



NEWS RELEASE

6 November 2025

Sentral REIT Delivers Resilient 3Q 2025 Performance with Realised Net Income of RM19.7 Million and Portfolio Occupancy Increased to 86%

Kuala Lumpur, 6 November 2025: Sentral REIT Management Sdn Bhd ("SRM"), the Manager of Sentral REIT (SENTRAL), wishes to announce that SENTRAL achieved a realised net income and realised earnings per unit ("EPU") of RM19.7 million and 1.65 sen respectively for the third quarter of 2025 ("3Q 2025"). The realised net income and EPU decreased marginally by 3.9% compared to the realised net income and EPU recorded in the preceding quarter.

Correspondingly for the nine months' period from 1 January 2025 to 30 September 2025 ("YTD 2025"), SENTRAL recorded a marginally lower realised net income and EPU of RM59.4 million and 4.97 sen respectively, translating to a decrease of 2.4% from the corresponding period in 2024. This was primarily due to the lower realised revenue from Menara Shell, partially offset by the higher rental income from Sentral Building 4 and lower financing costs.

SENTRAL continues to uphold its commitment to delivering long-term value to unitholders. As of 30 September 2025, SENTRAL's total assets amounted to RM2.62 billion, with a steady net asset value ("NAV") per unit of RM1.1284.

SENTRAL's unaudited Consolidated Financial Statements for 3Q 2025 is available on its website (<http://sentralreit.com>) and on Bursa Malaysia's website (www.bursamalaysia.com).

Summary of SENTRAL's 3Q 2025 and YTD 2025 Results

	(Unaudited) 3Q 2025 (RM'000)	(Unaudited) 3Q 2024 (RM'000)	Variance %	(Unaudited) YTD 2025 (RM'000)	(Unaudited) YTD 2024 (RM'000)	Variance %
Realised Revenue	47,633	47,532	0.2%	141,893	143,771	-1.3%
Net Property Income	36,343	37,598	-3.3%	109,784	113,657	-3.4%
Realised Net Income	19,693	20,502	-3.9%	59,432	60,922	-2.4%
Distributable Income	19,693	20,502	-3.9%	59,432	60,922	-2.4%
EPU	1.65 sen	1.71 sen	-3.9%	4.97 sen	5.10 sen	-2.4%
Distribution Income Per Unit	1.65 sen	1.71 sen	-3.9%	4.97 sen	5.10 sen	-2.4%

YBhg. Tan Sri Saw Choo Boon, Chairman of SRM, said: "SENTRAL's portfolio performance has been resilient throughout the year as reflected in its stable realised 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 approximately 80,000 sq. ft. expiring in 3Q 2025. In line with SENTRAL's ongoing tenant retention strategies, 99% of these leases due for renewal in 3Q 2025 were successfully renewed. Coupled with new tenancies secured for Menara Shell, the average occupancy rate improved to 86%, with a weighted average lease term to expiry at 4.40 years. In totality, as at 3Q 2025, out of the 460,000 sq. ft due for renewal in 2025, only 0.2% have not been renewed."

Derek added: "SENTRAL continues to exercise financial discipline in optimising its capital structure. As at 30 September 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 2.81 years, with an improved average cost of debt of 4.33% as of 3Q 2025.

As part of portfolio rebalancing and growth strategy, by proactively reviewing the best use of each asset, on 15 August 2025, SENTRAL entered into a conditional sale and purchase agreement for the proposed disposal of Wisma Sentral Inai, which has been vacant since July 2022, for a consideration of RM135.0 million. Subject to fulfilment of the condition precedent, the proposed disposal is expected to be completed by December 2025. The proposed disposal will provide SENTRAL with financial flexibility to pursue yield accretive investments or, in the absence of appropriate investments, to pare down existing borrowings for enhanced returns to unitholders."

- 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. 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

For media enquiries, please contact:

Yusoff Iskandar

Tel: 03-2859 7168

Fax: 03-2780 0098

Email : yusoff.iskandar@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.