

Press Release
For Immediate Release

AmanahRaya REIT Reports 52.2% Surge in Net Income for 1H FY2026, Driven by Strong Rental Growth

- Rental income increased by 15.7% to RM45.14 million for the six months ended 30 June 2026, compared to RM39.00 million in the corresponding period last year, driven by improved performance across the portfolio and full contributions from a newly acquired industrial asset in Teluk Panglima Garang.
- This has contributed to an improvement in Net Property Income ("NPI") of 19.3% to RM28.31 million for 1H FY2026, compared to RM23.73 million in the corresponding period last year.
- Net income for the six months ended 30 June 2026 increased by 52.2% to RM6.62 million, from RM4.35 million in the corresponding period last year, reflecting the compounding effect of stronger revenue and disciplined cost management flowing through to the bottom line.

Kuala Lumpur, 13 August 2026 – AmanahRaya Real Estate Investment Trust ("AmanahRaya REIT") today announced its financial results for the period ended 30 June 2026 ("1H 2026"), recording an improved financial performance underpinned by higher rental income.

For 1H 2026, AmanahRaya REIT reported rental income of RM45.14 million, a 15.8% increase from RM39 million in the corresponding period last year. The improvement was mainly attributed to better performance across the portfolio and further supported by full rental income contribution from the newly acquired industrial property.

Property expenses period under review amounted to RM16.83 million, an increase of 10.2% from RM15.27 million in 1H FY2025, mainly due to revisions in assessment rates effective from the second half of 2025 and building maintenance initiatives undertaken across several properties during the period. Importantly, with revenue growth of 15.7% comfortably outpacing the 10.2% rise in property expenses, AmanahRaya REIT delivered Net Property Income ("NPI") of RM28.31 million for 1H FY2026, up RM4.58 million or 19.3% year-on-year, translating into a wider NPI margin and underscoring the underlying operational leverage in the portfolio.

Net income for the six-month period ended 30 June 2026 rose 52.2% to RM6.62 million, from RM4.35 million in the corresponding period of the preceding financial year, driven by strong growth in Net Property Income during the period.

Commenting on the results, Managing Director of AmanahRaya-Kenedix REIT Manager Sdn. Bhd., Datuk Mohd Iskandar Dzulkarnain Ramli, said, "The first half of the performance demonstrates the resilience of AmanahRaya REIT's diversified portfolio and the effectiveness of our proactive asset management strategy.

Adding to the momentum in the first half of the year, ARREIT was conferred the Repurposed Buildings Category award for IHT Rehabilitation Centre at The Edge Best Managed & Sustainable Property Awards 2026, in recognition of the successful revitalization of our industrial to wellness asset.

We remain focused on optimising occupancy across our existing portfolio, enhancing operational efficiency and pursuing quality investment opportunities that complement our long-term strategy.

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ABOUT AMANAHRAYA REIT

AmanahRaya Real Estate Investment Trust (“AmanahRaya REIT”) is a Malaysia-domiciled real estate investment trust listed on the Main Market of Bursa Malaysia Securities Berhad since 26 February 2007. As at 30 June 2026, the Trust holds a diversified portfolio of 13 properties with a total fair value of approximately RM1.32 billion, spanning office, retail, education, industrial, wellness and hospitality assets located across Kuala Lumpur, Selangor, Johor and Kedah. AmanahRaya REIT is managed by AmanahRaya-Kenedix REIT Manager Sdn. Bhd.

AmanahRaya-Kenedix REIT Manager Sdn. Bhd. (“AKRM” or “the Manager”), a joint venture between Amanah Raya Berhad and KDA Capital Malaysia Sdn. Bhd., is responsible for formulating and executing AmanahRaya REIT’s investment strategies to deliver stable and sustainable returns to unitholders.

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