AMANAHRAYA ▪ KENEDIX
REIT MANAGER

PRESS RELEASE

AmanahRaya REIT Kicks Off Q1 FY2026 on a Strong Note with 61.4% Growth in Net Income Before Tax

- *Net Property Income Rises 28.6% to RM16.38 Million on Higher Occupancy and Contributions from New Tenancies*
- *Net Income Before Tax Improves 61.4% to RM5.44 Million, Driven by Higher Rental Contributions and Enhanced Portfolio Performance*
- *NAV Per Unit Strengthens to RM1.2573, Supported by Stable Operational Performance*

Kuala Lumpur, 18 May 2026 – AmanahRaya Real Estate Investment Trust ("AmanahRaya REIT") announced its financial results for the first quarter ended 31 March 2026 ("Q1 FY2026"), delivering a stronger set of operational and earnings performance, driven by improved occupancy, higher rental contributions, and continued asset enhancement and leasing initiatives.

For the current quarter, AmanahRaya REIT recorded total rental income of RM23.20 million, representing an increase of 16.4% from RM19.92 million in the corresponding quarter last year. The improved performance was mainly attributable to higher occupancy at Vista Tower and Menara Dana 13, alongside improvement on rental contributions from properties. Earnings were further supported by contributions from the newly acquired industrial asset in Telok Panglima Garang, following the completion of the acquisition in December 2025.

Net property income ("NPI") rose 28.6% year-on-year to RM16.38 million from RM12.73 million previously, supported by higher rental revenue and improved operational efficiency. Net income for Q1 FY2026 increased by 61.4% to RM5.44 million from RM3.37 million in the corresponding quarter last year, reflecting stronger core operating performance across the Trust's portfolio.

Meanwhile, property operating expenses declined by 5.2% to RM6.82 million from RM7.19 million previously, primarily due to improved contract management and ongoing cost optimisation initiatives across several properties. Total trust expenses increased 14% to RM10.66 million from RM9.37mil, in tandem with increase of total rental income which include manager and agency fees and borrowing facility for new asset acquisition in December 2025.

As at 31 March 2026, AmanahRaya REIT's Net Asset Value ("NAV") stood at RM720.73 million, translating into a NAV per unit of RM1.2573, compared to RM1.2479 as at 31 December 2025. The Trust's gearing ratio remained manageable at 45.92%

Datuk Mohd Iskandar Dzulkarnain Ramli, Managing Director of AmanahRaya-Kenedix REIT Manager Sdn. Bhd. ("AKRM") said, "The improved quarterly performance reflects the resilience of AmanahRaya REIT's diversified property portfolio and the effectiveness of our ongoing asset enhancement and leasing initiatives. The recovery in occupancy levels and contribution from newly acquired assets continue to strengthen recurring income visibility and operational stability."

Looking ahead, the Manager remains focused on enhancing portfolio quality through asset rejuvenation, tenant optimisation and prudent capital management initiatives. The relaunch of Serasi Padi Hotel is progressing as planned, with rental contributions expected to commence in the second quarter of 2026. Alongside efforts to revitalise selected assets within the portfolio and recycle capital from ageing properties, are expected to support the Trust's longer-term income sustainability and portfolio value creation.

--- END ---

ABOUT AMANAHRAYA REIT

AmanahRaya Real Estate Investment Trust ('AmanahRaya REIT') is a notable real estate investment fund in Malaysia. Established on 10 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 RM1.309billion. 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.

PRESS RELEASE

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 8 May 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 9million. 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

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
Assistant Manager
Swan Consultancy
Tel: +60 12-228 9621
Email: r.toh@swanconsultancy.biz