AMANAHRAYA ▪ KENEDIX
REIT MANAGER

PRESS RELEASE

AmanahRaya REIT Strengthens Industrial and Hospitality Portfolio at ARREIT Connect 2025

Shareholders Reaffirm Support at 2025 AGM Amid New Strategic Collaborations

Kuala Lumpur, 29 May 2025 – AmanahRaya Real Estate Investment Trust ("AmanahRaya REIT") today marked a milestone in its growth trajectory through strategic asset expansion and collaborative engagement at **ARREIT Connect 2025**, a private stakeholder event organised by AmanahRaya Kenedix REIT Manager Sdn. Bhd. ("AKRM"), the Manager of AmanahRaya REIT.

At a signing ceremony held in conjunction with ARREIT Connect 2025, the Trust formalized the acquisition of a single storey detached factory in Telok Panglima Garang, Selangor, under a sale and leaseback arrangement with Alpha Express Sdn. Bhd. The facility, located at Mukim Telok Panglima Garang, District of Kuala Langat, **will continue to be tenanted by Alpha Express under a long-term master lease.** This acquisition is aligned with AmanahRaya REIT's strategy to strengthen its industrial asset base with income-generating properties secured under long-term tenancies.

In addition to the signing ceremony, **ARREIT Connect 2025 served as a platform to strengthen strategic partnerships**, bringing together key stakeholders including AmanahRaya Berhad, HELP University, Alfa University College, Knight Frank, Fitness First, and IMT Tech. The event featured curated exhibitions and networking opportunities, underscoring the Trust's dedication to **value creation through collaborative engagement** and **portfolio innovation**.

Mohd Iskandar Dzulkarnain, Managing Director of AKRM said, "Today's signings and our stakeholder engagement efforts exemplify AmanahRaya REIT's commitment to proactive asset enhancement and relationship building. We thank our shareholders for their unwavering trust and remain focused on securing stable long-term income streams through innovative lease structures and prudent capital deployment."

Additionally, the REIT also announced the successful conclusion of its Annual General Meeting ("AGM"), where all resolutions were passed with unanimous shareholder approval. The AGM reaffirmed continued investor confidence in AmanahRaya REIT's direction and governance, particularly as the Trust embarks on a more dynamic portfolio management strategy focused on triple net lease structures, ESG-aligned investments, and market diversification.

With a growing asset portfolio, strategic commercial collaborations, and robust shareholder support, AmanahRaya REIT continues to position itself as a resilient and future-ready REIT in the Malaysian market.

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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.

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Issued by: Group Communication Department and Swan Consultancy Sdn. Bhd. on behalf of AmanahRaya REIT

Siti Azura Shamsuddin
Head
Group Communication Department
Tel:03-2055 7488
Fax: 03-2072 1434
E-mail: sitiazura@arb.com.my

Halimatul Saadiah Abu Kusan
Assistant Manager
Group Communication Department
Tel: 03-2055 7375
Fax: 03-2072 1434
Email: halimatulsaadiah@arb.com.my

Noor Atiyya Binti Mahmud
Investor Relations Manager
Amanahraya-Kenedix REIT Manager Sdn. Bhd.
Tel: +60 13-808 8825
Email: nooratiyya@akrm.com.my

Jazzmin Wan
PR Manager
Swan Consultancy
Tel: +60 17-289 4110
Email: j.wan@swanconsultancy.biz

Renee Toh
Executive
Swan Consultancy
Tel: +60 12-2289621
Email: r.toh@swanconsultancy.biz