

**Sentral REIT 1Q Net Income rises to RM19.8 million;
Strategy Pivots to Multi-Sector Asset Base to Reinforce Long-Term Returns**

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

Kuala Lumpur, 14 May 2026: Sentral REIT Management Sdn Bhd (“SRM”), the Manager of Sentral REIT, is pleased to announce the financial results of Sentral REIT for the first quarter ended 31 March 2026 (“1Q 2026”).

Realised Revenue for 1Q 2026 rose 3.4% year-on-year (“y-o-y”) to RM48.7 million, whilst Realised Net Income increased 1.1% to RM19.8 million. This translates to earnings per unit (“EPU”) and distributable income per unit of 1.66 sen, 1.2% higher y-o-y. The improved performance was primarily driven by contribution from the recently acquired Arcoris Mont’ Kiara and better performance from existing properties within the portfolio.

Sentral REIT’s financial position as at 31 March 2026 improved from the previous quarter as aggregate leverage decreased 0.3% point to 45.3%, and the average cost of borrowing lowered to 4.22% from 4.29%. Interest cover remains healthy at 2.58x, and debt maturity profile is well-staggered over the next four years. Net asset value per unit stood steady at RM1.1149* as at 31 March 2026.

The average occupancy rate of Sentral REIT’s portfolio improved 3%-points quarter-on-quarter from 86.0% to 89.0% and 5%-points y-o-y (compared to 86% in 4Q 2025 and 84% in 1Q 2025). The portfolio’s weighted average lease expiry (WALE) increased from 4.33 years to 4.80 years.

1 *Net asset value after distribution assumed at 100% of realised net income since there is no distribution in 1Q 2026

Of the approximately 451,000 sq. ft. of net lettable area (“NLA”) (representing 21% of total NLA) due for renewal in 2026, approximately 83,400 sq. ft. was renewed. Negotiations for remaining lease renewals are in progress.

Highlights of Sentral REIT’s 1Q 2026 Financial Results

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

YBhg. Tan Sri Saw Choo Boon, Chairman of SRM, said: “Sentral REIT continues to demonstrate resilient financial performance and an ability to navigate economic fluctuations through disciplined asset management, proactive leasing strategies, and prudent financial stewardship. Our focus remains on optimising tenant mix, asset enhancement initiatives and portfolio diversification to ensure stable revenue generation while reinforcing long-term growth.”

Ms. Tay Hui Ling, Chief Executive Officer of SRM, said: “Sentral REIT’s portfolio has delivered a good set of results and operating performance in 1Q 2026, despite challenges from increased supply and a competitive landscape. While we remain cautiously optimistic on the near-to-medium-term office market outlook, we see demand opportunities in well-located and well-connected properties with good amenities.

Moving forward, we will leverage the stability of our core assets and healthy financial position and explore opportunities to reconstitute Sentral REIT’s portfolio by diversifying to other asset classes. This strategy will strengthen Sentral REIT’s position in delivering sustainable long-term returns to its unitholders.”

Sentral REIT’s unaudited Consolidated Financial Statements for the first quarter ended 31 March 2026 are available on Sentral REIT’s website at www.sentralreit.com and on Bursa Malaysia’s website at www.bursamalaysia.com.

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About Sentral REIT

Sentral REIT is a commercial Real Estate Investment Trust (REIT), established through the restated trust deed dated 2 December 2019 and the supplemental deed dated 24 December 2020. Managed by Sentral REIT Management Sdn Bhd (“SRM”), the main thrust of Sentral REIT’s activities includes acquiring and investing in commercial properties in Malaysia to provide unitholders with long-term and sustainable distribution of income and to achieve long-term growth in the net asset value per Unit. As at 31 March 2026, Sentral REIT owns a portfolio of 10 buildings comprising four in Kuala Lumpur, one in Petaling Jaya, four in Cyberjaya and one in Penang, with total appraised value of RM2.4 billion.

Issued by:

Sentral REIT Management Sdn Bhd

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This release may contain forward-looking statements that involve assumptions, 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 other developments or companies, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of the Sentral REIT Manager on future events.