AMANAHRAYA ▪ KENEDIX
REIT MANAGER

PRESS RELEASE

AmanahRaya REIT Establishes RM2.0 Billion Medium-Term Note Programme to Enhance Capital Flexibility and Support Future Growth

Programme established under the Securities Commission Malaysia's Lodge and Launch Framework

Kuala Lumpur, 11 November 2025 – AmanahRaya Real Estate Investment Trust ("AmanahRaya REIT") has launched a Medium-Term Note ("MTN") Programme with a nominal value of up to RM2.0 billion.

The MTN Programme is established under the Securities Commission Malaysia's Lodge and Launch Framework. The programme is flexible and it allows AmanahRaya REIT to issue notes of rated and unrated from time to time.

This initiative forms part of AmanahRaya REIT's ongoing efforts to manage its capital structure more effectively and to ensure sufficient funding capacity to support future growth, including potential acquisitions and asset enhancement initiatives within its diversified portfolio.

Public Investment Bank Berhad acts as the Principal Adviser, Lead Arranger, and Lead Manager for the MTN Programme.

Datuk Mohd Iskandar Dzulkarnain Ramli, Managing Director of AmanahRaya-Kenedix REIT Manager Sdn. Bhd. ("AKRM") said, "The launch of the MTN Programme marks an important milestone in ARREIT's capital management strategy. It will further strengthen our financial position and enable us to seize new growth opportunities, including potential asset acquisitions and portfolio enhancement initiatives, while continuing to deliver sustainable returns to our unitholders."

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PRESS RELEASE

ABOUT AMANAHRAYA REIT

AmanahRaya Real Estate Investment Trust (‘AmanahRaya REIT’) is a notable real estate investment fund in Malaysia. Established on10 October 2006 and listed on the Main Board of Bursa Malaysia Securities Berhad on 26 February 2007, it focuses on providing investors with a diverse real estate portfolio.

As of 31 December 2024, AmanahRaya REIT holds 12 properties with a total fair value of RM1.297billion. The portfolio is diversified across various property types, including office complexes, education institutions, industrial buildings, retail complexes and hotels. These properties are strategically located in key regions such as Johor (Southern region), Kedah and the Klang Valley, which encompasses Kuala Lumpur, Petaling Jaya, Shah Alam, Damansara Heights and Subang Jaya. This geographical and sectorial diversification helps mitigate risks and stabilise returns, providing a balanced exposure for investors.

ABOUT AMANAHRAYA-KENEDIX REIT MANAGER SDN. BHD.

AmanahRaya-Kenedix REIT Manager Sdn. Bhd. (‘AKRM’), a joint venture between Amanah Raya Berhad and KDA Capital Malaysia Sdn. Bhd. (KDA Capital’) was established on May 8, 2009. It assumed management of AmanahRaya Real Estate Investment Trust (AmanahRaya REIT) from the previous manager, AmanahRaya-JMF Asset Management Sdn. Bhd. (now AmanahRaya Investment Management Sdn. Bhd.), on 27 August 2009.

As of 31 December 2024, AKRM has an authorised share capital of RM5 million and a paid-up share capital of RM1.5 million. Kenedix, Inc., through KDA Capital, made a significant investment in AKRM, acquiring a 49% stake, while Amanah Raya Berhad retains a controlling 51% share. KDA Capital also holds 15% of the units of AmanahRaya REIT.

AKRM's core responsibility is to manage AmanahRaya REIT's investment strategies, aiming to achieve stable and sustainable returns for its unitholders. This involves overseeing the trust’s investment objectives and ensuring that the portfolio delivers consistent performance and value to investors.

Co-Issued by: Swan Consultancy Sdn. Bhd. on behalf of AmanahRaya REIT

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