AMANAHRAYA ▪ KENEDIX
REIT MANAGER

PRESS RELEASE

AmanahRaya REIT Records FY2025 Realised Income of RM6.81 Million

- *Cumulative Net Property Income (NPI) Increased 9.31% Year-on-Year to RM53.79 Million, Supported by Improved Occupancy and New Tenancy Contributions*
- *Cumulative Net Income Surged to RM7.31 Million as Operating Performance Strengthened and Borrowing Costs Declined 7.39%*
- *Net Asset Value Per Unit at RM1.2514 Before Distribution, Backed by Stable Portfolio Fundamentals and Active Capital Management*

Kuala Lumpur, 27 February 2026 – AmanahRaya Real Estate Investment Trust ("AmanahRaya REIT") via its Manager, **AmanahRaya-Kenedix REIT Manager Sdn. Bhd.**, is pleased to announce its financial results for the financial year ended 31 December 2025 ("FY2025"), delivering improved operating performance supported by stronger rental contributions and lower financing costs.

AmanahRaya REIT recorded NPI of RM53.79 million, marking a 9.31% increase from RM49.21 million achieved in the previous corresponding period. The stronger performance was driven by improved occupancy at key office assets, stable tenant renewals, as well as additional rental contributions from newly acquired properties. Net income after tax for the year rose to RM7.31 million compared to RM1.80 million previously, representing a robust increase of approximately 305.25% year-on-year.

Property operating expenses increased 10.47% to RM31.27 million from RM28.31 million previously, reflecting higher maintenance and operational activities across the portfolio. Trust expenses rose 58.8% to RM15.48 million compared to RM9.75 million in the preceding year, mainly due to the revision of the Manager's fee pursuant to the Supplementary Trust Deed and fees arising from the tenant acquisition.

As at 31 December 2025, the Trust's Net Asset Value ("NAV") stood at RM717.32 million, with NAV per unit at RM1.2514 before income distribution, compared to RM1.2605 previously, representing a 0.7% moderation year-on-year. The gearing ratio stood at 45.65%.

PRESS RELEASE

The Management of AmanahRaya-Kenedix REIT Manager Sdn. Bhd. ("AKRM") said, "The cumulative improvement in net property income and significant recovery in net income demonstrate the resilience of AmanahRaya REIT's diversified portfolio. Our focus on occupancy optimisation, disciplined cost management and proactive refinancing has strengthened our income base and enhanced long-term stability."

Looking ahead, the Manager remains focused on sustaining rental income visibility through active asset management, tenant retention initiatives and prudent capital management. The addition of the industrial asset with a secured 10-year tenancy further enhances recurring income stability, positioning the Trust for sustainable distribution performance.

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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 RM1.297 billion. 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 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 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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