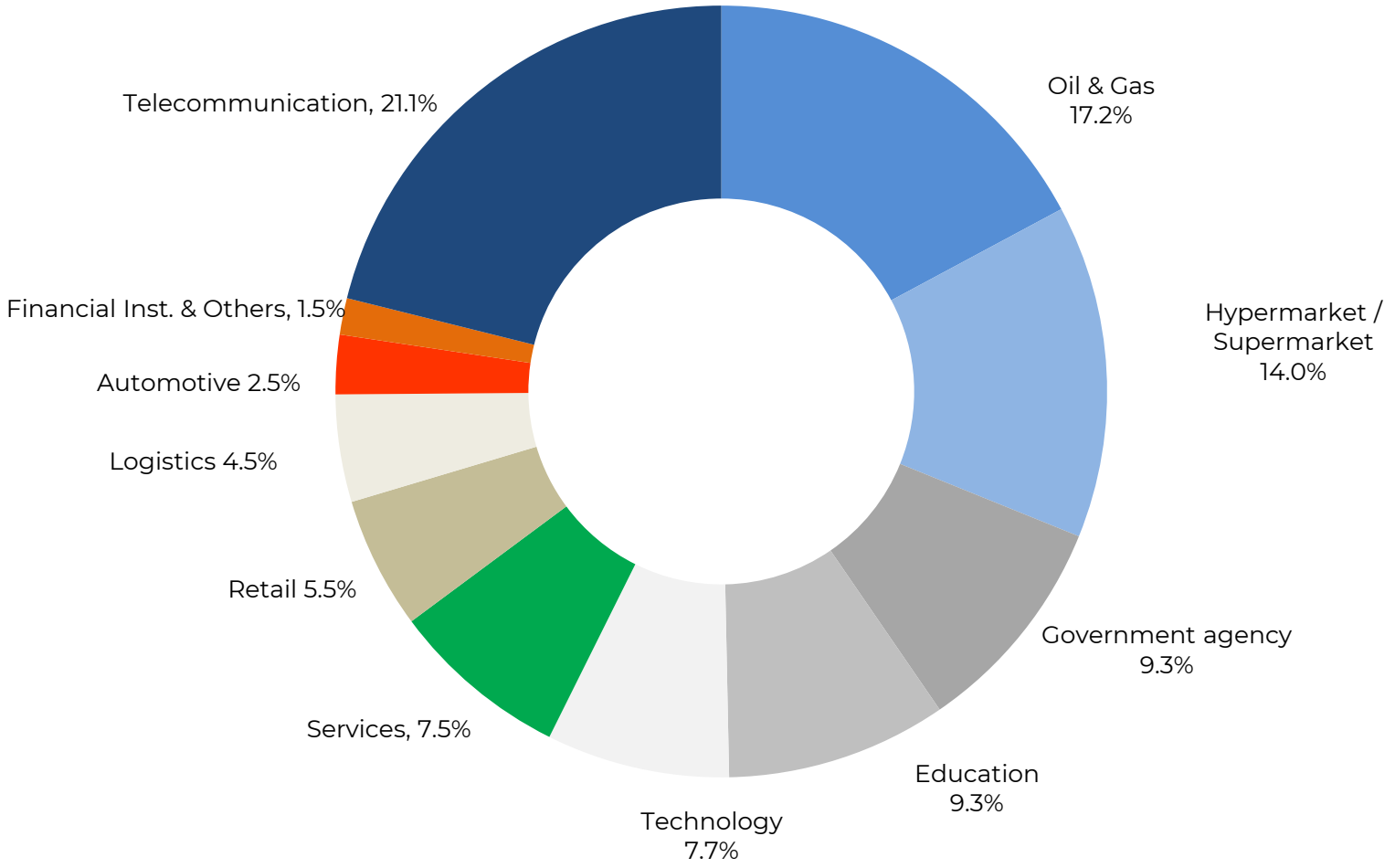


Notes:
(1) Office comprises Menara Shell, Menara CelcomDigi, Platinum Sentral and Sentral Buildings 1,2,3 and 4.
(2) Retail refers to retail portion of Plaza Mont' Kiara, Arcoris Mont' Kiara and Lotus's Penang
(3) Segmental and geographical contribution is based on valuation

DIVERSIFIED & WELL-BALANCED TENANT MIX

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

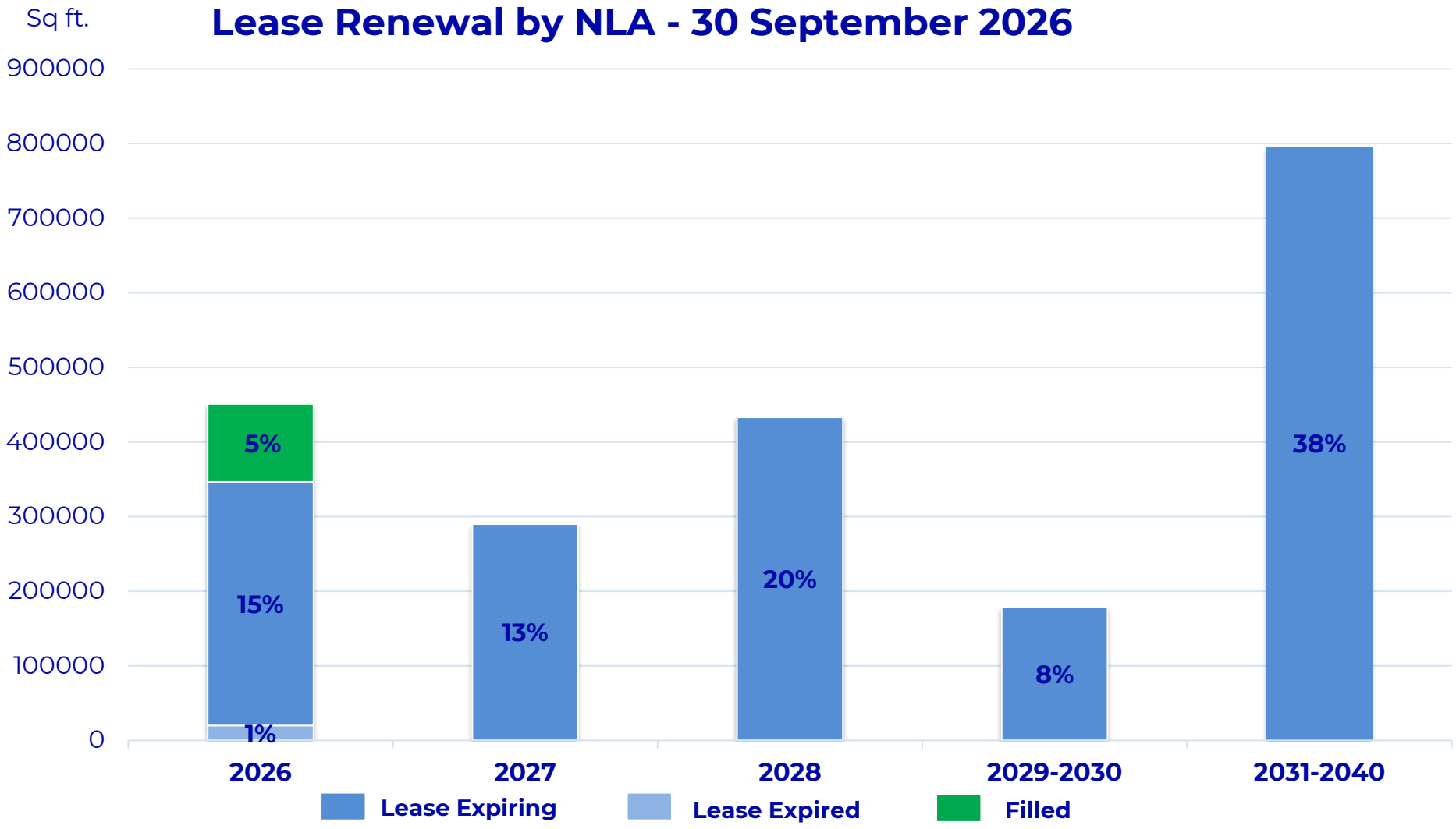
TENANT MIX[1]



Notes: (1) Tenant mix is based on NLA

LEASE EXPIRY PROFILE

Approximately 124K sq. ft. (5.8% of committed net lettable area) were due for renewal in YTD 2026. Of these leases, 84% were renewed. 4Q 2026's renewal in negotiation and on track



YTD 2026 IN SUMMARY

Sentral REIT YTD 2026 Realised Net Income rises to RM59.7 million

- Realised Revenue rose 3.0% to RM146.1 million; Distributable Income Per Unit up 0.5% to 5.00 sen
- Portfolio occupancy improved to 90.0% (YTD 2025: 86.0%), sixth consecutive quarter of improved occupancy.
- 84% of committed net lettable area due by YTD 2026 renewed to date. 4Q 2026 renewals on track.
- Stable financial position with gearing ratio at 45.2% (31 Dec 2025: 45.6%) and interest coverage at 2.60x
- 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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