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Financial and Operational Highlights

Resilient performance driven by positive retail rental reversions and income contribution from a logistics property







Portfolio
Occupancy Rate

93.3% as at 30 June 2025

Retail Rental Reversion

10.8%

from 1 January to 30 June 2025

1H 2025 Shopper Traffic

-1.0%

year-on-year

1H 2025
Tenant Sales psf

+0.5%

year-on-year

Note:

^{1.} Based on annualised 1H 2025 DPU of 4.96 sen and closing unit price of RM0.645 as at 30 June 2025.

2Q 2025 Highlights

Organic Growth

- Revenue and net property income increased yearly by 4.6% and 10.0%, respectively if the oneoff compensation income in 2Q 2024 was excluded
- Majority of retail properties recorded positive rental reversions; occupancy rates of Klang Valley malls improved

Inorganic Growth

- All ongoing acquisitions on track to complete within 2H 2025
- 76% of these properties are leased to established tenants in the logistics and life science sectors

Capital Management

- Proposed placement to raise
 ~RM250.0 million to fund the
 acquisitions of industrial and
 logistics properties
- Proactive capital management initiative to strengthen balance sheet, providing greater financial flexibility to capitalise on yield-accretive opportunities
- Exercise is targeted to complete in 3Q 2025



Distribution Statement

RM'000	2Q 2025 Actual (Unaudited)	2Q 2024 Actual (Unaudited)	Change %	YTD 2025 Actual (Unaudited)	YTD 2024 Actual (Unaudited)	Change %
Gross revenue	115,733	113,652	1.8	236,108	225,536	4.7
Less: Property operating expenses	(46,988)	(48,185)	(2.5)	(97,270)	(96,088)	1.2
Net property income	68,745	65,467	5.0	138,838	129,448	7.3
Profit for the quarter/period	35,067	33,470	4.8	72,553	66,955	8.4
Distributable income	34,570	33,265	3.9	71,867	66,889	7.4
Number of units in circulation ('000)	2,921,439	2,834,268	3.1	2,921,439	2,834,268	3.1
Distribution Per Unit (sen)	1.18	1.17	0.9	2.46	2.36	4.2

1H 2025 Income Distribution

Distribution period	1 January 2025 to 30 June 2025
Distribution per unit (sen)	2.46 ¹

Distribution Timetable	
Date of declaration	21 July 2025
Last day of trading on cum basis	1 August 2025
Ex-date	4 August 2025
Book closure date	5 August 2025
Distribution payment date	19 August 2025

Note

^{1. 2.41} sen per unit is taxable and 0.05 sen per unit is non-taxable in the hands of unitholders.

Key Financial Indicators (as at 30 June 2025)



Gearing Ratio

43.0% (1Q 2025: 41.5%)



Interest Coverage²

2.4x(1Q 2025: 2.4x)



Average Cost of Debt (YTD)

4.41% (1Q 2025: 4.46%)



Fixed Rate Debt 79% (1Q 2025: 85%)



Unencumbered Assets/Total **Assets**

32.6% (1Q 2025: 29.8%)



Average Term to **Maturity**

4.1 years (1Q 2025: 4.4 years)



Debt / EBITDA¹ 9.6x(1Q 2025: 9.0x)



(after income distribution)

NAV per Unit | RM0.9731 (1Q 2025: RM0.9738)

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Notes:

2Q 2025 Results Presentation CapitaLand Malaysia Trust

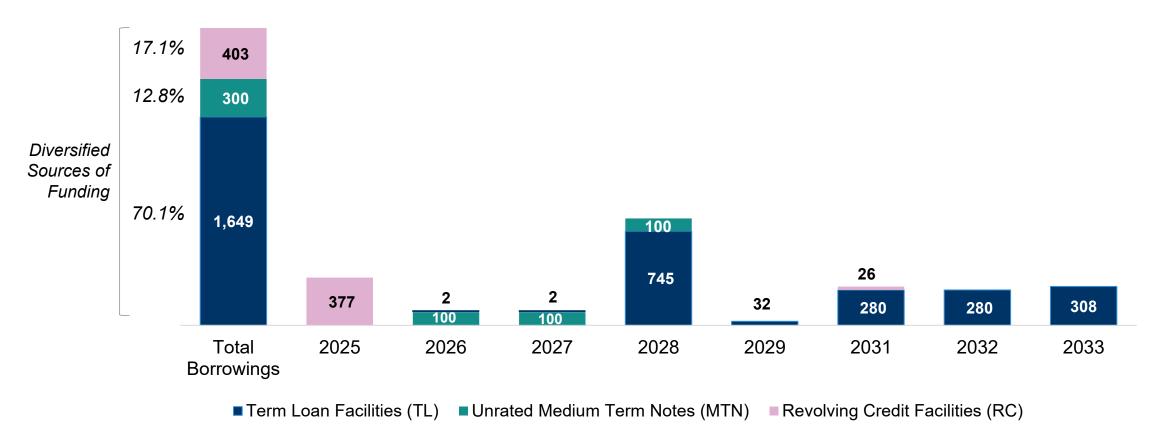
^{1.} Net debt refers to total borrowings net of cash and cash equivalents plus lease liabilities in accordance with MFRS16/IFRS16 and EBITDA refers to earnings before interest, tax, depreciation, amortisation and effects of fair value changes on investment properties on a trailing 12-month basis.

^{2.} Ratio of EBITDA (as defined above) over interest expense, on a trailing 12-month basis.

Well-spread Debt Maturity Profile

- Long debt profile with an average maturity of 4.1 years
- As at 30 June 2025, ~RM800 million of credit facilities limit is under sustainability-linked financing

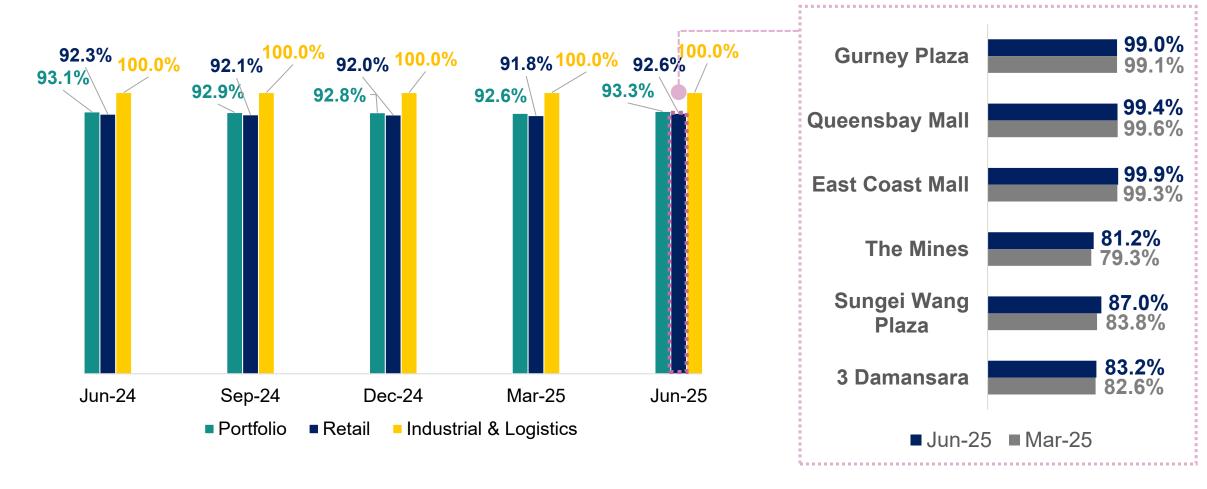






Portfolio Occupancy Rate

All Klang Valley malls recorded improvements

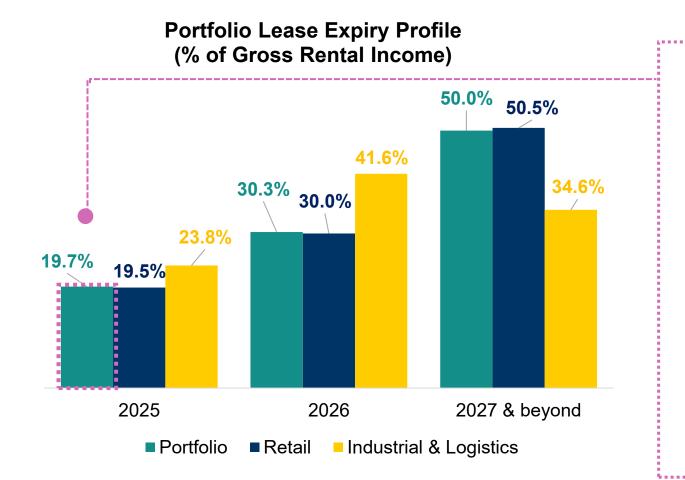


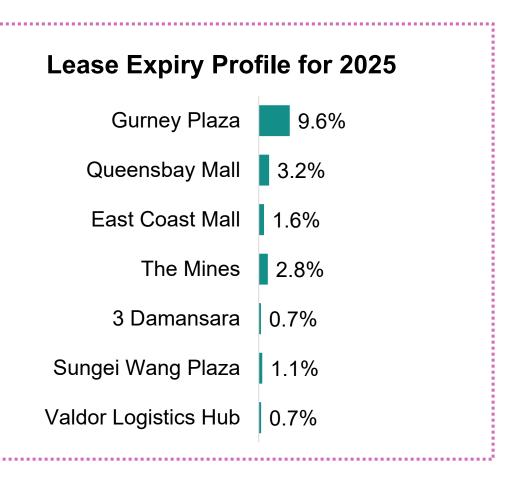
Note:

^{1.} Based on committed leases as at 30 June 2025.

Portfolio Lease Expiry Profile (Year)

As at 30 June 2025, 47.1% of leases expiring in 2025 have been renewed





Note:

Based on committed leases as at 30 June 2025.

Retail Rental Reversion

From 1 January to 30 June 2025¹



241

New Leases / Renewals



507,795

Area (sq ft)



13.1%

of Total Net Lettable Area



10.8%

Variance over preceding average rental^{2,3,4}

Property	No. of New Leases/ Renewals	Area (sq ft)	% of Total Net Lettable Area	Variance over preceding average rental ^{2, 3, 4} (%)	Contribution % against Total New Rent (%)
Ex-Klang Valley	170	346,272	9.0%	11.8%	85.5%
Klang Valley	71	161,523	4.2%	4.9%	14.5%
Retail	241	507,795	13.1%	10.8%	100.0%

Notes:

- 1. Excluding newly created and reconfigured units.
- 2. Excluding gross turnover rent component.
- 3. Majority of leases have rental escalation clause.
- 4. The % is computed based on the increase of the average rental of the renewed term over average rental of the preceding term.

Retail Performance

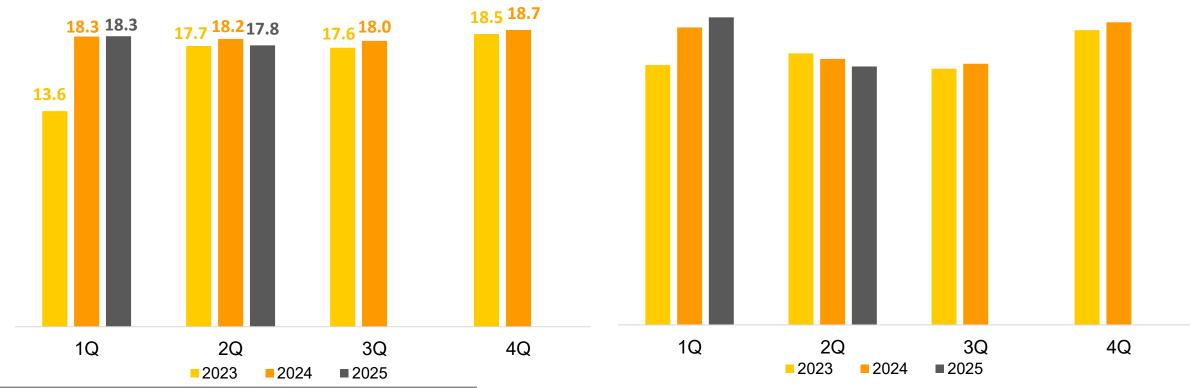
Muted vibrancy in 2Q 2025 amid cost pressures





-2.8% against 2Q 2024

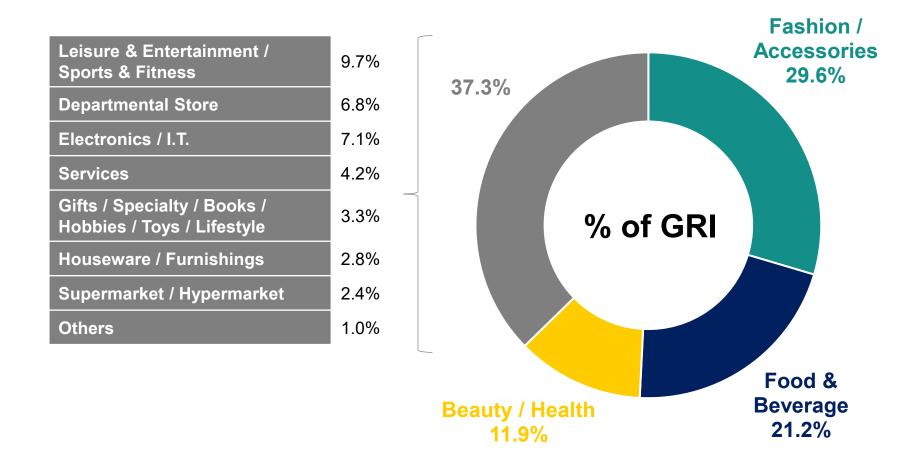
+0.5% against 1H 2024



Shopper traffic and tenant sales per square foot include Queensbay Mall's contribution starting from 21 March 2023 onwards.

Well-balanced Retail Tenancy Mix (as at 30 June 2025)

Top 3 trade categories contributed 62.7% of total gross rental income (GRI)



New Retail Offerings to Refresh Shoppers' Experience

Food & Beverages













Services



Leisure & Entertainment / Sports & Fitness



Gifts / Toys / Hobbies



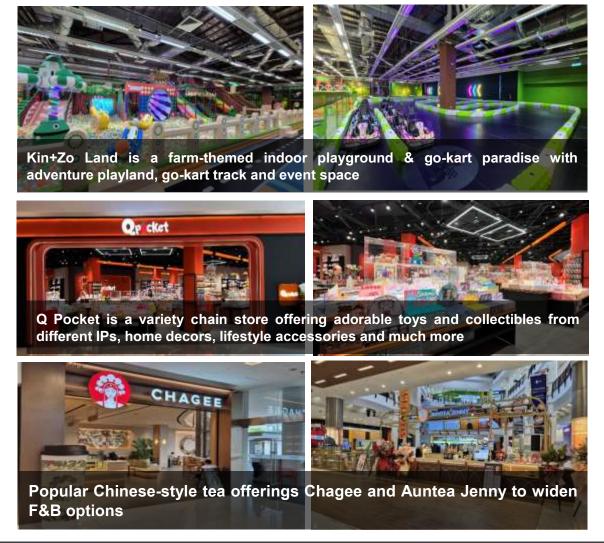
Introducing Family-Oriented Lifestyle and Activity-Focused Offerings to Improve Footfall

3 Damansara





The Mines





Making Sustainable Efforts Towards ESG Excellence

Colours of Autism

- In conjunction with the World Autism Day, Gurney Plaza partnered with Prospect Rainbow in organising an event named "Colours of Autism", raising awareness on autism among the community and promoting a higher inclusivity and acceptance of autism individuals in the society.
- Free autism screenings and health screenings were available alongside engaging games, children's activities and creative exhibitions.



FTSE4Good Bursa Malaysia Index



FTSE4Good

- CLMT secured inclusion in the FTSE4Good Bursa Malaysia Index in the semi-annual June 2025 review
- Obtained 4-star FTSE4Good ESG rating

Green Building



- Queensbay Mall has been issued with a Green Mark Platinum Certificate by Building and Construction Authority (BCA)
- Valid from 13 May 2025 to 13 May 2028

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Supplemental Information



Executing Strategic Initiatives in Delivering Sustainable Unitholders Returns

ACQUISITION
Valdor Logistics
Hub on 14
December 2022



ACQUISITION Queensbay Mall¹ on 21 March 2023



ACQUISITION
Glenmarie
Distribution Centre
on 29 August 2023



ASSET ENHANCEMENT
INITIATIVE (AEI)
Completed at Gurney
Plaza



December 2022

March 2023

August 2023

September 2023

ACQUISITION

Proposed to acquire first modern automated logistics property in Sungai Buloh, Selangor



AEI
Completed at
Glenmarie
Distribution
Centre



ACQUISITION

Proposed to acquire three freehold industrial properties located in Nusajaya Tech Park in Iskandar Malaysia, Johor



DIVESTMENT

3 Damansara Office Tower on 4 December 2023



AEI
Completed at
3 Damansara



December 2024

November 2024

February 2024

December 2023

AEI Completed at Gurney Plaza



ACQUISITION

Proposed to acquire three freehold industrial properties in Senai Airport City, Johor



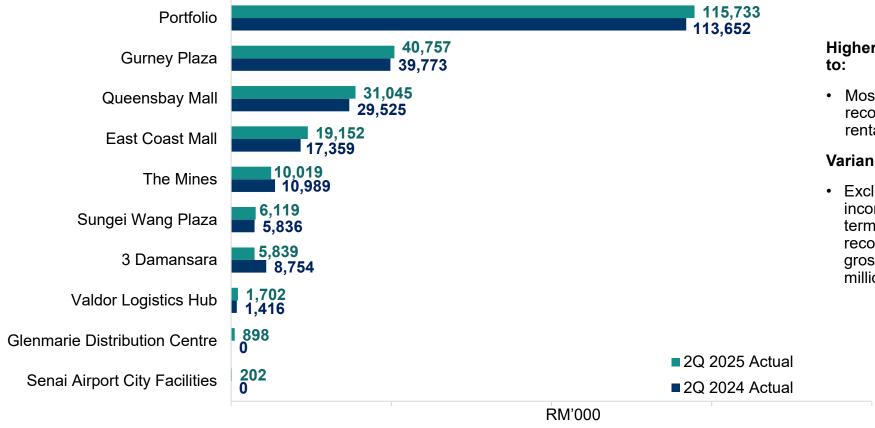
January 2025

February 2025

Note

^{1.} CLMT's interest comprises approximately 91.8% of the total strata floor area of retail parcels and approximately 98% of the car park bays.

2Q 2025 Gross Revenue



Higher gross revenue y-o-y mainly due to:

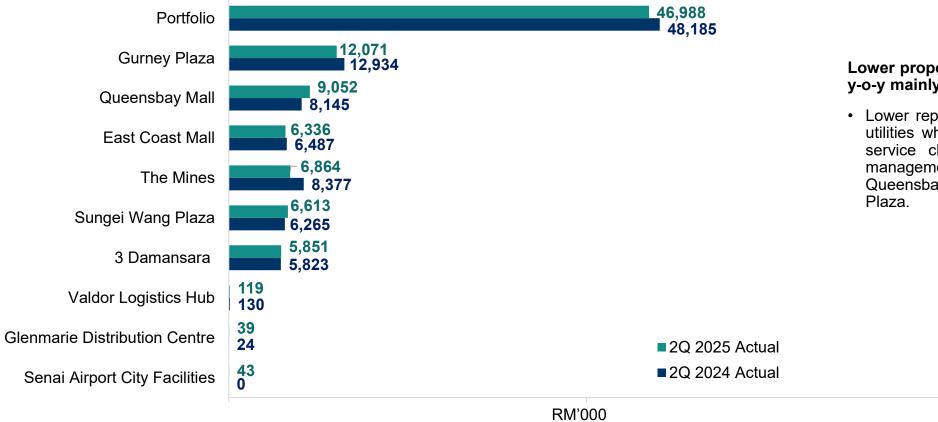
 Most of the properties in the portfolio recorded positive rental reversions and rental step-up.

Variance against 2Q 2024:

 Excluding a one-off compensation income of RM3 million arising from early termination of a lease which was recognised in 2Q 2024, current quarter gross revenue has increased by RM5.1 million or 4.6%.

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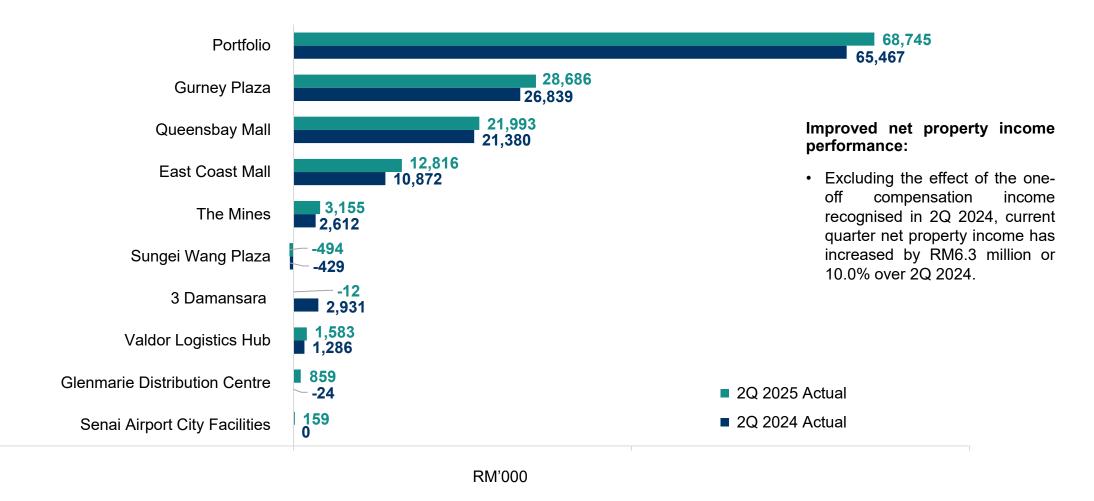
2Q 2025 Property Operating Expenses



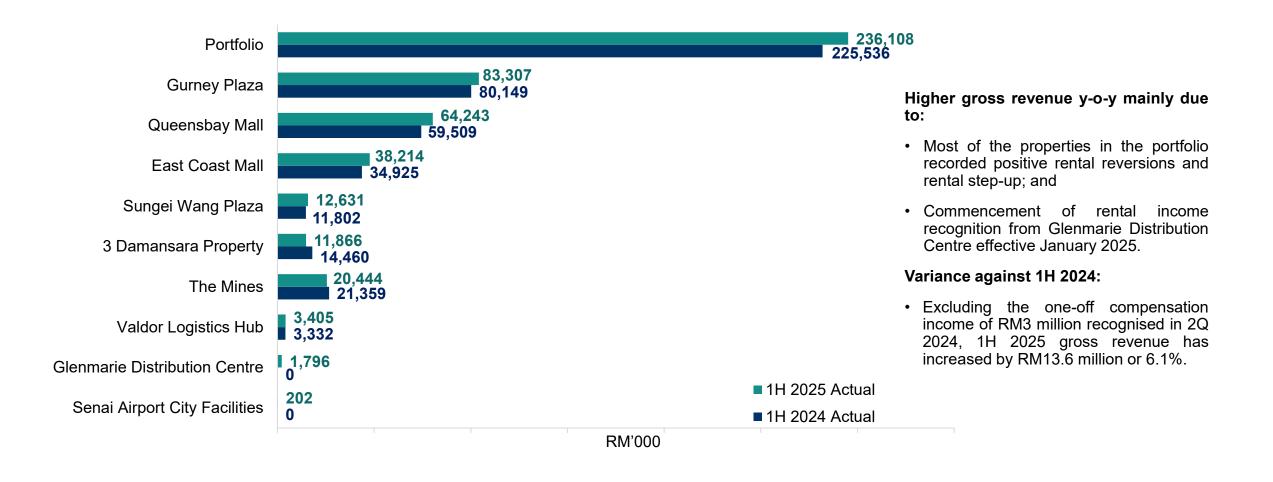
Lower property operating expenses y-o-y mainly due to:

 Lower repair and maintenance and utilities which was offset by higher service charges imposed by the management corporations of Queensbay Mall and Sungei Wang Plaza

2Q 2025 Net Property Income



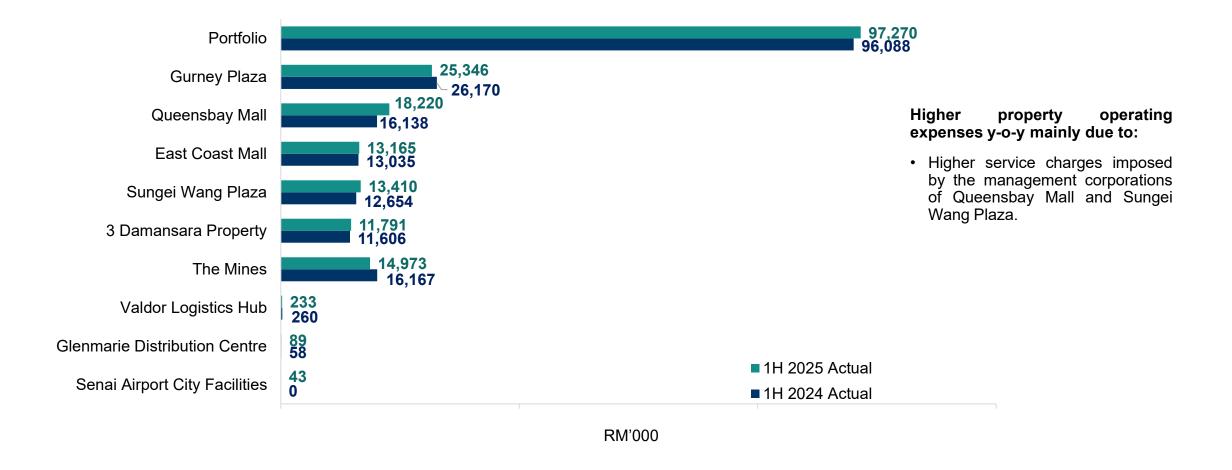
1H 2025 Gross Revenue



CapitaLand Malaysia Trust 2Q 2025 Results Presentation

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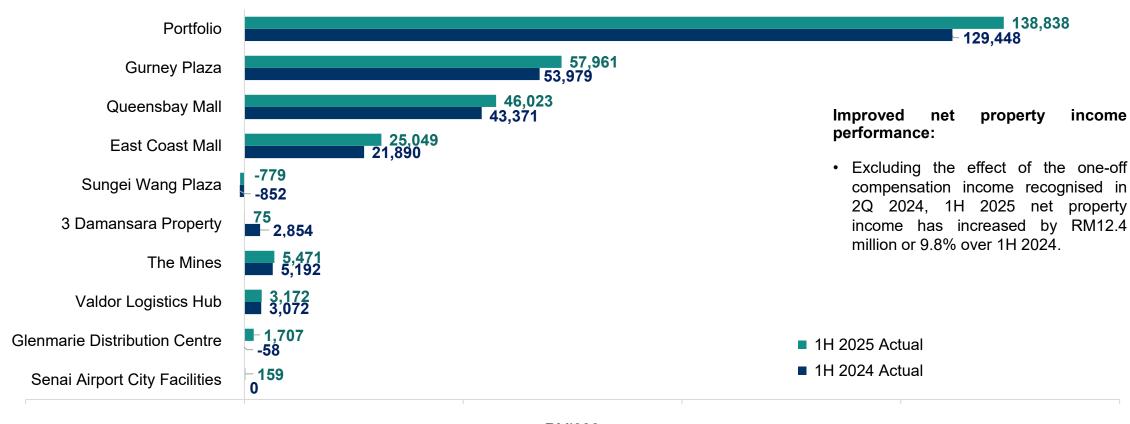
1H 2025 Property Operating Expenses



CapitaLand Malaysia Trust 2Q 2025 Results Presentation

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1H 2025 Net Property Income



RM'000

Balance Sheet

As at 30 June 2025	RM'mil	Net Asset Value (RM'mil)	
Non-current Assets	5,213	- before income distribution	2,915
Current Assets	252	- after income distribution	2,843
Total Assets	5,465		
Current Liabilities	593	Net Asset Value per Unit (RM)	
Non-current Liabilities	1,956	- before income distribution	0.9977
Total Liabilities	2,549	- after income distribution	0.9731
Net Assets	2,916		
Total Unitholders' Funds	2,916		
No of Units in Circulation (mil)	2,921		

