

CORPORATE GOVERNANCE REPORT

STOCK CODE : 5123
COMPANY NAME : Sentral REIT
FINANCIAL YEAR : December 31, 2025

OUTLINE:

SECTION A – DISCLOSURE ON MALAYSIAN CODE ON CORPORATE GOVERNANCE

Disclosures in this section are pursuant to Paragraph 15.25 of Bursa Malaysia Listing Requirements.

SECTION B – DISCLOSURES ON CORPORATE GOVERNANCE PRACTICES PURSUANT CORPORATE GOVERNANCE GUIDELINES ISSUED BY BANK NEGARA MALAYSIA

Disclosures in this section are pursuant to Appendix 4 (Corporate Governance Disclosures) of the Corporate Governance Guidelines issued by Bank Negara Malaysia. This section is only applicable for financial institutions or any other institutions that are listed on the Exchange that are required to comply with the above Guidelines.

SECTION A – DISCLOSURE ON MALAYSIAN CODE ON CORPORATE GOVERNANCE

Disclosures in this section are pursuant to Paragraph 15.25 of Bursa Malaysia Listing Requirements.

Intended Outcome

Every company is headed by a board, which assumes responsibility for the company's leadership and is collectively responsible for meeting the objectives and goals of the company.

Practice 1.1

The board should set the company's strategic aims to ensure that the necessary resources are in place for the company to meet its objectives and review management performance. The board should set the company's values and standards and ensure that its obligations to its shareholders and other stakeholders are understood and met.

Application	:	Applied
Explanation on application of the practice	:	<p>The Board of Directors of Sentral REIT Management Sdn Bhd ("SRM" or the "Manager") ("the Board") being the Manager of Sentral REIT assumes the role of collective leadership whilst safeguarding the best interests of Sentral REIT's Unitholders ("Unitholders"). As prudent fiduciaries, the Board and the Management of SRM are committed to carrying out their duties with due diligence, utmost care and skill. The Board endeavours to observe high standards of corporate governance that are based on the tenets of accountability, transparency and objectivity.</p> <p>The Board undertakes the primary role of promoting Sentral REIT's long term business health and prosperity as a Real Estate Investment Trust. The Board bears the responsibility of promoting the long-term sustainability and profitability of Sentral REIT by managing assets and liabilities of Sentral REIT and capitalising them into long-term sustainable distributions of income and competitive investment returns for Unitholders. In realising these long-term goals, the Board provides leadership in shaping the strategic direction of Sentral REIT. During the financial year under review, the Board has met to discuss recommendations for investment strategies, business plan, annual budget, sustainable disposal and acquisitions, and financial performance. The Board also seeks to ensure that SRM exercises effective risk management and internal control framework with policies and processes that are adequate and appropriate to manage potential risk and to consider Sentral REIT's ability to respond to such changes. For example, there is heightened monitoring on the debt profile of Sentral REIT and where applicable, refinancing is sought well in advance.</p> <p>The Chief Executive Officer ("CEO") oversees the day-to-day operations of the Manager and Sentral REIT within the parameters established under the Authorization Limits to approve or make recommendations on significant acquisitions, investments, capital expenditure and the operating budget. The CEO reports directly to the Board, and in order to measure and monitor the performance of Management towards achieving the strategic objectives of Sentral</p>

	<p>REIT, the Board has established a predetermined set of Key Performance Indicators (“KPIs”).</p> <p>In order to inculcate good values and ethical standards, the Board has established a Code of Business Ethics (“Code”). The Code serves as an internal frame of reference for employees in the conduct of their daily activities as well as an external statement of corporate values and commitment. In ensuring that obligations towards the Unitholders are understood and met, the Board has also established agreed-upon disclosure and transparency standards.</p> <p>Sentral REIT, through its Sustainability Statement, has reinforced its commitment to sustainability by articulating the integration of financial and non-financial reporting elements in its activities. The Board is cognisant that the formation of a healthy corporate governance culture also hinges on the sound management of economic, environmental, social risks and opportunities. Recognising that corporate governance is organic in nature and aspirational in implementation, the Board has on its own volition produced this Corporate Governance Report for Sentral REIT albeit it being a non-mandatory requirement for REITs.</p> <p>The Board believes that timely and effective communication with Unitholders is critical in preserving Sentral REIT’s longevity. To this end, Unitholders are engaged via multiple platforms including Sentral REIT’s website, annual report and corporate announcements with the information content being curated in a regular, effective, and forthcoming manner. During the year, Sentral REIT had also conducted virtual and physical investor meetings in tandem with the announcement of quarterly results.</p> <p>The Board operates under a Board Charter which establishes a formal schedule of matters and outline the types of information required for the Board’s attention and deliberation at the Board’s meetings. The Board Charter is available on Sentral REIT’s website at https://sentralreit.com/investor-relations/corporate-governance/</p>
<p>Explanation for departure :</p>	
<p><i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i></p>	
<p>Measure :</p>	
<p>Timeframe :</p>	

Intended Outcome

Every company is headed by a board, which assumes responsibility for the company's leadership and is collectively responsible for meeting the objectives and goals of the company.

Practice 1.2

A Chairman of the board who is responsible for instilling good corporate governance practices, leadership and effectiveness of the board is appointed.

Application	:	Applied
Explanation on application of the practice	:	<p>The Board is currently led by Tan Sri Saw Choo Boon, who is a Non-Independent, Non-Executive Chairman. Tan Sri Saw was appointed to the Board on 22 January 2016.</p> <p>The Chairman is responsible for ensuring the smooth functioning and outworking of the Board. As outlined in the Board Charter, the responsibilities of the Chairman are inter alia as follows:</p> <ul style="list-style-type: none"> • Ensure that the Board functions effectively, cohesively and independently of Management; • Provide governance leadership in matters requiring corporate justice and integrity; • Lead the Board, including presiding over Board meetings, Sentral REIT Unitholders' meeting and directing Board discussions to effectively utilise the time available to address the critical issues surrounding Sentral REIT; • Promote constructive and respectful relationship between Board Members and Management; and • Ensure that there is an effective communication between the Manager and Unitholders and other relevant stakeholders. <p>The roles and responsibilities of the Chairman are encapsulated in the Board Charter which is available on Sentral REIT's website at https://sentralreit.com/investor-relations/corporate-governance/.</p>
Explanation for departure	:	
<p><i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i></p>		
Measure	:	
Timeframe	:	

Intended Outcome

Every company is headed by a board, which assumes responsibility for the company's leadership and is collectively responsible for meeting the objectives and goals of the company.

Practice 1.3

The positions of Chairman and CEO are held by different individuals.

Application	:	Applied
Explanation on application of the practice	:	<p>The positions of Chairman and CEO are held by two different individuals. During the financial year under review, the office of Chairman was occupied by Tan Sri Saw Choo Boon whilst the CEO position was held by Derek Teh Wan Wei until his resignation on 27 November 2025. Following the resignation, Tay Hui Ling was appointed as CEO on 26 January 2026, after the financial year under review.</p> <p>The Board is cognisant that a clear demarcation of roles provides for a balance of power and allows the Board to be more effective and independent in its oversight over Management. The separation of powers acts as a safeguard, preventing any single individual from wielding unconstrained influence and dominating proceedings.</p> <p>The Chairman leads the Board in its collective oversight of SRM and Sentral REIT whilst the CEO focuses on the operational execution of the strategic directions set by the Board and day-to-day management of businesses and activities of SRM and Sentral REIT.</p> <p>The demarcation of roles and responsibilities of the Chairman and the CEO is codified in the Board Charter which is available on Sentral REIT's website at https://sentralreit.com/investor-relations/corporate-governance/.</p>
Explanation for departure	:	
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	
Timeframe	:	

Intended Outcome

Every company is headed by a board, which assumes responsibility for the company's leadership and is collectively responsible for meeting the objectives and goals of the company.

Practice 1.4

The Chairman of the board should not be a member of the Audit Committee, Nomination Committee or Remuneration Committee

<i>Note: If the board Chairman is not a member of any of these specified committees, but the board allows the Chairman to participate in any or all of these committees' meetings, by way of invitation, then the status of this practice should be a 'Departure'.</i>	
Application :	Applied
Explanation on application of the practice :	<p>The Chairman, Tan Sri Saw Choo Boon is not a member of the two Board Committees, namely the Audit & Risk Committee ("ARC") and the Nomination & Remuneration Committee ("NRC").</p> <p>The application of this practice signifies the Board's commitment to safeguard against the risk of self-review and impairment of objectivity in the deliberations of the respective Board Committees. The non- participation of the Chairman in the Board Committees also ensures there are adequate levels of check and balance in the deliberations conducted and recommendations put forth by the Board Committees. The Chairman of the Board has never been invited to attend any meeting of the committees of the Board.</p>
Explanation for departure :	
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>	
Measure :	
Timeframe :	

Intended Outcome

Every company is headed by a board, which assumes responsibility for the company's leadership and is collectively responsible for meeting the objectives and goals of the company.

Practice 1.5

The board is supported by a suitably qualified and competent Company Secretary to provide sound governance advice, ensure adherence to rules and procedures, and advocate adoption of corporate governance best practices.

Application	: Applied
Explanation on application of the practice	<p>In carrying out its duties, the Board and Board Committees are supported by two (2) qualified and competent Company Secretaries namely, Mohamed Noor Rahim bin Yahaya (MAICSA 0866820/SSM PC No. 202008002339) and Ho Ngan Chui (MAICSA 7014785/ SSM PC No. 202008001773).</p> <p>The Company Secretaries are members of the Malaysian Institute of Chartered Secretaries & Administrators ("MAICSA") and registered with the Companies Commission of Malaysia to act as Secretaries under Section 241(1) of the Companies Act 2016.</p> <p>As stipulated in the Board Charter, the Company Secretaries support the Board by acting as a corporate governance advisor. As counsels to the Board, the Company Secretaries become the central source of information and advice on matters relating to laws, rules, procedures, regulations and corporate governance. The nature of the role has evolved from merely advising on administrative matters to one of a multifarious nature as described by the "FAME" moniker below:</p> <ul style="list-style-type: none">• Facilitate – Facilitating Board governance process, board evaluation and succession planning• Advisory – Corporate governance advisory role to the board, senior management team, shareholders and other stakeholder team• Monitor – Monitoring statutory information and documentation• Enhance – Enhancing corporate governance policies and processes <p>The Company Secretaries have attended relevant training and professional development programmes during the financial year ended 31 December 2025 to keep themselves abreast of the latest developments in the corporate governance sphere.</p> <p>In tandem with their roles as the focal point of contact of the Board, they have been accorded with appropriate authority to enable them to effectively discharge their duties and directly report to the Chairman of the Board. The appointment or removal of Company Secretaries is the prerogative of the Board as a whole. The duties and responsibilities of the Company Secretaries are further</p>

	elucidated in the Board Charter which is available on Sentral REIT's website at https://sentralreit.com/investor-relations/corporate-governance/ .	
Explanation for departure	:	
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	
Timeframe	:	

Intended Outcome

Every company is headed by a board, which assumes responsibility for the company's leadership and is collectively responsible for meeting the objectives and goals of the company.

Practice 1.6

Directors receive meeting materials, which are complete and accurate within a reasonable period prior to the meeting. Upon conclusion of the meeting, the minutes are circulated in a timely manner.

Application	:	Applied
Explanation on application of the practice	:	<p>The Board is cognisant that accurate and timely dissemination of information is of paramount importance to facilitate informed decision-making during Board deliberations and meetings.</p> <p>The Company Secretaries, together with Management ensure that notice of Board and Board Committee meetings, meeting agendas and supporting papers are circulated in advance so that Directors can engage in meaningful discussions during the meetings.</p> <p>In addition, SRM places heightened emphasis on monitoring changes to regulations and legislative promulgations. In instances where these salient changes have a significant impact to Sentral REIT and its investment operations, the Board is immediately apprised either in special conventions, Board meetings or advanced circulation of meeting materials.</p> <p>Relevant supporting Board papers include applicable regulatory materials, any significant acquisitions and disposals as well as financial reports. In preparing the Board papers, Management is mindful in ensuring that they are presented in a succinct and lucid manner to allow the Directors to decipher the underlying information easily. In order to ensure that the Board is well-informed of meeting proceedings, the minutes of the meetings are documented by the Company Secretaries and circulated to the Board members in a timely manner following the conclusion of the meeting. The minutes of meetings reflect inter alia the key deliberations and decisions, rationale for each decision made, as well as any significant concerns or dissenting views expressed during the meetings.</p>
Explanation for departure	:	
<p><i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i></p>		
Measure	:	
Timeframe	:	

Intended Outcome

There is demarcation of responsibilities between the board, board committees and management.

There is clarity in the authority of the board, its committees and individual directors.

Practice 2.1

The board has a board charter which is periodically reviewed and published on the company's website. The board charter clearly identifies–

- the respective roles and responsibilities of the board, board committees, individual directors and management; and
- issues and decisions reserved for the board.

Application	:	Applied
Explanation on application of the practice	:	<p>The Board has formalised a Board Charter, which is reviewed periodically to reflect changes in legislative or regulatory requirements and made available on Sentral REIT's website. The Board Charter serves as the primary reference document that forms the basis of the governance architecture and practices of the Board.</p> <p>The periodic reviews that the Board Charter undergoes is intended to reflect the Board's present-day objectives, organisational nuances and benchmarked best practices. The Board Charter was last reviewed and amended on 11 May 2023.</p> <p>The Board Charter encompasses a wide range of stipulations and covers, amongst others, the following areas:</p> <ul style="list-style-type: none"> • Board roles and responsibilities, composition requirements, and performance and independence concerns; • Matters reserved for the Board; • Roles and responsibilities of the Company Secretaries; • Confidentiality and Disclosure of Interest policies; • Investor Relations and Communication with Unitholders; and • Ethics and Conduct. <p>The Board Charter is available on Sentral REIT's website at https://sentralreit.com/investor-relations/corporate-governance/.</p>
Explanation for departure	:	
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	
Timeframe	:	

Intended Outcome

The board is committed to promoting good business conduct and maintaining a healthy corporate culture that engenders integrity, transparency and fairness.

The board, management, employees and other stakeholders are clear on what is considered acceptable behaviour and practice in the company.

Practice 3.1

The board establishes a Code of Conduct and Ethics for the company, and together with management implements its policies and procedures, which include managing conflicts of interest, preventing the abuse of power, corruption, insider trading and money laundering.

The Code of Conduct and Ethics is published on the company's website.

Application	: Applied
Explanation on application of the practice	<p>The Board is committed to incorporating ethical behaviour within the multiple facets of Sentral REIT's operations. To this end, the Board has established a Code of Business Ethics ("Code") which aims to engender a healthy corporate culture and drive ethical conduct. To ensure its continued relevance and effectiveness, the Code was reviewed and updated on 7 August 2025. The Code serves as the primary reference and guide for the Directors and employees on their daily activities and business conduct.</p> <p>SRM disseminates the Code to all Directors and employees upon their appointment/employment and is part of the employee's Terms and Conditions of Service. In order to reinforce the principles put forth by the Code, the Board Charter subjects all Directors to observe the highest ethical standards. This is premised on the need to maintain good business practices as well as protect the reputation of Sentral REIT.</p> <p>The Code covers a wide range of practices which include the following subject matters:</p> <ul style="list-style-type: none">• Workplace safety;• Protection of confidential information;• Relationship with customers and colleagues;• Conflicts of interest;• Policy on giving and receiving gifts;• Unlawful payments; and• Contribution to political parties. <p>In order to augment the Code, every employee is required to commit to the Corruption-Free Pledge by the Malaysian Anti-Corruption Commission. The pledge calls upon employees to not conduct corrupt practices such as money laundering or bribery and foster a healthy working environment that is free from the perils of corruption and abuse of power.</p>

	<p>In view of Sentral REIT's unequivocal stance against corruption and the enforcement of the corporate liability provision vide Section 17A of the Malaysian Anti-Corruption Commission Act 2009, the Board of SRM approved a formalised Anti-Bribery and Corruption Policy for Sentral REIT with effect from 1 June 2020. The Anti-Bribery and Corruption Policy was subsequently reviewed and further updated effective from 6 November 2025, to ensure its continued relevance and alignment with prevailing laws and regulations.</p> <p>Another supplement to the Code is the establishment of the Policy on Gift and Hospitality covered under the Anti-Bribery and Corruption Policy. The Policy on Gift and Hospitality prohibits all Directors and employees from, whether directly or indirectly, receiving or providing any gifts, kickbacks or guarantees, in any form, that may compromise their judgment and decision making.</p> <p>These policies complement each other and are in place to create a clean, corruption-free corporate environment which is imperative to minimise reputational and operational risks as well as to uphold the values set out in the Code.</p> <p>The Code and Anti-Bribery and Corruption Policy are published on Sentral REIT's website at https://sentralreit.com/investor-relations/corporate-governance/ .</p>
<p>Explanation for departure :</p>	
<p><i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i></p>	
<p>Measure :</p>	
<p>Timeframe :</p>	

Intended Outcome

The board is committed to promoting good business conduct and maintaining a healthy corporate culture that engenders integrity, transparency and fairness.

The board, management, employees and other stakeholders are clear on what is considered acceptable behaviour and practice in the company.

Practice 3.2

The board establishes, reviews and together with management implements policies and procedures on whistleblowing.

Application	:	Applied
Explanation on application of the practice	:	<p>The Board has formalised a Whistleblowing Policy that encourages stakeholders to report in a bona fide manner on any known improper, fraudulent or dishonest practices. The Whistleblowing Policy provides a direct channel of escalation for the complainant with clearly designated recipients for whistleblowing reports, namely the Chairman and the CEO. Confidentiality is strictly preserved so that any stakeholder can report concerns without the fear of reprisal. Investigations into whistleblowing allegations are also dealt with due regard for independence and in good faith. Following a review, the updated Whistleblowing Policy was approved by the Board and took effect from 7 August 2025.</p> <p>Whistleblowers can report any improper conduct by writing to the Chairman or the CEO, as appropriate, at the registered office address: Level 33A, Menara NU2, No. 203, Jalan Tun Sambanthan, Kuala Lumpur Sentral, 50470 Kuala Lumpur, Malaysia, or via email to whistleblowing@sentralreit.com.</p> <p>Updates on whistleblowing cases, if any, are reported to the ARC as well as the Board. In line with paragraph 15.29(2) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Listing Requirements"), the Whistleblowing Policy is available on Sentral REIT's website at https://sentralreit.com/investor-relations/corporate-governance/ .</p>
Explanation for departure	:	
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	
Timeframe	:	

Intended Outcome

The company addresses sustainability risks and opportunities in an integrated and strategic manner to support its long-term strategy and success.

Practice 4.1

The board together with management takes responsibility for the governance of sustainability in the company including setting the company's sustainability strategies, priorities and targets.

The board takes into account sustainability considerations when exercising its duties including among others the development and implementation of company strategies, business plans, major plans of action and risk management.

Strategic management of material sustainability matters should be driven by senior management.

Application	:	Applied
Explanation on application of the practice	:	<p>Sentral REIT as an organisation is fully committed towards instituting a robust, wide-ranging and germane sustainability framework to cover all aspects of operations.</p> <p>The Board, together with the Management, form the essential pillars of Sentral REIT's sustainability governance architecture. Specifically, the Board's remit covers the following areas:</p> <ul style="list-style-type: none">• Assume the ultimate responsibility in approving sustainability strategy;• Ensure business strategy considers sustainability;• Evaluate overall sustainability risks and opportunities;• Validate materiality assessment;• Approve policies on sustainability matters; and• Approve sustainability reporting disclosures. <p>Meanwhile, the remit of SRM's Management covers the following areas:</p> <ul style="list-style-type: none">• Develop sustainability strategy and report initiatives and performance to the Board;• Provide leadership over implementation of sustainability agenda;• Oversee stakeholder engagements; and• Approve targets and disclosures on sustainability matters. <p>Lastly, SRM's Sustainability Working Committee which consists of personnel covering all facets of operations, namely Investor</p>

	<p>Relations, Legal & Compliance, Asset Management, Leasing, Finance and Investment have the following scope of responsibility:</p> <ul style="list-style-type: none"> • Oversee and monitor the execution of Sentral REIT's sustainability strategies; • Monitor economic, environmental and social risks associated with the business operations and properties; • Conduct stakeholder engagements and materiality assessment; • Ensure processes and controls are in place within its departments; and • Report on sustainability performance and set management targets. <p>With this multilevel architecture in place, SRM ensures a robust standard of governance of sustainability in the company including the setting of sustainability strategies, priorities and targets.</p>	
<p>Explanation for departure :</p>		
<p><i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i></p>		
<p>Measure :</p>		
<p>Timeframe :</p>		

Intended Outcome

The company addresses sustainability risks and opportunities in an integrated and strategic manner to support its long-term strategy and success.

Practice 4.2

The board ensures that the company's sustainability strategies, priorities and targets as well as performance against these targets are communicated to its internal and external stakeholders.

Application	:	Applied
Explanation on application of the practice	:	<p>The Board is cognisant of the fact that Sentral REIT's internal and external stakeholders should receive an unfiltered and complete view of Sentral REIT's sustainability strategies, priorities, targets and overall performance. This information should be comprehensive and include information on which stakeholders would be able to assess Sentral REIT's sustainability risks as well as opportunities which call for a "substance over form" approach.</p> <p>As with preceding years, Sentral REIT has produced a Sustainability Statement that forms part of the Annual Report, in accordance with the Global Reporting Initiatives ("GRI") Standards 2021, Bursa Malaysia's Sustainability Reporting Guide (3rd edition) and Listing Requirements, qualitative components of the Task Force on Climate-Related Financial Disclosures ("TCFD"), and the United Nations Sustainable Development Goals ("UN SDGs"). The report aims to provide stakeholders with a tangible appreciation of the economic, environmental and social determinants that are being embedded within Sentral REIT's operations.</p> <p>Sentral REIT has made progress in ensuring that its sustainability strategies, priorities, and performance are communicated to both internal and external stakeholders. The company has advanced its sustainability reporting focusing on TCFD disclosures and planning the adoption of the International Financial Reporting Standards ("IFRS") from annual reporting period 1 January 2026 onwards. Operationally, Sentral REIT has prioritized green initiatives, including developing a sustainable finance framework, certifying green buildings, and expanding reporting on waste management and greenhouse gas ("GHG") emissions.</p>
Explanation for departure	:	
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	
Timeframe	:	

Intended Outcome

The company addresses sustainability risks and opportunities in an integrated and strategic manner to support its long-term strategy and success.

Practice 4.3

The board takes appropriate action to ensure they stay abreast with and understand the sustainability issues relevant to the company and its business, including climate-related risks and opportunities.

Application	:	Applied
Explanation on application of the practice	:	<p>The Board keeps itself apprised with concomitant and pertinent sustainability developments by way of formal training, presentation of updates, structured reading materials and ongoing discussions.</p> <p>During the financial year under review, the Board members on their volition attended talks and webinars covering a wide range of sustainability topics, including on the subject matter of climate change.</p> <p>In addition, Management and the Company Secretaries apprised the Board on the latest sustainability developments through presentations and key considerations are also embedded in the proposals and papers escalated for the Board's attention.</p>
Explanation for departure	:	
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	
Timeframe	:	

Intended Outcome

The company addresses sustainability risks and opportunities in an integrated and strategic manner to support its long-term strategy and success.

Practice 4.4

Performance evaluations of the board and senior management include a review of the performance of the board and senior management in addressing the company’s material sustainability risks and opportunities.

Application	:	Applied	
Explanation on application of the practice	:	<p>The Board is fully committed to embedding Environmental, Social and Governance (“ESG”) related considerations into the fabric of Sentral REIT’s operational landscape pursuant to this regional and global trend. During the year under review, ESG was a standing agenda in Board meetings to report on ESG matters and to ensure that Sentral REIT integrates responsible practices, manage risk and align business strategies with long term sustainability goals.</p> <p>Additionally, the Board has committed to adopting the IFRS Sustainability Disclosure Standards (IFRS S1 and IFRS S2) from annual reporting period 1 January 2026 onwards. These standards are pivotal in enhancing the transparency, comparability, and consistency of sustainability-related disclosures, ensuring that Sentral REIT aligns with best practices in sustainability reporting and remains accountable to its stakeholders.</p> <p>As for Senior Management, a weighted proportion of the key performance indicators are pegged to sustainability KPIs with a nexus to executive compensation packages. It is intended that the sustainability performance metrics or key performance indicators contain a balance of short term and long-term dimensions and are benchmarked against industry norms to ensure comparability and consistency.</p>	
Explanation for departure	:		
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>			
Measure	:		
Timeframe	:		

Intended Outcome

The company addresses sustainability risks and opportunities in an integrated and strategic manner to support its long-term strategy and success.

Practice 4.5- Step Up

The board identifies a designated person within management, to provide dedicated focus to manage sustainability strategically, including the integration of sustainability considerations in the operations of the company.

Note: The explanation on adoption of this practice should include a brief description of the responsibilities of the designated person and actions or measures undertaken pursuant to the role in the financial year.

Application	:	Not Adopted
Explanation on adoption of the practice	:	

Intended Outcome

Board decisions are made objectively in the best interests of the company taking into account diverse perspectives and insights.

Practice 5.1

The Nomination Committee should ensure that the composition of the board is refreshed periodically. The tenure of each director should be reviewed by the Nomination Committee and annual re-election of a director should be contingent on satisfactory evaluation of the director's performance and contribution to the board.

Application	:	Applied
Explanation on application of the practice	:	<p>Articles 102(a) and 106 of the Constitution of the Manager, provides that one-third of the Directors of the Company, for the time being, shall retire by rotation from office at the annual general meeting and a retiring director shall be eligible for re-election.</p> <p>Article 107 of the Constitution of the Manager states that the directors to retire in every year shall be those who have been longest in office since their last election, but as between persons who became Directors on the same day those to retire shall (unless they otherwise agree among themselves) be determined by lot.</p> <p>Article 109 of the Constitution of the Manager states that directors appointed as an addition to the existing Board shall hold office only until the next AGM and shall then be eligible for re-election.</p> <p>As stated in the Terms of Reference of the NRC, the NRC will make reference to the Fit and Proper Policy which takes into account inter-alia the following criteria appointing or making any recommendation on the annual re-election of Directors of the Manager:</p> <ul style="list-style-type: none">• Performance;• Knowledge;• Skills; and• Experience. <p>The detailed Terms of Reference of the NRC is available on Sentral REIT's website at https://sentralreit.com/investor-relations/corporate-governance/.</p>
Explanation for departure	:	
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		

Measure	:		
Timeframe	:		

Intended Outcome

Board decisions are made objectively in the best interests of the company taking into account diverse perspectives and insights.

Practice 5.2

At least half of the board comprises independent directors. For Large Companies, the board comprises a majority of independent directors.

Application	:	Applied	
Explanation on application of the practice	:	<p>During the year under review, the Board constitutes a total of seven (7) members of which four (4) members are Independent Non-Executive Directors while the remaining three (3) are Non-Independent Non-Executive Directors in line with promulgations covering composition in Paragraph 15.02 of the Listing Requirements.</p> <p>SRM has fulfilled the plan to establish a larger number of Independent Directors on the Board.</p>	
Explanation for departure	:		
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>			
Measure	:		
Timeframe	:		

Intended Outcome

Board decisions are made objectively in the best interests of the company taking into account diverse perspectives and insights.

Practice 5.3

The tenure of an independent director does not exceed a cumulative term limit of nine years. Upon completion of the nine years, an independent director may continue to serve on the board as a non-independent director.

If the board intends to retain an independent director beyond nine years, it should provide justification and seek annual shareholders' approval through a two-tier voting process.

Application	:	Not applicable - Step Up 5.4 adopted	
Explanation on application of the practice	:		
Explanation for departure	:		
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>			
Measure	:		
Timeframe	:		

Intended Outcome

Board decisions are made objectively in the best interests of the company taking into account diverse perspectives and insights.

Practice 5.4 - Step Up

The board has a policy which limits the tenure of its independent directors to nine years without further extension.

<i>Note: To qualify for adoption of this Step Up practice, a listed issuer must have a formal policy which limits the tenure of an independent director to nine years without further extension i.e. shareholders' approval to retain the director as an independent director beyond nine years.</i>	
Application	: Adopted
Explanation on adoption of the practice	: As the Independent Non-Executive Directors are responsible to provide an objective review in their active oversight role, the Board has meted out measures to avert instances that affect the independence of Independent Non-Executive Directors. To this end, the nine-year tenure limit of SRM's Independent Directors is codified in its Board Charter as a formalised and non-negotiable policy stipulation. During the financial year ended 31 December 2025 ("FY2025"), no Independent Director has served on the Board for more than nine years from the date of his/her appointment.

Intended Outcome

Board decisions are made objectively in the best interests of the company taking into account diverse perspectives and insights.

Practice 5.5

Appointment of board and senior management are based on objective criteria, merit and with due regard for diversity in skills, experience, age, cultural background and gender.

Directors appointed should be able to devote the required time to serve the board effectively. The board should consider the existing board positions held by a director, including on boards of non-listed companies. Any appointment that may cast doubt on the integrity and governance of the company should be avoided.

Application	:	Applied
Explanation on application of the practice	:	<p>The Board, alongside the NRC undertake an annual review to assess the Board composition with the aim of configuring a diverse board set up that is effective and competent in discharging its duties and responsibilities.</p> <p>Appointments of Directors and Senior Management are carried out via a formal, rigorous and transparent process that is underpinned by meritocracy whilst taking into account skills, experience, background and gender in line with advancing Sentral REIT's strategic direction.</p> <p>Currently, the Board comprises members with diverse yet pertinent professional backgrounds that include experience in property development and real estate, accounting and finance, corporate finance, banking, science, tax advisory, economics, entrepreneurship and property management. The age dispersion of the Board reflects an encouraging mix of experience with the range being 44 to 80 years old.</p> <p>In terms of cultural composition, the Board reflects the multiracial society of the community that Sentral REIT operates in. Overall, the diverse boardroom set up serves to enrich the Board deliberations with varying perspectives and fresh ideas whilst averting 'blind spots', 'group think' and insularity of opinions.</p> <p>The appointment of Senior Management is equally based on an objective set of criteria and merit, with close attention being accorded to diversity in skill sets. Currently, the Management of SRM possess vast experience and niche skill sets in asset management, property leasing, investment management and finance.</p> <p>Furthermore, the Board is confident that all current Directors are able to devote the required time commitments as Directors of SRM. All Directors hold minimal cross-directorships that do not disparately compromise their ability to meet the necessary time commitments.</p>

Explanation for departure :		
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure :		
Timeframe :		

Intended Outcome

Board decisions are made objectively in the best interests of the company taking into account diverse perspectives and insights.

Practice 5.6

In identifying candidates for appointment of directors, the board does not solely rely on recommendations from existing board members, management or major shareholders. The board utilises independent sources to identify suitably qualified candidates.

If the selection of candidates was based on recommendations made by existing directors, management or major shareholders, the Nominating Committee should explain why these source(s) suffice and other sources were not used.

Application	:	Applied
Explanation on application of the practice	:	<p>The NRC is responsible to ensure proper procedures are in place for the nomination and appointment of new Directors. Such responsibilities include screening, conducting initial selection of candidates, performing requisite evaluation and assessment to ascertain the candidate's ability to effectively discharge their duties before making recommendations to the Board for approval.</p> <p>Candidates are thoroughly assessed based on core competencies and attributes such as character, competency, experience, integrity, time commitment as expressly outlined in paragraph 2.20A of the Listing Requirements. In addition, the NRC would also take into account the criteria listed in SRM's Fit and Proper Policy.</p> <p>Other than relying on recommendations from existing Board members, Management and/or major shareholders of the Manager, potential board candidates could also be sourced from independent sources such as recruitment agencies, industry contacts and principal/partner networks.</p>
Explanation for departure	:	
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	
Timeframe	:	

Intended Outcome

Board decisions are made objectively in the best interests of the company taking into account diverse perspectives and insights.

Practice 5.7

The board should ensure shareholders have the information they require to make an informed decision on the appointment and reappointment of a director. This includes details of any interest, position or relationship that might influence, or reasonably be perceived to influence, in a material respect their capacity to bring an independent judgement to bear on issues before the board and to act in the best interests of the listed company as a whole. The board should also provide a statement as to whether it supports the appointment or reappointment of the candidate and the reasons why.

Application	:	Applied
Explanation on application of the practice	:	<p>Whilst the re-appointment of Directors of the Manager is not subject to the approval of the Unitholders, these re-appointments had taken into account both the interests of the Manager and Sentral REIT.</p> <p>Articles 102(a) and 106 of the Constitution of the Manager, provides that one-third of the Directors of the Company, for the time being, shall retire by rotation from office at the annual general meeting and a retiring director shall be eligible for re-election.</p> <p>Article 107 of the Constitution of the Manager states that the directors to retire in every year shall be those who have been longest in office since their last election, but as between persons who became Directors on the same day those to retire shall (unless they otherwise agree among themselves) be determined by lot.</p> <p>During the year under review, the NRC had carefully assessed the performance of the retiring Directors pursuant to Articles 102(a) and 106 of the Constitution of SRM.</p>
Explanation for departure	:	
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	
Timeframe	:	

Intended Outcome

Board decisions are made objectively in the best interests of the company taking into account diverse perspectives and insights.

Practice 5.8

The Nominating Committee is chaired by an Independent Director or the Senior Independent Director.

Application	:	Applied
Explanation on application of the practice	:	<p>The NRC is chaired by Datuk Kamalul Arifin bin Othman, an Independent Non-Executive Director.</p> <p>The Board is cognisant that an effective nomination and evaluation process of Directors is fundamental in establishing a high-performing Board. To this end, the responsibility of Datuk Kamalul Arifin bin Othman in chairing the NRC represents the commitment of the Board to ensure objectivity is infused into the deliberations of the NRC.</p> <p>As stipulated in the Terms of Reference of the NRC, the Chairman of the NRC should be an Independent Director as appointed by the Board. The independence of the Committee Chairman allows proceedings to be framed and mediated through an objective lens.</p> <p>The Chairman of the NRC also provides leadership and oversight over Directors' succession planning, election/re-election and the annual Board evaluation. The independence of the Chairman is highly significant in this context considering that the Chairman of the NRC leads on matters relating to the evaluation and succession of the Board Chairman, CEO and other key Senior Management personnel.</p>
Explanation for departure	:	
<p><i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i></p>		
Measure	:	
Timeframe	:	

Intended Outcome

Board decisions are made objectively in the best interests of the company taking into account diverse perspectives and insights.

Practice 5.9

The board comprises at least 30% women directors.

Application	:	Departure
Explanation on application of the practice	:	
Explanation for departure	:	<p>During the financial year, SRM has one (1) female director sitting in the Board, namely, Frances Po Yih Ming constituting 14% of the Board's composition (one female out of the total seven Directors).</p> <p>The Board is cognisant of the principle behind this practice, that is to leverage on the business case for board diversity within the domain of gender diversity. The Board recognises that this diversity acts as a source for fresh perspectives which ultimately benefits the overall deliberations taking place in the boardroom.</p> <p>In this regard, the Board through the NRC will continuously undertake the necessary measures to achieve the stipulated 30% female director target as put forth in the Clause 5.06 of the Guidelines on Corporate Governance for Capital Market Intermediaries issued on 31 December 2021. Notwithstanding this, the Board is steadfast in its view that overriding priority will always be given to enhancing the overall strength of the Board and sourcing the best candidates for the Manager as a whole.</p> <p>To this end, the Board views the incorporation of more female Directors within SRM's Board as a long-term goal to which incremental steps shall be taken to ensure it is adopted within the reasonable timeframe stipulated.</p> <p>As stipulated in the MCGG under Practice 5.9, the Board is encouraged to review gender diversity at a Senior Management-level. To this end, during the year under review, SRM performed strongly as the females made up a significant proportion of the Senior Management team. Crucial positions such as the Head of Finance, Head of Leasing and Head of Legal and Compliance, were all held by female personnel.</p> <p>The Board leverages on the extensive female talent at the Management level by incorporating viewpoints from these personnel into informing Board-level deliberations and decision-making.</p>

Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.

Measure	:	The Board is supportive of gender diversity in the Board composition as recommended by the MCCG and is actively endeavouring to identify and assess suitably qualified female candidates for nomination to the Board.	
Timeframe	:	Within 3 years	

Intended Outcome

Board decisions are made objectively in the best interests of the company taking into account diverse perspectives and insights.

Practice 5.10

The board discloses in its annual report the company's policy on gender diversity for the board and senior management.

Application	:	Departure
Explanation on application of the practice	:	
Explanation for departure	:	<p>SRM does not have a formalised policy on gender diversity for Board or Senior Management-level. During the year under review, the Board has 14% female representation. The females made up a significant proportion of the Senior Management team. Crucial positions such as the Head of Finance, Head of Leasing and Head of Legal and Compliance, are all held by female personnel.</p> <p>The Board acknowledges the importance of gender diversity and recognises the multifarious benefits it can bring. It is the aim of the Board to have an appropriate level of diversity in the boardroom as well as amongst Senior Management to reflect the diverse nature of Sentral REIT's operations and support the achievement of its strategic objectives.</p>
		N/A
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	<p>Notwithstanding the above, the Board is aware of the added benefits of having further female representation at the Board-level as a codified policy stipulation.</p> <p>SRM will work towards crafting this policy to pursue female representation on the Board as and when the need arises. In spite of this, the primary focus is to select the most suitable candidate.</p>
Timeframe	:	Within 3 years

Intended Outcome

Stakeholders are able to form an opinion on the overall effectiveness of the board and individual directors.

Practice 6.1

The board should undertake a formal and objective annual evaluation to determine the effectiveness of the board, its committees and each individual director. The board should disclose how the assessment was carried out, its outcome, actions taken and how it has or will influence board composition.

For Large Companies, the board engages an independent expert at least every three years, to facilitate objective and candid board evaluation.

<i>Note: For a Large Company to qualify for adoption of this practice, it must undertake annual board evaluation and engage an independent expert at least every three years to facilitate the evaluation.</i>	
Application	: Applied
Explanation on application of the practice	: <p>For FY2025, the BEE were conducted internally through the NRC, facilitated by the Company Secretaries. The BEE questionnaires were tailored to the specific needs and nuances of the Board which comprised as assessment of the Board of Directors, Director's skill Set, Directors' Self and Peer Assessment, Assessment on Independent Directors and Assessment on Board Committees.</p> <p>The results of the BEE for FY2025, covering the performance of the Board as a whole and its Board Committees, were reviewed by the NRC and were presented to the Board at the meeting held on 23 January 2026. The overall results of the 2025 BEE were generally positive, with the Board expressing satisfaction with the performance of both the Board and its Committees.</p> <p>The assessment indicates that the Board and its Committees are effective and operate well within established parameters. Any areas identified for improvement will be addressed through targeted action plans.</p>
Explanation for departure	:
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>	
Measure	:
Timeframe	:

Intended Outcome

The level and composition of remuneration of directors and senior management take into account the company's desire to attract and retain the right talent in the board and senior management to drive the company's long-term objectives.

Remuneration policies and decisions are made through a transparent and independent process.

Practice 7.1

The board has remuneration policies and procedures to determine the remuneration of directors and senior management, which takes into account the demands, complexities and performance of the company as well as skills and experience required. The remuneration policies and practices should appropriately reflect the different roles and responsibilities of non-executive directors, executive directors and senior management. The policies and procedures are periodically reviewed and made available on the company's website.

Application	:	Applied
Explanation on application of the practice	:	<p>The Board is cognisant of the fact that remuneration plays an important part in attracting, retaining and motivating high calibre and talented Directors and Senior Management of the Manager. The Board is also aware that remuneration should also be structured in tandem with the nature and complexities of Sentral REIT's business.</p> <p>In 2021, the Board had engaged KPMG Management & Risk Consulting Sdn Bhd to conduct a remuneration benchmarking exercise for its Non-Executive Directors and facilitate the formulation of a Remuneration Policy and Procedures for Non-Executive Directors.</p> <p>The Board adopted the Remuneration Policy and Procedures for Non-Executive Directors on 10 November 2022. The Remuneration Policy and Procedures for Non-Executive Directors is available on Sentral REIT's website at https://sentralreit.com/investor-relations/corporate-governance/.</p>
Explanation for departure	:	
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	
Timeframe	:	

Intended Outcome

The level and composition of remuneration of directors and senior management take into account the company's desire to attract and retain the right talent in the board and senior management to drive the company's long-term objectives.

Remuneration policies and decisions are made through a transparent and independent process.

Practice 7.2

The board has a Remuneration Committee to implement its policies and procedures on remuneration including reviewing and recommending matters relating to the remuneration of board and senior management.

The Committee has written Terms of Reference which deals with its authority and duties and these Terms are disclosed on the company's website.

Application	:	Applied
Explanation on application of the practice	:	<p>The NRC is tasked by the Board to review and recommend matters relating to the remuneration of the Board and Senior Management.</p> <p>The NRC comprises 3 members all of whom are non-executive directors of SRM. The members of the NRC possess the requisite expertise, experience and skills to oversee nomination and remuneration matters on an aggregate basis.</p> <p>As encapsulated in the Terms of Reference of the NRC, the NRC is given express authority to consult external advisors on any matters in the performance of their duties. In this regard, the NRC Members, in performing their fiduciary duties are able to consult external advisors to gain expert advice in reviewing and determining the robustness of Sentral REIT's remuneration framework.</p> <p>The Terms of Reference clearly outlines the scope of responsibility of the NRC and is available on SENTRAL Sentral REIT's website at https://sentralreit.com/investor-relations/corporate-governance/.</p>
Explanation for departure	:	
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	
Timeframe	:	

Intended Outcome

Stakeholders are able to assess whether the remuneration of directors and senior management is commensurate with their individual performance, taking into consideration the company's performance.

Practice 8.1

There is detailed disclosure on a named basis for the remuneration of individual directors. The remuneration breakdown of individual directors includes fees, salary, bonus, benefits in-kind and other emoluments.

Application	:	Applied
Explanation on application of the practice	:	The detailed disclosure for the remuneration of SRM's Directors are disclosed as follows:

No	Name	Directorate	Company ('000)							Group ('000)						
			Fee	Allo wan ce	Salar y	Bon us	Bene fits- in- kind	Othe r emol ume nts	Total	Fee	Allo wan ce	Salar y	Bon us	Bene fits- in- kind	Other emolum ents	Total
1	Tan Sri Saw Choo Boon	Non-Executive Non-Independent Director	100	10	Input info here	Input info here	Input info here	Input info here	110	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here
2	Kwan Joon Hoe	Non-Executive Non-Independent Director	55	10	Input info here	Input info here	Input info here	Input info here	65	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here
3	Ann Wan Tee	Non-Executive Non-Independent Director	63	15	Input info here	Input info here	Input info here	Input info here	78	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here
4	Datuk Kamalul Arifin Bin Othman	Independent Director	84	25	Input info here	Input info here	Input info here	Input info here	109	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here
5	Frances Po Yih Ming	Independent Director	88	25	Input info here	Input info here	Input info here	Input info here	113	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here
6	Aminuddin Bin Mohd Arif	Independent Director	74	20	Input info here	Input info here	Input info here	Input info here	94	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here
7	Hizamuddin Bin Jamalluddin	Independent Director	74	20	Input info here	Input info here	Input info here	Input info here	94	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here
9	Input info here	Choose an item.	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here
10	Input info here	Choose an item.	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here
11	Input info here	Choose an item.	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here
12	Input info here	Choose an item.	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here
13	Input info here	Choose an item.	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here

14	Input info here	Choose an item.	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here
15	Input info here	Choose an item.	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here

Intended Outcome

Stakeholders are able to assess whether the remuneration of directors and senior management is commensurate with their individual performance, taking into consideration the company's performance.

Practice 8.2

The board discloses on a named basis the top five senior management's remuneration component including salary, bonus, benefits in-kind and other emoluments in bands of RM50,000.

Application	:	Departure	
Explanation on application of the practice	:		
Explanation for departure	:	<p>At this particular juncture, the Board is of the opinion that the disclosure of the top five Senior Management personnel's identity and their remuneration packages would be detrimental to the best interests of SRM due to competitive considerations.</p> <p>Specifically, the Board is aware of and intends to protect against talent poaching of its highly effective and tenured Senior Management personnel. To add a veneer of clarity, talent poaching is relatively prevalent in the industry and hence, the disclosure of remuneration packages may inadvertently compromise competitiveness under the guise of transparency.</p> <p>The Board, through the NRC employs a rigorous and wide-ranging process to ensure that the remuneration of Senior Management is commensurate with the performance of Sentral REIT, with due consideration given to attracting, retaining and motivating Senior Management to drive SRM's business strategy successfully, promoting sustainable, long-term value accretion.</p>	
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>			
Measure	:	<p>The Board shall consider disclosing the remuneration of SRM's top five Senior Management personnel when it is confident that the risks of talent poaching have been alleviated to an acceptable level that is, when disclosures of this nature become the norm amongst industry players.</p> <p>Henceforth, in tandem with market readiness, SRM will provide detailed disclosure of the top five Senior Management personnel's remuneration in the future as part of heightened transparency efforts.</p>	
Timeframe	:	Others	5 Years

No	Name	Position	Company					
			Salary	Allowance	Bonus	Benefits	Other emoluments	Total
1	Input info here	Input info here	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.
2	Input info here	Input info here	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.
3	Input info here	Input info here	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.
4	Input info here	Input info here	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.
5	Input info here	Input info here	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.

Intended Outcome

Stakeholders are able to assess whether the remuneration of directors and senior management is commensurate with their individual performance, taking into consideration the company's performance.

Practice 8.3 - Step Up

Companies are encouraged to fully disclose the detailed remuneration of each member of senior management on a named basis.

Application	:	Not Adopted
Explanation on adoption of the practice	:	

No	Name	Position	Company ('000)					
			Salary	Allowance	Bonus	Benefits	Other emoluments	Total
1	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here
2	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here
3	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here
4	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here
5	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here	Input info here

Intended Outcome

There is an effective and independent Audit Committee.

The board is able to objectively review the Audit Committee's findings and recommendations.
The company's financial statement is a reliable source of information.

Practice 9.1

The Chairman of the Audit Committee is not the Chairman of the board.

Application	:	Applied
Explanation on application of the practice	:	<p>The ARC is chaired by Frances Po Yih Ming, an Independent Director who is not the Chairman of the Board.</p> <p>Frances Po Yih Ming has over 36 years of experience in audit, taxation, and governance. She was a Partner at PricewaterhouseCoopers (PwC) Malaysia until her retirement in July 2019.</p> <p>With her strong financial expertise and experience, Ms. Frances Po is well-equipped with the technical knowledge to serve as Chairman of the ARC.</p> <p>The Terms of Reference of the ARC (which includes the duties of the Board Committee Chairman) is available on Sentral REIT's website at https://sentralreit.com/investor-relations/corporate-governance/.</p>
Explanation for departure	:	
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	
Timeframe	:	

Intended Outcome

There is an effective and independent Audit Committee.

The board is able to objectively review the Audit Committee's findings and recommendations. The company's financial statement is a reliable source of information.

Practice 9.2

The Audit Committee has a policy that requires a former partner of the external audit firm of the listed company to observe a cooling-off period of at least three years before being appointed as a member of the Audit Committee.

Application	:	Applied
Explanation on application of the practice	:	The Terms of Reference of the ARC states that a former partner of an audit firm that has audited the company shall observe a cooling-off period of at least three (3) years before being appointed as a member of the ARC. The Terms of Reference is also available on Sentral REIT's website at https://sentralreit.com/investor-relations/corporate-governance/ .
Explanation for departure	:	
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	
Timeframe	:	

Intended Outcome

There is an effective and independent Audit Committee.

The board is able to objectively review the Audit Committee's findings and recommendations.
The company's financial statement is a reliable source of information.

Practice 9.3

The Audit Committee has policies and procedures to assess the suitability, objectivity and independence of the external auditor to safeguard the quality and reliability of audited financial statements.

Application	:	Applied
Explanation on application of the practice	:	<p>As codified within the Terms of Reference of the ARC, the ARC is responsible to assess the capabilities, independence and suitability of the external auditor and make the subsequent recommendations on the appointment, audit fee and re-appointment or termination of the external auditor.</p> <p>The annual assessment of the external auditor is carried out with reference to the objectivity, expertise, resources and effectiveness of the external auditor. During the financial year under review, the ARC has continuously monitored and assessed the suitability, objectivity, independence and performance of the external auditor, Messrs Ernst & Young PLT ("EY").</p> <p>For the audit of the financial year under review, EY has provided the ARC with a written assurance to confirm that its personnel were and have been, independent throughout the conduct of the audit engagement in accordance with the terms of all relevant professional and regulatory requirements.</p> <p>The ARC has also taken into consideration the extent of non-audit services by the external auditor and undertook a review to ascertain that the provision of such services will not prejudice the independence and objectivity of the external auditor. In further imbuing the objectivity of the external auditor, the ARC has conducted private sessions with the external auditor, without the presence of Management during the financial year to allow the external auditor to escalate any issues that they have identified.</p>
Explanation for departure	:	
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		

Measure	:		
Timeframe	:		

Intended Outcome

There is an effective and independent Audit Committee.

The board is able to objectively review the Audit Committee's findings and recommendations.
The company's financial statement is a reliable source of information.

Practice 9.4 - Step Up

The Audit Committee should comprise solely of Independent Directors.

Application	:	Adopted
Explanation on adoption of the practice	:	N/A

Intended Outcome

There is an effective and independent Audit Committee.

The board is able to objectively review the Audit Committee's findings and recommendations. The company's financial statement is a reliable source of information.

Practice 9.5

Collectively, the Audit Committee should possess a wide range of necessary skills to discharge its duties. All members should be financially literate, competent and are able to understand matters under the purview of the Audit Committee including the financial reporting process.

All members of the Audit Committee should undertake continuous professional development to keep themselves abreast of relevant developments in accounting and auditing standards, practices and rules.

Application	:	Applied
Explanation on application of the practice	:	<p>The ARC comprises the following members:</p> <ul style="list-style-type: none">• Frances Po Yih Ming;• Datuk Kamalul Arifin bin Othman;• Hizamuddin bin Jamalluddin; and• Aminuddin bin Mohd Arif <p>The four (4) members bring diverse academic and professional backgrounds, with experience across real estate, finance, economics, accounting and taxation. The members' diverse skill sets allow the ARC to consider and deliberate matters under its purview from multiple perspectives.</p> <p>The members of the ARC are financially literate. The ARC's Terms of Reference state that all members should be financially literate, competent, and are able to understand matters under the purview of the ARC, including the financial reporting process.</p> <p>The ARC members also attend continuous professional training programmes to keep abreast of relevant developments. The profiles of the members of the ARC, as well as the details of trainings attended for FY2025 can be found in the Annual Report.</p> <p>Based on the outcome of the BEE 2025, the Board is satisfied with the ARC's performance as its Chairman and members possess the necessary knowledge, experience, expertise and skills which contributed to the overall effectiveness of the ARC.</p>
Explanation for departure	:	

Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.

Measure :		
Timeframe :		

Intended Outcome

Companies make informed decisions about the level of risk they want to take and implement necessary controls to pursue their objectives.

The board is provided with reasonable assurance that adverse impact arising from a foreseeable future event or situation on the company's objectives is mitigated and managed.

Practice 10.1

The board should establish an effective risk management and internal control framework.

Application	:	Applied
Explanation on application of the practice	:	<p>The review of the adequacy and effectiveness of the risk management and internal control framework is under the purview of the Board. To this end, the Board with the assistance of the ARC performs periodic reviews and closely monitors the robustness of the risk management and internal control framework. At every quarterly ARC and Board meeting, there is a standing agenda to deliberate changes to any risks, particularly major and severe risks with a view of reviewing the corresponding action plans/mitigation measures.</p> <p>The risk management framework is grounded on an Operation Manual and Delegation of Authorization Limits and assessing risks which include the acquisition of property, financial and operational reporting, continuing listing and compliance obligations. The Operation Manual is subjected to periodic reviews. In order to manage significant risks arising from property investment decisions, the Board has strictly required for the submission of each major investment proposal to be accompanied with detailed risk assessment, sensitivity analysis and Management's proposed risk mitigation or control strategies.</p> <p>In relation to related party transactions, internal control procedures have been put in place in accordance with the Securities Commission's Listed REIT Guidelines, Listing Requirements and the Trust Deed. A comprehensive review of all related party transactions is incorporated into Sentral REIT's annual internal audit plan. A detailed disclosure of Sentral REIT's risk management and internal control framework is narrated in the Statement on Risk Management and Internal Control ("SORMIC") contained in the Annual Report, which has been prepared in accordance with the Listing Requirements and guided by the Statement on Risk Management and Internal Control – Guidelines for Directors of Listed Issuers issued in 2025.</p>
Explanation for departure	:	

Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.

Measure :		
Timeframe :		

Intended Outcome

Companies make informed decisions about the level of risk they want to take and implement necessary controls to pursue their objectives.

The board is provided with reasonable assurance that adverse impact arising from a foreseeable future event or situation on the company’s objectives is mitigated and managed.

Practice 10.2

The board should disclose the features of its risk management and internal control framework, and the adequacy and effectiveness of this framework.

Application	:	Applied
Explanation on application of the practice	:	<p>The Board has disclosed the features and processes of its risk management and internal control framework in the SORMIC. The SORMIC has outlined, amongst others, the key risk management and internal control processes, conflicts of interest policy, the internal audit function and the operational risk management structure that is guided by the Operation Manual and Authorization Limits.</p> <p>The SORMIC has been reviewed by the external auditor and is disclosed in Sentral REIT’s Annual Report.</p>
Explanation for departure	:	
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	
Timeframe	:	

Intended Outcome

Companies make informed decisions about the level of risk they want to take and implement necessary controls to pursue their objectives.

The board is provided with reasonable assurance that adverse impact arising from a foreseeable future event or situation on the company's objectives is mitigated and managed.

Practice 10.3 - Step Up

The board establishes a Risk Management Committee, which comprises a majority of independent directors, to oversee the company's risk management framework and policies.

Application :	Not Adopted
Explanation on adoption of the practice :	

Intended Outcome

Companies have an effective governance, risk management and internal control framework and stakeholders are able to assess the effectiveness of such a framework.

Practice 11.1

The Audit Committee should ensure that the internal audit function is effective and able to function independently.

Application	:	Applied
Explanation on application of the practice	:	<p>The Board has engaged an external third party, BDO Governance Advisory Sdn Bhd to carry out its internal audit function. The services of BDO Governance Advisory Sdn Bhd were engaged with a view of assessing the adequacy and effectiveness of internal controls and risk management processes. The internal audit function reports directly and functionally to the ARC. The internal audit function has direct access to the Board through the Chairman of the ARC.</p> <p>The ARC annually reviews and approves the Internal Audit Plan for the financial year whilst ensuring that BDO Governance Advisory Sdn Bhd is accorded with appropriate standing and authority to discharge its duties effectively. The ARC also regularly reviews the reports and recommendations raised by the internal auditor, with a view of ensuring that remedial action plans are outlined to address internal audit findings.</p> <p>In further imbuing the objectivity of the internal auditor, the ARC has conducted private sessions with the internal auditor, without the presence of Management during the financial year to allow the internal auditor to escalate any issues that they have identified.</p> <p>The Board has approved an appropriate internal audit fee to ensure that resources and professionalism of the function are not compromised.</p> <p>The roles and responsibilities of the ARC pertaining to the oversight of internal audit functions are encapsulated within the ARC Terms of Reference, which is available on Sentral REIT's website at https://sentralreit.com/investor-relations/corporate-governance/.</p>
Explanation for departure	:	
<p><i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i></p>		
Measure	:	
Timeframe	:	

Intended Outcome

Companies have an effective governance, risk management and internal control framework and stakeholders are able to assess the effectiveness of such a framework.

Practice 11.2

The board should disclose–

- whether internal audit personnel are free from any relationships or conflicts of interest, which could impair their objectivity and independence;
- the number of resources in the internal audit department;
- name and qualification of the person responsible for internal audit; and
- whether the internal audit function is carried out in accordance with a recognised framework.

Application	:	Applied
Explanation on application of the practice	:	<p>The details of the internal audit function and the processes deployed are disclosed in the Audit of the Financial Statement of the Annual Report.</p> <p>In 2025, the internal audit function was outsourced to an external consultant namely, BDO Governance Advisory Sdn Bhd who undertook an internal control review on the Tenancy Management to Collection of Rental.</p> <p>The objectives of the review covered the following areas:</p> <ul style="list-style-type: none"> • to assess the adequacy and test the integrity of the system of internal controls; • to assess compliance with policies and procedures, and recommended best practices; and • to identify any potential areas for improvement in the effectiveness and efficiency of the processes (if any). <p>Meanwhile the scope of the review conducted covered the following areas:</p> <ul style="list-style-type: none"> • Compliance with Standard Operating Procedures; • Tenancy management; • billing processes and controls; • tenants' complaints and feedback; • credit control management; • timeliness of recording and reporting; and • segregation of duties.
Explanation for departure	:	

Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.

Measure :		
Timeframe :		

Intended Outcome

There is continuous communication between the company and stakeholders to facilitate mutual understanding of each other's objectives and expectations.

Stakeholders are able to make informed decisions with respect to the business of the company, its policies on governance, the environment and social responsibility.

Practice 12.1

The board ensures there is effective, transparent and regular communication with its stakeholders.

Application	:	Applied
Explanation on application of the practice	:	<p>The Board recognises that maintaining regular, seamless, and forthcoming engagement with its stakeholders is vital for informed decision making. Hence, the Board seeks to ensure that Sentral REIT's stakeholders are cognisant, in a timely manner, on any key developments that pertain to Sentral REIT's business operations.</p> <p>To this end, the Board ensures that Sentral REIT's website being one of the primary modes of communication with stakeholders, is regularly updated. The website includes information which are of interest to stakeholders including:</p> <ul style="list-style-type: none"> • archives of property descriptions; • operational details; • annual reports; • the Board Charter; • corporate announcements; and • relevant news clippings. <p>Recognising that an overwhelming proportion of Sentral REIT's units are held by institutional investors, SRM has placed special emphasis on conducting regular meetings with local and foreign fund managers and investment analysts.</p> <p>Notwithstanding the above, SRM is committed to facilitating continuous information dissemination to all stakeholders, keeping all parties updated with the latest developments in the REIT industry through various forms of engagement.</p>
Explanation for departure	:	
<p><i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i></p>		
Measure	:	
Timeframe	:	

Intended Outcome

There is continuous communication between the company and stakeholders to facilitate mutual understanding of each other's objectives and expectations.

Stakeholders are able to make informed decisions with respect to the business of the company, its policies on governance, the environment and social responsibility.

Practice 12.2

Large companies are encouraged to adopt integrated reporting based on a globally recognised framework.

Application	:	Not applicable – Not a Large Company	
Explanation on application of the practice	:		
Explanation for departure	:		
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>			
Measure	:		
Timeframe	:		

Intended Outcome

Shareholders are able to participate, engage the board and senior management effectively and make informed voting decisions at General Meetings.

Practice 13.1

Notice for an Annual General Meeting should be given to the shareholders at least 28 days prior to the meeting.

Application	:	Applied	
Explanation on application of the practice	:	<p>For Sentral REIT's 13th AGM held on 29 April 2025, the notice was issued to the Unitholders on 28 March 2025, providing a 30-day notice prior to the AGM.</p> <p>The additional time given to the unitholders allows them to make the necessary arrangements to participate in person or through corporate representatives or proxies. More importantly, it enables the Unitholders to consider the resolutions and make an informed decision in exercising their voting rights at the AGM.</p>	
Explanation for departure	:		
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>			
Measure	:		
Timeframe	:		

Intended Outcome

Shareholders are able to participate, engage the board and senior management effectively and make informed voting decisions at General Meetings.

Practice 13.2

All directors attend General Meetings. The Chair of the Audit, Nominating, Risk Management and other committees provide meaningful responses to questions addressed to them.

Application	:	Applied
Explanation on application of the practice	:	<p>All Directors, the CEO and the Company Secretary of the Manager were present at the 13th AGM held on 29 April 2025. The Chairpersons of the ARC and NRC were available to address any queries or clarifications.</p> <p>The External Auditors, EY, were also in attendance to respond to any queries raised by unitholders regarding financial statements and audit matters. Key Senior Management also participated to provide operational support and respond to relevant matters during the AGM proceedings.</p> <p>Before the resolution was tabled at the AGM, the Chairman invited the CEO to provide an overview to the Unitholders, covering the following areas:</p> <ul style="list-style-type: none"> (a) Financial Results for Financial Year 2024 (b) Capital Management (c) Sentral REIT Portfolio Update (d) Updates on Environmental, Social and Governance (“ESG”) (e) Sentral REIT Unit Price Performance (f) Office Market Outlook and Continuing Strategies <p>The Chairman provided comprehensive and satisfactory answers to the questions posed by the Unitholders and also explained the rationale of the resolution. All queries raised were responded to by the Board during the AGM.</p>
Explanation for departure	:	
<p><i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i></p>		
Measure	:	
Timeframe	:	

Intended Outcome

Shareholders are able to participate, engage the board and senior management effectively and make informed voting decisions at General Meetings.

Practice 13.3

Listed companies should leverage technology to facilitate–

- voting including voting in absentia; and
- remote shareholders’ participation at general meetings.

Listed companies should also take the necessary steps to ensure good cyber hygiene practices are in place including data privacy and security to prevent cyber threats.

Application	:	Departure
Explanation on application of the practice	:	
Explanation for departure	:	The 13 th AGM of Sentral REIT was held in the city area accessible via public transport to encourage high unitholders’ attendance. In addition, Unitholders who could not attend the AGM in person had the option to appoint their respective proxies to participate, speak and vote on their behalf at the AGM.
		The Board will continue to consider and explore the appropriate use of technology as a means to enhance Unitholders engagement and participation in future general meetings, taking into account regulatory requirements and the best interest interests of Sentral REIT and its Unitholders.
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	
Timeframe	:	

Intended Outcome

Shareholders are able to participate, engage the board and senior management effectively and make informed voting decisions at General Meetings.

Practice 13.4

The Chairman of the board should ensure that general meetings support meaningful engagement between the board, senior management and shareholders. The engagement should be interactive and include robust discussion on among others the company's financial and non-financial performance as well as the company's long-term strategies. Shareholders should also be provided with sufficient opportunity to pose questions during the general meeting and all the questions should receive a meaningful response.

<i>Note: The explanation of adoption of this practice should include a discussion on measures undertaken to ensure the general meeting is interactive, shareholders are provided with sufficient opportunity to pose questions and the questions are responded to.</i>	
Application :	Applied
Explanation on application of the practice :	<p>SRM seeks to foster a mutually reinforcing relationship with Sentral REIT's Unitholders as underpinned by the principle of transparency. To this end, SRM through the guidance of the Chairman encourages a culture of openness, allowing for descriptive questions from Unitholders to be addressed appropriately by SRM. In other words, SRM does not filter out seemingly tough questions as the Board is cognisant that Unitholders have the right to have their questions appropriately addressed.</p> <p>During the Questions and Answers session at the 13th AGM of Sentral REIT, the Chairman and the Board as well as the CEO responded to all the questions raised by the Unitholders.</p> <p>The corporate presentation and the records of the Questions and Answers session are published at Sentral REIT's website at https://sentralreit.com/investor-relations/corporate-governance/.</p>
Explanation for departure :	
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>	
Measure :	
Timeframe :	

Intended Outcome

Shareholders are able to participate, engage the board and senior management effectively and make informed voting decisions at General Meetings.

Practice 13.5

The board must ensure that the conduct of a virtual general meeting (fully virtual or hybrid) supports meaningful engagement between the board, senior management and shareholders. This includes having in place the required infrastructure and tools to support among others, a smooth broadcast of the general meeting and interactive participation by shareholders. Questions posed by shareholders should be made visible to all meeting participants during the meeting itself.

<i>Note: The explanation of adoption of this practice should include a discussion on measures undertaken to ensure the general meeting is interactive, shareholders are provided with sufficient opportunity to pose questions and the questions are responded to. Further, a listed issuer should also provide brief reasons on the choice of the meeting platform.</i>	
Application :	Not Applicable as the 13 th AGM of Sentral REIT was a physical meeting.
Explanation for departure :	
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>	
Measure :	
Timeframe :	

Intended Outcome

Shareholders are able to participate, engage the board and senior management effectively and make informed voting decisions at General Meetings.

Practice 13.6

Minutes of the general meeting should be circulated to shareholders no later than 30 business days after the general meeting.

<i>Note: The publication of Key Matters Discussed is not a substitute for the circulation of minutes of general meeting.</i>	
Application	: Applied
Explanation on application of the practice	: The minutes of Sentral REIT's 13th AGM held on 29 April 2025 were uploaded to Sentral REIT's website at https://SentralREITreit.com/investor-relations/corporate-governance/ on 9 May 2025 which was within 30 business days after the said AGM.
Explanation for departure	:
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>	
Measure	:
Timeframe	:

SECTION B – DISCLOSURES ON CORPORATE GOVERNANCE PRACTICES PURSUANT TO CORPORATE GOVERNANCE GUIDELINES ISSUED BY BANK NEGARA MALAYSIA

Disclosures in this section are pursuant to Appendix 4 (Corporate Governance Disclosures) of the Corporate Governance Guidelines issued by Bank Negara Malaysia. This section is only applicable for financial institutions or any other institutions that are listed on the Exchange that are required to comply with the above Guidelines.

Not applicable
