NEWS RELEASE **6 August 2026**

Sentral REIT 1H 2026 Realised Net Income rises to RM39.9 million; Declares Distribution Per Unit of 3.17 Sen

- 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

Kuala Lumpur, 6 August 2026: Sentral REIT Management Sdn Bhd ("SRM"), the Manager of Sentral REIT, wishes to announce that Sentral REIT's Realised Revenue for the six-month period from 1 January 2026 to 30 June 2026 ("1H 2026") rose 3.3% year-on-year ("y-o-y") to RM97.4 million, whilst Realised Net Income increased 0.4% y-o-y to RM39.9 million. The improved performance was underpinned by full-half year contribution from the acquisition of Arcoris Mont' Kiara, alongside higher rental rates across the property portfolio and new tenancies secured at Menara Shell.

Sentral REIT continues to uphold its commitment to delivering long-term value to unitholders. As at 30 June 2026, Sentral REIT's total assets amounted to RM2.6 billion, with a steady net asset value ("NAV") per unit improving to RM1.1168, up from RM1.1144 as at 31 December 2025. Interest cover remained healthy at 2.61x, up from 2.58x quarter-on-quarter ("q-o-q"), while gearing improved by 0.4% to 44.9%, from 45.3% q-o-q.

Correspondingly, Sentral REIT's average occupancy rate rose by 4% y-o-y from 85% to 89%. Of the approximately 451,000 sq. ft. of net lettable area ("NLA"), representing 21% of total NLA, due for renewal in 2026, approximately 88,000 sq. ft. had been renewed as at 1H 2026. Negotiations for leases that are not yet up for renewal is in progress.

Sentral REIT declares total distribution of RM37.9 million for 1H 2026, equivalent to a Distribution Per Unit ("DPU") of 3.17 sen, a y-o-y improvement of 0.3%. As Sentral REIT pays distribution semi-annually, the DPU of 3.17 sen is expected to be paid on 18 September 2026. The book closure date has been fixed for 21 August 2026.

Summary of Sentral REIT's 2Q 2026 and 1H 2026 Financial Results

	(Unaudited) 2Q 2026 (RM'000)	(Unaudited) 2Q 2025 (RM'000)	Variance	(Unaudited) 1H 2026 (RM'000)	(Unaudited) 1H 2025 (RM'000)	Variance
Realised Gross Revenue	**48,675**	47,136	3.3%	**97,405**	94,261	3.3%
Net Property Income	**35,782**	36,972	-3.2%	**71,777**	73,440	-2.3%
Realised Net Income	**20,072**	20,135	-0.3%	**39,892**	39,740	0.4%
Distributable Income	**20,072**	20,135	-0.3%	**39,892**	39,740	0.4%
Earnings Per Unit	**1.68**	1.68	0.0%	**3.34**	3.32	0.6%
Distribution Per Unit	**-**	-	-	**3.17**	3.16	0.3%

YBhg. Tan Sri Saw Choo Boon, Chairman of SRM, said: Sentral REIT's portfolio performance has been resilient throughout the year as reflected in its improved YTD 2026 net property income compared to the preceding period. This reflects the operational strength and quality of Sentral REIT's assets despite ongoing supply pressures in the Klang Valley office market. We will maintain our focus on growing and repositioning Sentral REIT's property portfolio to adapt to market changes.

Ms. Tay Hui Ling, Chief Executive Officer of SRM, said: Sentral REIT's 1H 2026 performance is supported by higher portfolio occupancy, improved rental rates and disciplined cost management. Together, these factors drove growth in realised net income and enabled Sentral REIT to declare a higher income distribution to Unitholders. Looking ahead, the Manager remains cautiously optimistic and will continue to prioritise proactive asset management and prudent capital management to deliver sustainable returns to Unitholders.

Sentral REIT's unaudited Consolidated Financial Statements for 2Q 2026 and 1H 2026 results are available on its website (http://sentralreit.com) and on the website of Bursa Malaysia Securities Berhad (www.bursamalaysia.com).

- End -

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 30 June 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
For media enquiries, please contact:
Tel: 03-2859 7168
Fax: 03-2780 0098
Email : *investor.relations@sentralreit.com*

IMPORTANT NOTICE

The past performance of Sentral REIT is not indicative of the future performance of Sentral REIT Similarly, the past performance of Sentral REIT's Manager is not indicative of the future performance of the Sentral REIT's Manager.

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

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.