**For immediate release**

**NEWS RELEASE**

# CapitaLand Malaysia Trust posts strong growth with 14.0% increase in 3Q 2025 distributable income

***Resilient performance driven by higher revenue from retail properties and new income contribution from logistics and industrial properties***

**Summary of CLMT's results**

| | 3Q 2025 | 3Q 2024 | Change (%) | YTD 2025 | YTD 2024 | Change (%) |
|---|---|---|---|---|---|---|
| Gross revenue (RM'000) | 116,036 | 109,240 | 6.2 | 352,144 | 334,776 | 5.2 |
| Net property income (RM'000) | 69,101 | 61,991 | 11.5 | 207,939 | 191,439 | 8.6 |
| Distributable income (RM'000) | 35,051 | 30,734 | 14.0 | 106,918 | 97,623 | 9.5 |
| Distribution per unit (sen) | 1.11 | 1.07 | 3.7 | 3.57 | 3.43 | 4.1 |

***Kuala Lumpur, 22 October 2025*** – CapitaLand Malaysia Trust (CLMT) announced a distributable income of RM35.1 million for the period 1 July 2025 to 30 September 2025 (3Q 2025), representing a 14.0% increase over RM30.7 million recorded in the corresponding quarter last year. Distribution per unit (DPU) for 3Q 2025 grew 3.7% year-on-year (y-o-y) to 1.11 sen. As previously announced on 23 July 2025, an advanced distribution of 0.47 sen per unit for the period from 1 July 2025 to 6 August 2025 was paid to Unitholders on 19 August 2025[1].

Net property income (NPI) for 3Q 2025 rose 11.5% y-o-y to RM69.1 million, primarily driven by higher revenue across the majority of its retail properties and rental income contribution from two of its logistics and industrial properties — Glenmarie Distribution Centre and the newly acquired Iskandar Puteri Facilities.

Ms Yong Su-Lin, CEO of CapitaLand Malaysia REIT Management Sdn. Bhd. (CMRM), the manager of CLMT, said: "CLMT's retail portfolio continues to demonstrate resilience, with most properties achieving higher revenue in 3Q 2025. This was supported by positive rental

[1] As CLMT's DPU is paid out on a half yearly basis, Unitholders can expect to receive the DPU for the period from 7 August 2025 to 30 September 2025 by March 2026.

reversions and rent step-ups. Retail occupancy strengthened to 93.5%[2] with positive reversions of 10.9%[3], reflecting our proactive lease and asset management strategies. Asset enhancement initiatives at Gurney Plaza and 3 Damansara have successfully elevated these properties, driving stronger leasing momentum and enriching the customer experience. In addition, a new 63,000 sq ft active lifestyle offering at The Mines featuring an interactive mix of sports, games and adventure activities, including a 14,000 sq ft water park, is slated to open by 1Q 2026."

"We continued to grow our logistics and industrial portfolio, successfully completing the accretive acquisitions of fully-leased industrial properties at Senai Airport City and Nusajaya Tech Park, Johor. These assets provide stable income, underpinned by a long weighted average lease expiry of approximately 7.5 years and 5.2 years[4] respectively. We also secured a key lease renewal at Valdor Logistics Hub, achieving a positive reversion of 20.8%. In addition, CLMT has obtained beneficial ownership of Synergy Logistics Hub[5] on 26 September 2025 in Selangor. These acquisitions have increased our industrial and logistics assets under management (AUM) from 4.2% to 7.9% of our total portfolio AUM and are expected to further enhance CLMT's income resilience in 2026. Building on this momentum, we aim to grow our logistics and industrial segment to 20% of CLMT's total portfolio AUM by 2028, further diversifying our asset mix."

"Maintaining a healthy balance sheet remains a priority, ensuring we can respond swiftly to opportunities amid an evolving market environment. We will continue to manage our capital structure prudently and pursue growth opportunities with financial discipline," added Ms Yong.

Proactive portfolio management

As at 30 September 2025, CLMT's retail occupancy was 93.5%. Including its five fully-leased logistics and industrial properties, the overall portfolio occupancy stood at 94.7%. CLMT's portfolio registered positive rental reversions of 11.2% for YTD 2025. Shopper traffic decreased slightly by 1.0% y-o-y, while tenant sales per square foot grew 0.2% y-o-y.

Prudent capital management

On 8 August 2025, CLMT completed the private placement exercise that raised total gross cash proceeds of approximately RM250.0 million to repay existing bank borrowings and lower its aggregate leverage from 43.0% to 39.8%. This was in line with its prudent capital management strategy to increase financial headroom for future growth opportunities and enhance its balance sheet flexibility.

As at 30 September 2025, CLMT maintained a well-spread debt maturity profile with an average term to maturity of 4.1 years. Its year-to-date average cost of debt was 4.36%. 84% of its total borrowings are on fixed interest rates to mitigate exposure to interest rate movements.

[2] As at 30 September 2025.
[3] From 1 January to 30 September 2025.
[4] By gross rental income.
[5] Supplemental Agreement announcement

Sustainability initiatives

CLMT continues to demonstrate leadership in environmental, social and governance (ESG) practices. In the 2025 GRESB Real Estate Assessment, a global ESG benchmark for the real estate sector, CLMT achieved its first 4-star rating, improving from 3 stars in the previous year. CLMT also received an 'A' rating for Public Disclosure, reflecting its strong transparency and ESG reporting standards. With the improved GRESB performance, CLMT will benefit from interest rate savings on its sustainability-linked loans tied to GRESB performance.

As part of its ongoing commitments to greening its portfolio, Glenmarie Distribution Centre was awarded the LEED (Leadership in Energy and Environmental Design) Gold certification by the U.S. Green Building Council (USGBC) in October 2025, marking a milestone in CLMT's sustainability journey.

**About CapitaLand Malaysia Trust (www.clmt.com.my)**

CapitaLand Malaysia Trust (CLMT) is a real estate investment trust (REIT) listed on the Main Market of Bursa Malaysia Securities Berhad since 16 July 2010. CLMT's primary objective is to invest, on a long-term basis, in a geographically diversified portfolio of quality income-producing real estate assets across Malaysia, focusing on retail, logistics and industrial properties. As at 30 September 2025, CLMT's market capitalisation stood at approximately RM2.0 billion with total assets valued at around RM5.5 billion.

CLMT's portfolio comprises six retail properties and eight logistics and industrial properties with a combined net lettable area of approximately 4.7 million square feet. Its retail assets are strategically located in three key urban centres. In Penang, these include Gurney Plaza and a significant interest in Queensbay Mall. In the Klang Valley region, CLMT holds a majority interest in Sungei Wang Plaza in Kuala Lumpur as well as 3 Damansara in Petaling Jaya and The Mines in Seri Kembangan. On the east coast, CLMT owns East Coast Mall in Kuantan, Pahang.

CLMT's logistics properties include Valdor Logistics Hub located in one of Penang's key industrial hubs and Glenmarie Distribution Centre within Hicom-Glenmarie Industrial Park in Shah Alam, Selangor. Its industrial properties, located within the Johor-Singapore Special Economic Zone in Johor, consists of the Iskandar Puteri Facilities within Nusajaya Tech Park in Iskandar Malaysia and the Senai Airport City Facilities.

CLMT is managed by CapitaLand Malaysia REIT Management Sdn. Bhd., a wholly owned subsidiary of CapitaLand Investment Limited, a leading global real asset manager with a strong Asia foothold.

**About CapitaLand Investment Limited (www.capitalandinvest.com)**

Headquartered and listed in Singapore in 2021, CapitaLand Investment Limited (CLI) is a leading global real asset manager with a strong Asia foothold. As at 13 August 2025, CLI had S$117 billion of funds under management. CLI holds stakes in eight listed real estate investment trusts and business trusts and a suite of private real asset vehicles that invest in demographics, disruption and digitalisation-themed strategies. Its diversified real asset classes include retail, office, lodging, industrial, logistics, business parks, wellness, self-storage, data centres, private credit and special opportunities.

CLI aims to scale its fund management, lodging management and commercial management businesses globally and maintain effective capital management. As the investment management arm of CapitaLand Group, CLI has access to the development capabilities of

and pipeline investment opportunities from CapitaLand Group's development arm. In 2025, CapitaLand Group celebrates 25 years of excellence in real estate and continues to innovate and shape the industry.

As a responsible company, CLI places sustainability at the core of what it does and has committed to achieve Net Zero carbon emissions for Scope 1 and 2 by 2050. CLI contributes to the environmental and social well-being of the communities where it operates, as it delivers long-term economic value to its stakeholders.

---

**Issued by: CapitaLand Malaysia REIT Management Sdn. Bhd. (Regn. No. 200801018055 (819351-H))**

Analyst and media contact
Jasmine Loo
Head, Investor Relations & Sustainability
Tel: +60 3 2279 9873
Email: jasmine.loo@capitaland.com

**Important Notice**

This release may contain forward-looking statements. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate properties, competition from other developments or companies, shifts in customer demands, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training, property operating expenses), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management regarding future events. No representation or warranty expressed or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained in this release. Neither CapitaLand Malaysia REIT Management Sdn. Bhd. (Manager) nor any of its affiliates, advisers or representatives shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising, whether directly or indirectly, from any use, reliance or distribution of this presentation or its contents or otherwise arising in connection with this release.

The past performance of CapitaLand Malaysia Trust (CLMT) is not indicative of future performance. The listing of the units in CLMT (Units) on the Bursa Malaysia Securities Berhad (Bursa Malaysia) does not guarantee a liquid market for the Units. The value of the Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed on the Bursa Malaysia. It is intended that holders of Units may only deal in their Units through trading on the Bursa Malaysia.

This release is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units.