

For immediate release

NEWS RELEASE

CapitaLand Malaysia Trust posts higher 3Q 2026 distributable income of RM46.3 million

Growth driven by income contribution from industrial and logistics properties and proactive asset management

Summary of CLMT's results

	3Q 2026	3Q 2025	Change (%)	YTD 2026	YTD 2025	Change (%)
Gross revenue (RM'000)	126,541	116,036	9.1	376,978	352,144	7.1
Net property income (RM'000)	79,402	69,101	14.9	237,180	207,939	14.1
Distributable income (RM'000)	46,334	35,051	32.2	135,509	106,918	26.7
Distribution per unit (sen)	1.35	1.11	21.6	4.00	3.57	12.0

Kuala Lumpur, 21 October 2026 – CapitaLand Malaysia Trust (CLMT) reported a distributable income of RM46.3 million for the quarter from 1 July 2026 to 30 September 2026 (3Q 2026), an increase of 32.2% year-on-year (y-o-y) compared to RM35.1 million a year ago. Correspondingly, distribution per unit (DPU) grew 21.6% y-o-y to 1.35 sen.

Net property income (NPI) for 3Q 2026 rose 14.9% y-o-y to RM79.4 million, mainly driven by contributions from the industrial and logistics properties acquired in 2025¹ as well as higher contributions from most of CLMT's existing properties.

Ms Yong Su-Lin, CEO of CapitaLand Malaysia REIT Management Sdn. Bhd. (CMRM), the manager of CLMT, said: "Against a challenging macroeconomic backdrop, CLMT continued to deliver stable performance in 3Q 2026, underpinned by healthy demand across our diversified portfolio. Our retail portfolio achieved positive rental reversions of 11.3%, while committed occupancy remained healthy."

¹ CLMT completed the acquisition for [Synergy Logistics Hub](#) in Selangor as well as [Senai Airport City Facilities](#) and [Iskandar Puteri Facilities](#) in Johor in 2025.

"At the same time, our expansion into industrial and logistics has enhanced the diversification and resilience of our portfolio. The properties acquired in 2025 are contributing to our performance and have expanded our presence in key industrial and logistics hubs, including Penang and Johor."

"With a strong balance sheet, we remain well positioned to pursue accretive growth opportunities while continuing to optimise our existing portfolio. We will remain disciplined in our approach so as to deliver sustainable returns to our unitholders," added Ms Yong.

Proactive portfolio management

As at 30 September 2026, CLMT's retail occupancy remained stable at 93.1%. Including its logistics and industrial properties, the overall portfolio occupancy stood at 94.3%. CLMT's retail portfolio achieved positive rental reversion of 11.3% for YTD 2026. Shopper traffic improved by 7.0% y-o-y, while tenant sales per square foot grew 0.6% y-o-y.

Prudent capital management

As at 30 September 2026, CLMT maintained a well-spread debt maturity profile with an average term to maturity of 5.5 years. Its year-to-date average cost of debt and gearing ratio were 4.17% and 38.3% respectively. 75% of its total borrowings are on fixed interest rates to mitigate exposure to interest rate movements.

Sustainability initiatives

CLMT continues to make progress on its environmental, social and governance (ESG) commitments. In the 2026 GRESB Real Estate Assessment, CLMT retained its 4-star rating and received an 'A' rating for Public Disclosure, reflecting its strong transparency and ESG reporting standards. Reflecting its commitment to sustainability, CLMT has achieved 100% green building certification for its five operationally controlled retail assets ahead of its 2030 Sustainability Master Plan target.

CLMT also remained as a constituent of the 2026 FTSE4Good Bursa Malaysia Index and was recognised as the best performing company in the Real Estate Investment Trusts sector at The Edge Malaysia ESG Awards 2026.

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 September 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 foothold in Asia. Headquartered and listed in Singapore, CLI connects institutional capital to real asset opportunities through its globally integrated fund management platforms. Operating in over 40 countries, CLI is focused on growing recurring fee earnings, recycling capital efficiently and delivering sustainable long-term value for shareholders through disciplined capital management and responsible investing. For more information, please visit: www.capitalandinvest.com.

(Co. Regn.: 200308451M)

Issued by: CapitaLand Malaysia REIT Management Sdn. Bhd. (Regn. No. 200801018055 (819351-H))

Analyst and media relations

Jasmine Loo

Head

Investor Relations & Sustainability

Tel: +60 3 2279 9873

Email: jasmine.loo@capitaland.com

Important Notice

This release may contain forward-looking statements. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate properties, competition from other developments or companies, shifts in customer demands, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training, property operating expenses), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management regarding future events. No representation or warranty expressed or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained in this release. Neither CapitaLand Malaysia REIT Management Sdn. Bhd. (Manager) nor any of its affiliates, advisers or representatives shall have any liability whatsoever (in

negligence or otherwise) for any loss howsoever arising, whether directly or indirectly, from any use, reliance or distribution of this presentation or its contents or otherwise arising in connection with this release.

The past performance of CapitaLand Malaysia Trust (CLMT) is not indicative of future performance. The listing of the units in CLMT (Units) on the Bursa Malaysia Securities Berhad (Bursa Malaysia) does not guarantee a liquid market for the Units. The value of the Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed on the Bursa Malaysia. It is intended that holders of Units may only deal in their Units through trading on the Bursa Malaysia.

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