

NEWS RELEASE

**CapitaLand Malaysia Trust reports strong growth in 1Q 2026
with a 22.7% increase in distributable income**

Summary of CLMT's results

	1Q 2026	1Q 2025	Change (%)
Gross revenue (RM'000)	127,383	120,375	5.8
Net property income (RM'000)	80,420	70,093	14.7
Distributable income (RM'000)	45,765	37,297	22.7
Distribution per unit (sen)	1.36	1.28	6.3

Kuala Lumpur, 22 April 2026 – CapitaLand Malaysia Trust (CLMT) achieved strong distributable income growth of 22.7% to RM45.7 million for the period 1 January 2026 to 31 March 2026 (1Q 2026) compared to 1Q 2025. Correspondingly, its distribution per unit (DPU) grew 6.3% year-on-year (y-o-y) to 1.36 sen.

Net property income (NPI) rose 14.7% y-o-y to RM80.4 million. The strong momentum was mainly driven by the industrial and logistics acquisitions completed in 2025¹, and better performance of the retail properties particularly East Coast Mall, alongside prudent management of interest costs.

Yong Su-Lin, CEO of CapitaLand Malaysia REIT Management Sdn. Bhd. (CMRM), the manager of CLMT, said: "CLMT registered a strong start to the year, with 1Q 2026 results reflecting the quality and strength of our growing portfolio. This was underpinned by the completed acquisitions of seven industrial and logistics properties in 2025, which have meaningfully strengthened our asset base, and complemented by steady revenue growth across most of our retail assets. We are actively investing to enhance shoppers' experience, from undertaking asset enhancement initiatives to driving ongoing leasing and tenant curation efforts that keep our malls fresh, relevant and competitive. These initiatives reflect our commitment to ensuring that our malls evolve alongside changing retailer and consumer needs."

¹ CLMT completed the acquisition for [Synergy Logistics Hub](#) in Selangor as well as [Senai Airport City Facilities](#) and [Iskandar Puteri Facilities](#) in Johor.

“While the global environment remains uncertain, CLMT will adopt a prudent approach in our portfolio rejuvenation strategy. Anchored by disciplined capital management and a proactive approach to portfolio growth, we will remain agile in identifying emerging opportunities,” added Ms Yong.

Proactive portfolio management

As at 31 March 2026, CLMT’s retail occupancy remained stable at 93.5%. Including its logistics and industrial properties, the overall portfolio occupancy stood at 94.7%. CLMT’s retail portfolio achieved positive rental reversion of 12.4% for 1Q 2026. Shopper traffic improved by 7.1% y-o-y, while tenant sales per square foot increased by 0.4% y-o-y.

At The Mines, an asset enhancement initiative (AEI) is underway to upgrade spaces along the canal and introduce a vibrant marketplace on Level 1. Slated for completion by end-2026, the AEI is expected to create a revitalised precinct with a curated mix of food and beverage offerings and improved circulation that integrate social event spaces.

In addition, CLMT continues to refine its tenant mix in line with changing consumer preferences to drive footfall and spending. Anchor supermarket offerings at Sungei Wang Plaza, East Coast Mall and The Mines have been refreshed with new brands, enhancing the overall trade mix and improving the shopper experience.

Prudent capital management

As at 31 March 2026, CLMT maintained a well-spread debt maturity profile with an average term to maturity of 4.4 years. Its year-to-date average cost of debt and gearing ratio were 4.24% and 39.3% respectively. 72% of its total borrowings are on fixed interest rates to mitigate exposure to interest rate movements.

Sustainability initiatives

As part of its commitment to building a sustainable portfolio, Gurney Plaza attained the Green Mark Gold^{PLUS} certification from Singapore’s Building and Construction Authority in January 2026. This raises the proportion of green-certified assets in CLMT’s overall portfolio by gross floor area to approximately 68%, comprising eight properties.

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

CapitaLand Malaysia Trust (CLMT) is a real estate investment trust (REIT) and was listed on the Main Market of Bursa Malaysia Securities Berhad on 16 July 2010. CLMT’s investment objective is to invest, on a long-term basis, in a geographically diversified portfolio of income-producing real estate assets across Malaysia that are used primarily for retail, commercial, office and industrial purposes. As at 31 March 2026, CLMT’s market capitalisation stood at approximately RM2.0 billion with total assets valued at around RM5.6 billion.

CLMT’s portfolio comprises six retail properties and nine industrial and logistics properties with a combined net lettable area of approximately 4.7 million square feet. Its retail assets are strategically located in four 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 industrial properties, located within the Johor-Singapore Special Economic Zone in Johor, consist of the Iskandar Puteri Facilities within Nusajaya Tech Park in Iskandar Malaysia and the Senai Airport City Facilities. Its logistics properties include Valdor Logistics Hub located in one of Penang's key industrial hubs, Glenmarie Distribution Centre within Hicom-Glenmarie Industrial Park in Shah Alam, Selangor and Synergy Logistics Hub in Elmina Business Park, Sungai Buloh, Selangor.

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 31 December 2025, CLI had S\$125 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 and credit.

CLI aims to scale its fund management, commercial management and lodging 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.

CLI is committed to growing in a responsible manner, delivering long-term economic value and contributing to the environmental and social well-being of its communities.

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.