

sentral REIT Continues To Rebalance And Reposition Its Portfolio in FY2025 Amid Challenging Office Market Conditions

- Acquisition of part of the Arcoris Plaza in Mont' Kiara completed on 30 December 2025, increasing Sentral REIT's retail segment proportion to 10% of total portfolio
- Disposal of Wisma Sentral Inai will provide capital to pursue yield accretive investments
- Manager focused on selective leasing, portfolio optimisation and long-term repositioning
- FY2025 realised revenue of RM189.4 million; NPI of RM145.3 million amid softer office leasing conditions
- FY2025 Distributable income of RM77.3 million; DPU of 6.15 sen translating to DPU yield of 7.74% based on the closing unit price of RM0.795 as at 31 December 2024.
- Balance sheet remains prudent with healthy interest cover and stable funding costs

Kuala Lumpur, 23 January 2026: Sentral REIT Management Sdn Bhd ("SRM"), the Manager of Sentral REIT, today announced the financial results of SENTRAL for the financial year ended 31 December 2025 ("FY2025").

For FY2025, Sentral REIT completed the acquisition of part of the Arcoris Plaza on 30 December. The new acquisition, valued at RM70.0 million, is expected to contribute positively towards Sentral REIT's earnings moving forward and will also increase Sentral REIT's retail segment proportion to 10¹% of the total portfolio.

For FY2025, Sentral REIT recorded realised revenue of RM189.4 million and net property income ("NPI") of RM145.3 million, representing a decline of 0.9% and 3.4% year-on-year ("y-o-y") respectively. The softer performance was primarily attributable to lower than anticipated recovery of income from Menara Shell during the year, and higher repair and maintenance expenses incurred as part of ongoing upkeep initiatives. However, the decrease was mitigated by improved full-year revenue contribution from Sentral Building 4.

¹ Segmental Contribution by Valuation

Sentral REIT recorded a net income after tax of RM58.6 million in FY2025, which consisted of realized income of RM77.3 million and unrealized loss of RM18.7 million². Distributable income declined marginally by 3.1% y-o-y to RM77.3 million.

FY2025 DPU declared of 6.15 sen translates to a DPU yield of 7.74% based on the closing unit price of RM0.795 as at 31 December 2025. The FY2025 DPU of 6.15 sen comprises an interim distribution of 3.16 sen paid on 18 September 2025 and a proposed final distribution of 2.99 sen for the six-month period ended 31 December 2025, scheduled to be paid on Friday, 27 February 2026.

Gearing ratio as at 31 December 2025 stood at 45.6% compared with 44.6% as at Q3 2025, interest cover remained healthy at approximately 2.60x, while the average cost of debt improved from 4.33% to 4.29%. Additionally, overall portfolio occupancy improved by 2% y-o-y to 86% as at 31 December 2025, partly contributed by the addition of part of the Arcoris Plaza.

Summary of Sentral REIT's 4Q 2025 and FY 2025 Results

	(Unaudited) 4Q 2025 (RM'000)	(Unaudited) 4Q 2024 (RM'000)	Variance %	(Unaudited) FY 2025 (RM'000)	(Audited) FY 2024 (RM'000)	Variance %
Realised Revenue	47,520	47,379	0.3%	189,414	191,150	-0.9%
Net Property Income	35,467	36,709	-3.4%	145,250	150,367	-3.4%
Realised Net Income	17,885	18,894	-5.3%	77,320	79,816	-3.1%
Distributable Income	17,885	18,894	-5.3%	77,320	79,816	-3.1%
Earnings Per Unit	1.50 sen	1.58 sen	-5.1%	6.47 sen	6.68 sen	-3.1%
Distributable Per Unit	1.50 sen	1.58 sen	-5.1%	6.47 sen	6.68 sen	-3.1%
Distribution Per Unit	-	-	-	6.15 sen	6.36 sen	-3.3%

Tan Sri Saw Choo Boon, Chairman of SRM, said: "We remain mindful of the headwinds in the Klang Valley office leasing market, arising from continued supply pressure and an ongoing flight-to-quality trend. Macroeconomic uncertainties and geopolitical developments have added further challenges in tenant retention and rental renewals. Notwithstanding these conditions, Sentral REIT continues to be supported by a portfolio of quality assets and strong institutional capabilities, which position us to respond constructively when opportunities emerge."

Ms Tay Hui Ling, Acting Chief Executive Officer of SRM, said: "The office leasing environment remains tenant-driven given the ample supply in the market.

²The unrealized loss was mainly attributable to the one-off accounting adjustment of RM17.9 million arising from the disposal of Wisma Sentral Inai at a consideration of RM135.0 million.

While near-term conditions are challenging, we continue to see pockets of opportunity. The team remains focused on securing strategic and accretive leasing outcomes by leveraging the strengths of our assets and our asset management expertise. At the same time, we are setting longer-term objectives to reposition Sentral REIT on a sustainable transformation and growth trajectory, and we appreciate the continued support of our unitholders as we execute this strategy with discipline".

Sentral REIT's unaudited Consolidated Financial Statements for the fourth quarter ended 31 December 2025 and the financial year ended 31 December 2025 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. 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 RM2.6 billion as at 31 December 2025.

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.