



# 1Q 2026 Results Presentation

22 April 2026

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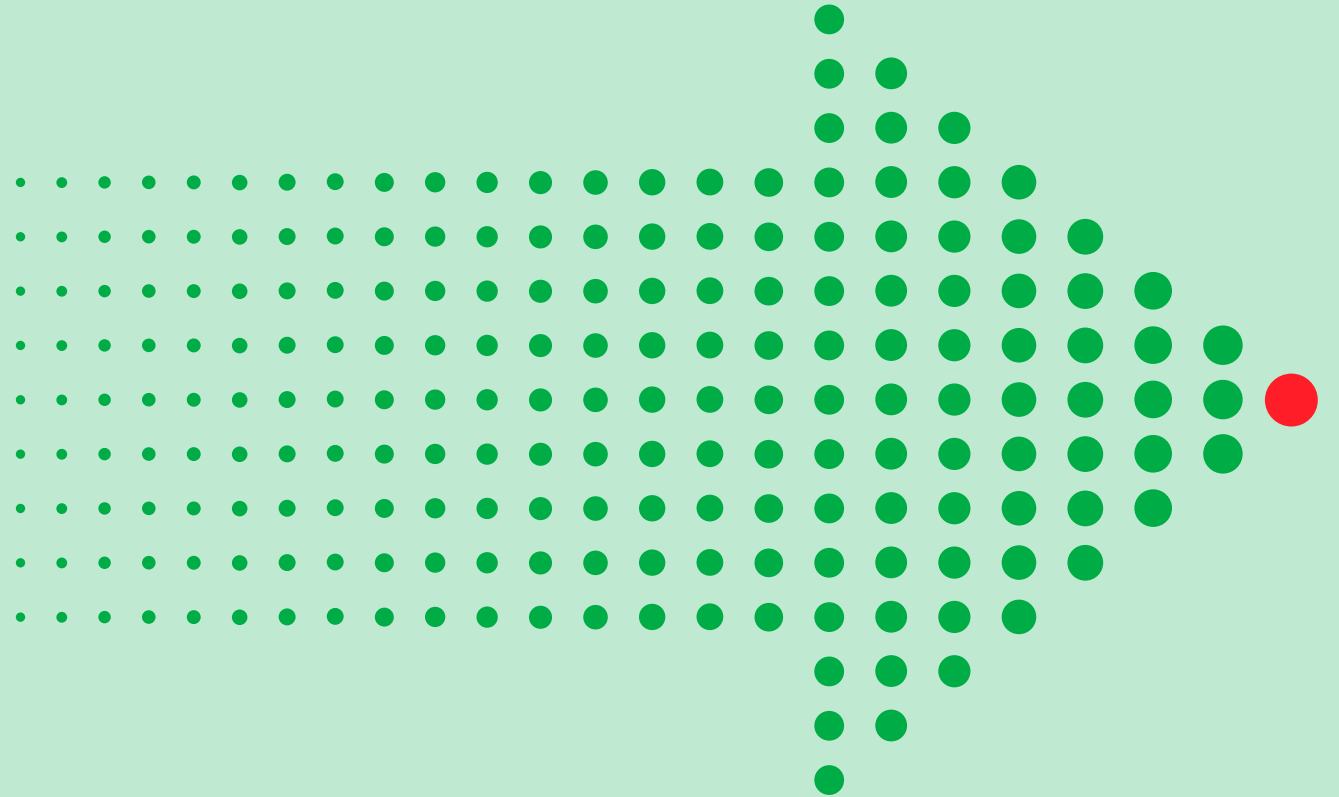
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# Agenda

- 01 Key Highlights
- 02 Financial Highlights
- 03 Portfolio Update
- 04 Sustainability Management
- 05 Supplemental Information

01

# Key Highlights



# Financial and Operational Highlights

Resilient momentum mainly driven by higher contributions from East Coast Mall and income recognition from newly acquired industrial and logistics properties



## Gross Revenue

**1Q 2026**  
**RM127.4 million**  
+5.8% YoY



## Net Property Income

**1Q 2026**  
**RM80.4 million**  
+14.7% YoY



## Distribution Per Unit

**1Q 2026**  
**1.36 sen**  
+6.3% YoY

*Distribution Yield: 8.6%<sup>1</sup>*

## Portfolio Occupancy Rate

**94.7%**  
as at 31 March 2026

## Retail Rental Reversion

**12.4%**  
From 1 January to  
31 March 2026

## 1Q 2026 Shopper Traffic

**+7.1%**  
YoY

## 1Q 2026 Tenant Sales psf

**+0.4%**  
YoY

Note:

1. Based on annualised 1Q 2026 DPU of 5.22 sen and closing unit price of RM0.605 as at 31 March 2026.

# 1Q 2026 Highlights

## Organic Updates

- Higher year-on-year revenue contribution mainly driven by strong contributions from East Coast Mall and the industrial and logistics properties acquired in 2025
- Occupancy of retail properties in ex-Klang Valley (ex-KV) recorded at least 99% while Klang Valley malls maintaining healthy rate of above 82%
- Forward purchase of five industrial properties in Iskandar Malaysia, Johor - Construction progress on schedule and in active leasing sourcing with direct and indirect parties

## Asset Enhancement Initiative

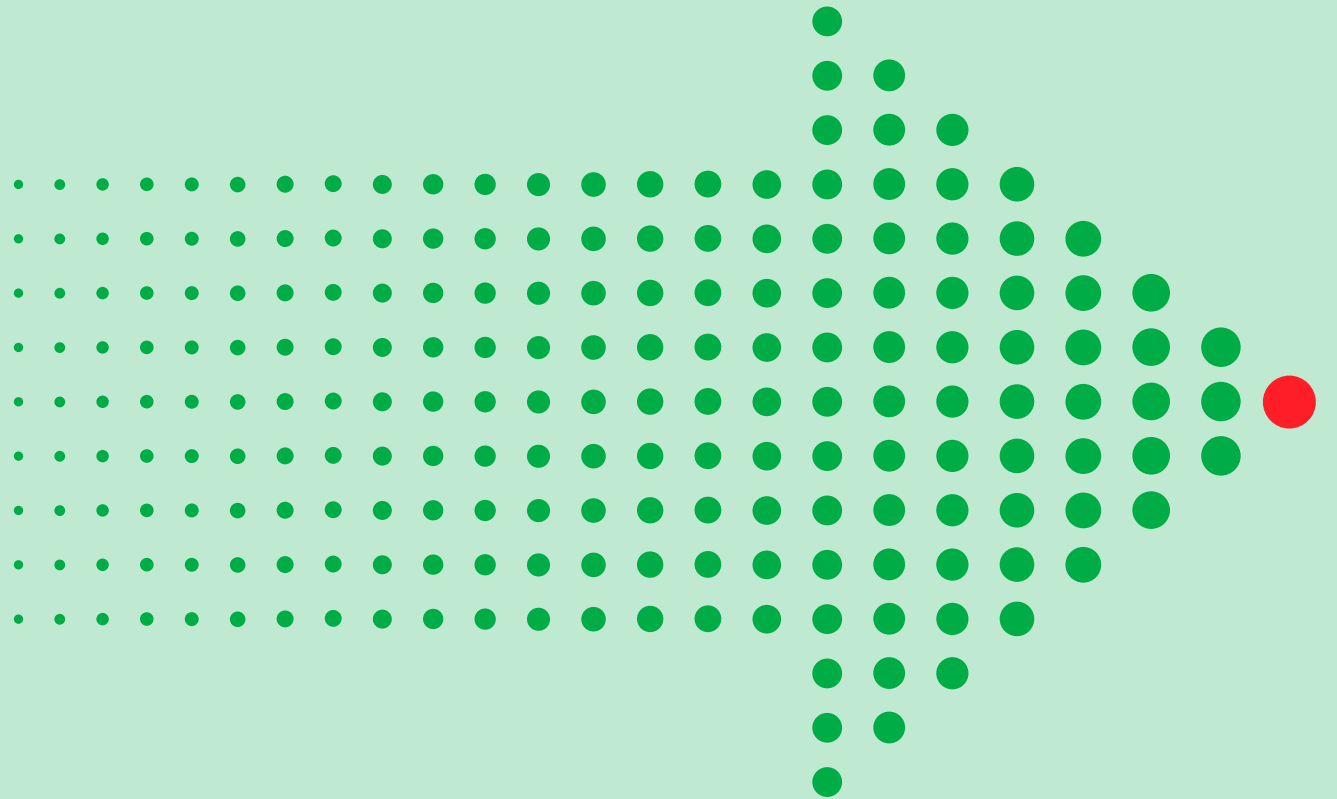
- The Mines
  - Upgrading of spaces along the canal to introduce a vibrant marketplace on Level 1
  - Slated for completion by end-2026, the revitalised precinct will feature curated F&B offerings and improved circulation integrating social event spaces
  - New supermarket offering Jaya Grocer slated for opening in July 2026

## Sustainability Updates

- Gurney Plaza awarded Green Mark Gold<sup>Plus</sup> (Provisional) certification by the Building and Construction Authority of Singapore in January 2026
- As at 31 March 2026, total outstanding sustainability-linked loans were ~RM1.7 billion, accounting for ~79% of total borrowings

02

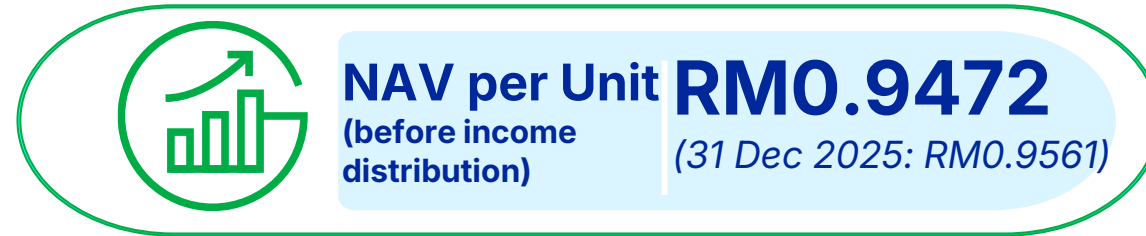
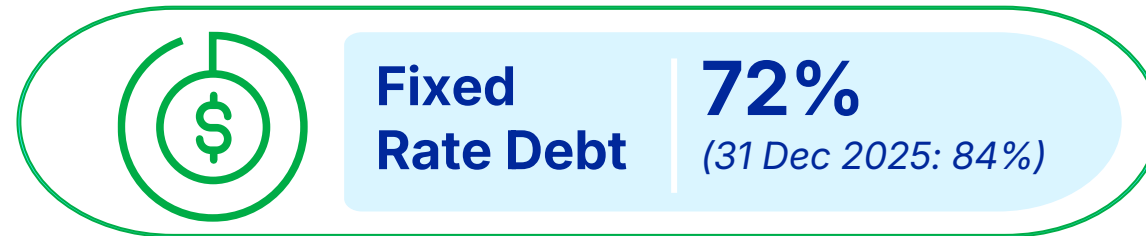
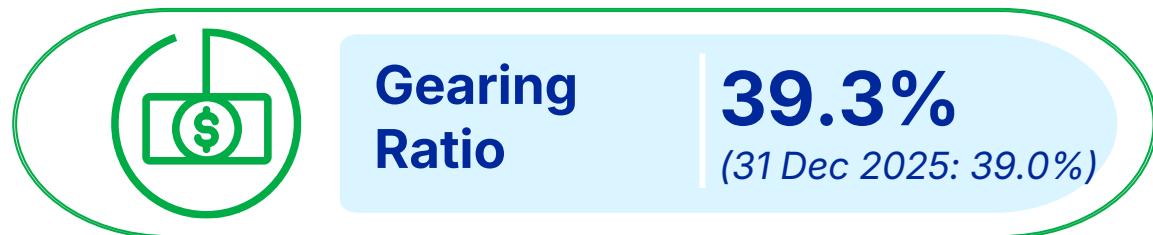
# Financial Highlights



# Distribution Statement

RM'000	1Q 2026 Actual (Unaudited)	1Q 2025 Actual (Unaudited)	Change %
<b>Gross revenue</b>	<b>127,383</b>	<b>120,375</b>	<b>5.8</b>
Less: Property operating expenses	(46,963)	(50,282)	(6.6)
<b>Net property income</b>	<b>80,420</b>	<b>70,093</b>	<b>14.7</b>
Profit for the quarter/period	45,807	37,486	(22.2)
<b>Distributable income</b>	<b>45,765</b>	<b>37,297</b>	<b>22.7</b>
Number of units in circulation ('000)	3,365,090	2,913,822	15.5
<b>Distribution Per Unit (sen)</b>	<b>1.36</b>	<b>1.28</b>	<b>6.3</b>

# Key Financial Indicators (as at 31 March 2026)

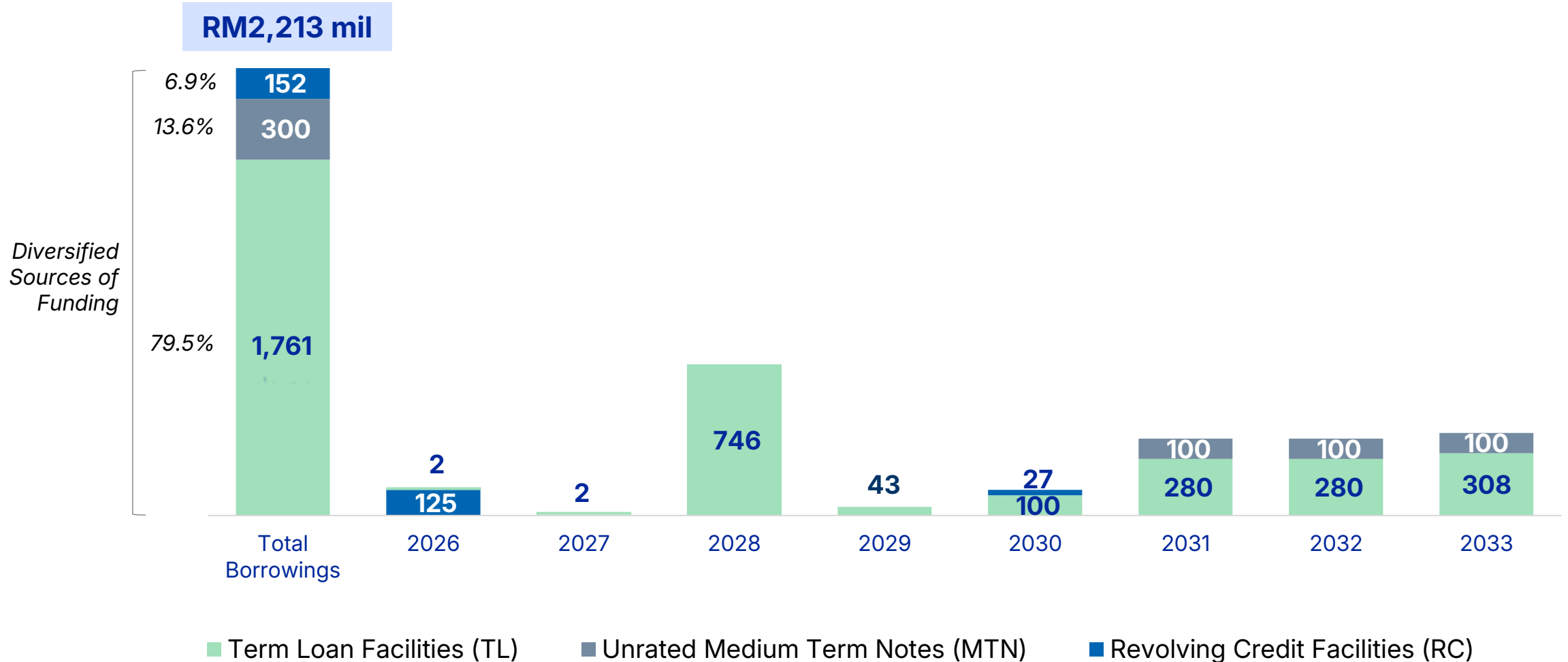


Notes:

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.

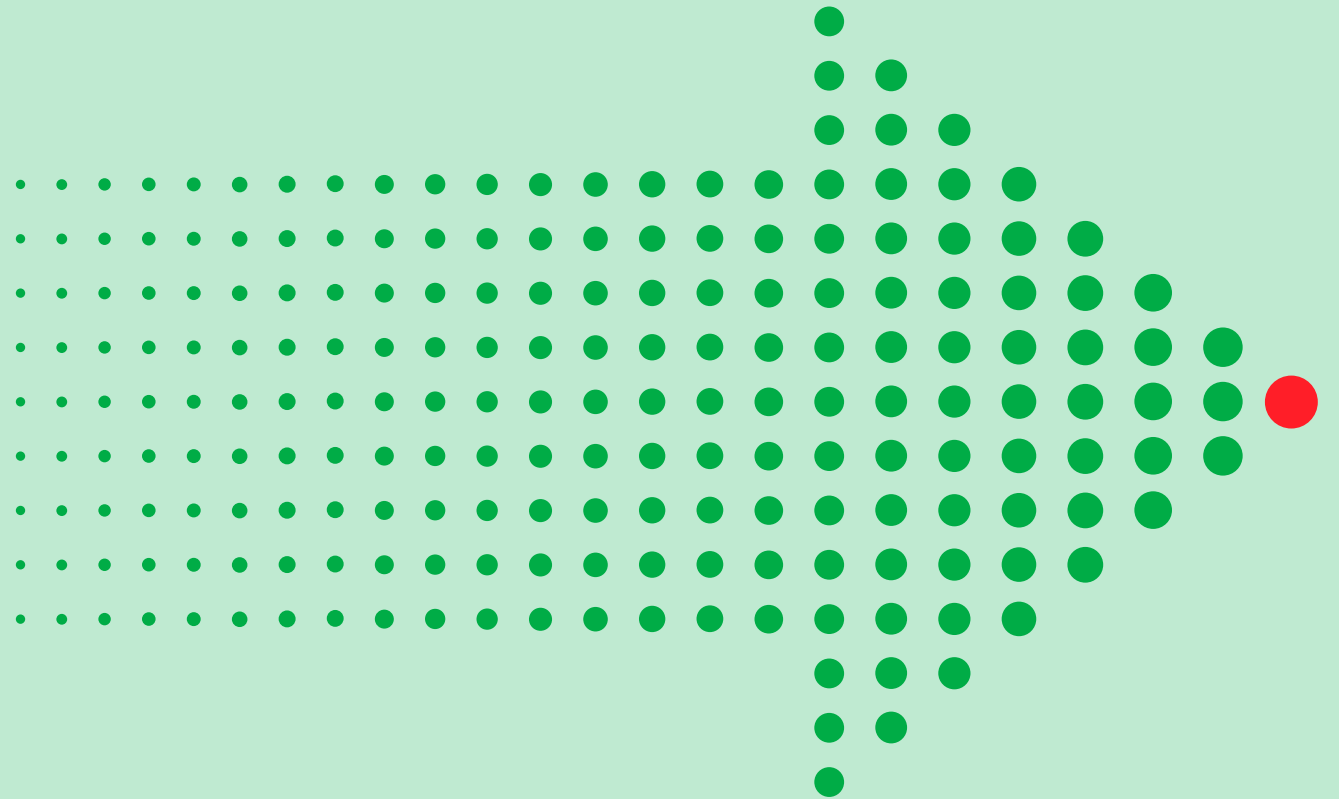
# Well-spread Debt Profile

- Long debt profile with an average maturity of 4.4 years
- As at 31 March 2026, total outstanding sustainability-linked loans were RM1,744.32 million, accounting for about 78.8% of total borrowings.

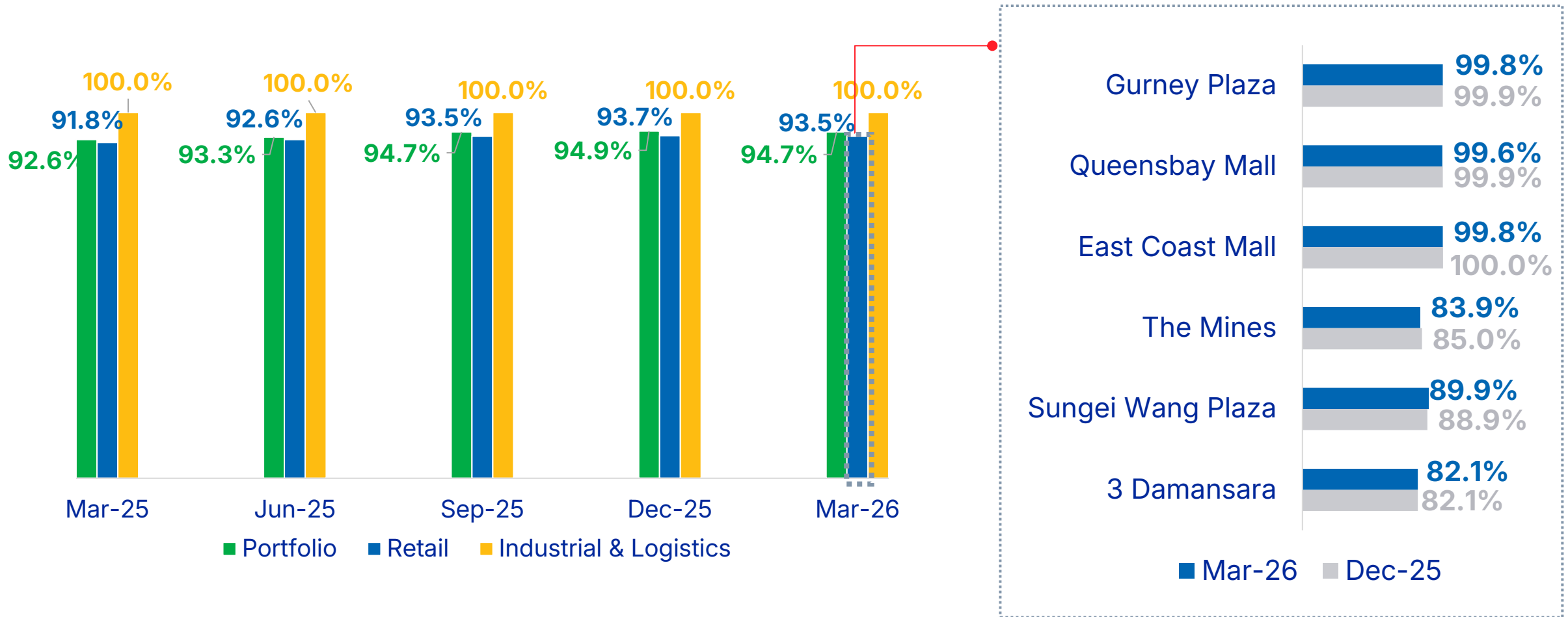


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# Portfolio Update



# Portfolio Occupancy Rate

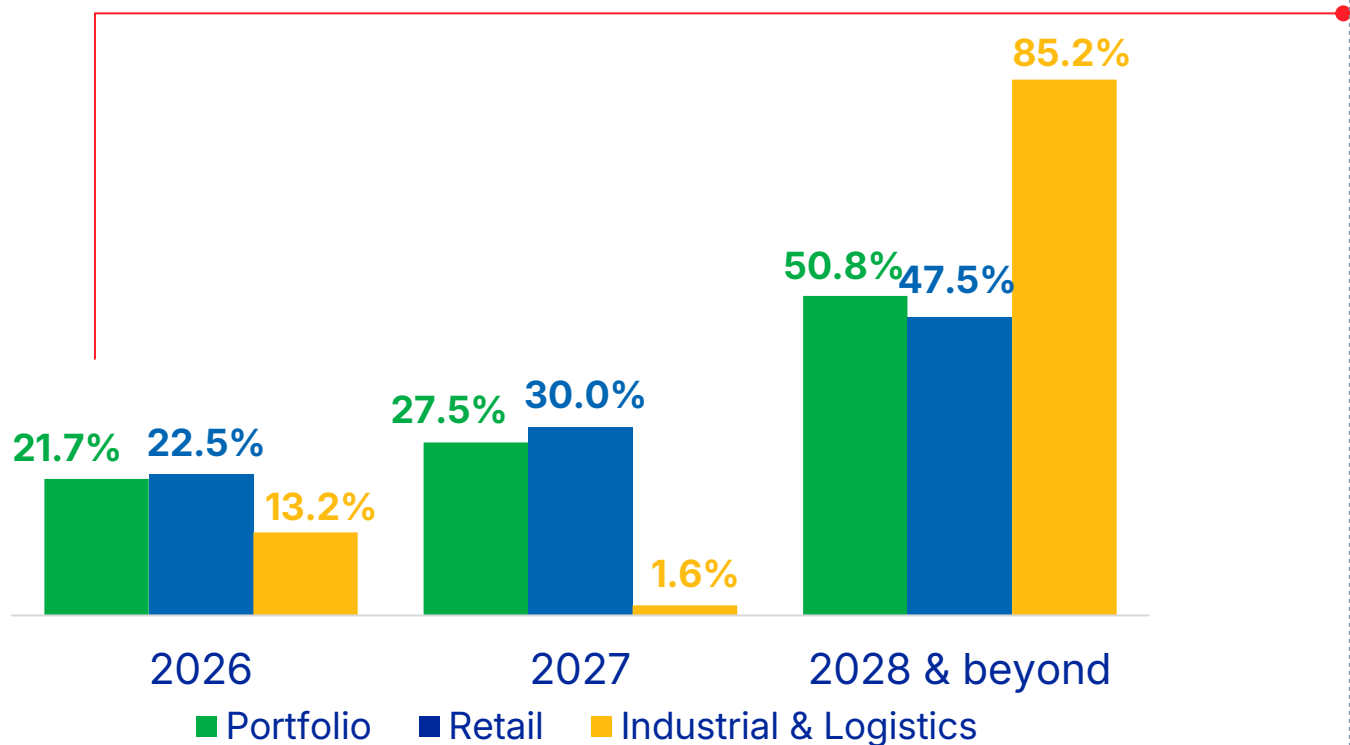


Note:  
1. Based on committed leases as at 31 March 2026.

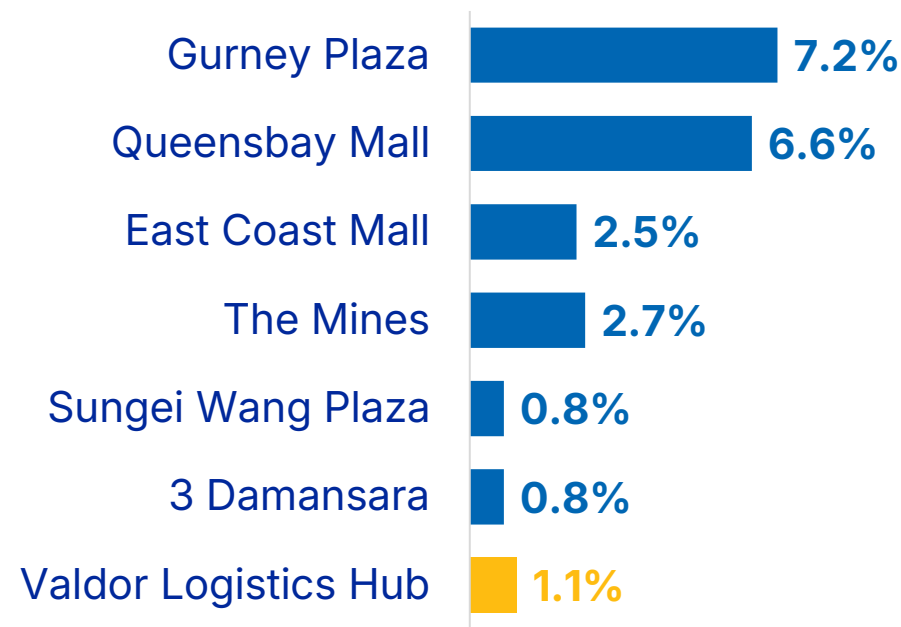
# Portfolio Lease Expiry Profile (Year)

As at 31 March 2026, about 30.9% of leases expiring in 2026 have been renewed

**Portfolio Lease Expiry Profile  
(% of Gross Rental Income)**



**Lease Expiry Profile for 2026**



Note:

1. Based on committed leases as at 31 March 2026.

# Retail Rental Reversion

From 1 January to 31 March 2026<sup>1</sup>



**154**

New Leases / Renewals



**392,313**

Area (sq ft)



**10.1%**

of Total Net Lettable Area



**12.4%**

Variance over preceding average rental<sup>2,3,4</sup>

Property	No. of New Leases/ Renewals	Area (sq ft)	% of Total Net Lettable Area	Variance over preceding average rental <sup>2, 3, 4</sup> (%)	Contribution % against Total New Rent (%)
Ex-Klang Valley	119	247,267	6.4%	12.9%	82.6%
Klang Valley	35	145,046	3.7%	10.2%	17.4%
<b>Retail</b>	<b>154</b>	<b>392,313</b>	<b>10.1%</b>	<b>12.4%</b>	<b>100.0%</b>

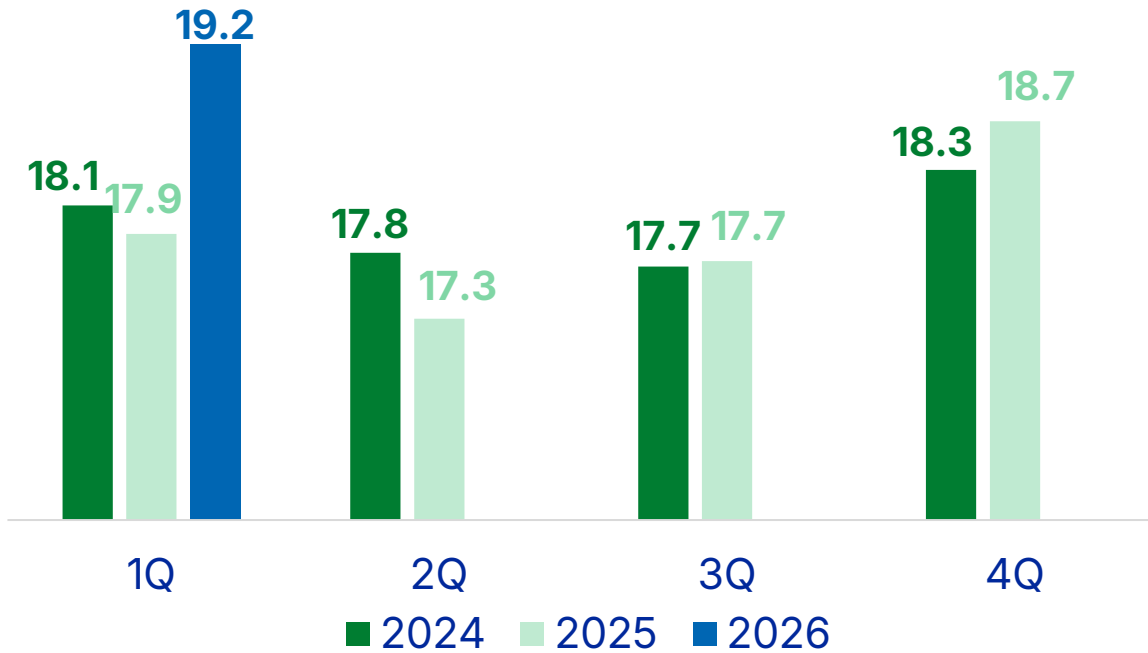
Notes:

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

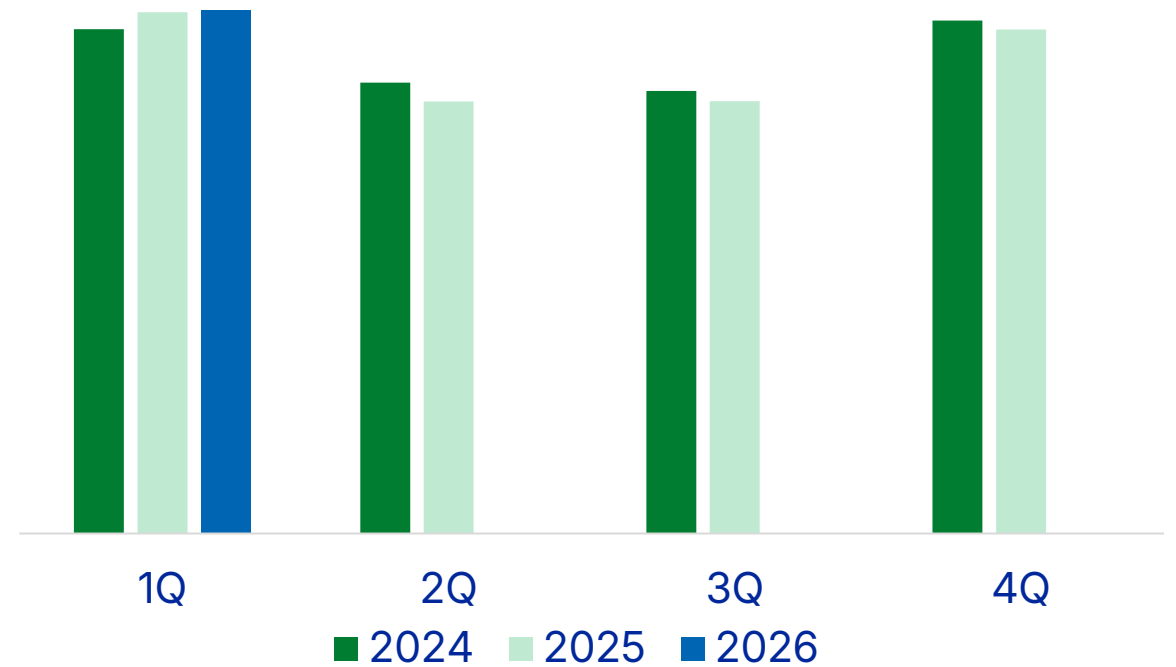
## Shopper Traffic (million)

1Q 2026: **+7.1%** against 1Q 2025



## Tenant Sales Per Square Foot (RM)

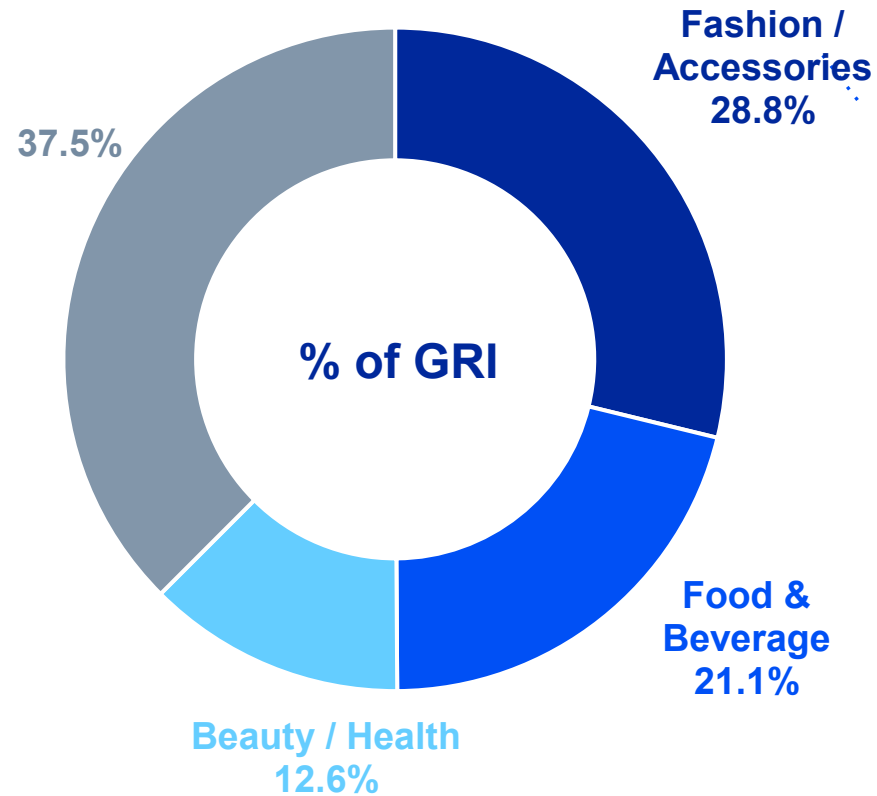
1Q 2026: **+0.4%** against 1Q 2025



# Well-balanced Retail Tenancy Mix (as at 31 March 2026)

Top 3 trade categories contributed 62.5% of total GRI

Leisure & Entertainment / Sports & Fitness	9.7%
Departmental Store	7.0%
Electronics / I.T.	7.2%
Services	3.6%
Gifts / Specialty / Books / Hobbies / Toys / Lifestyle	3.1%
Houseware / Furnishings	3.1%
Supermarket / Hypermarket	2.6%
Others	1.2%



# Refresh Anchor Supermarket Offerings in Line with Changing Consumer Preferences

## Sungei Wang Plaza

- On 30 October 2025, Sungei Wang Plaza launched the opening of **Cold Storage** to its shoppers, elevating the mall's grocery shopping experience



Cold Storage offers more fresh food variety and convenient services for an effortless shopping trip



Giant served the community well since acquisition of Sungei Wang Plaza

## East Coast Mall

- East Coast Mall welcomes the **first Aeon in Kuantan** on 15 January 2026, offering wide selections from daily market fresh-picks to home necessities



Opening ceremony of Aeon



The former Aeon Big offering served the needs of Kuantan shoppers

## The Mines

- **Jaya Grocer**, Malaysia's leading mass-premium supermarket chain, will be opening its first CapitaLand malls outlet at The Mines in **July 2026**



Signing ceremony between The Mines and Jaya Grocer in January 2026



Former supermarket offerings at The Mines include Lotus's and Giant

# New Retail Offerings/Concepts to Refresh Shoppers' Experience

## Food & Beverage



Long Jing and Cinnabon @ Gurney Plaza



Lucky Cup @ The Mines



Tuck Sang Thong @ 3 Damansara



So Do Fun, Zok Noodle and ChaPanda @ Queensbay Mall

## Fashion / Accessories



Every Wear @ Gurney Plaza



Siti Khadijah @ East Coast Mall



Jo Fashion @ Sungei Wang Plaza



Running Lab @ Gurney Plaza

## Sports & Fitness

## New Concept Offerings



Watsons Pink @ East Coast Mall



Mr D.I.Y. @ Queensbay Mall



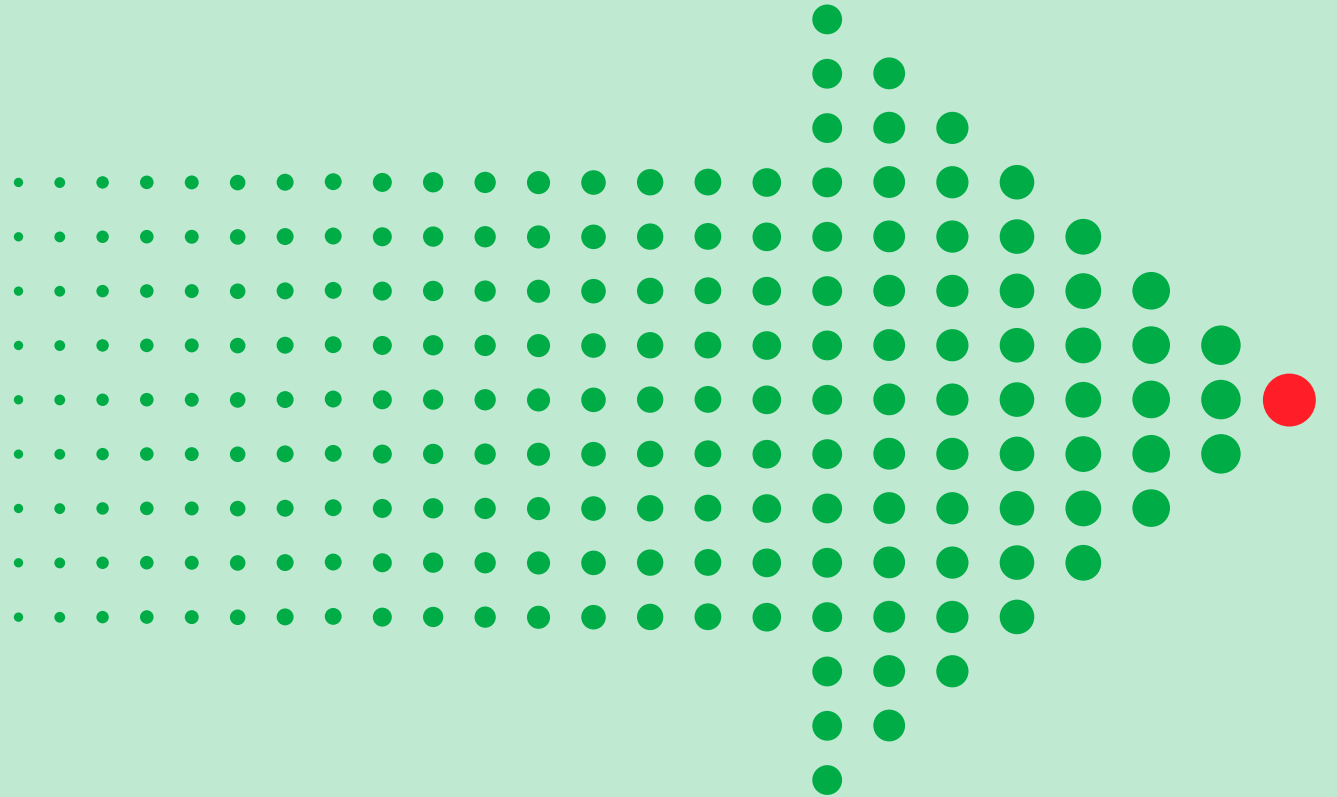
Existing tenants – Dunkin Donuts, Oiso and Tealive introduced new F&B concepts



Relocation of Planet M78 to strengthen Jumpa's anime street cluster

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# Sustainability Management



# Advancing Efforts Towards ESG Excellence

## Earth Hour

- CapitaLand malls took part in this annual global event by dimming and **turning off non-essential lights** from 8:30PM to 10.00PM on March 28, 2026
- In conjunction with the Earth Hour, CapitaLand's malls organised a **creative challenge**, inviting participants to turn recyclable materials into innovative items, showcasing continuous commitment to advancing environmental stewardship



showcasing  
advancing



Non-essential lights were turned off



## Green Building

- Attained **Green Mark Gold<sup>Plus</sup> (Provisional)** certification issued by Building and Construction Authority (BCA), raising the proportion of green-certified assets in CLMT's portfolio to about 68% (by gross floor area)



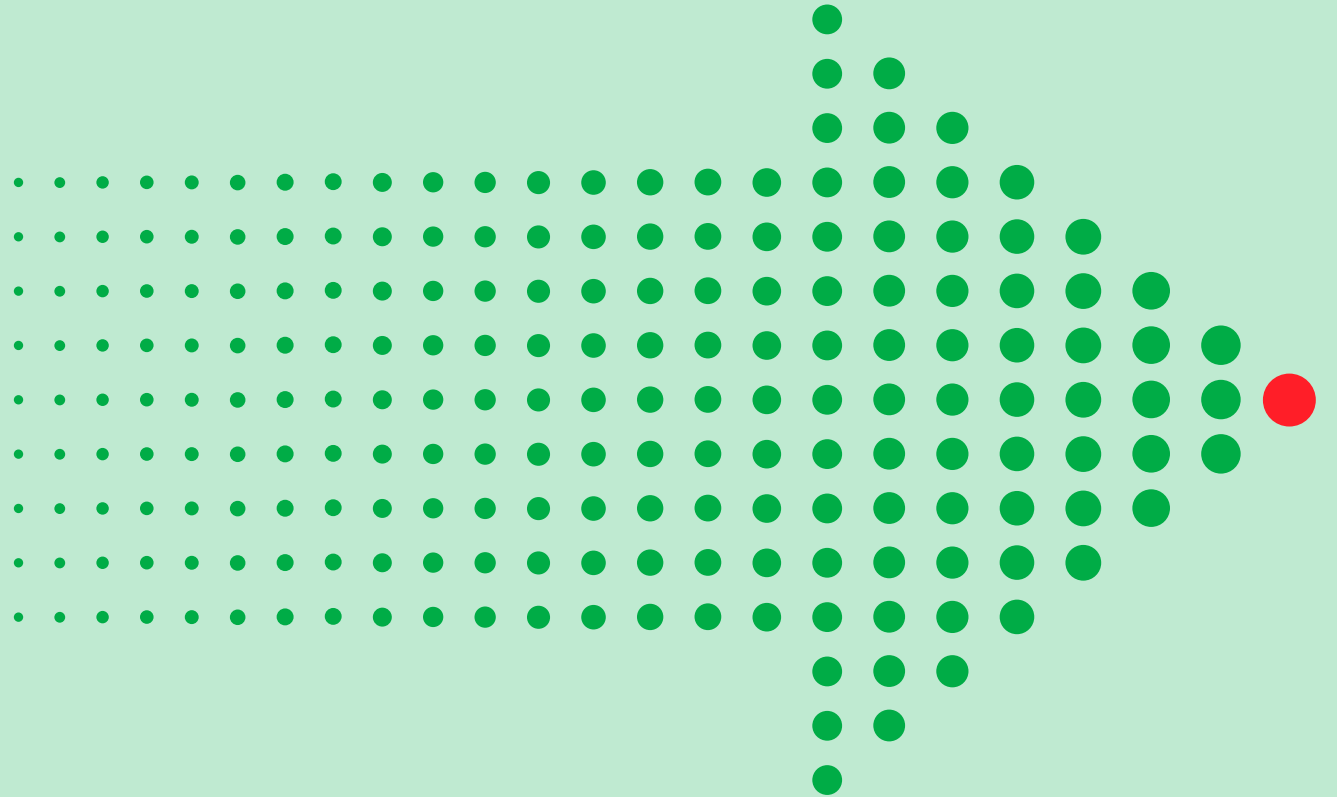
## Fire Safety Awareness

- **Kempen Siap Siaga Raya** was held at **Queensbay Mall** to promote fire safety education and awareness among the community. Activities included safety demonstrations by Bomba Penang.



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# Supplemental Information



# Executing Strategic Initiatives in Delivering Sustainable Unitholders Returns

## ASSET ENHANCEMENT INITIATIVE (AEI)

Commenced at **3 Damansara**



AEI  
Completed at **The Mines**



AEI  
Completed at **3 Damansara**



AEIs  
Completed at **Gurney Plaza**



AEI  
Completed at **3 Damansara**



AEI  
Completed at **Gurney Plaza**



### ACQUISITION

Forward purchase acquisition of **five high-specification industrial properties in Iskandar Malaysia, Johor**



### ACQUISITION

**Synergy Logistics Hub** on 26 November 2025



### ACQUISITION

**Iskandar Puteri Facilities** on 8 October 2025



### ACQUISITION

**Senai Airport City Facilities** on 4 September 2025



### AEI

Completed at **Glenmarie Distribution Centre**



### DIVESTMENT

**3 Damansara Office Tower** on 4 December 2023



### ACQUISITION

**Glenmarie Distribution Centre** on 29 August 2023



### ACQUISITION

**Queensbay Mall** on 21 March 2023



### ACQUISITION

**Valdor Logistics Hub** on 14 December 2022

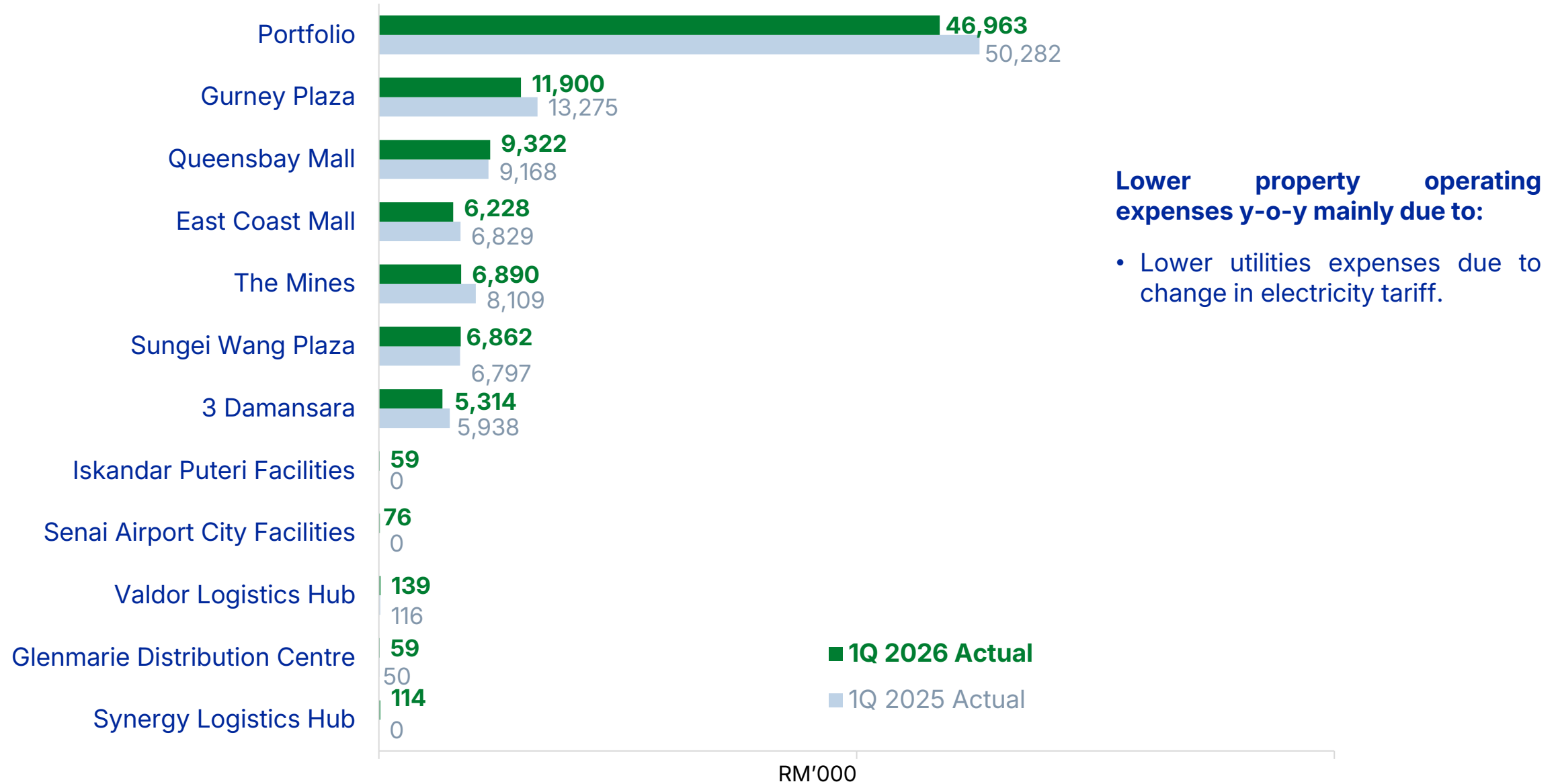
# 1Q 2026 Gross Revenue



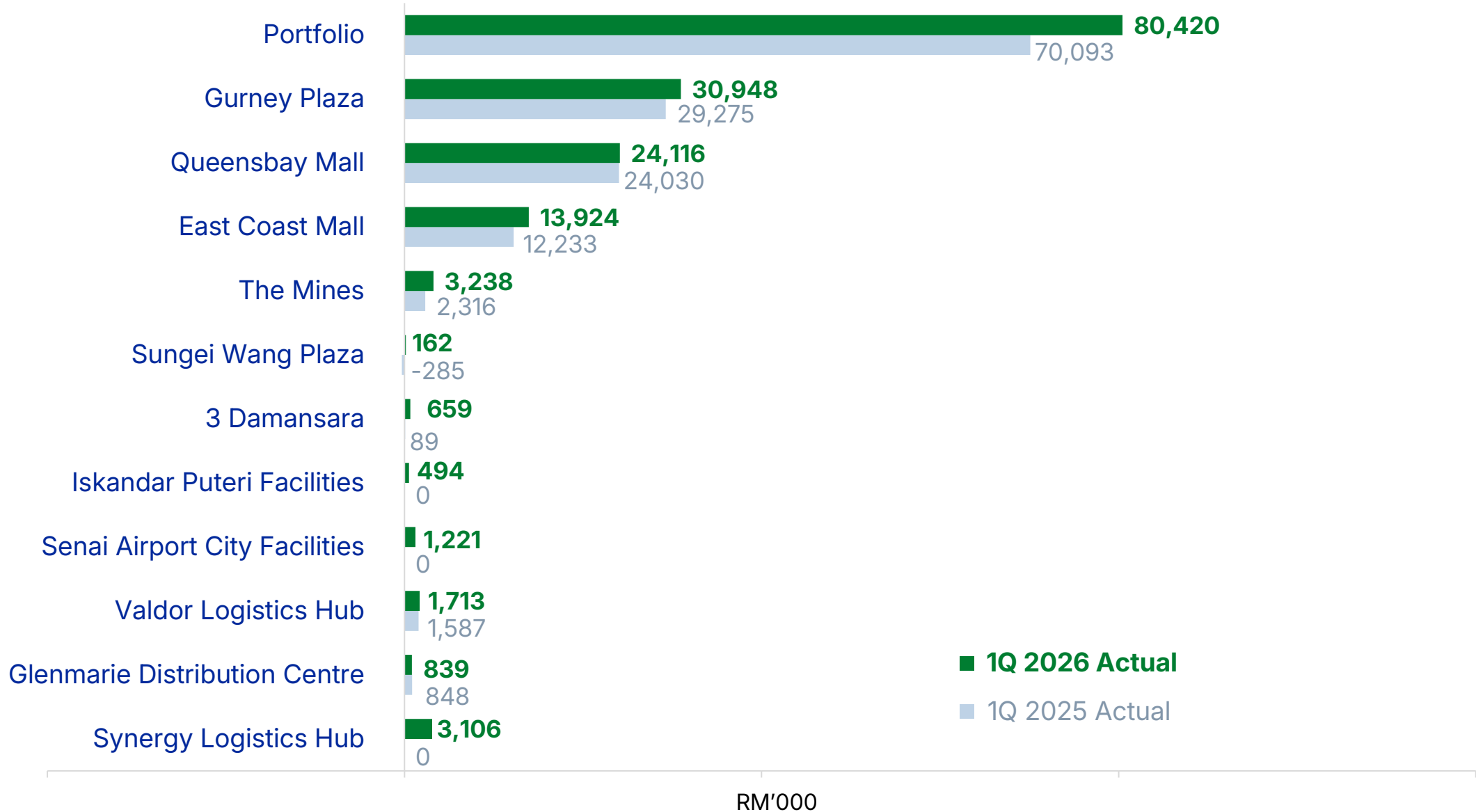
**Higher gross revenue y-o-y mainly due to:**

- Higher revenue contributed by East Coast Mall and Sungei Wang Plaza; and
- New contribution from industrial and logistics properties acquired in 2025, namely Iskandar Puteri Facilities, Senai Airport City Facilities and Synergy Logistics Hub.

# 1Q 2026 Property Operating Expenses



# 1Q 2026 Net Property Income



# Balance Sheet

<b>As at 31 March 2026</b>	<b>RM'mil</b>
Non-current Assets	5,494
Current Assets	137
<b>Total Assets</b>	<b>5,631</b>
Current Liabilities	254
Non-current Liabilities	2,190
<b>Total Liabilities</b>	<b>2,444</b>
<b>Net Assets</b>	<b>3,187</b>
<b>Total Unitholders' Funds</b>	<b>3,187</b>
<b>No of Units in Circulation (mil)</b>	<b>3,365</b>

<b>Net Asset Value (RM'mil)</b>	
- before income distribution	3,187
<b>- after income distribution</b>	<b>3,142</b>
<b>Net Asset Value per Unit (RM)</b>	
- before income distribution	0.9472
<b>- after income distribution</b>	<b>0.9336</b>



Thank You.

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