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NEWS RELEASE

CapitaLand Malaysia Trust to acquire fully leased DPU-accretive Penang logistics property for RM76.0 million

Second freehold property in mainland Penang deepens CLMT's exposure to the state's established electrical and electronics ecosystem



The freehold property is located within VDI Industrial Park in Valdor, mainland Penang, close to Batu Kawan Industrial Park, the North-South Expressway and the Penang Second Bridge.

Kuala Lumpur, 26 November 2026 – CapitaLand Malaysia Trust (CLMT) has entered into a conditional sale and purchase agreement to acquire a newly completed, fully leased freehold logistics property in Valdor, Penang, from an unrelated party for RM76.0 million. The purchase consideration is in line with the independent market valuation[1] of RM76.2 million commissioned by the Trustee.

The acquisition is expected to be distribution per unit (DPU) accretive on a pro forma basis and contribute positively to CLMT's income for the financial year ending 31 December 2027.

[1] The property was independently valued by JLL Appraisal & Property Services Sdn. Bhd. at a market value of RM76.2 million based on valuation report dated 20 November 2026.

Ms Yong Su-Lin, CEO of CapitaLand Malaysia REIT Management Sdn. Bhd., the manager of CLMT, said: "This strategically located logistics asset in Penang, our fourth logistics facility in Malaysia, will further diversify and enhance the resilience of CLMT's portfolio. With limited supply of freehold logistics assets in Penang, this acquisition will enable us to capitalise on strong demand for logistics space in one of Malaysia's key industrial hubs with a growing electrical and electronics sector. The acquisition reinforces our commitment to creating value for unitholders by investing in high-quality assets with stable recurring income and long-term growth potential."

Strategic location within Penang's industrial growth corridor

Located within VDI Industrial Park, a newly completed freehold industrial park in Valdor mainland Penang, the property is close to Batu Kawan Industrial Park, the North-South Expressway and the Penang Second Bridge, which links the mainland at Batu Kawan to Batu Maung on Penang Island. This provides efficient connectivity across Seberang Perai, including Batu Kawan and Nibong Tebal, and to the Bayan Lepas industrial zone and Penang International Airport.

Modern asset with strong tenant profile

The newly built property comprises an integrated production and warehouse facility with an adjoining two-storey office building spanning a built-up area of 164,245 sq ft. Its modern specifications, including 10 loading bays, a 12.0-metre height and a floor loading capacity of 20 kN/m², limit near-term capital expenditure requirements. The property is fully let to TransPak Penang Sdn. Bhd., part of the United States-headquartered TransPak Group, which provides engineered packaging, custom crating and logistics for high-value and sensitive equipment.

Financing the acquisition

CLMT intends to fully finance the acquisition via bank borrowings. Based on CLMT's unaudited consolidated financial position as at 30 September 2026, its pro forma gearing will increase from 38.3% to 41.3%[2] following the acquisition, remaining below the regulatory limit of 50%. The transaction is expected to be completed in the first half of 2027.

Expanding CLMT's quality portfolio

The property will be CLMT's second logistics property in Penang and is located in Valdor, the same area as Valdor Logistics Hub. This builds on CLMT's established presence in the area and allows the two properties to be managed more efficiently.

The acquisition will also increase CLMT's industrial and logistics built-up area and assets under management in Penang to approximately 0.5 million sq ft and RM166.2 million respectively. Following the acquisitions announced year-to-date, CLMT's enlarged portfolio will consist of 21 properties, with the proportion of industrial and logistics properties increasing from 7.9% to 12.6%[2] of the total assets under management.

[2] Includes the acquisition announced on 22 December 2025 of five industrial facilities in i-TechValley, Johor for a cash consideration of RM220.8 million.

About CapitaLand Malaysia Trust (Bursa Malaysia: 5180)
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 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 September 2026, CLMT's market capitalisation stood at approximately RM1.9 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 foothold in Asia.

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