

For immediate release

NEWS RELEASE

CapitaLand Malaysia Trust posts 7.7% increase in 1H 2026 distribution per unit

*Driven by proactive asset management and income contribution from industrial
and logistics properties*

Summary of CLMT's results

	2Q 2026	2Q 2025	Change (%)	1H 2026	1H 2025	Change (%)
Gross revenue (RM'000)	123,054	115,733	6.3	250,437	236,108	6.1
Net property income (RM'000)	77,358	68,745	12.5	157,778	138,838	13.6
Distributable income (RM'000)	43,410	34,570	25.6	89,175	71,867	24.1
Distribution per unit (sen)	1.29	1.18	9.3	2.65	2.46	7.7

Kuala Lumpur, 27 July 2026 – CLMT announced a distributable income of RM89.2 million for the period 1 January 2026 to 30 June 2026 (1H 2026), 24.1% higher than the RM71.2 million recorded for the same period last year. Correspondingly, the distribution per unit (DPU) for 1H 2026 grew 7.7% year-on-year (y-o-y) to 2.65 sen.

Net property income (NPI) for 1H 2026 rose 13.6% y-o-y to RM157.8 million. The resilient performance was primarily driven by stronger performance from most of our existing properties and income recognition from the industrial and logistics acquisitions completed in 2025¹.

Yong Su-Lin, CEO of CapitaLand Malaysia REIT Management Sdn. Bhd. (CMRM), the manager of CLMT, said: "CLMT delivered a strong performance in 1H 2026, underpinned by resilient demand across our diversified portfolio and proactive asset management strategies. Against a challenging macroeconomic backdrop, our active leasing and tenant

¹ CLMT completed the acquisition for [Synergy Logistics Hub](#) in Selangor as well as [Senai Airport City Facilities](#) and [Iskandar Puteri Facilities](#) in Johor.

engagement efforts enabled us to maintain high overall portfolio occupancy of 94.4% and sustain positive retail rental reversions."

"We continue to enhance the appeal and competitiveness of our portfolio to cater to evolving shopper preferences by strengthening a well-curated tenant mix with the expansion of lifestyle, grocery, and food and beverage offerings at selected malls. These initiatives refresh the retail experience for shoppers and are expected to drive higher footfall and improve tenant sales."

"While the global environment remains uncertain, CLMT will maintain a prudent approach to portfolio rejuvenation. Anchored by disciplined capital management and a proactive growth strategy, we remain agile in capturing emerging opportunities to deliver sustainable returns to our unitholders," added Ms Yong.

Proactive portfolio management

As at 30 June 2026, CLMT's retail occupancy remained stable at 93.2%. Including its logistics and industrial properties, the overall portfolio occupancy stood at 94.4%. CLMT's retail portfolio achieved positive rental reversion of 11.6% for 1H 2026.

At The Mines, an asset enhancement initiative (AEI) is underway to upgrade spaces along the canal and introduce a vibrant marketplace on Level 1. Upon completion, it will feature a revitalised precinct with a curated mix of food and beverage offerings as well as improved shopper circulation that integrates the new social event spaces for a more immersive retail experience.

Prudent capital management

As at 30 June 2026, CLMT maintained a well-spread debt maturity profile with an average term to maturity of 4.2 years. Its year-to-date average cost of debt and gearing ratio were 4.21% and 38.5% respectively. 81% of its total borrowings are on fixed interest rates to mitigate exposure to interest rate movements.

Sustainability initiatives

Reflecting CLMT's commitment to sustainability, East Coast Mall attained the Green Mark Platinum certification from Singapore's Building and Construction Authority in May 2026. With this achievement, five of the six retail properties are green-certified. With a total of nine green-certified assets in CLMT's overall portfolio, the proportion of green-certified assets by gross floor area increased to approximately 84%.

Distribution details

As CLMT's DPU is paid out on a half-yearly basis, Unitholders can expect to receive a DPU of 2.65 sen for the period from 1 January 2026 to 30 June 2026, payable by September 2026. The Board of CMRM has elected to apply the Distribution Reinvestment Plan to the income distribution for 1H 2026, enabling Unitholders to choose to receive the distribution fully in cash or to reinvest part of the distribution in new units. The dates of book closure and income distribution will be announced upon obtaining the necessary regulatory approvals.

About CapitaLand Malaysia Trust (www.clmt.com.my)

CapitaLand Malaysia Trust (CLMT) is a real estate investment trust (REIT) and was listed on the Main Market of Bursa Malaysia Securities Berhad on 16 July 2010. CLMT's investment objective is to invest, on a long-term basis, in a geographically diversified portfolio of income-producing real estate assets across Malaysia that are used primarily for retail, commercial, office and industrial purposes. As at 30 June 2026, CLMT's market capitalisation stood at approximately RM2.1 billion with total assets valued at around RM5.6 billion.

CLMT's portfolio comprises six retail properties and nine industrial and logistics properties with a combined net lettable area of approximately 4.7 million square feet. Its retail assets are strategically located in four key urban centres. In Penang, these include Gurney Plaza and a significant interest in Queensbay Mall. In the Klang Valley region, CLMT holds a majority interest in Sungei Wang Plaza in Kuala Lumpur as well as 3 Damansara in Petaling Jaya and The Mines in Seri Kembangan. On the east coast, CLMT owns East Coast Mall in Kuantan, Pahang.

CLMT's industrial properties, located within the Johor-Singapore Special Economic Zone in Johor, consist of the Iskandar Puteri Facilities within Nusajaya Tech Park in Iskandar Malaysia and the Senai Airport City Facilities. Its logistics properties include Valdor Logistics Hub located in one of Penang's key industrial hubs, Glenmarie Distribution Centre within Hicom-Glenmarie Industrial Park in Shah Alam, Selangor and Synergy Logistics Hub in Elmina Business Park, Sungai Buloh, Selangor.

CLMT is managed by CapitaLand Malaysia REIT Management Sdn. Bhd., a wholly owned subsidiary of CapitaLand Investment Limited, a leading global real asset manager with a strong presence in Asia.

About CapitaLand Investment Limited (SGX: 9CI)

CapitaLand Investment (CLI) is a leading global real asset manager with a strong presence in Asia. Headquartered and listed in Singapore, CLI operates in over 40 countries, connecting institutional capital to investment opportunities through its on-the-ground expertise and deep local capital networks. Its portfolio spans strategic investments in commercial, lodging and living, logistics and self-storage, data centres and real estate credit, aligned with its high conviction themes. CLI is focused on scaling its asset-light, recurring fee income across fund management, commercial and lodging management, delivering sustainable long-term value through disciplined capital management and responsible investing. For more information, please visit: www.capitalandinvest.com.

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