



2Q 2026 Results Presentation

27 July 2026

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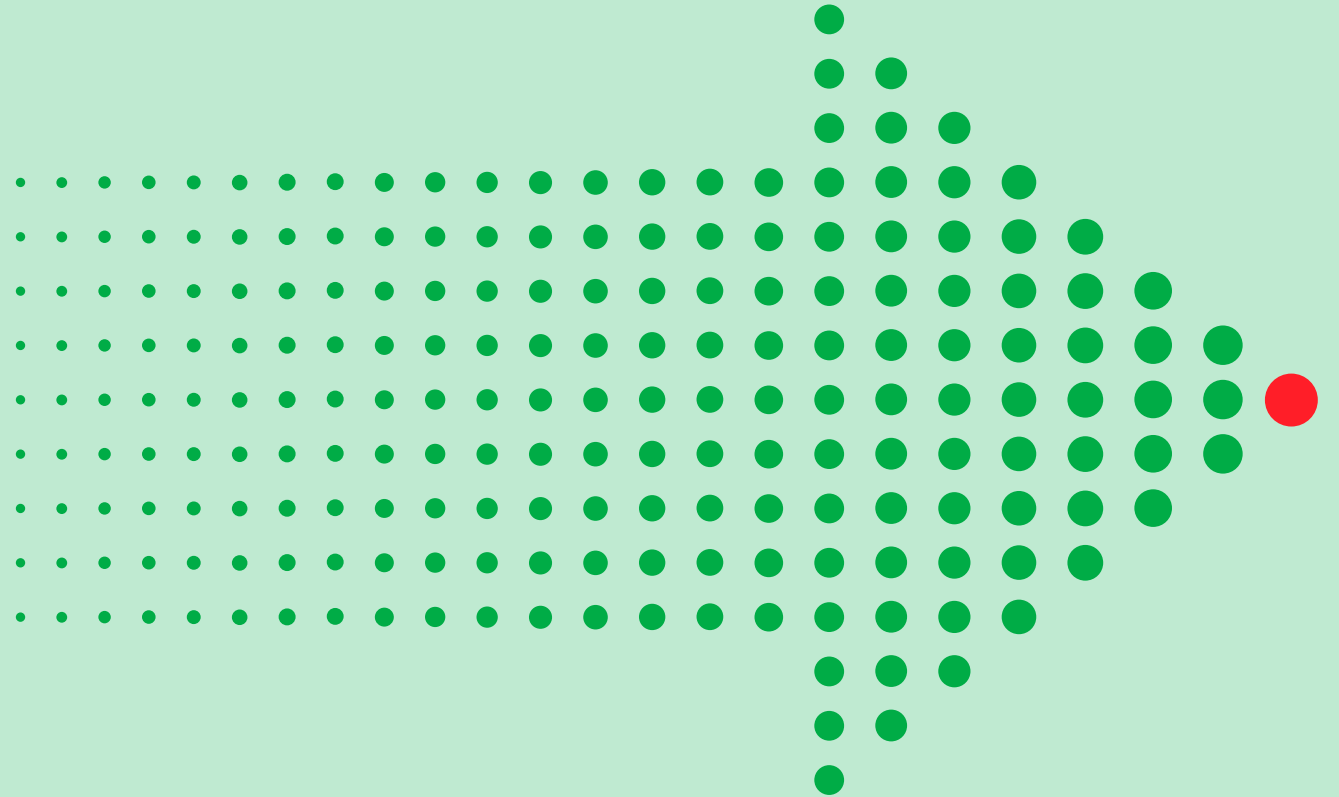
This presentation is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units.

Agenda

- 01 Key Highlights
- 02 Financial Highlights
- 03 Portfolio Update
- 04 Sustainability Management
- 05 Supplemental Information

01

Key Highlights



Financial and Operational Highlights

- Higher performance from retail properties underpinned by resilient demand across our diversified portfolio and proactive asset management strategies
- Industrial and logistics contributed 9.3% of total portfolio NPI in 1H 2026 (1H 2025: 3.6%, FY 2025: 5.1%)



Gross Revenue

2Q 2026	1H 2026
RM123.1 million	RM250.4 million
+6.3% YoY	+6.1% YoY



Net Property Income

2Q 2026	1H 2026
RM77.4 million	RM157.8 million
+12.5% YoY	+13.6% YoY



Distribution Per Unit

2Q 2026	1H 2026
1.29 sen	2.65 sen
+9.3% YoY	+7.7% YoY

Distribution Yield: 8.7%¹

Portfolio Occupancy Rate

94.4%
as at 30 June 2026

Retail Rental Reversion

11.6%
From 1 January to
30 June 2026

1H 2026 Shopper Traffic

+6.4%
YoY

1H 2026 Tenant Sales psf

-0.9%
YoY

Note:

1. Based on annualised 1H 2026 DPU of 5.34 sen and closing unit price of RM0.615 as at 30 June 2026.

Key Highlights

Organic Updates

- Stronger 1H 2026 NPI performance with 13.6% growth y-o-y primarily driven by better performance from most of our existing properties and income recognition from the industrial and logistics properties acquired in 2025
- Occupancy rate of retail properties in ex-Klang Valley remained strong at above 98% with Queensbay Mall fully occupied; Klang Valley malls' maintained at above 82%
- 1H 2026 shopper traffic rose 6.4% y-o-y following strong rebound in 2Q 2026 driven by tactical activations

Value Creation

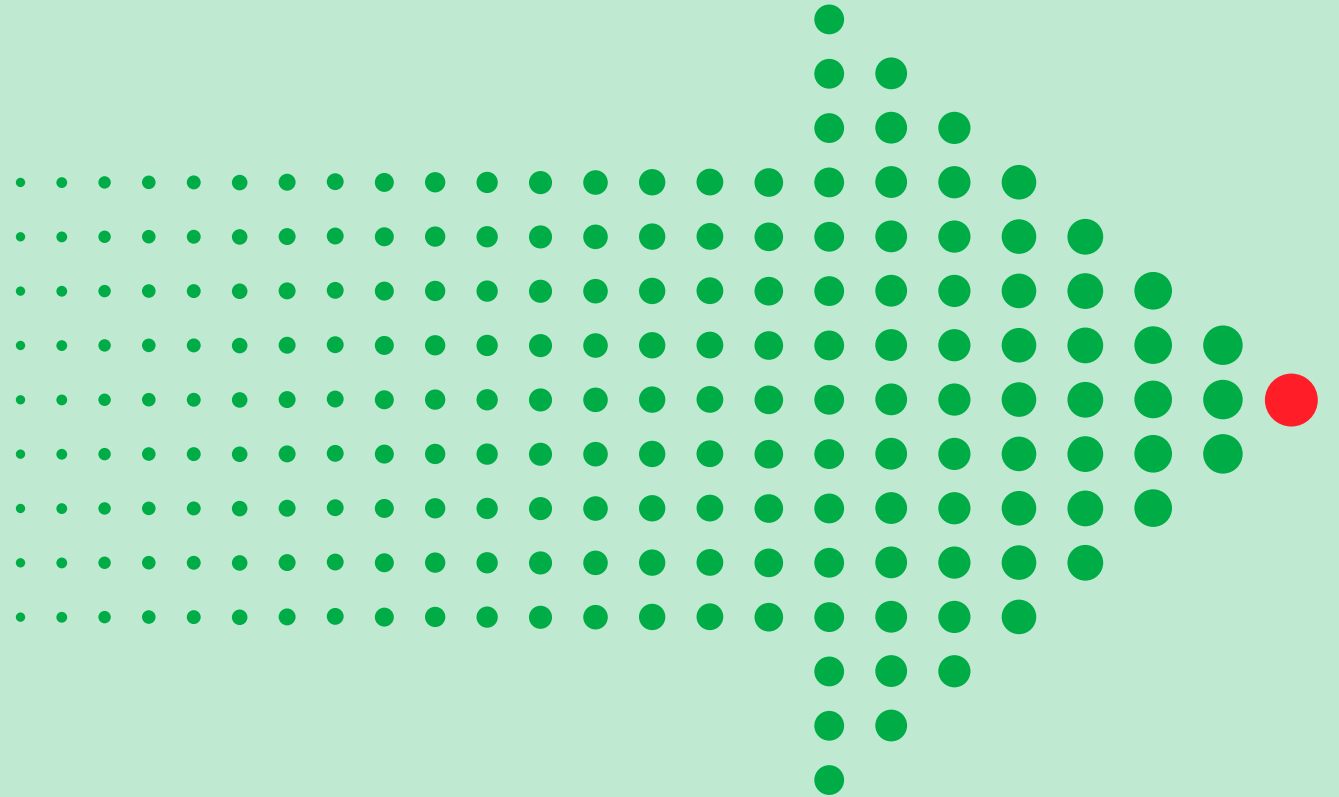
- The Mines:
 - Asset enhancement on Level 1 in progress
 - Secured approximately 70% committed occupancy with newly signed tenants including Mr D.I.Y Plus and Jaya Grocer
- Industrial properties in i-Tech Valley, Iskandar Malaysia:
 - Construction progress on schedule and in active leasing sourcing with direct and indirect parties

Sustainability Management

- East Coast Mall awarded Green Mark Platinum certification by the Building and Construction Authority of Singapore in May 2026
- Gurney Plaza, Queensbay Mall and East Coast Mall obtained commendations at The Edge Malaysia Best Managed & Sustainable Property Awards 2026
- As at 30 June 2026, total outstanding sustainability-linked loans were ~RM1.7 billion, accounting for ~80% of total borrowings

02

Financial Highlights



Distribution Statement

RM'000	2Q 2026 Actual (Unaudited)	2Q 2025 Actual (Unaudited)	Change %	YTD 2026 Actual (Unaudited)	YTD 2025 Actual (Unaudited)	Change %
Gross revenue	123,054	115,733	6.3	250,437	236,108	6.1
Less: Property operating expenses	(45,696)	(46,988)	(2.7)	(92,659)	(97,270)	(4.7)
Net property income	77,358	68,745	12.5	157,778	138,838	13.6
Profit for the quarter/period	43,997	35,067	25.5	89,804	72,553	23.8
Distributable income	43,410	34,570	25.6	89,175	71,867	24.1
Number of units in circulation ('000)	3,365,090	2,921,439	15.2	3,365,090	2,921,439	15.2
Distribution Per Unit (sen)	1.29	1.18	9.3	2.65	2.46	7.7

Distribution Reinvestment Plan (DRP)

Final Income Distribution

- First income distribution of 2.65 sen per CLMT Unit (of which 2.61 sen per CLMT Unit is taxable and 0.04 sen per CLMT Unit is non-taxable in the hands of Unitholders) for the period from 1 January 2026 to 30 June 2026.

Distribution Reinvestment Plan

- DRP shall apply to the First Income Distribution where the gross electable portion will be 2.65 sen per Unit and the Unitholders can elect to reinvest the entire distribution income or a portion of the distribution income into new Units.

Regulatory Approval

- The additional listing application (ALA) in relation to the issuance of new CLMT Units pursuant to the DRP will be submitted to Bursa Malaysia for approval; and
- The details on the issue price of the new CLMT Units, the entitlement date for the Final Income Distribution and the DRP as well as the payment date will be announced upon obtaining Bursa Malaysia's approval on the ALA.

Key Financial Indicators (as at 30 June 2026)



Gearing Ratio

38.5%
(1Q 2026: 39.3%)



Interest Coverage²

2.8x
(1Q 2026: 2.6x)



Average Cost of Debt (YTD)

4.21%
(1Q 2026: 4.24%)



Fixed Rate Debt

81%
(1Q 2026: 72%)



Unencumbered Assets/Total Assets

27.5%
(1Q 2026: 27.4%)



Average Term to Maturity

4.2 years
(1Q 2026: 4.4 years)



Debt / EBITDA¹

8.0x
(1Q 2026: 8.5x)



NAV per Unit
(before income distribution)

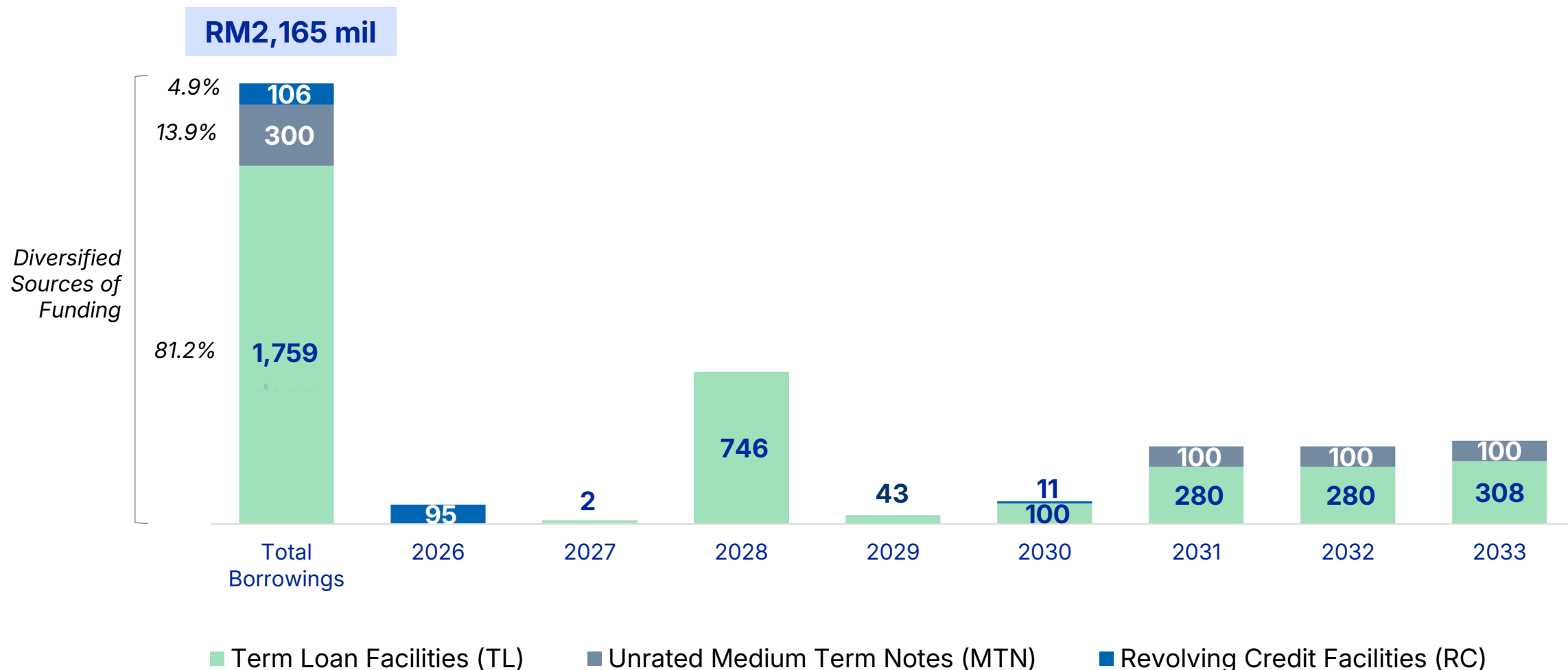
RM0.9602
(1Q 2026: RM0.9472)

Notes:

1. Net debt refers to total borrowings net of cash and cash equivalents plus lease liabilities in accordance with MFRS16/IFRS16 and EBITDA refers to earnings before interest, tax, depreciation, amortisation and effects of fair value changes on investment properties on a trailing 12-month basis.
2. Ratio of EBITDA (as defined above) over interest expense, on a trailing 12-month basis.

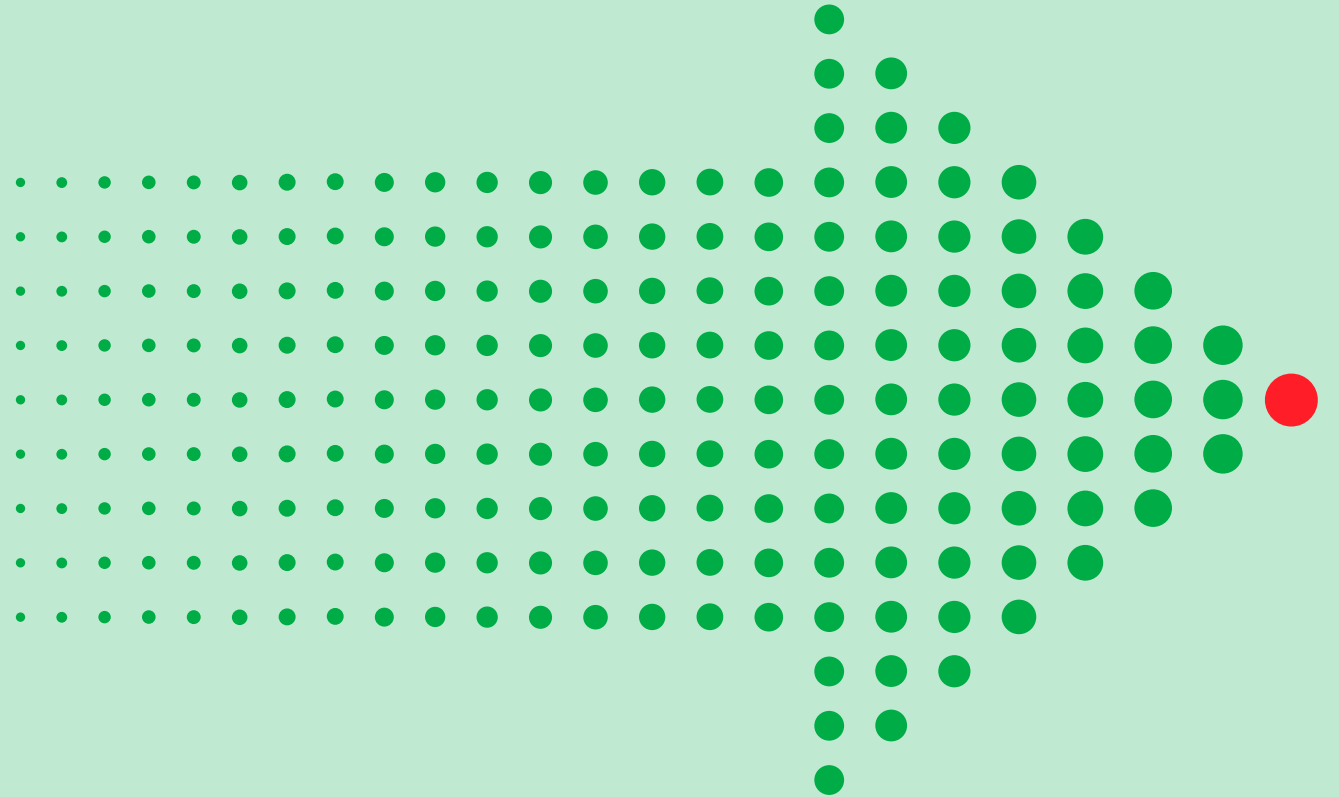
Well-spread Debt Profile

- Well-spread debt maturity profile of 4.2 years
- As at 30 June 2026, total outstanding sustainability-linked loans of RM1,727.19 million accounted 79.8% of total borrowings

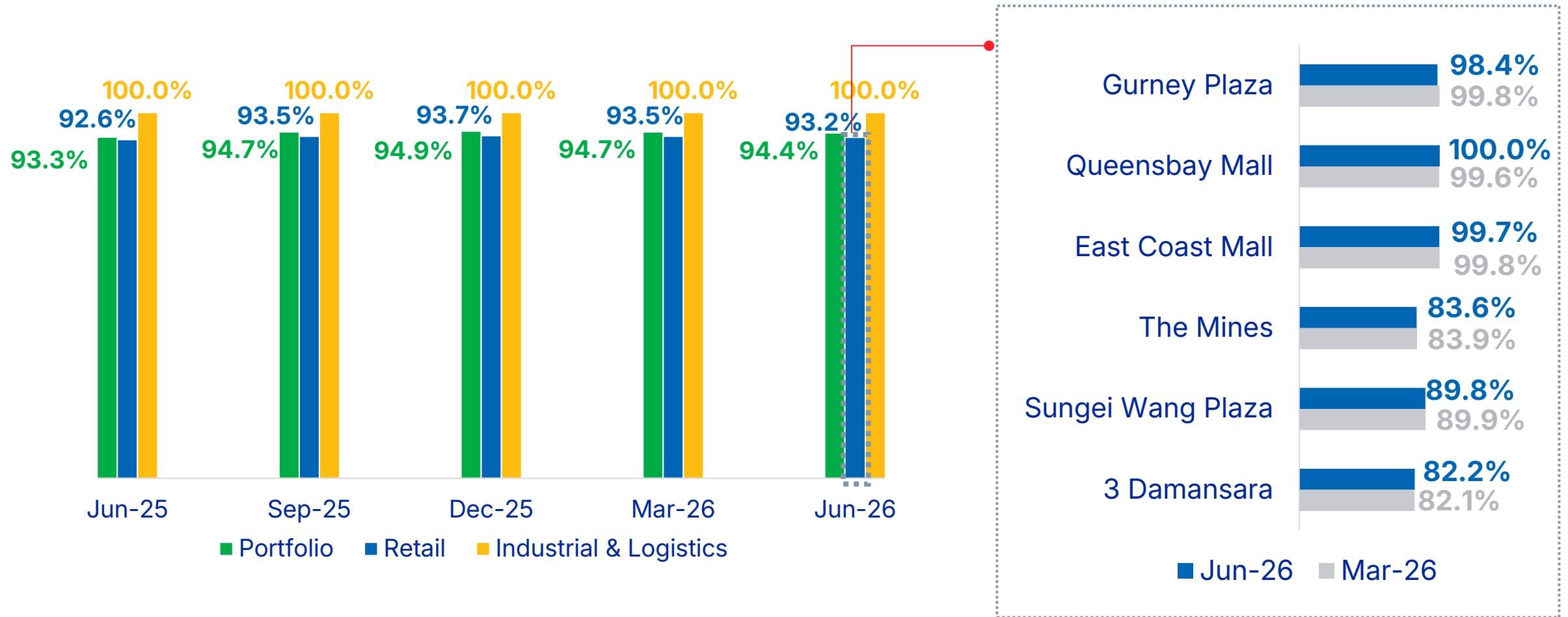


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Portfolio Update



Portfolio Occupancy Rate



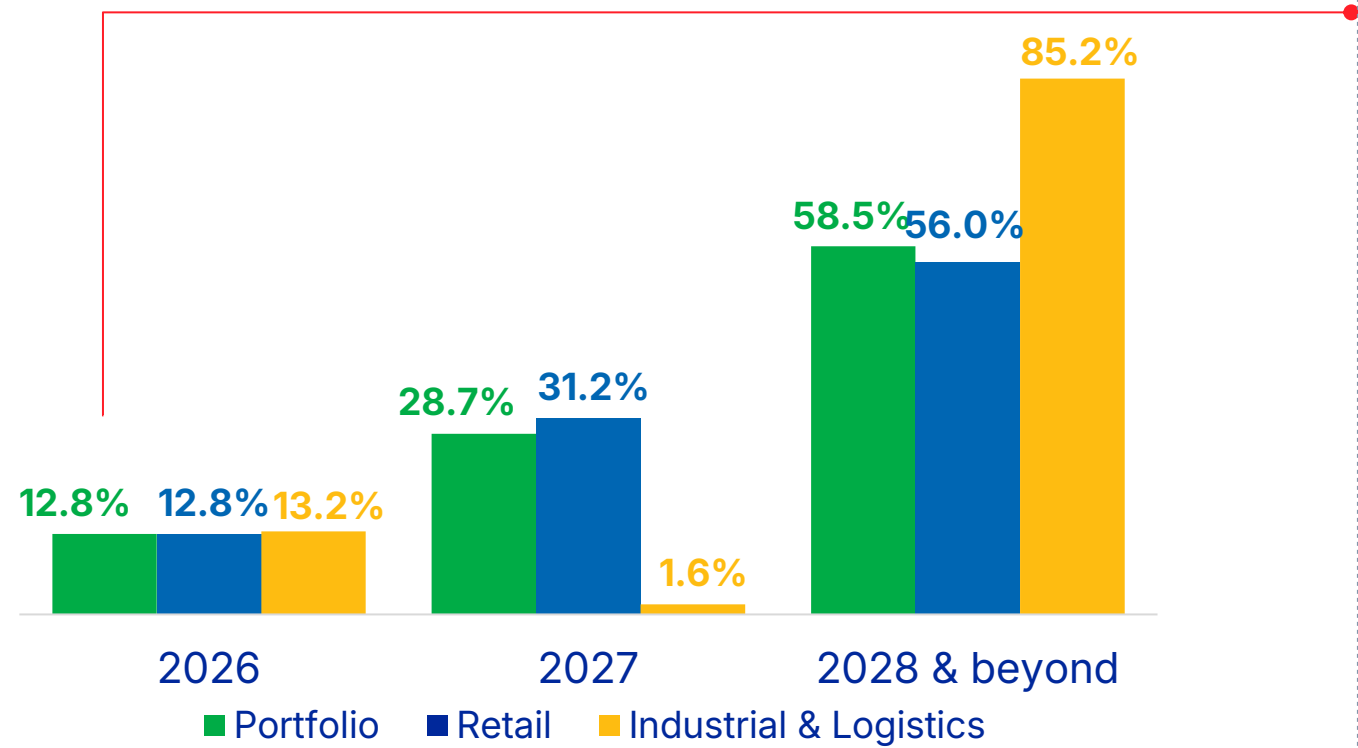
Note:

1. Based on committed leases as at 30 June 2026.

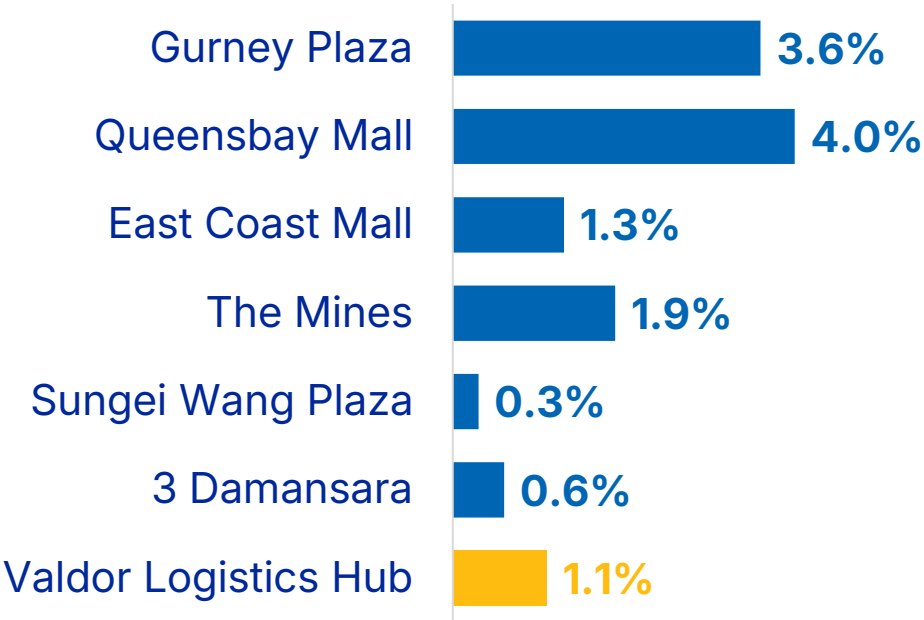
Portfolio Lease Expiry Profile (Year)

As at 30 June 2026, about 56.8% of gross rental income expiring in 2026 have been renewed

Portfolio Lease Expiry Profile
(% of Gross Rental Income)



Lease Expiry Profile for 2026



Note:
1. Based on committed leases as at 30 June 2026.

Retail Rental Reversion

From 1 January to 30 June 2026¹



253
New Leases / Renewals



618,880
Area (sq ft)



16.0%
of Total Net Lettable Area



11.6%
Variance over preceding
average rental^{2,3,4}

Property	No. of New Leases/ Renewals	Area (sq ft)	% of Total Net Lettable Area	Variance over preceding average rental ^{2, 3, 4} (%)	Contribution % against Total New Rent (%)
Ex-Klang Valley	186	388,261	10.0%	11.5%	83.6%
Klang Valley	67	230,619	6.0%	12.2%	16.4%
Retail	253	618,880	16.0%	11.6%	100.0%

Notes:

- 1. Excluding newly created and reconfigured units.
- 2. Excluding gross turnover rent component.
- 3. Majority of leases have rental escalation clause.
- 4. The % is computed based on the increase of the average rental of the renewed term over average rental of the preceding term.

Retail Performance

Growth in 1H 2026 shopper traffic was supported by dual-festive celebrations and public/school holidays, further complemented by targeted activation campaigns

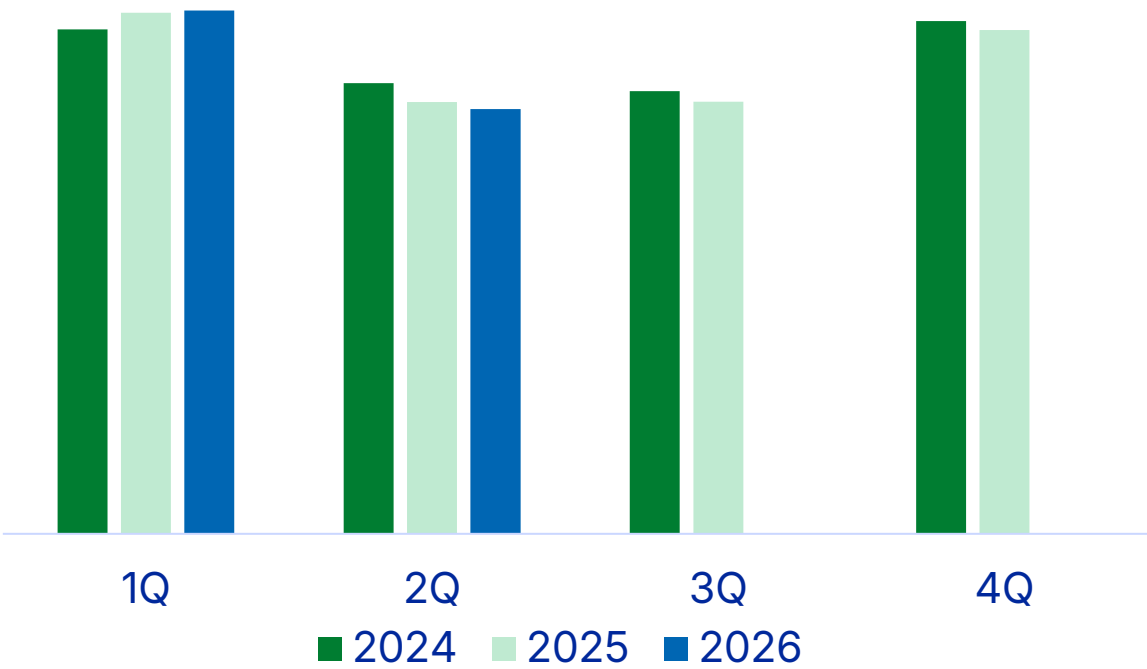
Shopper Traffic (million)

- 2Q 2026:
• **+5.6%** against 2Q 2025
- 1H 2026:
• **+6.4%** against 1H 2025



Tenant Sales Per Square Foot (RM)

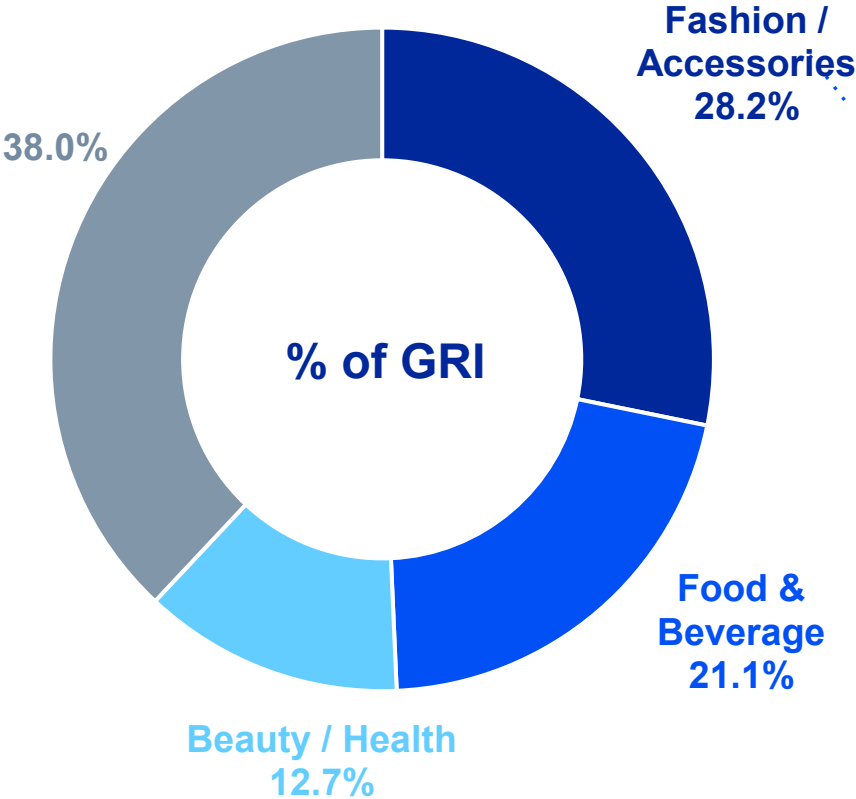
- 2Q 2026:
• **-1.6%** against 2Q 2025
- 1H 2026:
• **-0.9%** against 1H 2025



Well-balanced Retail Tenancy Mix (as at 30 June 2026)

Top 3 trade categories contributed 62.0% of total GRI

Leisure & Entertainment / Sports & Fitness	10.0%
Electronics / I.T.	7.2%
Departmental Store	7.0%
Services	3.8%
Gifts / Specialty / Books / Hobbies / Toys / Lifestyle	3.2%
Houseware / Furnishings	2.9%
Supermarket / Hypermarket	2.7%
Others	1.2%



The Mines

Upgrading of spaces along the canal to introduce a vibrant marketplace on Level 1

Opening of exciting retail concepts and offerings

- Jaya Grocer, occupying over 29,000 sq ft, offers new grocery shopping experience for the community



- MR D.I.Y. Plus outlet brings together MR. D.I.Y., MR. TOY, MR. DOLLAR and EMTOP brands for wider range of offerings under one roof.
- The **retailtainment concept** store introduces dedicated areas for community activities and weekend workshops.



Curated activation of family-friendly activities

Songkran Festival

- More than 36,000 attended the **three-day outdoor celebration** which featured water-splashing activities alongside Thai food bazaar



PETNIVAL 3.0

- A **large-scaled pet wonderland** over four days featuring petting zoo (alpacas, capybaras and rabbits), cat adoption drive, exotic pet displays and free pet check-ups.



Back To The 80's Retro Revival Festival

- Go back in time to relive the nights and sounds of the 80s. Various **retro-themed activities** were organised over the three-day celebration.



New Retail Offerings to Refresh Shoppers' Experience

Food & Beverage



Baked By Kenny Hills Bakers @ GP



Yonny 鱼你 @ GP



Tai Ho Jiak Signature @ GP



Xi Yu @ GP



Haku Rasa @ GP



Long Jing @ QBM



Jipinhe Scones @ ECM



Lian Jie Noodles @ SWP



Mala Jjiang Mala Ttang @ SWP



Zus Coffee @ 3D

Gifts / Toys / Hobbies



Pop Mart @ GP

Sports & Fitness



Fila @ GP

Fashion / Accessories



Muji @ QBM



Levi's @ QBM



Use Bowl @ SWP



Cosas United 3D @

Electronics / I.T.



dji @ QBM



Honor @ QBM



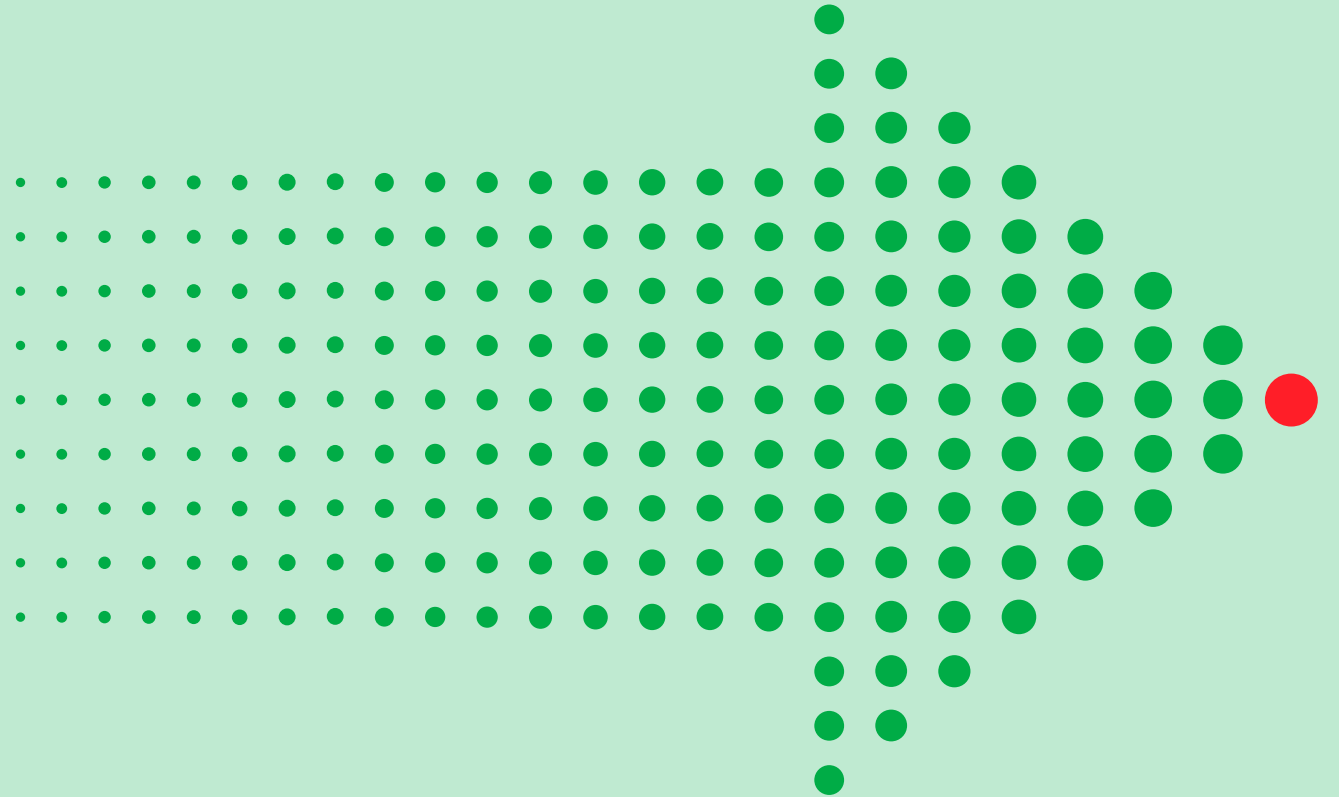
CelcomDigi @ ECM



Xtep @ GP, QBM and ECM

04

Sustainability Management



Advancing Efforts Towards ESG Excellence

Earth Month 2026 Activations

Craft Your Change for Earth Contest



Gurney Plaza, Queensbay Mall, East Coast Mall, The Mines and Sungei Wang Plaza organised a sustainability campaign to improve environmental awareness. The malls encouraged their social media followers to create innovative DIY items using everyday recyclables.

Queensbay Mall

- To encourage zero waste lifestyle, shoppers that brought their recyclable items to participating outlets were entitled to redemptions.



Gurney Plaza

Charity Green Parade

- Alongside the 4KM walk, there were health screenings, fitness sessions, stage performances, lucky draws and interactive booths.



Earth Mart

- An educational roleplay experience allowing kids to act as "Earth Store Managers" to learn environmental and financial literacy.



Penang Green Market

- In collaboration with Penang Green Council, the interactive event featured eco-focused masterclasses, performances, and recycling activities.



East Coast Mall

Charity Green Parade

- Various green initiatives including gardening activities, hands-on-workshops and redemptions were organised to encourage and create awareness among the community



Advancing Efforts Towards ESG Excellence

Green Building

- **East Coast Mall** attained the prestigious **Green Mark Platinum** certification from Singapore's Building and Construction Authority in May 2026, raising the proportion of green-certified assets in CLMT's portfolio by gross floor area to approximately 84%.



The Edge Malaysia Best Managed & Sustainable Property Awards 2026

- In recognition of its commitment to sustainability, several CLMT malls were honoured at **The Edge Malaysia Best Managed & Sustainable Property Awards 2026** which benchmarks projects for their best-in-class and sustainable property management practices.



Gurney Plaza
Silver, Retail
(10 Years & Above)



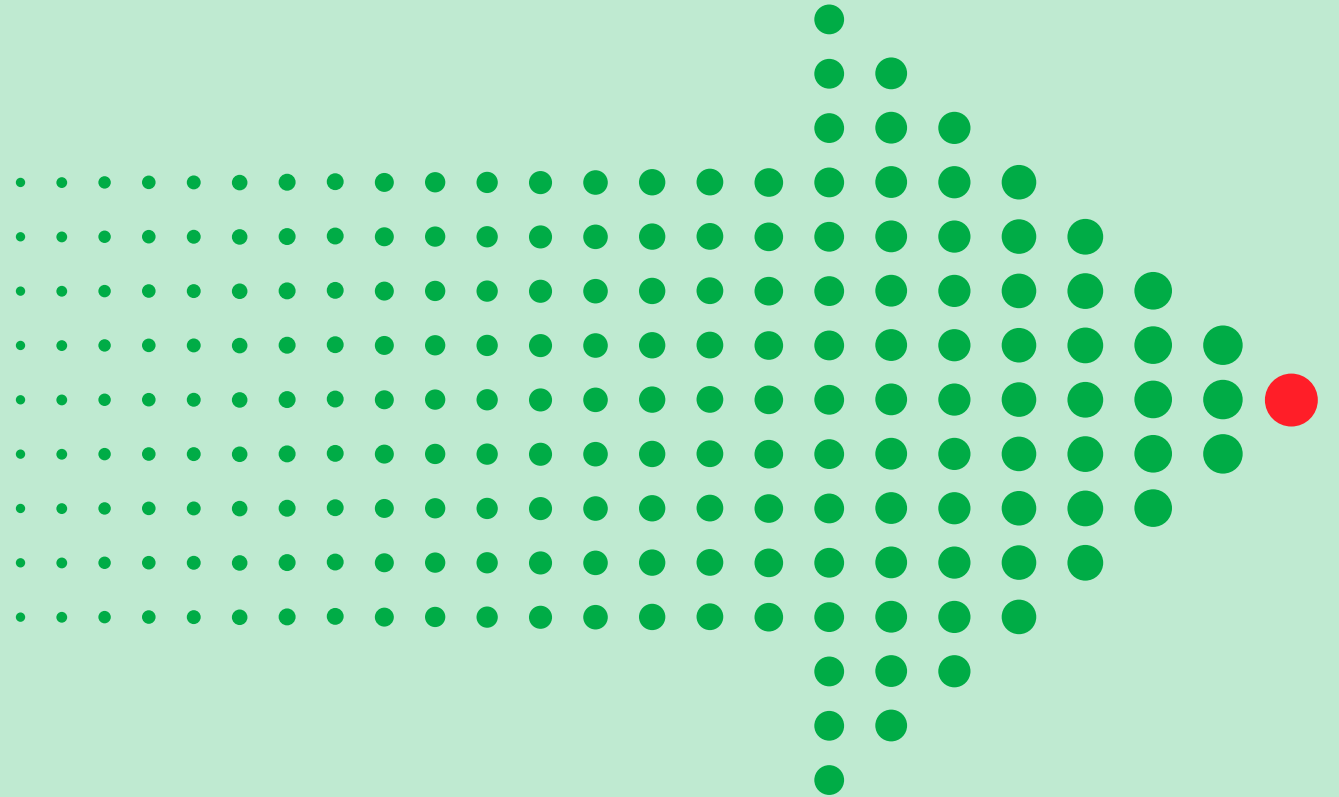
Queensbay Mall
Silver, Retail
(10 Years & Above)



East Coast Mall
Bronze, Retail
(10 Years & Above)

05

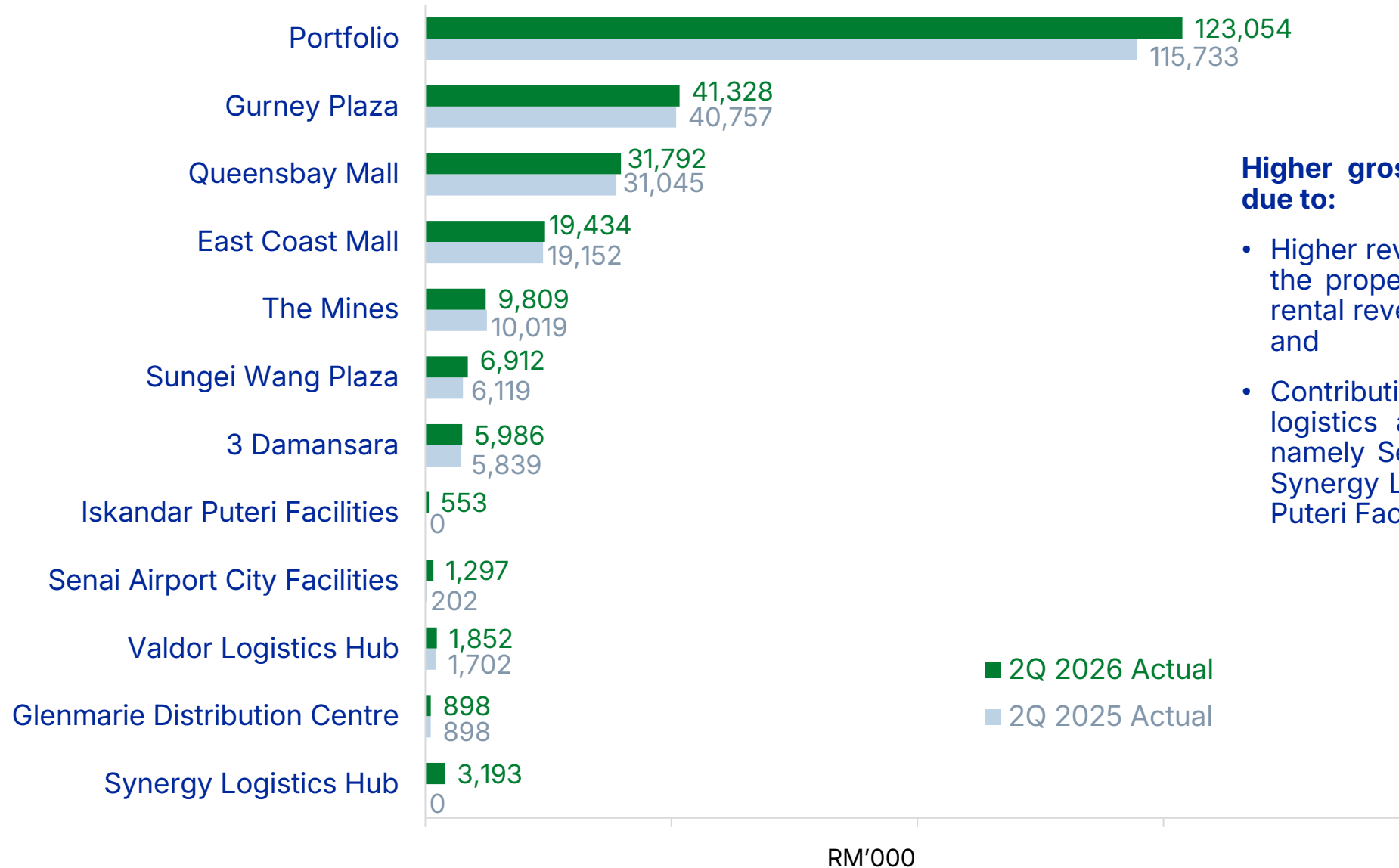
Supplemental Information



Executing Strategic Initiatives in Delivering Sustainable Unitholders Returns



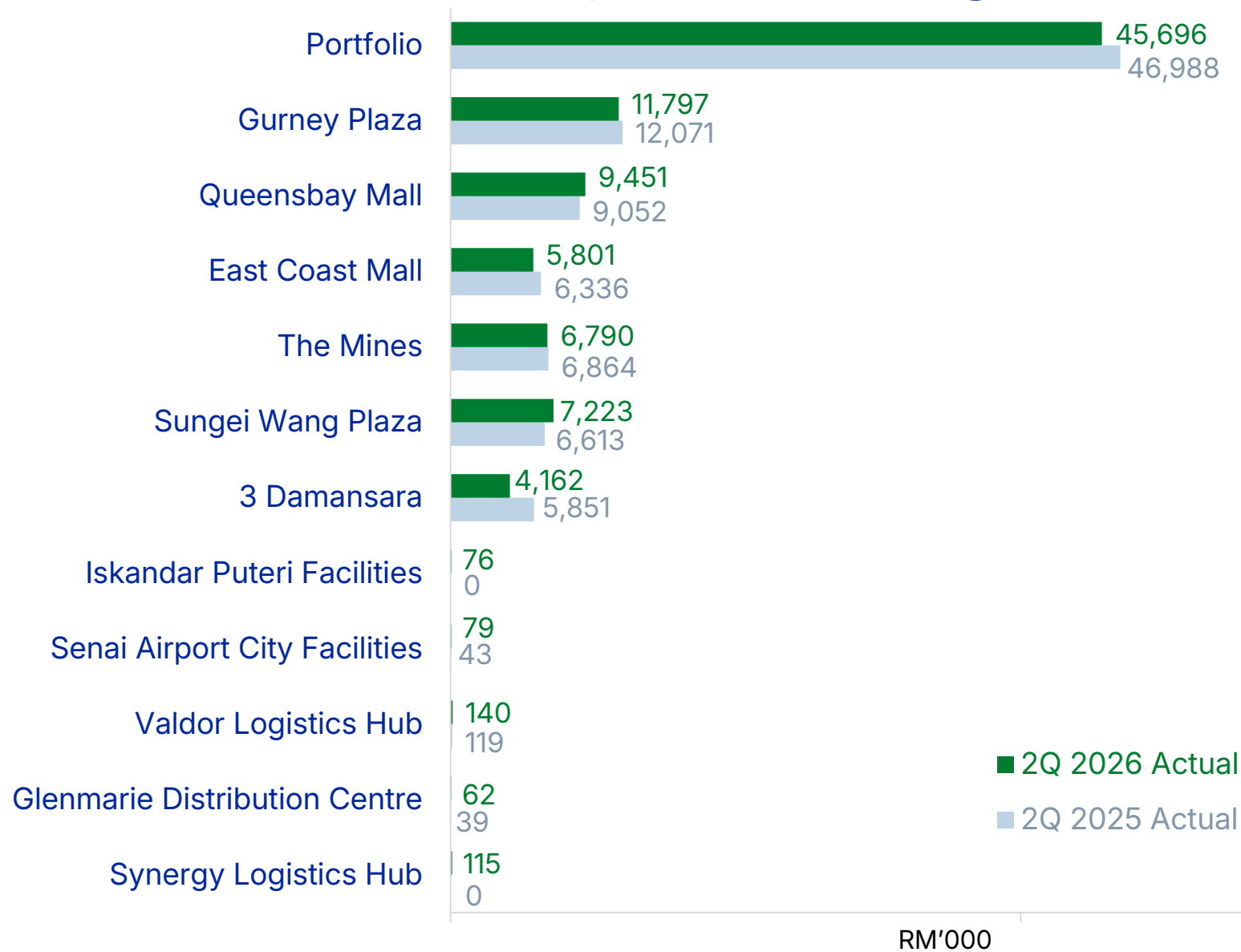
2Q 2026 Gross Revenue



Higher gross revenue y-o-y mainly due to:

- Higher revenue recorded by most of the properties arising from positive rental reversions and rental step-up; and
- Contribution from industrial and logistics assets acquired in 2025, namely Senai Airport City Facilities, Synergy Logistics Hub and Iskandar Puteri Facilities.

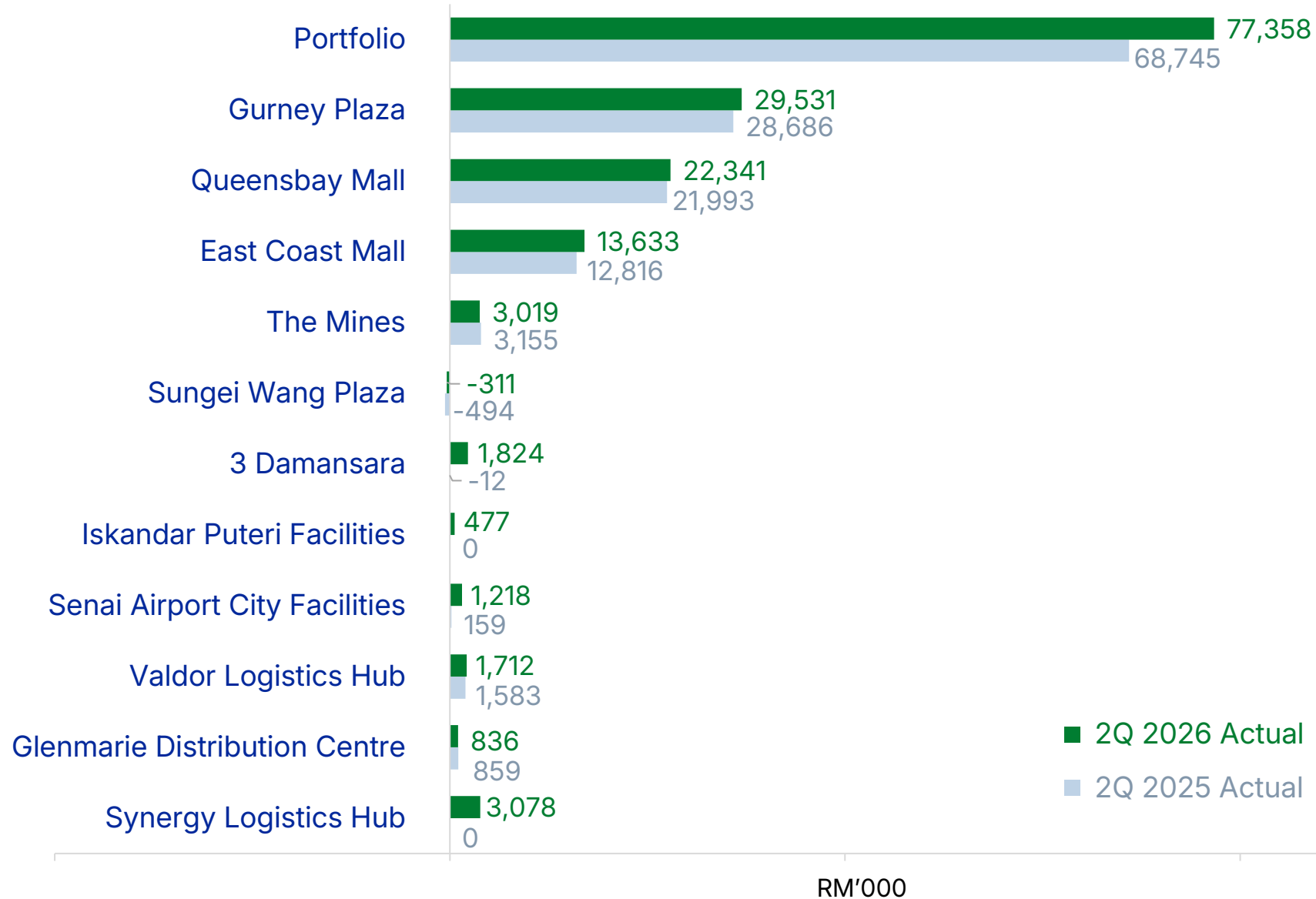
2Q 2026 Property Operating Expenses



Lower property operating expenses y-o-y mainly due to:

- Lower utilities expenses as a result of new tariff effective from July 2025.
- The decrease was partially offset by increase in provision for doubtful debts and staff costs.

2Q 2026 Net Property Income



1H 2026 Gross Revenue



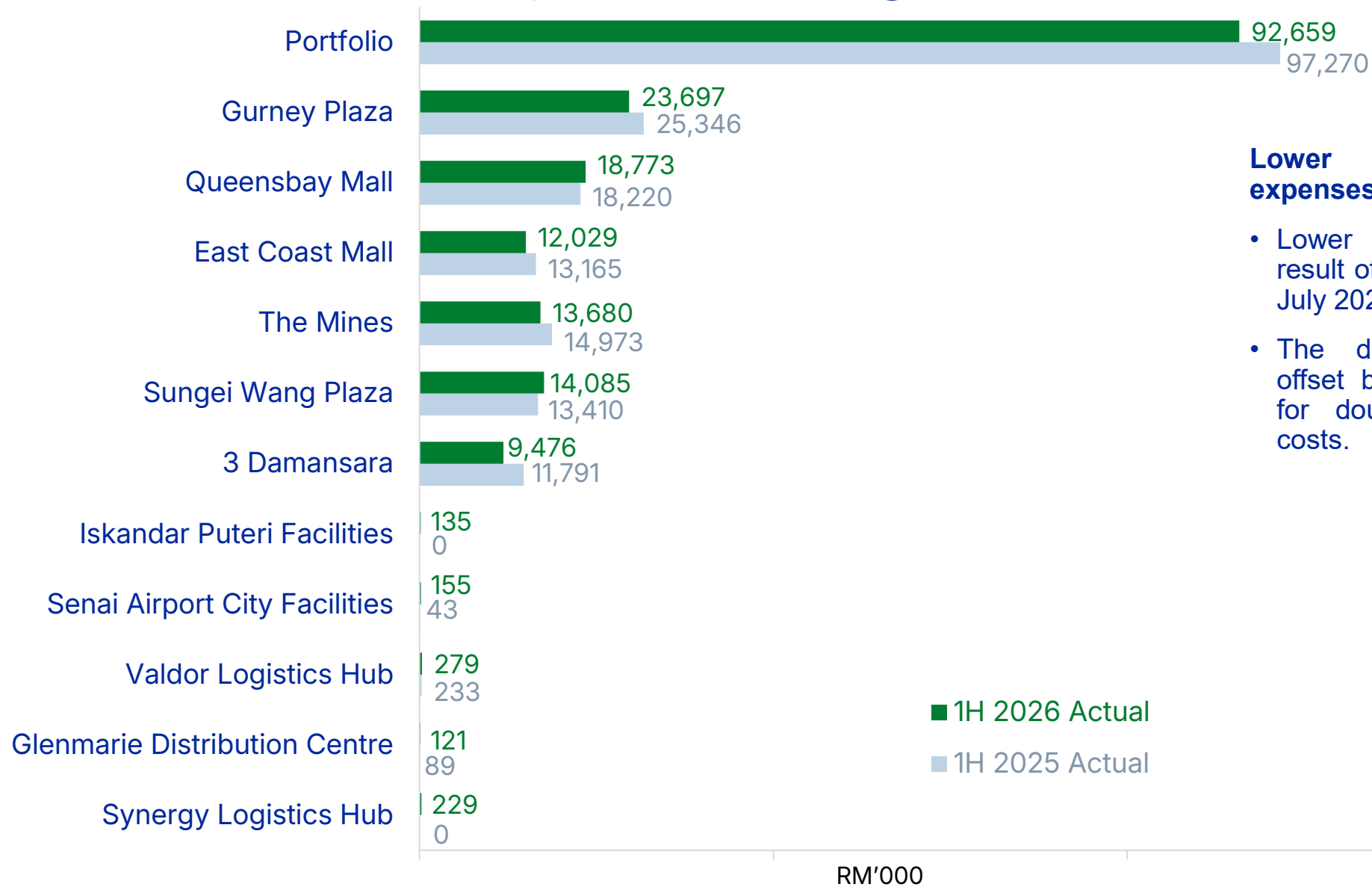
Higher gross revenue y-o-y mainly due to:

- Higher revenue recorded by most of the properties within CLMT portfolio as a result of positive rental reversions and rental step-up; and
- Contribution from industrial and logistics assets acquired in 2025, namely Senai Airport City Facilities, Synergy Logistics Hub and Iskandar Puteri Facilities.

■ 1H 2026 Actual

■ 1H 2025 Actual

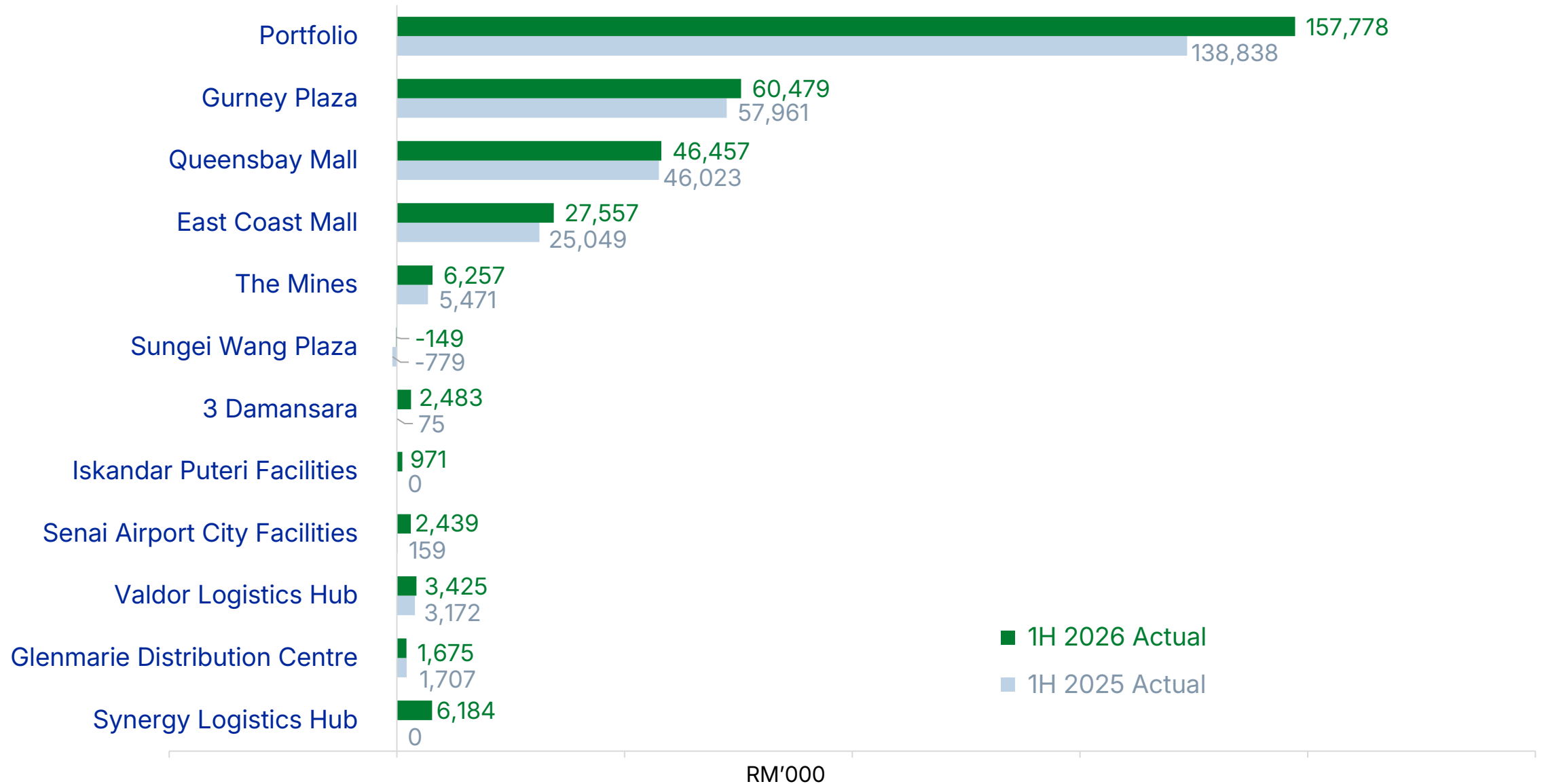
1H 2026 Property Operating Expenses



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1H 2026 Net Property Income



Balance Sheet

As at 30 June 2026	RM'mil
Non-current Assets	5,498
Current Assets	127
Total Assets	5,625
Non-current Liabilities	2,176
Current Liabilities	218
Total Liabilities	2,394
Net Assets	3,231
Total Unitholders' Funds	3,231
No of Units in Circulation (mil)	3,365

Net Asset Value (RM'mil)	
- before income distribution	3,231
- after income distribution	3,142
Net Asset Value per Unit (RM)	
- before income distribution	0.9602
- after income distribution	0.9337



Thank You.

For enquiries, please contact:
Ms Jasmine Loo, Head, Investor Relations
Direct: (60) 3 2279 9873 | Email: jasmine.loo@capitaland.com

CapitaLand Malaysia REIT Management Sdn. Bhd.
Tel: (60) 3 2279 9888 | Fax: (60) 3 2279 9889
clmt.com.my