NEWS RELEASE **5 November 2026**

Sentral REIT delivers YTD 2026 Realised Net Income of RM59.7 million; Realised Revenue up 3.0% to RM146.1 million year-on-year

- Realised Revenue rose 3.0% to RM146.1 million; realised EPU up 0.5% to 5.00 sen
- Portfolio occupancy improved to 90.0%, compared to 86.0% in the same period last year
- Stable financial position with gearing ratio at 45.2% and interest coverage at 2.60x
- Portfolio diversification as a strategic priority to broaden the asset base beyond office. Robust earnings contribution from Arcoris Mont' Kiara reinforces the Manager's diversification strategy

Kuala Lumpur, 5 November 2026: Sentral REIT Management Sdn Bhd ("SRM"), the Manager of Sentral REIT, wishes to announce that Sentral REIT's Realised Revenue for the nine-month period from 1 January 2026 to 30 September 2026 ("YTD 2026") rose 3.0% year-on-year ("y-o-y") to RM146.1 million. Realised Net Income increased 0.5% y-o-y to RM59.7 million, underpinned by the robust earnings from Arcoris Mont' Kiara. This reinforces the Manager's diversification strategy and its progress towards a more balanced asset profile. For the quarter ended 30 September 2026 ("3Q 2026"), Realised Revenue rose 2.3% y-o-y to RM48.7 million and Realised Net Income increased 0.7% y-o-y to RM19.8 million.

Sentral REIT continues to uphold its commitment to delivering long-term value to unitholders. As at 30 September 2026, Sentral REIT's total assets amounted to RM2.6 billion, with a steady net asset value ("NAV") per unit improving to RM1.1169, up from RM1.1144 as at 31 December 2025. Interest cover remained healthy at 2.60x, compared with 2.61x quarter-on-quarter ("q-o-q"), while gearing (45.2%) remained comfortably below the 50% regulatory limit

Correspondingly, Sentral REIT registered six consecutive quarters of improving occupancy rate. In 3Q 2026, occupancy rate rose by 4% y-o-y from 86% to 90%. Tenant retention remained strong. Of the approximately 124,000 sq. ft. of net lettable area ("NLA"), representing 5.8% of total NLA that came up for renewal in the first nine months of 2026, 84% was renewed. Negotiations for leases expiring in 4Q 2026 are in progress and on track.

Summary of Sentral REIT's 3Q 2026 and YTD 2026 Financial Results

	(Unaudited) 3Q 2026 (RM'000)	(Unaudited) 3Q 2025 (RM'000)	Variance	(Unaudited) YTD 2026 (RM'000)	(Unaudited) YTD 2025 (RM'000)	Variance
Realised Gross Revenue	**48,729**	47,633	2.3%	**146,134**	141,893	3.0%
Net Property Income	**35,701**	36,343	-1.8%	**107,478**	109,784	-2.1%
Realised Net Income	**19,824**	19,693	0.7%	**59,716**	59,432	0.5%
Distributable Income	**19,824**	19,693	0.7%	**59,716**	59,432	0.5%
Earnings Per Unit (Sen)	**1.66**	1.65	0.7%	**5.00**	4.97	0.5%
Distribution Paid Per Unit (Sen)	**-**	-	-	**3.17**	3.16	0.3%

YBhg. Tan Sri Saw Choo Boon, Chairman of SRM, said: "Crossing 90% occupancy is an important milestone and shows the appeal of Sentral REIT's well-connected assets as occupiers move to quality space. Arcoris Mont' Kiara is contributing to revenue meaningfully, and recycling capital from Wisma Sentral Inai has strengthened Sentral REIT's balance sheet. Sentral REIT is committed to building a more diversified, resilient portfolio."

Ms. Tay Hui Ling, Chief Executive Officer of SRM, said: "Sentral REIT's YTD 2026 performance is supported by higher portfolio occupancy, improved rental rates and higher finance income, which mitigated higher property operating expenses. Leasing has delivered six consecutive quarters of improved occupancy and renewed 84% of expiring leases year to date. With a strong balance sheet, Sentral REIT is well positioned to continue diversifying its portfolio through selective, accretive acquisitions, driving sustainable growth in distributions to Unitholders."

Sentral REIT's unaudited Consolidated Financial Statements for 3Q 2026 and YTD 2026 results are available on its website (http://sentralreit.com) and on the website of Bursa Malaysia Securities Berhad (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 30 September 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*

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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.