



3Q 2026 Results Presentation

21 October 2026

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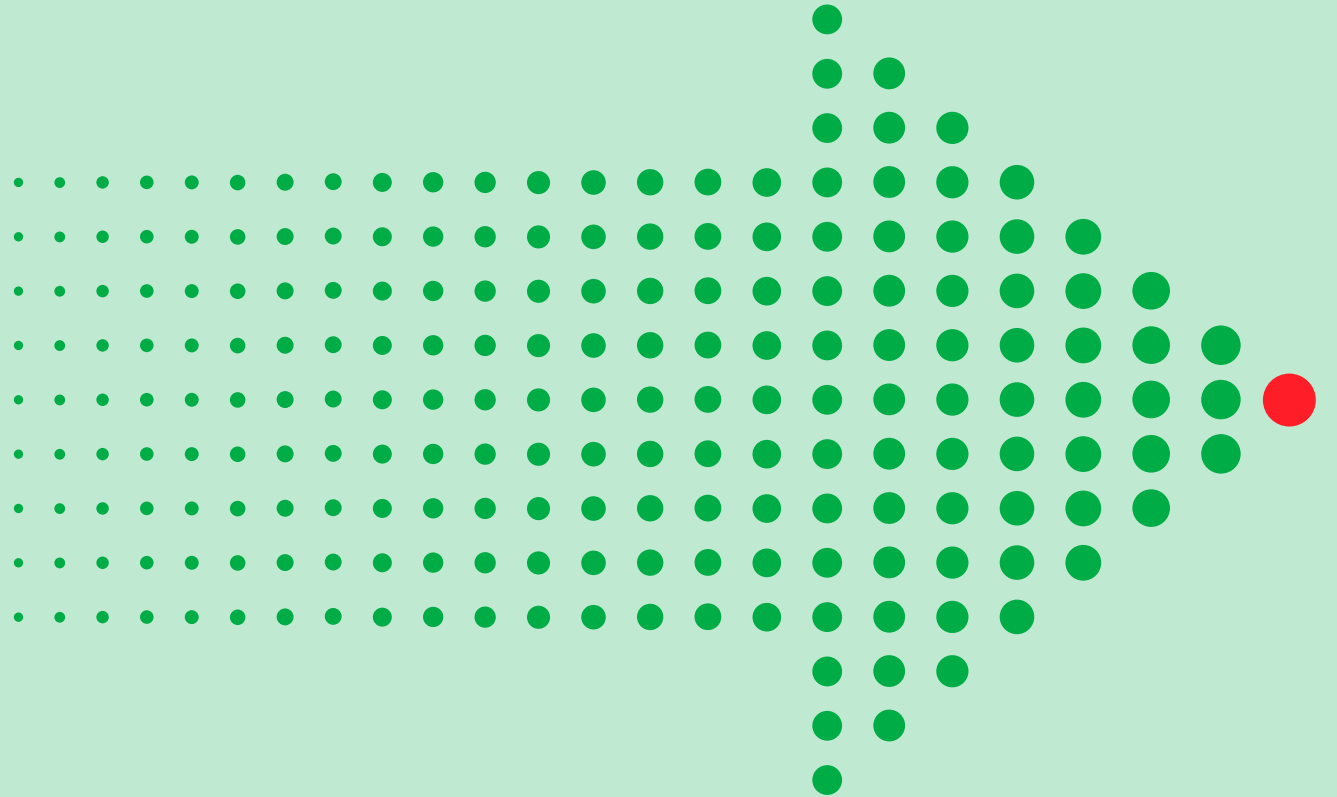
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Agenda

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

01

Key Highlights



Financial and Operational Highlights

- Growth driven by income contribution from industrial and logistics properties and proactive asset management
- Industrial and logistics portfolio contributed 9.4% of total portfolio NPI as at YTD Sep 2026 (1H 2026: 9.3%, FY 2025: 5.1%)



Gross Revenue

3Q 2026	YTD Sep 2026
RM126.5 million	RM377.0 million
+9.1% YoY	+7.1% YoY



Net Property Income

3Q 2026	YTD Sep 2026
RM79.4 million	RM237.2 million
+14.9% YoY	+14.1% YoY



Distribution Per Unit

3Q 2026	YTD Sep 2026
1.35 sen	4.00 sen
+21.6% YoY	+12.0% YoY

Portfolio Occupancy Rate

94.3%
as at 30 September 2026

3Q 2026 Shopper Traffic

+8.2%
YoY

3Q 2026 Tenant Sales psf

+4.5%
YoY

Retail Rental Reversion

11.3%
From 1 January to
30 September 2026

Key Highlights

Organic Updates

- NPI grew by 14.1% YTD Sep 2026 due to higher income recognition from the industrial and logistics properties acquired in 2025 and better performance from most retail properties
- Outstation malls close to full occupancy whilst improved occupancies recorded for Sungei Wang Plaza and 3 Damansara
- Growth registered for YTD 2026 footfall underpinned by thematic campaigns, festive/school holidays and Visit Malaysia Year 2026 activations :
 - Shopper traffic: +7.0%
 - Tenant sales psf: +0.6%

Value Creation

- Gurney Plaza:
 - Commenced reconfiguration works to improve trade mix resulting in creation of additional ~1,000 sq ft of new net lettable area:
 - Level 2 – involves improvement of kiosks design for better visibility
 - Level 3 – refresh and expand home appliances, telco, electronics/I.T. cluster
- Industrial properties in i-Tech Valley, Iskandar Malaysia:
 - Construction of assets on track for completion
 - Active prospecting in progress with keen interest from direct and indirect parties

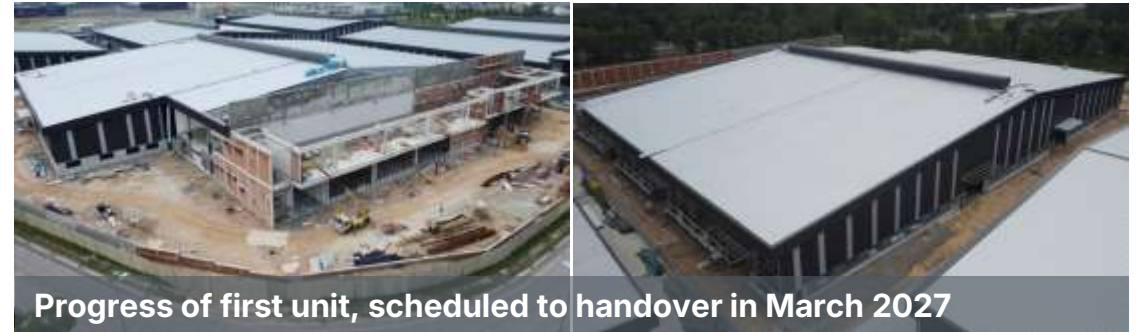
Sustainability Management

- Maintained 4-star rating in the 2026 GRESB Real Estate Assessment
- Best performer in ESG excellence in the Real Estate Investment Trusts category at The Edge Malaysia ESG Awards 2026
- As at 30 September 2026, total outstanding sustainability-linked loans were ~RM1.7 billion, accounting for ~78% of total borrowings

Ongoing Acquisition of Five i-TechValley Properties: Update

Construction progress

- **First and second units – ~87% to 91% completed**
- **Remaining three units** will complete from 2H 2027



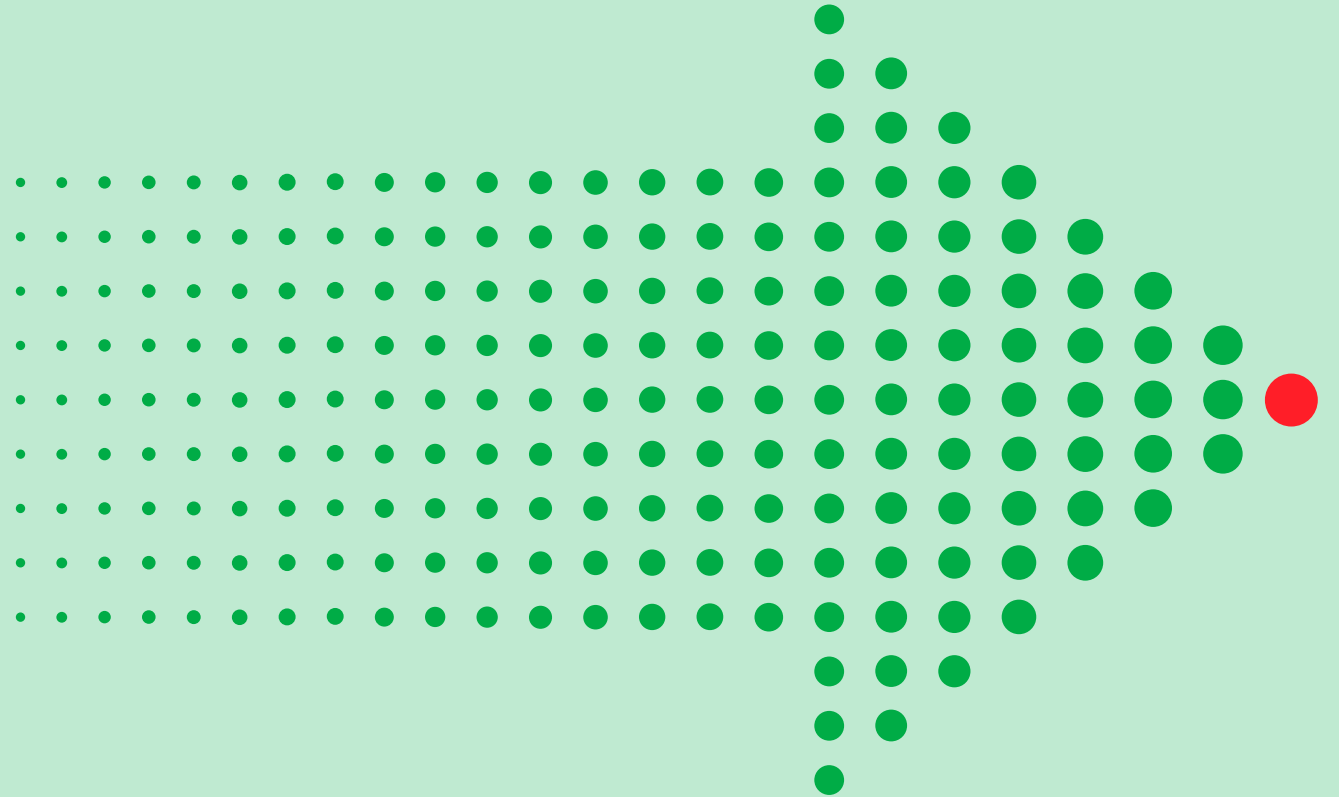
Onground briefing and site visit for SME prospects

- Tapping on the **strong interest on industrial property demand in Johor**, CLMT deployed **targeted leasing strategies** to engage with prospective tenants via briefings and site visits



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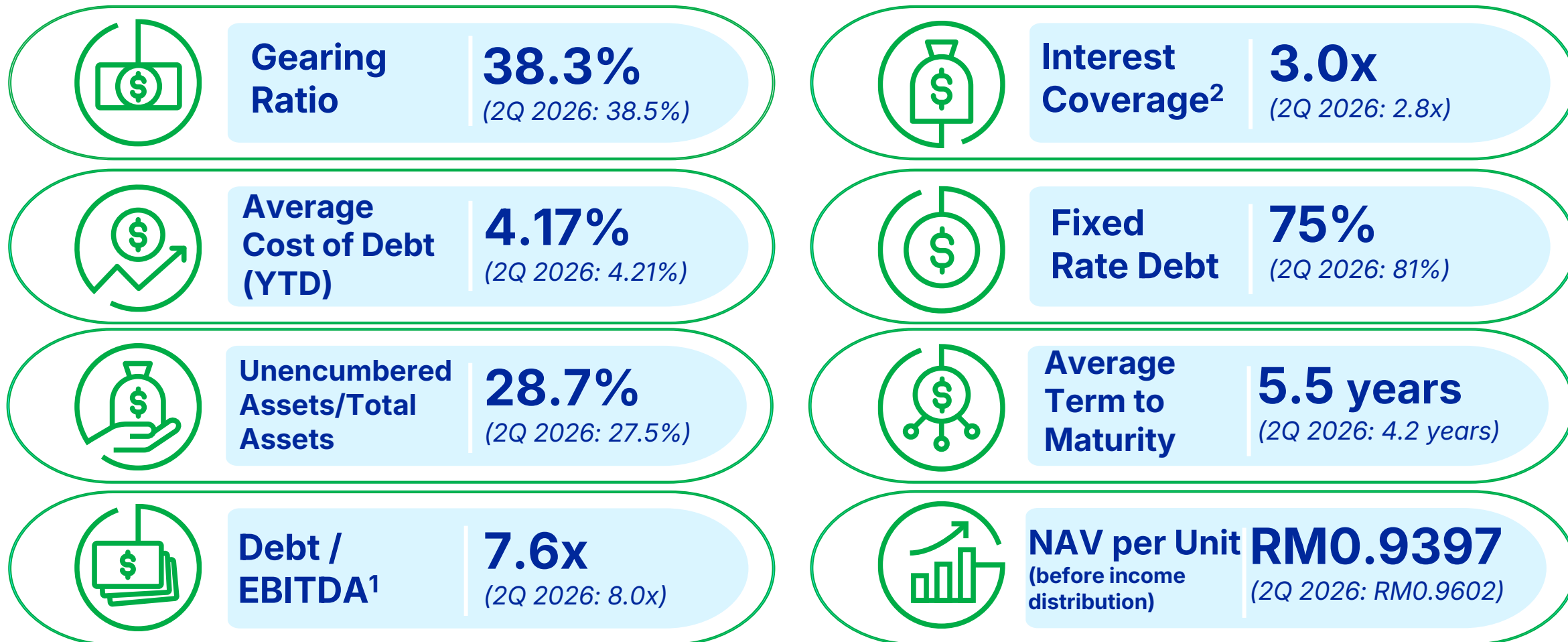
Financial Highlights



Distribution Statement

RM'000	3Q 2026 Actual (Unaudited)	3Q 2025 Actual (Unaudited)	Change %	YTD 2026 Actual (Unaudited)	YTD 2025 Actual (Unaudited)	Change %
Gross revenue	126,541	116,036	9.1	376,978	352,144	7.1
Less: Property operating expenses	(47,139)	(46,935)	0.4	(139,798)	(144,205)	(3.1)
Net property income	79,402	69,101	14.9	237,180	207,939	14.1
Profit for the quarter/period	47,018	34,688	35.5	136,822	107,241	27.6
Distributable income	46,334	35,051	32.2	135,509	106,918	26.7
Number of units in circulation ('000)	3,432,155	3,331,275	3.0	3,432,155	3,331,275	3.0
Distribution Per Unit (sen)	1.35	1.11	21.6	4.00	3.57	12.0

Key Financial Indicators (as at 30 September 2026)

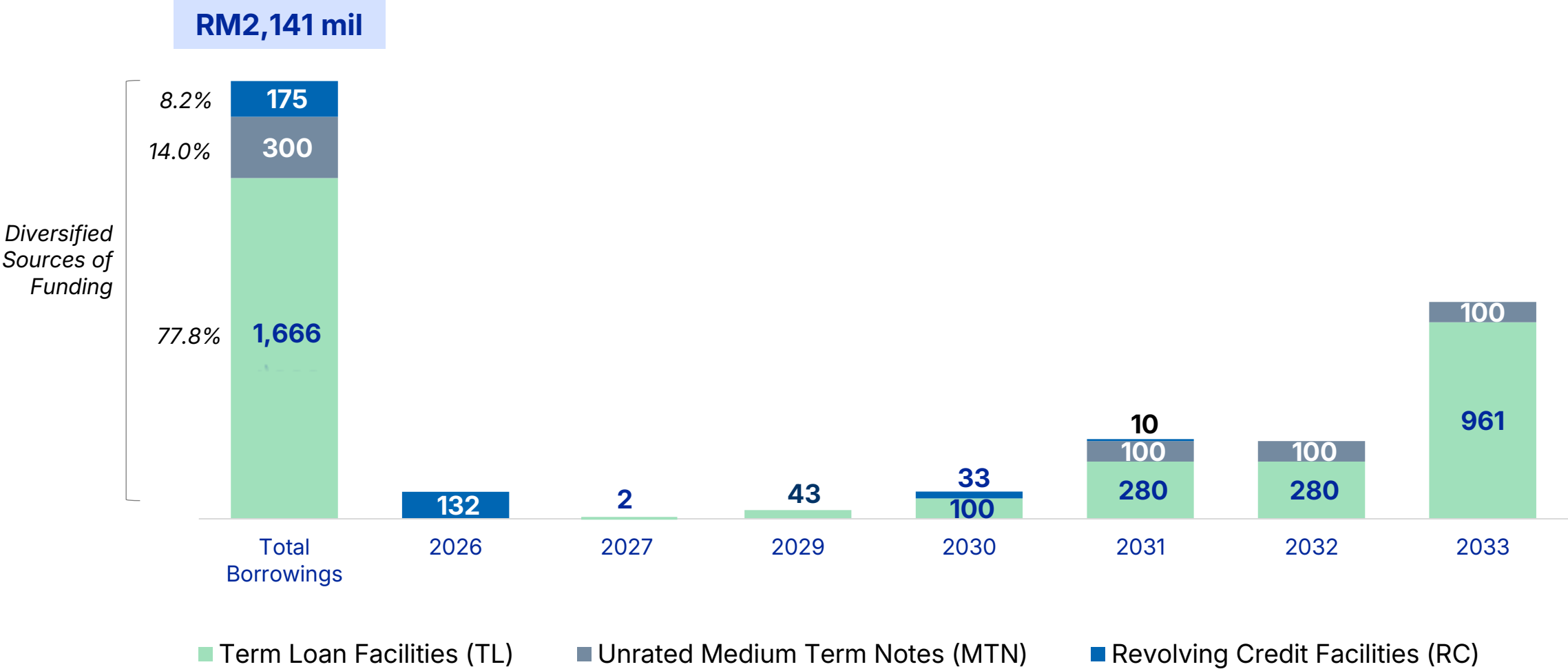


Notes:

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.

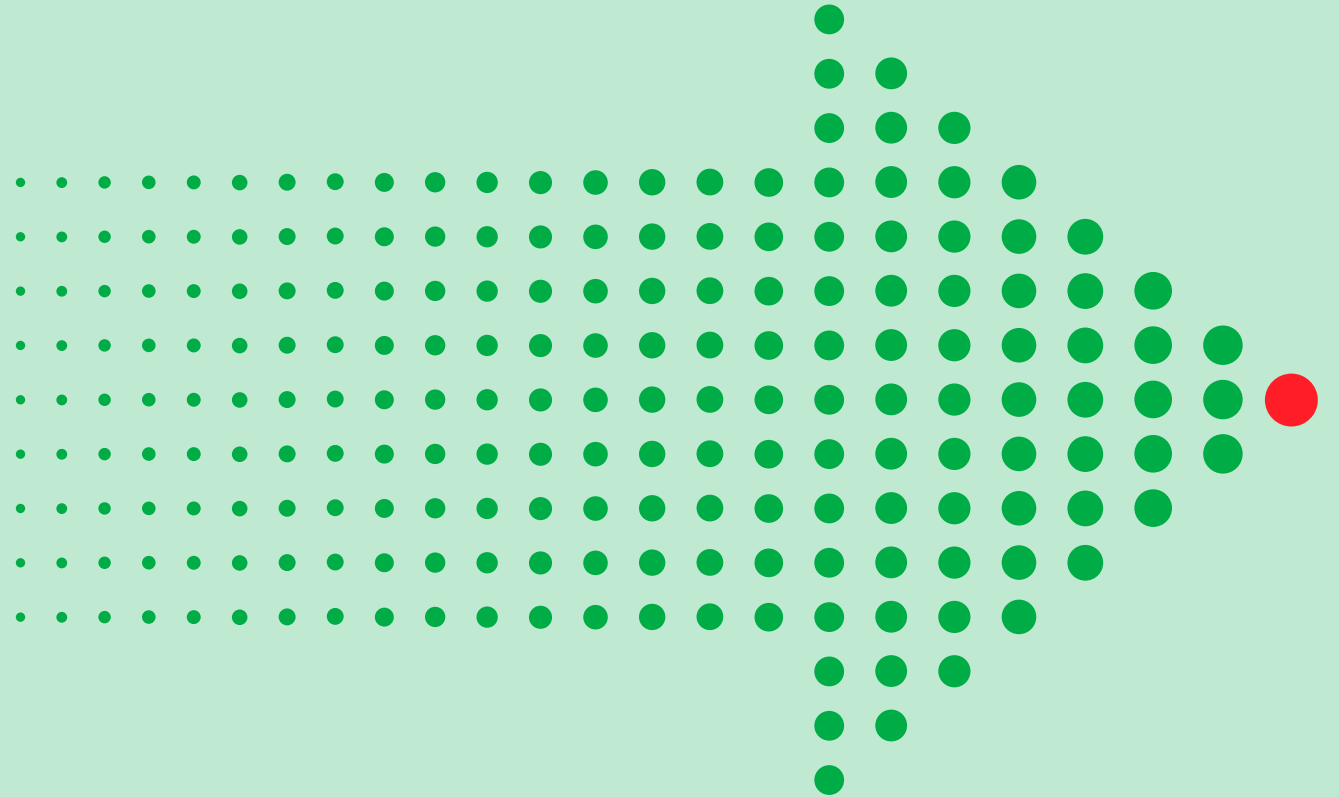
Well-spread Debt Profile

Early extension of RM653 million term loans due to expire in 2028 to 2033 increased the average debt maturity to 5.5 years in 3Q 2026

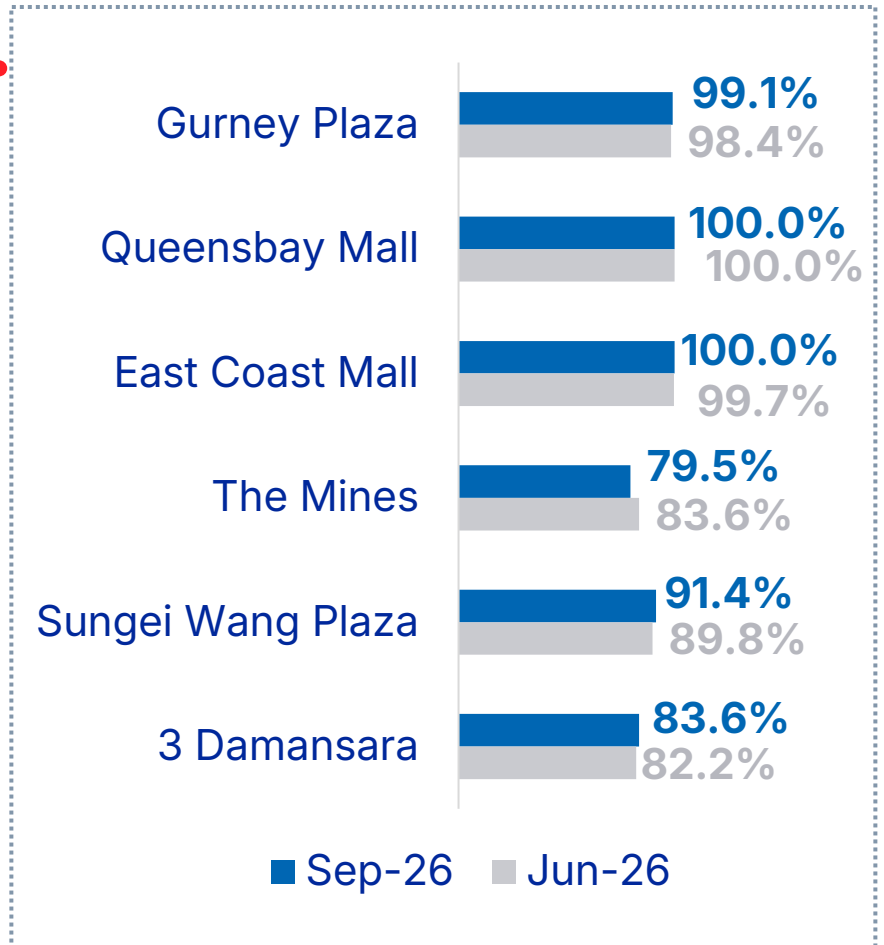
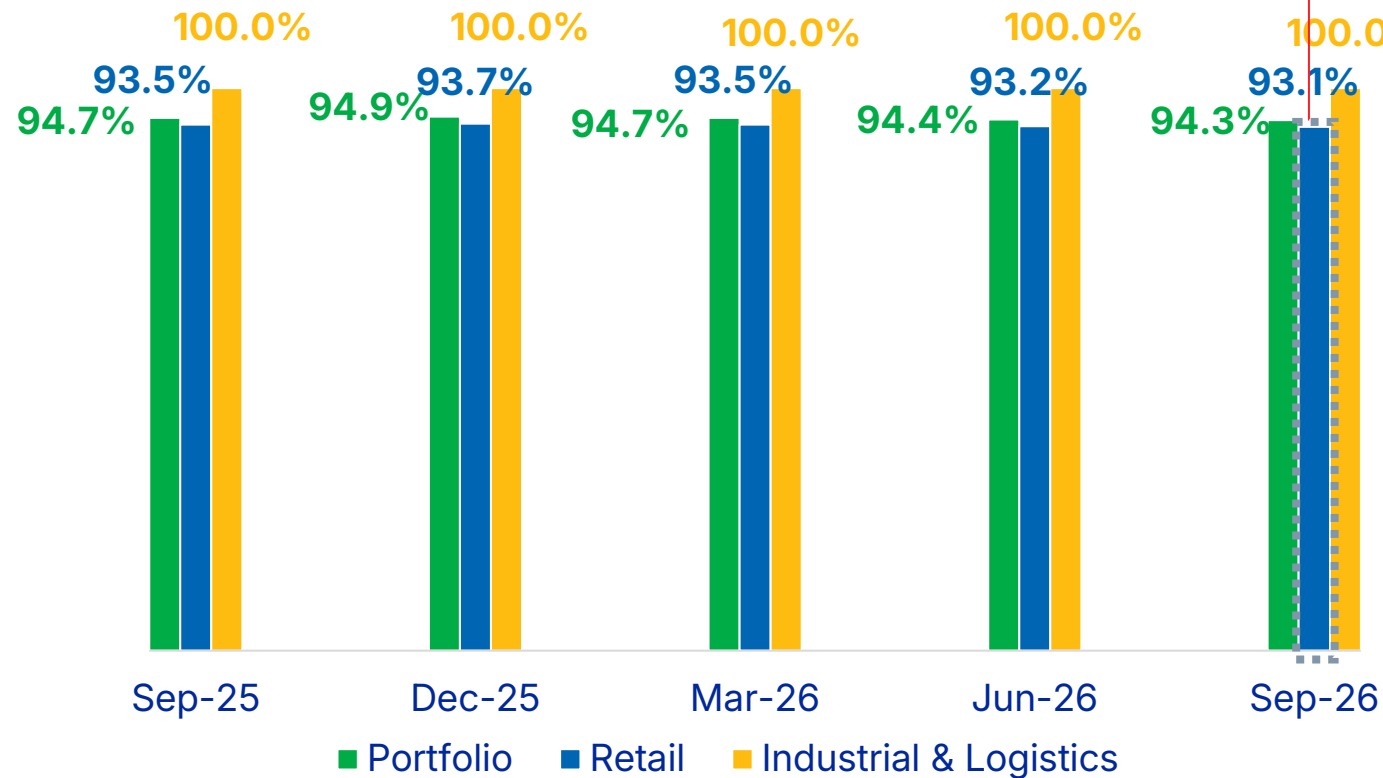


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Portfolio Update



Portfolio Occupancy Rate

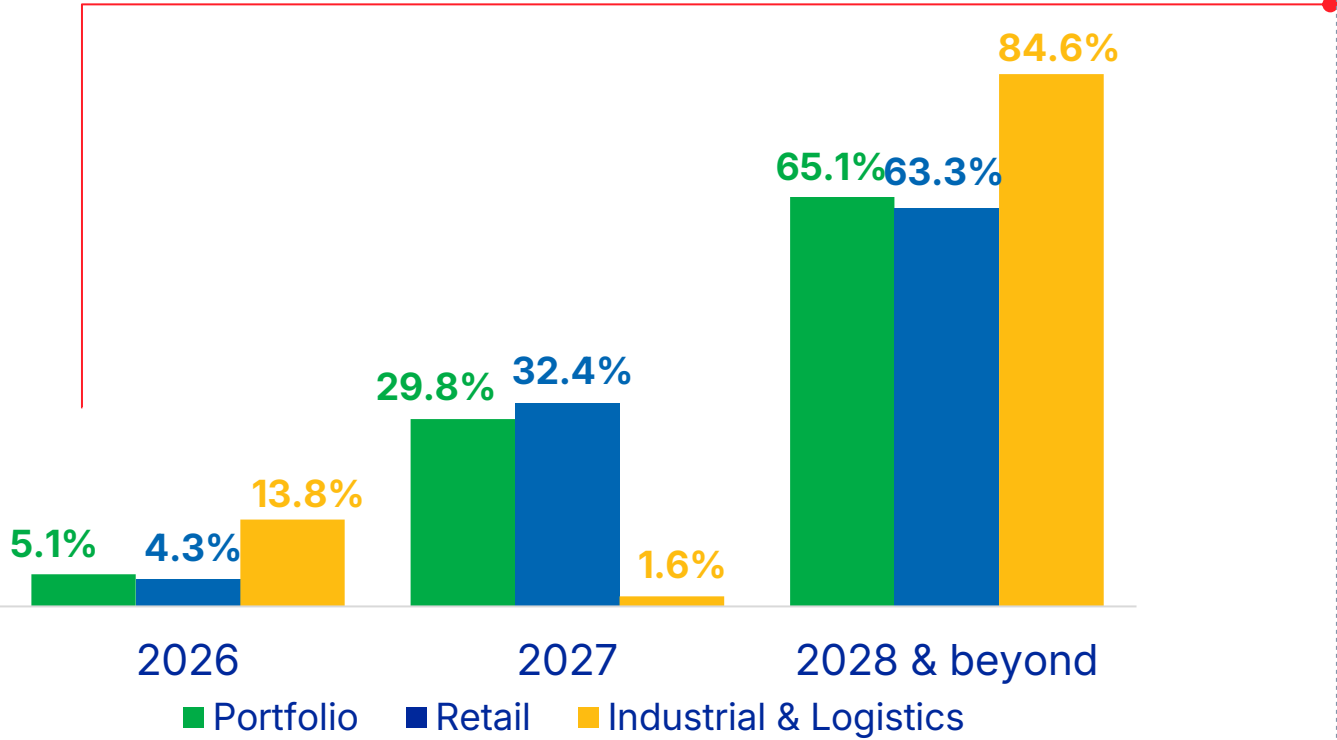


Note:
1. Based on committed leases as at 30 September 2026.

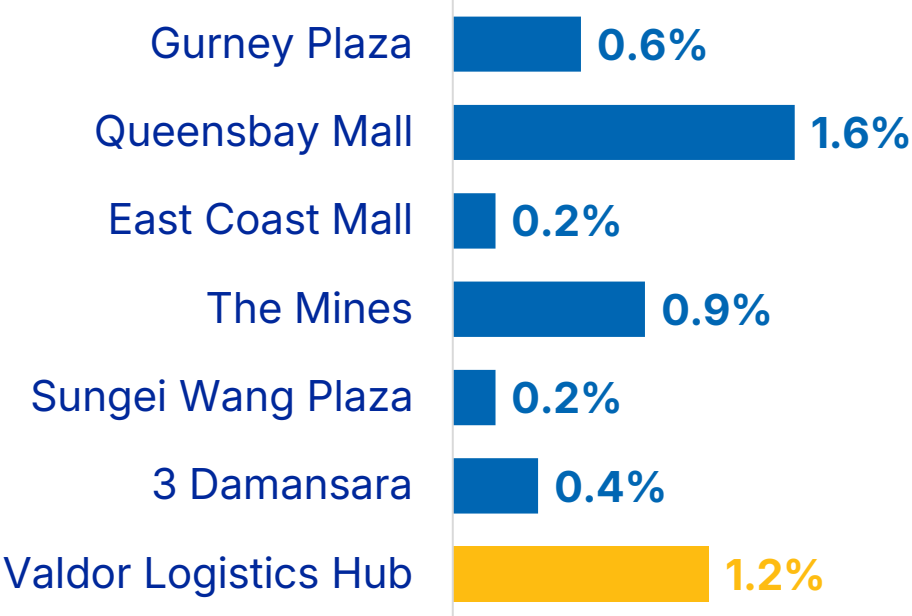
Portfolio Lease Expiry Profile (Year)

As at 30 September 2026, about 80.1% 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 September 2026.

Retail Rental Reversion

From 1 January to 30 September 2026¹



345
New Leases / Renewals



767,186
Area (sq ft)



19.9%
of Total Net Lettable Area



11.3%
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	251	504,716	13.1%	11.2%	84.7%
Klang Valley	94	262,470	6.8%	11.8%	15.3%
Retail	345	767,186	19.9%	11.3%	100%

Notes:

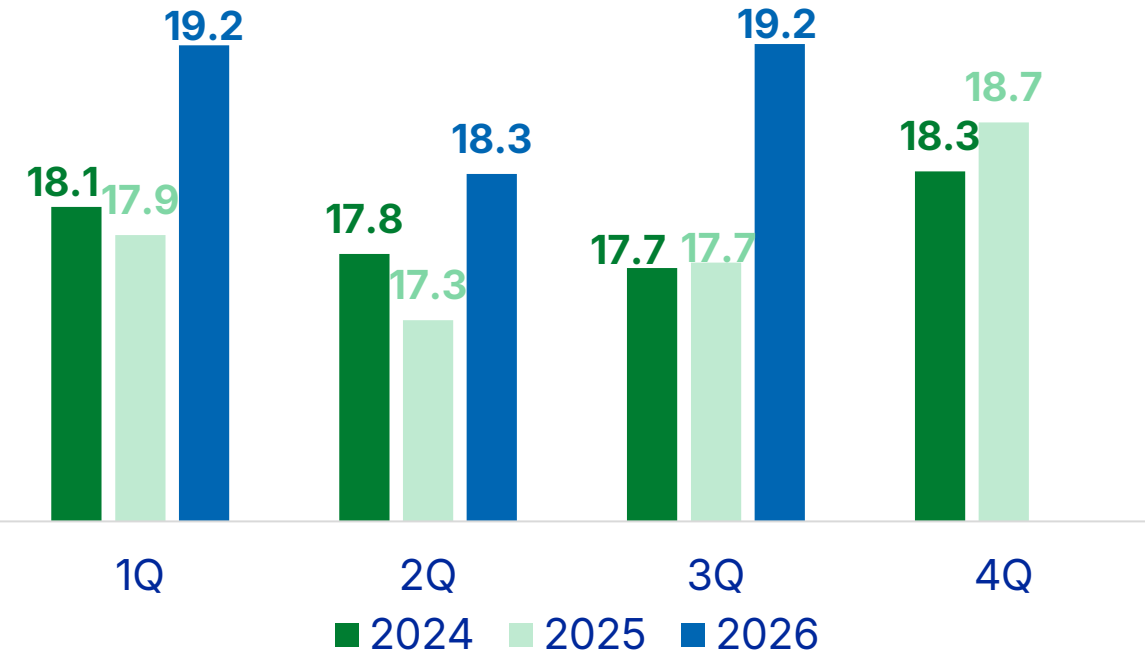
- 1. Excluding newly created and reconfigured units.
- 2. Excluding gross turnover rent component.
- 3. Majority of leases have rental escalation clause.
- 4. The % is computed based on the increase of the average rental of the renewed term over average rental of the preceding term.

Retail Performance

Shopper Traffic (million)

3Q 2026:
• +8.2% against 3Q 2025

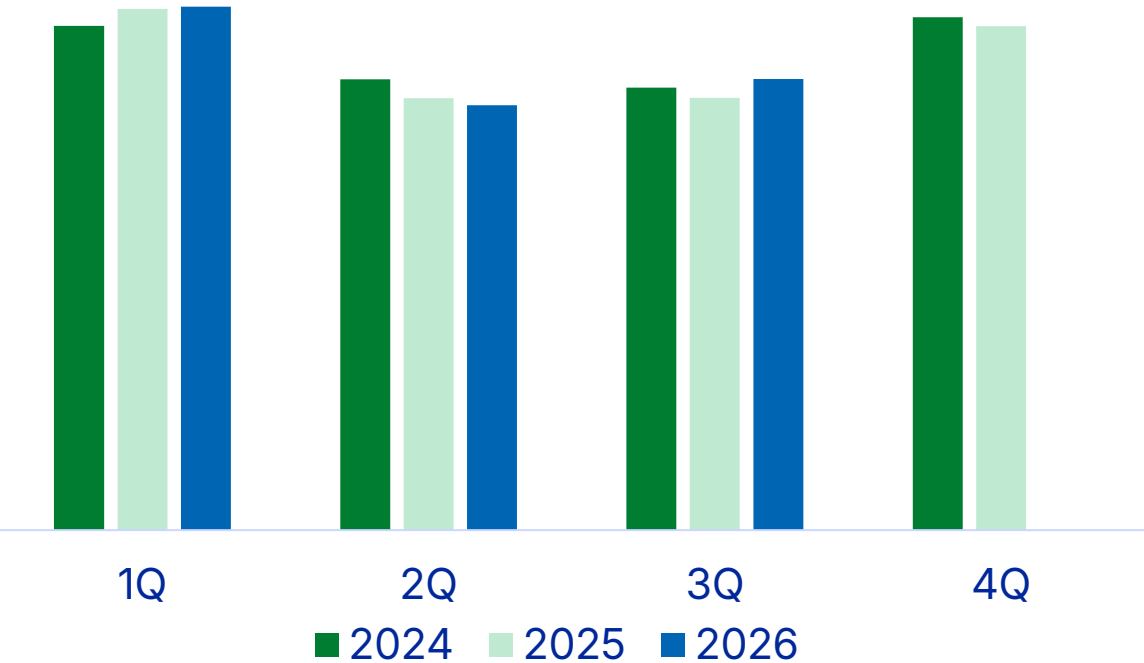
YTD Sep 2026:
• +7.0% against YTD Sep 2025



Tenant Sales Per Square Foot (RM)

3Q 2026:
• +4.5% against 3Q 2025

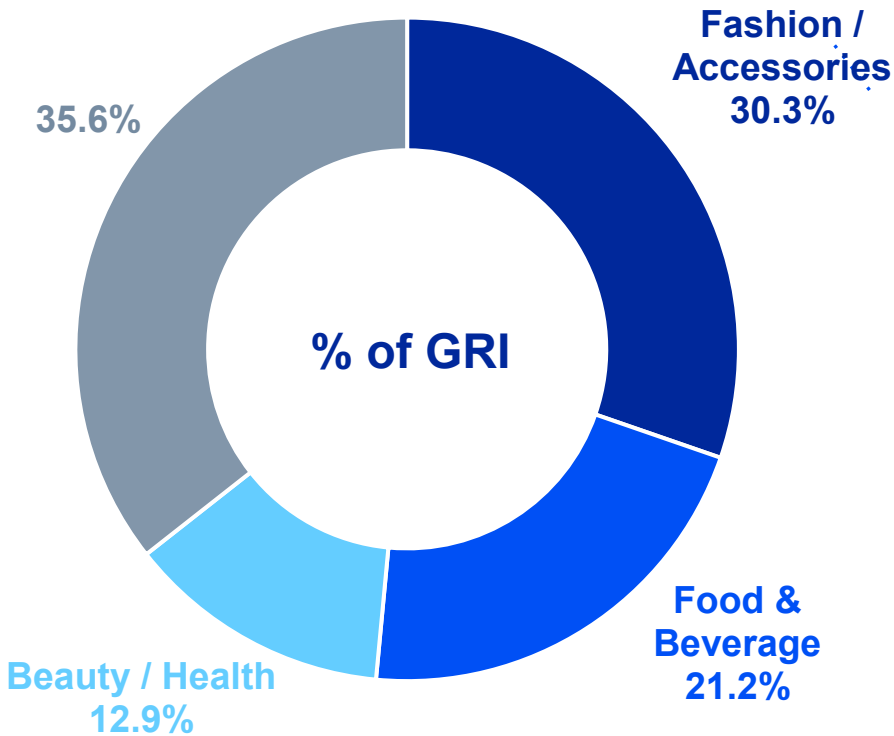
YTD Sep 2026:
• +0.6% against YTD Sep 2025



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

Top 3 trade categories contributed 64.4% of total GRI

Leisure & Entertainment / Sports & Fitness	10.3%
Electronics / I.T.	7.3%
Departmental Store	6.9%
Services	2.0%
Gifts / Specialty / Books / Hobbies / Toys / Lifestyle	3.2%
Houseware / Furnishings	2.6%
Supermarket / Hypermarket	2.5%
Others	0.8%



Updates for The Mines and Sungei Wang Plaza

The Mines

Family-friendly offerings and marcom activations to boost footfall

- Debut of **Nation Bowl**, a **28-lane tournament-sized tenpin bowling centre** featuring dedicated retail and café spaces, as well as a learning academy
- Occupying **27,000 sq ft of net lettable area**, slated to open in **December 2026**
- **AniMagic 2.0:**
 - Organised for the **second consecutive year**, AniMagic 2.0 brought together cosplayers, creators, and fans through exciting **competitions, performances**, and **immersive experiences**
 - Attracted **~16,400 shoppers** over the 3-day event



Sungei Wang Plaza

Diverse F&B offerings at Jumpa to refresh mall experience

- **Ai Yu Fish** offers a diverse selection of **pork-free Sichuan dishes**
- Introduction of an **audio café** with the opening of **Vintage Kissa** blending **food, jazz** and **vinyl culture** in a nostalgic retro setting
- Featuring a dedicated **Vinyl Listening Station**, the concept offers visitors a unique way to dine, unwind and immerse themselves in music
- **Reopening of Ayam Penyet Betawi**, offering its signature Ayam Penyet and new delicious options



New Retail Offerings to Refresh Shoppers' Experience

Food & Beverage



Lavender @ GP



Shantea Dessert @ GP & QBM



Meng Zi Yuan @ QBM



Bin Ka @ QBM



Herbal Soup @ QBM



Ayam Gepuk'Boss @ TM



Ahma Kopi @ 3D

Fashion / Accessories



Vivaia @ GP



Sam Edelman @ GP



Foot Locker @ GP



Adidas @ QBM



Vsoutlet.co @ QBM

Beauty / Health



Shiseido @ QBM



Watsons' Pink @ QBM



Teva @ QBM



Siti Khadijah @ ECM



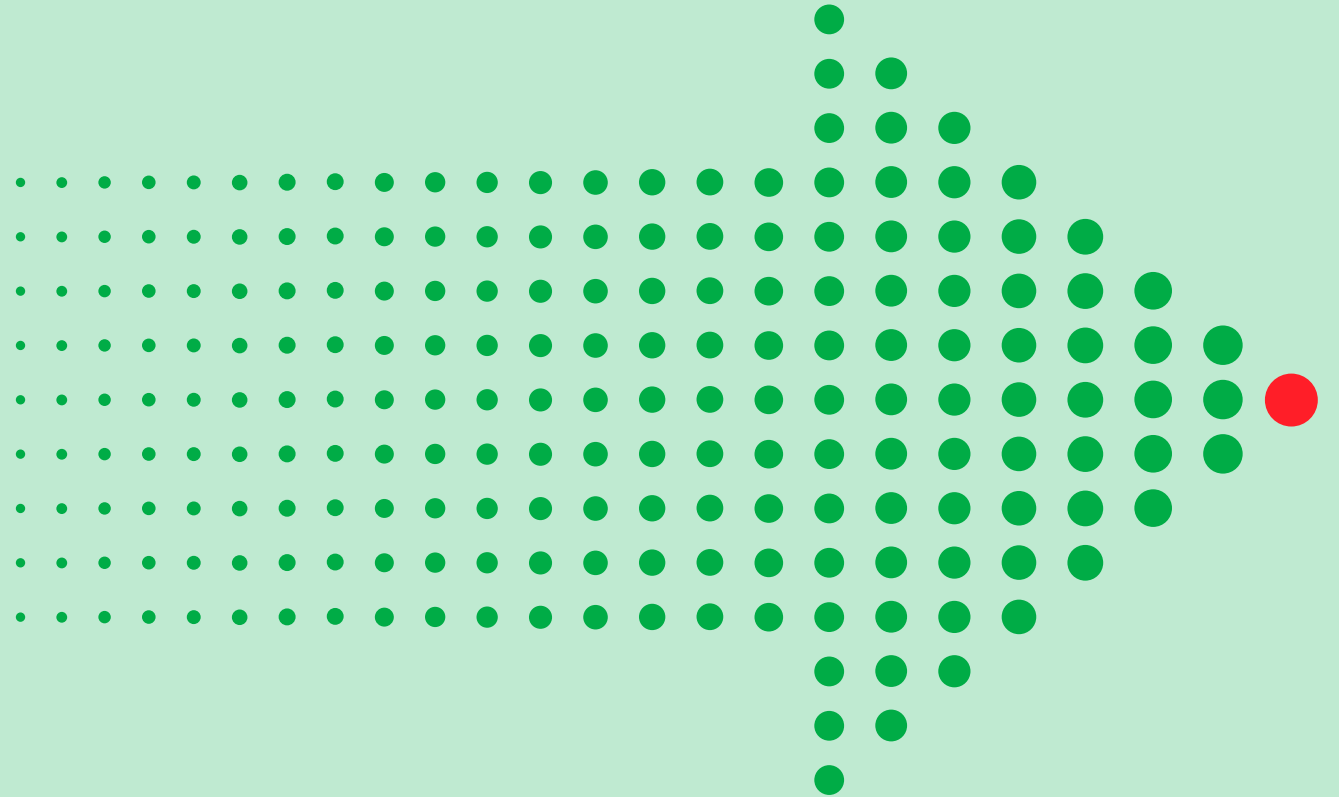
Dalpang @ SWP



Big Star @ TM

04

Sustainability Management



Advancing Efforts Towards ESG Excellence

The Edge Malaysia ESG Awards 2026

- CapitaLand Malaysia Trust was honoured as the **best performing company** in the **real estate investment trusts (REIT) category** at **The Edge Malaysia ESG Awards 2026** on 1 September 2026



Green Building



Sustainability & CSR Malaysia Awards 2026

- CapitaLand has been named **Company of the Year - Community Care & Sustainable Impact** under the shopping mall category at the **Sustainability & CSR Malaysia Awards 2026**



2026 GRESB Real Estate Assessment

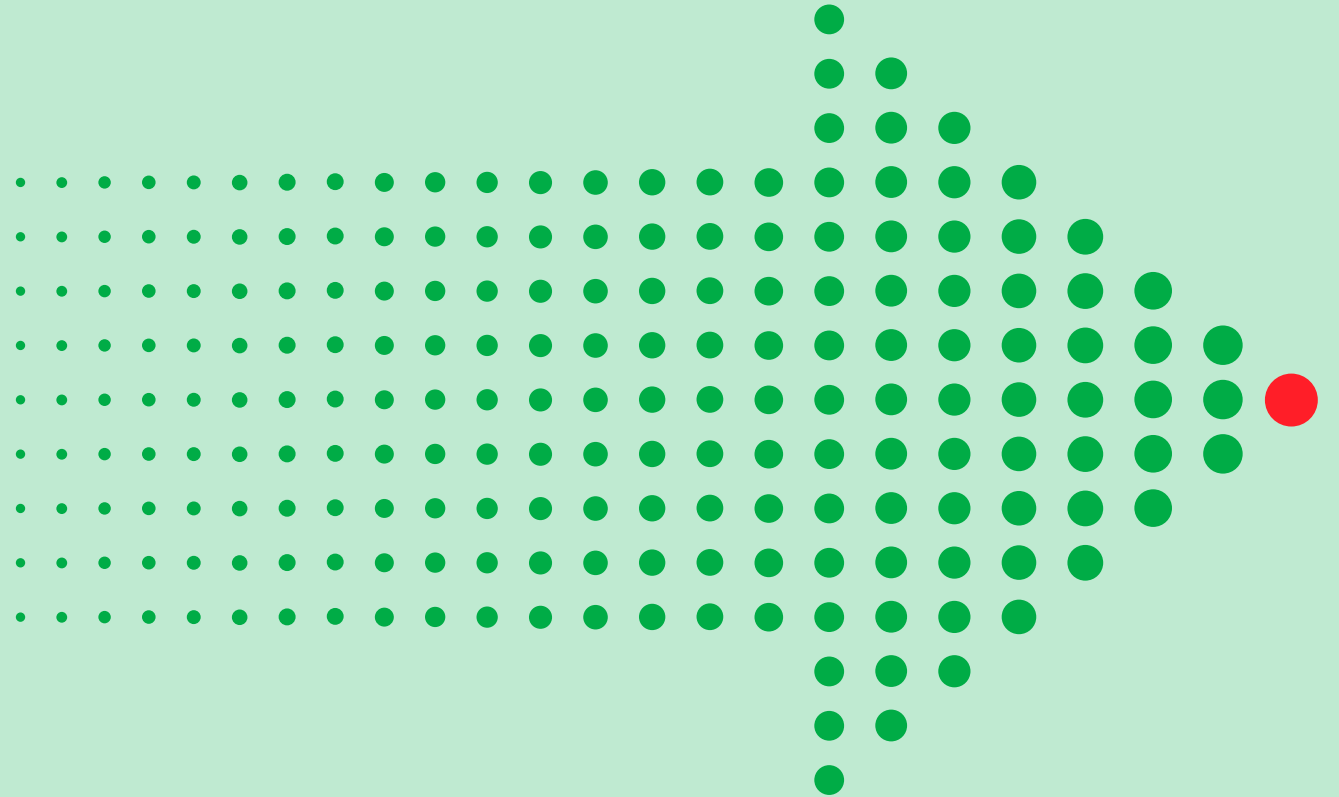
- Retained a **4-star rating** and **'A' rating for Public Disclosure** in 2026 assessment; under Asia, Retail – Retail Centers/Shopping Center, Listed category



- Achieved **100% green building certification** for operationally controlled retail assets, **ahead of its 2030 Sustainability Master Plan target**

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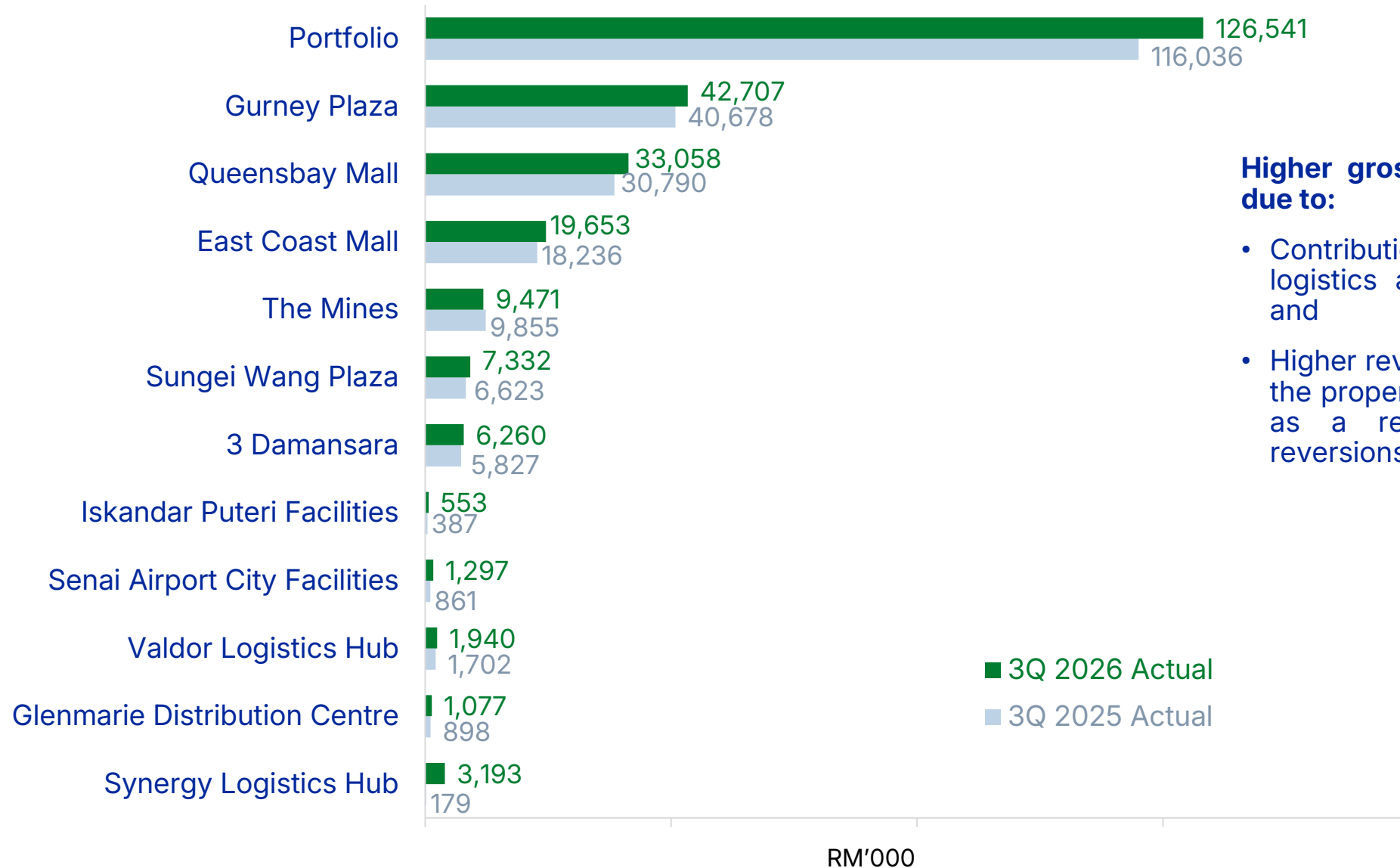
Supplemental Information



Executing Strategic Initiatives in Delivering Sustainable Unitholders Returns



3Q 2026 Gross Revenue



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

- Contribution from industrial and logistics assets acquired in 2025; and
- Higher revenue recorded by most of the properties within CLMT portfolio as a result of positive rental reversions and rental step-up.

■ 3Q 2026 Actual
■ 3Q 2025 Actual

3Q 2026 Property Operating Expenses



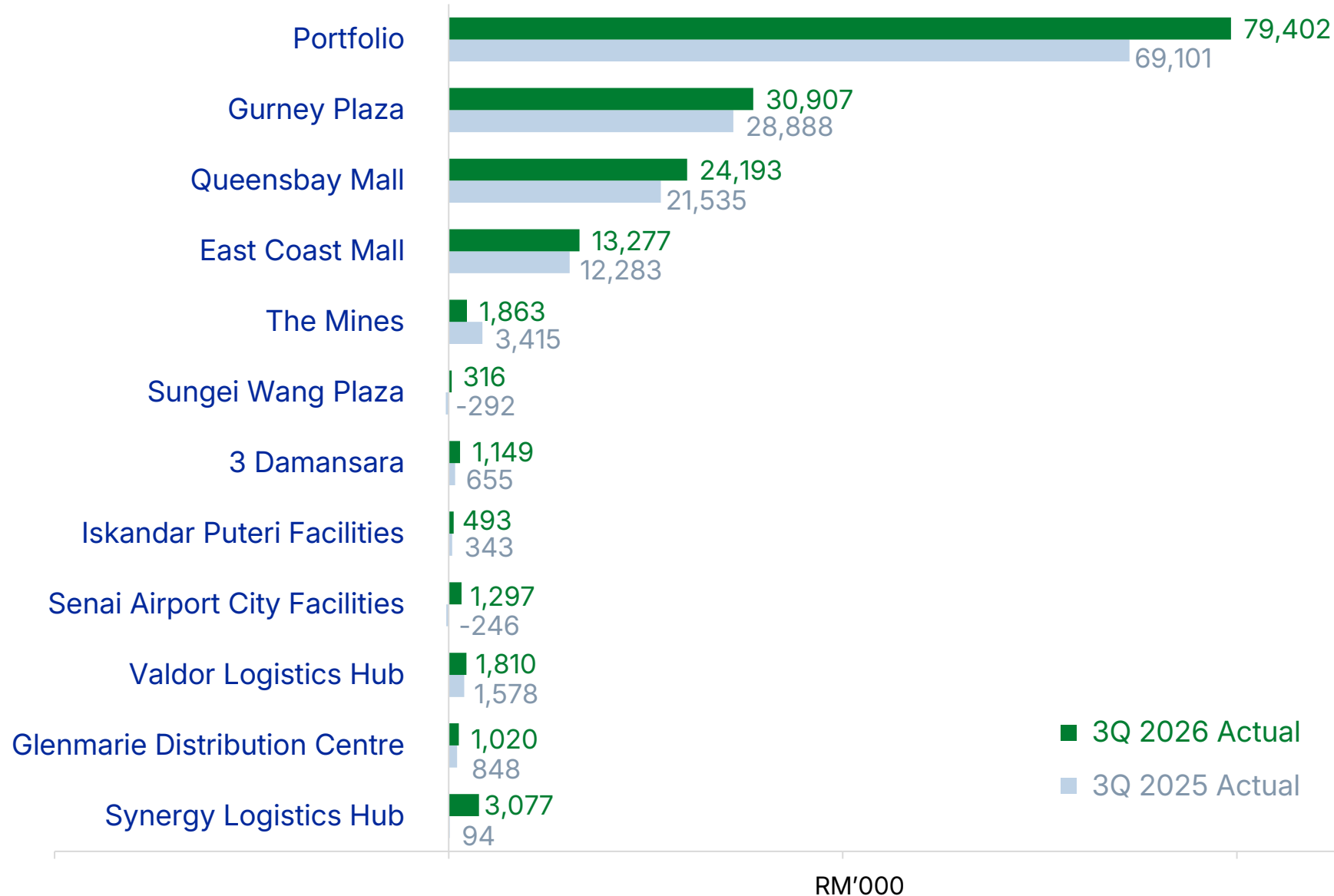
Higher property operating expenses y-o-y mainly due to:

- Increased utilities expenses, as Automatic Fuel Adjustment ("AFA") tariff had changed from subsidy rate in 3Q 2025 to surcharge rate in the current quarter, and higher provision for doubtful debts.

Note:

* Property operating expenses for the current quarter amounted to RM44,000 and was offset by the write-back of over-provision of expenses in the previous quarters. In the prior year, the property operating expenses were mainly related to agency fees in relation to the leasing of the properties.

3Q 2026 Net Property Income



YTD 2026 Gross Revenue



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

- Contribution from industrial and logistics assets acquired in 2025; and
- Higher revenue recorded by most of the properties within CLMT portfolio as a result of positive rental reversions and rental step-up.

■ YTD 2026 Actual
 ■ YTD 2025 Actual

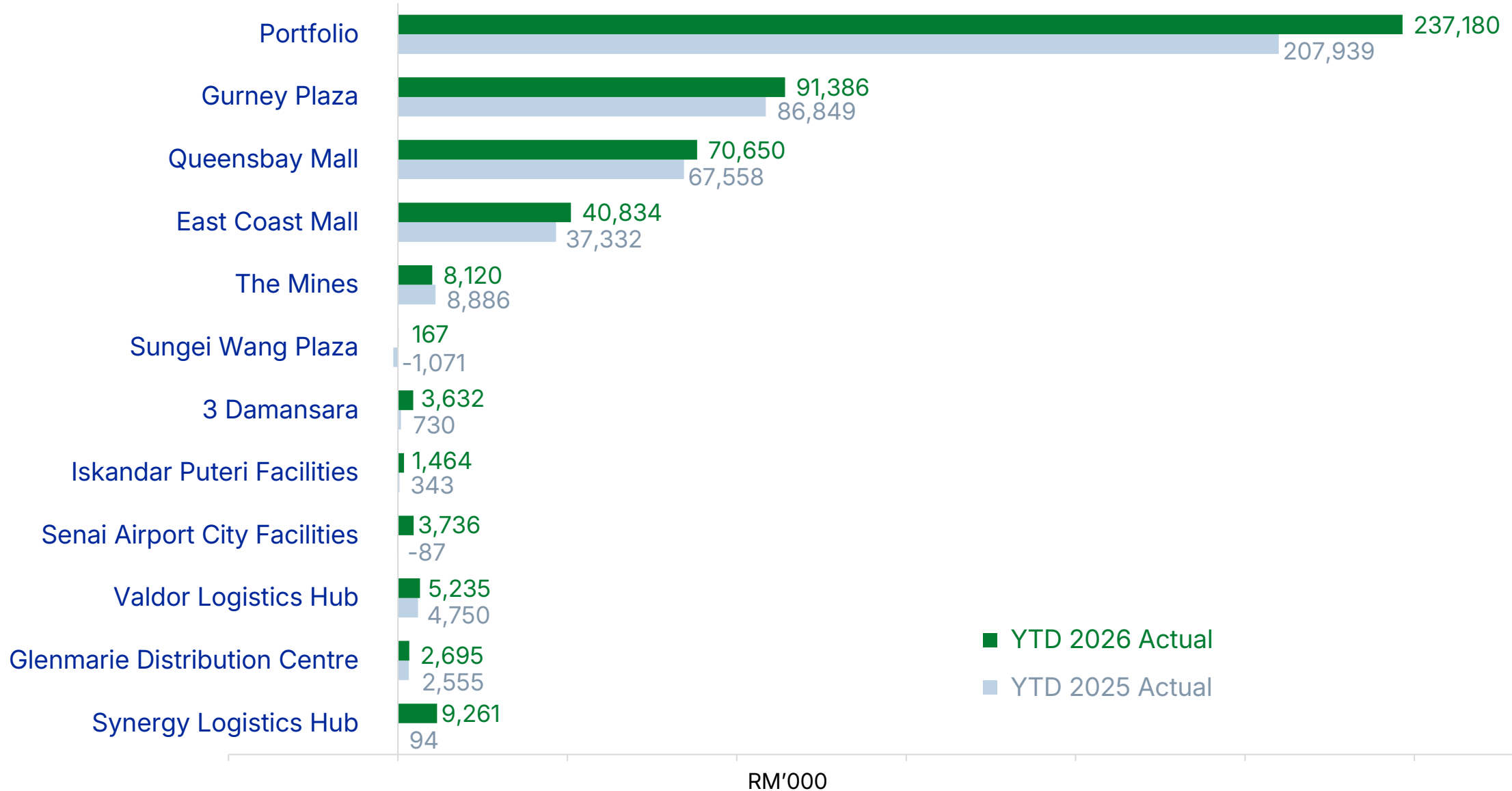
YTD 2026 Property Operating Expenses



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

- Lower utility expenses in 1H 2026 and lower maintenance expenses.
- The utility expenses in 1H 2026 under AFA was lower as compared to 1H 2025 which was under the Imbalance Cost Pass-Through ("ICPT") rate (predecessor of AFA); and
- The decreases in utility and maintenance expenses were partially offset by increase in provision for doubtful debts and staff costs.

YTD 2026 Net Property Income



Balance Sheet

As at 30 September 2026	RM'mil
Non-current Assets	5,501
Current Assets	96
Total Assets	5,597
Non-current Liabilities	2,118
Current Liabilities	254
Total Liabilities	2,372
Net Assets	3,225
Total Unitholders' Funds	3,225
No of Units in Circulation (mil)	3,432

Net Asset Value (RM'mil)	
- before income distribution	3,225
- after income distribution	3,179
Net Asset Value per Unit (RM)	
- before income distribution	0.9397
- after income distribution	0.9262



Thank You.

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