AMANAHRAYA ▪ KENEDIX
REIT MANAGER

PRESS RELEASE

AmanahRaya REIT Sustains Strong First Half in FY2025 with 24.6% Growth in Realised Income Before Tax

Resilient Performance Supported by Strong Rental Income Growth

Kuala Lumpur, 28 August 2025 – AmanahRaya Real Estate Investment Trust ("AmanahRaya REIT") today announced its financial results for the second quarter ended 30 June 2025 ("Q2 FY2025"), delivering steady growth momentum on the back of higher rental income and disciplined cost management, and prudent capital strategies.

For Q2 FY2025, **AmanahRaya REIT recorded rental income of RM19.1 million, representing a 13.8% increase compared to RM16.8 million in the same quarter last year ("Q2 FY2024")**. The growth was mainly contributed by new tenancies secured earlier this year, supported by stronger occupancy at Vista Tower and new acquisition of Sekolah Tinta. **As a result, Net Property Income ("NPI") rose to RM11.0 million from RM10.5 million in Q2 FY2024.**

At the half-year mark, cumulative rental income rose 14.7% year-on-year to RM39.0 million (1H FY2024: RM34.0 million), while NPI increased to RM23.7 million from RM21.9 million. **Realised income before taxation surged 24.6% to RM4.3 million, compared to RM3.5 million recorded in the corresponding period last year.** The improvement was underpinned by higher rental income and a 7.4% reduction in interest rate, which fell to RM13.2 million in 1H FY2025 from RM14.2 million a year earlier.

As at 30 June 2025, **AmanahRaya REIT reported a Net Asset Value ("NAV") of RM721.5 million, equivalent to RM1.2586 per unit. The Trust's gearing ratio remained at a prudent 44.5%**.

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Datuk Mohd Iskandar Dzulkarnain Ramli, Managing Director of AKRM commented, "Our strong first-half performance reflects the resilience of our portfolio and the effectiveness of our proactive leasing and capital management strategies. With the recent acquisition, we are further enhancing our portfolio into the industrial segment, ensuring sustainable and balanced growth in line with our transformation agenda."

Looking ahead, the Trust is poised to strengthen its portfolio further following the signing of a Sale and Purchase Agreement on 22 May 2025 for Teluk Panglima Garang. The acquisition is expected to be completed by quarter 4 and will enhance the Trust's industrial exposure, contributing positively to long-term income stability.

The Trust remains committed to its five-pillar transformation journey: strengthening governance, empowering people, enhancing systems and processes, driving sustainable growth, and reinforcing financial management. These initiatives underscore the Manager's focus on building a resilient and performance-driven REIT that consistently delivers value to unitholders.

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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.

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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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