

For immediate release

NEWS RELEASE

CapitaLand Malaysia Trust reported strong growth in 4Q 2025 with a 20.1% increase in distributable income

Completed acquisitions of seven industrial and logistics properties worth RM279 million in FY 2025, the largest addition to its portfolio since the expansion of its investment mandate

Summary of CLMT's results

	4Q 2025	4Q 2024	Change (%)	FY 2025	FY 2024	Change (%)
Gross revenue (RM'000)	124,611	119,984	3.9	476,755	454,760	4.8
Net property income (RM'000)	81,503	72,489	12.4	289,442	263,928	9.7
Distributable income (RM'000)	42,307	35,217	20.1	149,225	132,840	12.3
Distribution per unit (sen)	1.27	1.22	4.1	4.84	4.65	4.1

Kuala Lumpur, 28 January 2026 – CapitaLand Malaysia Trust (CLMT) achieved strong distributable income growth of 20.1% to RM42.3 million for the period 1 October 2025 to 31 December 2025 (4Q 2025) compared to 4Q 2024. Correspondingly, its distribution per unit (DPU) grew 4.1% year-on-year (y-o-y) to 1.27 sen. Net property income (NPI) rose 12.4% y-o-y to RM81.5 million. Its robust performance was primarily driven by contributions from newly acquired industrial and logistics properties¹ and higher revenue from its retail properties, namely Queensbay Mall and East Coast Mall.

For the period 1 January 2025 to 31 December 2025 (FY 2025), CLMT's distributable income increased 12.3% y-o-y to RM149.2 million while DPU grew 4.1% y-o-y to 4.84 sen. NPI was RM289.4 million, 9.7% higher than the same period a year ago.

CLMT's total valuation rose by 7.0% y-o-y to RM5.5 billion as at 31 December 2025, as appraised by independent valuers. The increase in valuation was largely attributable to the acquisitions of the industrial and logistics assets namely Senai Airport Facilities, Synergy

¹ In FY 2025, CLMT completed the acquisition for [Synergy Logistic Hub](#) in Selangor as well as [Senai Airport City Facilities](#) and [Iskandar Puteri Facilities](#) in Johor.

Logistics Hub and Iskandar Puteri Facilities. On a like-for-like basis, overall portfolio value of eight properties increased by 1.5% y-o-y, contributed by uplifts from the Penang and Kuantan malls which have performed well for the year.

Ms Yong Su-Lin, CEO of CapitaLand Malaysia REIT Management Sdn. Bhd. (CMRM), the manager of CLMT, said: “2025 was a milestone year for CLMT, with the completed acquisitions of seven industrial and logistics properties in the Klang Valley and Johor, valued at RM279 million – our largest undertaking since the expansion of CLMT’s investment mandate in 2021. These acquisitions are expected to contribute positively to CLMT’s earnings in FY 2026. Another significant milestone is proposed acquisition of five industrial properties in the Johor-Singapore Economic Zone (JS-SEZ) worth RM220.8 million. Upon completion, this acquisition will further strengthen our foothold in Johor, a fast-growing hub attracting global players in sectors such as manufacturing, logistics, healthcare, and financial services.”

“Our retail portfolio remains resilient with occupancy above 93% and all properties achieving positive rental reversions, reflecting our proactive leasing and asset management strategies. We also enhanced customer experience with new lifestyle concepts such as Oh!Some at Gurney Plaza and Game On Theme Park at The Mines, alongside refreshed dining options at Queensbay Mall and 3 Damansara. There are also plans for The Mines to revitalise the canal area and transform the mall into a vibrant lifestyle hub. Looking ahead, we remain committed to delivering sustainable returns through portfolio optimisation, while continuing to pursue growth opportunities with financial discipline,” added Ms Yong.

Proactive portfolio management

As at 31 December 2025, CLMT’s retail occupancy remained stable at 93.7%. Including its logistics and industrial properties, the overall portfolio occupancy stood at 94.9%. CLMT’s portfolio achieved positive rental reversions of 12.2% for FY 2025.

Prudent capital management

As at 31 December 2025, CLMT maintained a well-spread debt maturity profile with an average term to maturity of 4.6 years. Its year-to-date average cost of debt and gearing ratio were 4.34% and 39.0% respectively. 84% of its total borrowings were at fixed interest rates to mitigate exposure to interest rate movements.

Sustainability initiatives

As part of its commitment to building a sustainable portfolio, Senai Airport Facilities achieved the Green Building Index certification from the Malaysia Green Building Confederation (MGBC) in October 2025, bringing the total number of CLMT’s assets with green certifications to seven properties. CLMT also remained a constituent of the FTSE4Good Bursa Malaysia Index and maintained a 4-star ESG rating following the semi-annual review in December 2025.

Through the #GivingBersama 5.0 initiative, CLMT and CapitaLand Investment (Malaysia), supported by CapitaLand Group’s philanthropic arm, CapitaLand Hope Foundation, contributed RM200,000 worth of daily necessities, educational supplies and wellness support to approximately 2,200 beneficiaries from orphanage homes, schools and low-income families in Penang, Klang Valley, Pahang and Johor.

Distribution details

Unitholders can expect to receive a DPU of 1.91 sen for the period from 7 August 2025 to 31 December 2025, payable by March 2026. This follows an advanced distribution of 0.47 sen paid on 19 August 2025 for the period of 1 July 2025 to 6 August 2025. The Board of CMRM has elected to apply the Distribution Reinvestment Plan to the income distribution for the period of 7 August 2025 to 31 December 2025, enabling Unitholders to choose to receive the distribution fully in cash or to reinvest part of the distribution in new units. The dates of book closure and income distribution will be announced upon obtaining the necessary regulatory approvals.

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 December 2025, CLMT's market capitalisation stood at approximately RM2.1 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 5 November 2025, CLI had S\$120 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 private credit.

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.

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.

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