

NEWS RELEASE

CapitaLand Malaysia Trust's 1Q 2025 distribution per unit rises 7.6% on stronger operating performance

- *Achieves positive rental reversions of 12.4% for retail properties*
- *Newly completed Glenmarie Distribution Centre begins contributing income from January 2025*

Summary of CLMT's results

	1Q 2025	1Q 2024	Change (%)
Gross revenue (RM'000)	120,375	111,884	7.6
Net property income (RM'000)	70,093	63,981	9.6
Distributable income (RM'000)	37,297	33,624	10.9
Distribution per unit (sen)	1.28	1.19	7.6

Kuala Lumpur, 16 April 2025 – CapitaLand Malaysia Trust (CLMT) announced a distributable income growth of 10.9% to RM37.3 million for the period 1 January 2025 to 31 March 2025 (1Q 2025) compared to the same quarter last year, achieving a corresponding 7.6% increase in distribution per unit (DPU) to 1.28 sen.

Net property income in 1Q 2025 was up 9.6% year-on-year (y-o-y) to RM70.1 million, primarily driven by higher revenue across most of its properties. The stronger operating performance was due to healthy rental reversions for its retail properties as well as income contribution from the fully occupied Glenmarie Distribution Centre following the completion of its asset enhancement initiative.

Ms Yong Su-Lin, CEO of CapitaLand Malaysia REIT Management Sdn. Bhd. (CMRM), the manager of CLMT, said: "Our strong performance in 1Q 2025 builds upon the momentum established in previous quarters, with most of our retail assets continuing to deliver robust results. As part of our ongoing efforts to enhance the retail experience, we recently completed asset enhancement works at Gurney Plaza, introducing new retail concepts to attract shoppers. At The Mines, we have secured a new kids playland operator which will occupy approximately 25,000 square feet (sq ft) of net lettable area. This addition will further enrich the mall's experiential offerings and strengthen our retail portfolio. Looking ahead, we will continue to intensify efforts to attract exciting new tenants and deliver a well-curated tenant mix across our retail portfolio."

“On the industrial and logistics front, we marked our second foray into Johor in 1Q 2025 with the acquisitions of three industrial properties in Senai Airport City. These acquisitions, together with our earlier acquisitions of three industrial properties in Nusajaya Tech Park and logistics property in Elmina Business Park in Selangor, are expected to contribute positively to CLMT’s earnings upon completion in 2H 2025. As we execute our portfolio reconstitution strategy, we will remain agile in capturing growth opportunities while maintaining discipline in capital management to deliver sustainable returns to unitholders,” added Ms Yong.

Proactive portfolio management

As at 31 March 2025, CLMT’s retail occupancy remained stable at 91.8%. Including its two fully leased logistics properties, the overall portfolio occupancy stood at 92.6%. CLMT’s retail properties registered positive rental reversions of 12.4% for 1Q 2025, higher than the 11.3% for FY 2024. Shopper traffic increased by 0.1% y-o-y, while tenant sales per sq ft grew 5.3% y-o-y.

Prudent capital management

CLMT maintained a well-spread debt maturity profile with an average term to maturity of 4.4 years. As at 31 March 2025, its year-to-date average cost of debt and gearing ratio were 4.46% and 41.5%, respectively. 85% of its total borrowings are on fixed interest rates to mitigate exposure to interest rate movements.

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 2025, CLMT has a market capitalisation of approximately RM1.9 billion with a total asset value of approximately RM5.3 billion.

CLMT’s portfolio of quality assets comprises six retail properties and two logistics properties with a total net lettable area of 4.3 million square feet. Its retail properties are strategically located across three key urban centres: Gurney Plaza and a significant interest in Queensbay Mall in Penang; three in Klang Valley – a majority interest in Sungei Wang Plaza in Kuala Lumpur, 3 Damansara in Petaling Jaya, The Mines in Seri Kembangan; and East Coast Mall in Kuantan, Pahang. CLMT’s logistics properties are Valdor Logistics Hub, located in one of Penang’s key industrial hubs, and Glenmarie Distribution Centre, located within Hicom-Glenmarie Industrial Park in Shah Alam, 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 2024, CLI had S\$136 billion of assets under management, as well as S\$117 billion of funds under management held via stakes held in seven 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.

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