



**NEWS RELEASE**

**7 August 2025**

**Sentral REIT Delivers Stable Performance with RM39.74 million Realised Net Income in 1H 2025 and Declares Distribution Per Unit of 3.16 Sen**

**Kuala Lumpur, 7 August 2025:** Sentral REIT Management Sdn Bhd ("SRM"), the Manager of Sentral REIT ("SENTRAL"), wishes to announce that SENTRAL recorded a realised net income of RM39.74 million in 1H 2025, maintaining its strong earnings momentum despite a marginal decrease of 1.7% compared to 1H 2024's RM40.42 million. This was primarily due to the lower realised revenue from Menara Shell, partially offset by the higher rental income from Sentral Buildings 3 and 4, reduced property expenses and lower financing costs.

Correspondingly, SENTRAL's earnings per unit ("EPU") and distributable income per unit for 1H 2025 stood at 3.32 sen and 3.16 sen respectively, which is slightly lower than the EPU and distributable income per unit of 3.38 sen and 3.21 sen recorded in 1H 2024.

SENTRAL continues to uphold its commitment to delivering long-term value to unitholders. As at 30 June 2025, SENTRAL's total assets amounted to RM2.62 billion, with a steady net asset value ("NAV") per unit of RM1.1280.

SENTRAL declares an income distribution and distribution per unit ("DPU") of RM37.78 million and 3.16 sen, respectively for 1H 2025. The annualized 1H 2025 DPU translates to a yield of 8.15% based on SENTRAL's closing price of RM0.775 on 30 June 2025. Based on the book closure date of 22 August 2025, the DPU of 3.16 sen is expected to be distributed to eligible unitholders on 18 September 2025.

SENTRAL's unaudited Consolidated Financial Statements for 2Q 2025 and 1H 2025 are available on its website (<http://sentralreit.com>) and on Bursa Malaysia's website ([www.bursamalaysia.com](http://www.bursamalaysia.com)).

### Summary of SENTRAL's 2Q 2025 and 1H 2025 Results

	(Unaudited) 2Q 2025 (RM'000)	(Unaudited) 2Q 2024 (RM'000)	Variance %	(Unaudited) 1H 2025 (RM'000)	(Unaudited) 1H 2024 (RM'000)	Variance %
▪ Realised Gross Revenue	<b>47,136</b>	48,123	-2.1%	<b>94,261</b>	96,239	-2.1%
▪ Net Property Income	<b>36,972</b>	37,911	-2.5%	<b>73,440</b>	76,059	-3.4%
▪ Realised Net Income	<b>20,135</b>	20,526	-1.9%	<b>39,740</b>	40,420	-1.7%
▪ Distributable Income*	<b>20,135</b>	20,526	-1.9%	<b>39,740</b>	40,420	-1.7%
▪ EPU	<b>1.68 sen</b>	1.72 sen	-2.3%	<b>3.32 sen</b>	3.38 sen	-1.8%
▪ Distributable Income Per Unit	<b>1.68 sen</b>	1.72 sen	-2.3%	<b>3.32 sen</b>	3.38 sen	-1.8%
▪ DPU	-	-	-	<b>3.16 sen</b>	3.21 sen	-1.6%

YBhg. Tan Sri Saw Choo Boon, Chairman of SRM, said: "SENTRAL's overall performance remains resilient throughout the first half of 2025 as reflected in its stable realized net income compared to the preceding period. This reflects the operational strength and quality of SENTRAL's assets despite the ongoing supply and flight-to-quality pressures in the Klang Valley office market. SENTRAL's financial performance may continue to be impacted by broader market headwinds, including the expanded sales and services tax, electricity tariff reforms and uncertainties over tariff tensions. However, SENTRAL remains committed to drive sustainable income and long-term growth. We will maintain our focus on positioning and growing SENTRAL's property portfolio to adapt to market changes."

Mr. Derek Teh Wan Wei, Chief Executive Officer of SRM, said: "SENTRAL has approximately 460,000 sq. ft. or 21% of its total committed lettable space due for renewal in 2025, with 62,000 sq. ft. expiring in 2Q 2025. In line with SENTRAL's ongoing tenant retention strategies, SENTRAL had successfully renewed 99% of these leases due in 2Q 2025. The average occupancy rate is healthy at 85% with a weighted average lease term to expiry at 4.54 years. Early negotiations have proven effective, whereby 95% of the leases up for renewal in 3Q 2025 have been renewed in advance."

Derek added: "SENTRAL continues to exercise financial discipline in optimising its capital structure. As at 30 June 2025, SENTRAL's debt composition between fixed and floating interest rate stands at 62% and 38% respectively. This debt structure will minimize SENTRAL's exposure to interest rate volatility in a changing market environment. Consequently, SENTRAL's debt maturity remains stable at 3.06 years, with an average cost of debt of 4.35% as of 2Q 2025. Regular reviews are carried out to continuously enhance debt and capital management.

To support sustainable growth, the Manager is actively exploring yield accretive acquisitions in diversified asset classes and divestment opportunities of its property portfolio. On 27 May 2025, SENTRAL had entered into a conditional sale and purchase agreement for the proposed acquisition of part of the Arcoris Plaza in Mont' Kiara, comprising 38 stratified retail units and 1,432 car park bays. Subject to the fulfillment of the condition precedent, this acquisition is expected to be completed in 4Q 2025 and contribute positively to SENTRAL's income."

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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. To-date, Sentral REIT owns 10 buildings comprising four in Cyberjaya, four in Kuala Lumpur, one in Petaling Jaya and one in Penang, valued at RM2.523 billion as at 31 December 2024.

### **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.