

For immediate release

ANNOUNCEMENT

Revaluation of Properties

Pursuant to Clause 10.02(b)(i) of the Guidelines on Listed Real Estate Investment Trusts ("REITs Guidelines") issued by Securities Commission Malaysia ("SC") and Paragraph 9.43(1)(e) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities"), CapitaLand Malaysia REIT Management Sdn. Bhd., the Manager of CapitaLand Malaysia Trust ("CLMT"), wishes to announce that independent professional valuers appointed by MTrustee Berhad, the trustee of CLMT, and the Manager, have carried out revaluations for all properties owned by CLMT. A revaluation gain of RM36.3 million has been incorporated into the accounts of CLMT for the financial year ended 31 December 2025.

The annual asset valuation was conducted for accounting purposes in accordance with the Malaysian Financial Reporting Standard 140: Investment Property (MFRS 140) and CLMT's revaluation policy. All valuations are in accordance with the valuation requirements as stipulated in the REITs Guidelines.

The valuation for Gurney Plaza was conducted by Savills (Malaysia) Sdn. Bhd. ("Savills"); valuation for Queensbay Mall¹, East Cost Mall, Sungei Wang Plaza² and The Mines were conducted by PPC International Sdn. Bhd. ("PPC"); valuation for 3 Damansara was conducted by Henry Butcher (Malaysia) Sdn. Bhd. ("HB"); valuation for Valdor Logistics Hub, Glenmarie Distribution Centre, Senai Airport City Facilities and Iskandar Puteri Facilities were conducted by Nawawi Tie Leung Property Consultants Sdn. Bhd. ("NTL"); and valuation for Synergy Logistics Hub was conducted by JLL Appraisal & Property Services Sdn. Bhd. ("JLL"). Savills, PPC, HB, NTL and JLL are independent professional valuers registered with the Board of Valuers, Appraisers, Estate Agents and Property Managers Malaysia. The details of the valuation and revaluation gains/losses are set out in Table 1.

Notes:

- ¹ The 438 strata parcels within Queensbay Mall (which, based on the total share units allocated to the 438 strata parcels represent approximately 91.8% of the voting rights in Queensbay Mall Management Corporation) consist of retail space with an aggregate floor area of approximately 1,282,681 sq ft (representing approximately 91.8% of the total strata floor area of retail parcels and 100% of the car park bays).
- ² The 205 strata parcels within Sungei Wang Plaza (which, based on the total share units allocated to the 205 strata parcels, represent approximately 62.8% of the voting rights in Sungei Wang Plaza Management Corporation) consist of retail space with an aggregate floor area of approximately 511,103 sq ft (representing approximately 61.9% of the aggregate retail floor area of Sungei Wang Plaza); and 1,298 car park bays which comprise 100.0% of the car park bays in Sungei Wang Plaza.

Table 1

Description of Properties	Date of Last Valuation	Valuation Date	Net Book Value as at 31 Dec 2025 (Prior to Revaluation)	Revaluation as at 31 Dec 2025	Gains/ (Losses)
			RM '000	RM '000	RM '000
Gurney Plaza Persiaran Gurney, 10250 George Town, Pulau Pinang.	31 Dec 2024	31 Dec 2025	1,729,090	1,735,000	5,910
Queensbay Mall 100, Persiaran Bayan Indah, 11900 Bayan Lepas, Pulau Pinang.	31 Dec 2024	31 Dec 2025	1,157,083	1,192,400	35,317
East Coast Mall Jalan Putra Square 6, Putra Square, 25200 Kuantan, Pahang Darul Makmur.	31 Dec 2024	31 Dec 2025	631,431	632,000	569
The Mines Jalan Dulang, Mines Resort City, 43300 Seri Kembangan, Selangor Darul Ehsan.	31 Dec 2024	31 Dec 2025	665,500	661,000	(4,500)
Sungei Wang Plaza Jalan Sultan Ismail, 50250 Kuala Lumpur.	31 Dec 2024	31 Dec 2025	435,678	436,900	1,222
3 Damansara Jalan SS20/27, 47400 Petaling Jaya, Selangor Darul Ehsan.	31 Dec 2024	31 Dec 2025	404,937	400,000	(4,937)
Valdor Logistics Hub No. 1564, Mukim 12, Jalan Nafiri, Kawasan Perindustrian Valdor, Sungai Jawi, 14200 Pulau Pinang.	31 Dec 2024	31 Dec 2025	88,277	90,000	1,723
Glenmarie Distribution Centre No. 5&7, Jalan Jurunilai U1/20, Hicom-Glenmarie Industrial Park, Seksyen U1, 40150 Shah Alam, Selangor Darul Ehsan.	31 Dec 2024	31 Dec 2025	57,678	58,000	322
Senai Airport City Facilities No. 17A, Jalan SAC 2/2 Senai Airport City, 81400 Senai, Johor Darul Takzim.	23 Jan 2025	31 Dec 2025	73,554	73,600	46

Table 1 (Continued)

Description of Properties	Date of Last Valuation	Valuation Date	Net Book Value as at 31 Dec 2025 (Prior to Revaluation)	Revaluation as at 31 Dec 2025	Gains/ (Losses)
			RM '000	RM '000	RM '000
Iskandar Puteri Facilities No 2&4, Jalan Teknologi Perintis 1/1, No 12, Jalan Teknologi Perintis 1/3, Taman Teknologi Nusajaya, 79200 Iskandar Puteri, Johor Darul Takzim.	15 Jan 2024	31 Dec 2025	27,863	28,400	537
Synergy Logistics Hub No 16&18, Jalan Sinergi 1, Taman Perdagangan Elmina (Elmina Business Park), 47000 Sungai Buloh, Selangor Darul Ehsan.	15 Nov 2024	31 Dec 2025	182,950	183,000	50
			5,454,041	5,490,300	36,259

The reversionary capitalisation rates for each asset remain unchanged from the last valuation which is in-line with the other comparable properties.

Based on the unaudited consolidated results of CLMT and its subsidiaries as at 31 December 2025, the net asset value per unit (before income distribution) will be RM0.9561 upon incorporation of the above revaluation gains of RM36.3 million.

Copies of the valuation reports for the above properties are available for inspection at the registered office of the Manager during normal business hours for a period of three (3) months from the date of this announcement. Prior notice is required.

Issued by: CapitaLand Malaysia REIT Management Sdn. Bhd. (Regn. No. 200801018055 (819351-H))
Date: 28 January 2026

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.