

Annual General Meeting

8 April 2026



Forward-Looking Statement

This presentation may contain forward-looking statements. Actual future performance, outcomes and results may differ materially from those expressed in the 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 trainings, 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 express 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 presentation. 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 of, reliance on or distribution of this presentation or its contents or otherwise arising in connection with this presentation.

The past performance of CapitaLand Malaysia Trust ("CLMT") is not indicative of future performance. The listing of the unit in CLMT ("Units") on 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 or any of its affiliates. 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 Bursa Malaysia. It is intended that holders of Units may only deal in their Units through trading on Bursa Malaysia.

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

Agenda

01 FY 2025 Highlights

02 Capital Management

03 Portfolio Performance

04 Value Creation

05 ESG Matters

06 Looking Ahead

01

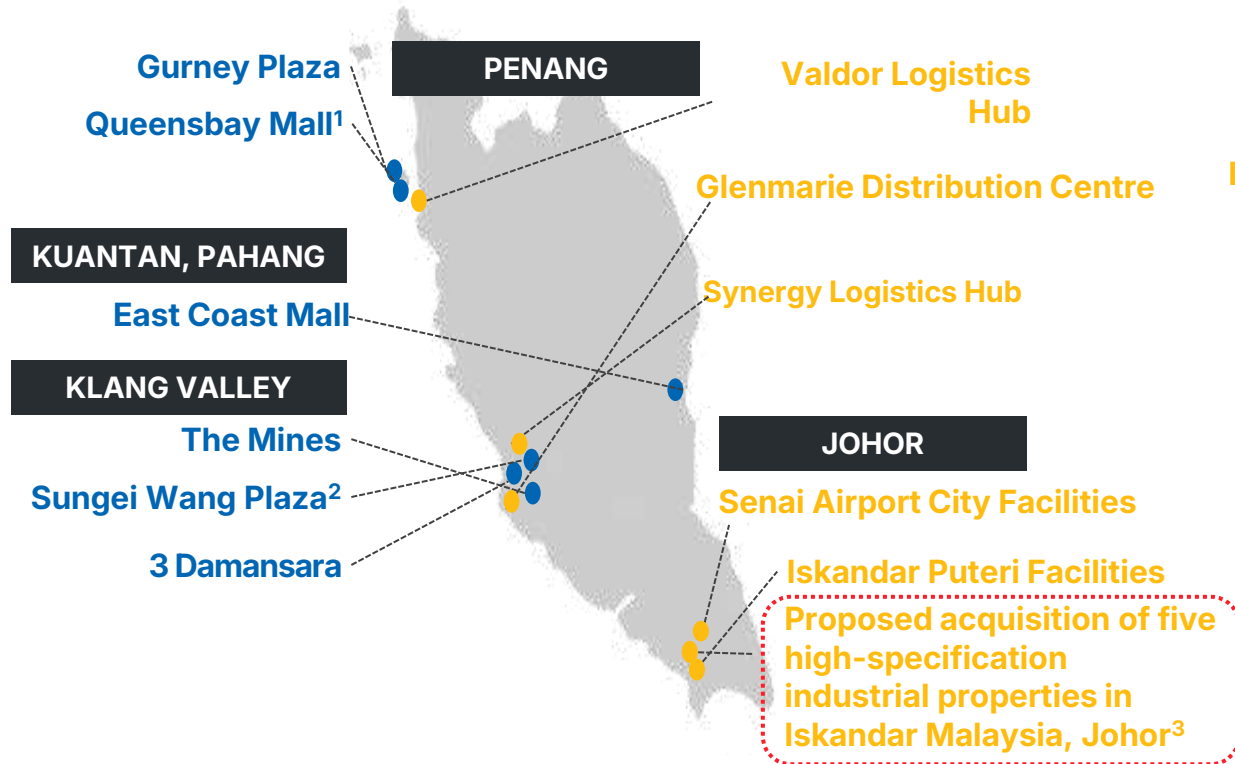
FY 2025 Highlights



CapitaLand Malaysia Trust Overview

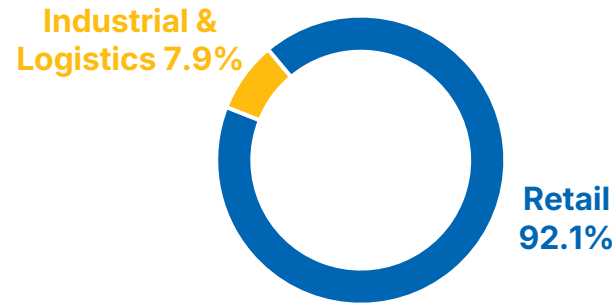
Geographically diversified portfolio of quality assets strategically located across four key urban centres

- **6** Retail
- **9** Industrial & Logistics
- **4** Key Urban Centres



Asset Under Management⁴

RM5.5 billion

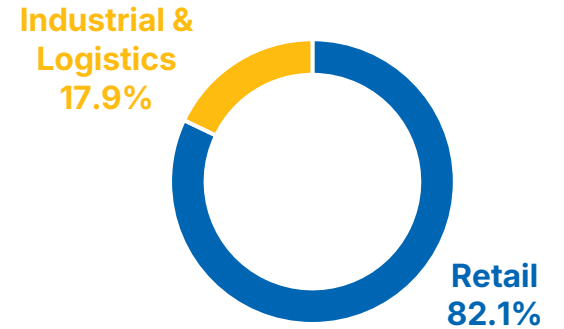


Market Capitalisation⁴

~RM2.1 billion

Net Lettable Area⁴

~ 4.7 mil sq ft



Distribution Yield⁵

7.7%

Notes:
 1. CLMT's interest in Queensbay Mall comprises ~91.8% of the total strata floor area of retail parcels and ~98% of the car park bays.
 2. CLMT's interest in Sungei Wang Plaza comprises ~61.9% of the total strata floor area of retail parcels and 100% of the car park bays.
 3. Bursa announcement on 22 December 2025.
 4. As at 31 December 2025
 5. Based on FY 2025 DPU of 4.84 sen and closing unit price of RM0.625 as at 31 December 2025.

Value Creation Journey in FY 2025

ACQUISITION

2 Feb: Announced the acquisition of **Senai Airport City Facilities** and the acquisition was completed on 4 Sep 2025



EQUITY FUNDRAISING

August: Completed a private placement and raised gross proceeds of ~RM250.0 million to repay existing bank loans incurred from the acquisitions of industrial and logistics properties

ASSET ENHANCEMENT INITIATIVE

4Q: Transformed East Court to an indoor theme park at The Mines



ASSET ENHANCEMENT INITIATIVE

2Q and 3Q: Reconfiguration exercises on Level 2 and Level 7 resulting in creation of NLA at Gurney Plaza



ASSET ENHANCEMENT INITIATIVE

3Q: Reconfiguration of space on the ground floor to cater for alfresco dining at 3 Damansara



ACQUISITION

22 Dec: Forward purchase acquisition of **five high-specification industrial properties** in Iskandar Malaysia, Johor



Sustained Resilience in Operating Metrics



Portfolio Occupancy Rate

94.9%

▲2.1% YoY

- **Retail: 93.7%** (▲1.7% YoY)
- **Industrial & Logistics: 100%** (no change)



Portfolio Valuation

RM5.5 billion

▲7.0% YoY

- **Retail: RM5.1 billion** (▲1.4% YoY)
- **Industrial & Logistics: RM0.4 billion** (▲>100% YoY)



Portfolio Rental Reversion

12.2%

- **Retail: 12.0%**
- **Industrial & Logistics: 20.8%**



Tenant Sales Per Sq Ft

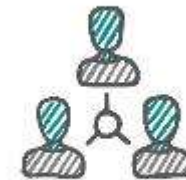
▼-1.0% YoY



Annual Shopper Traffic

71.6 million

▼0.4% YoY



Retention Rate

76.0%

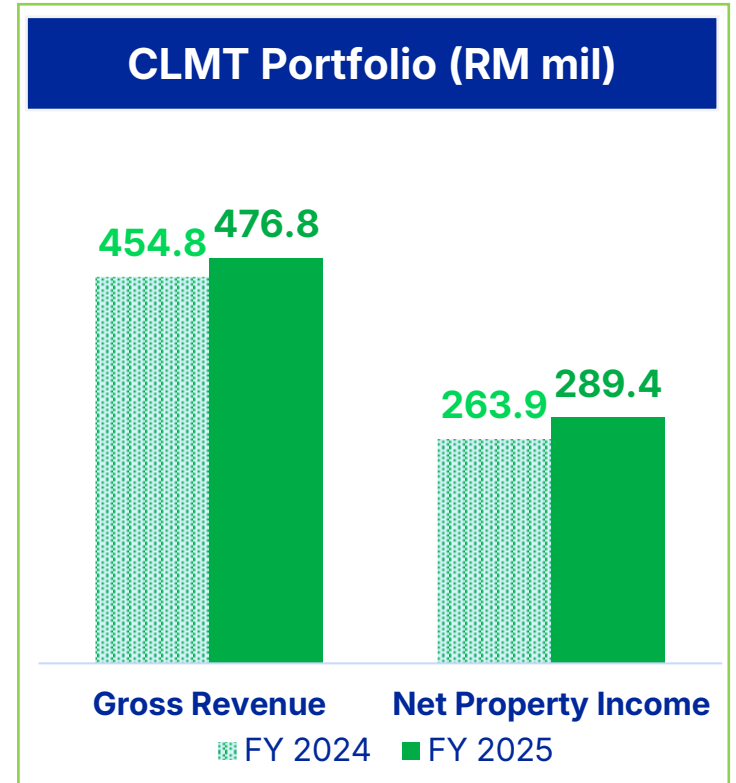
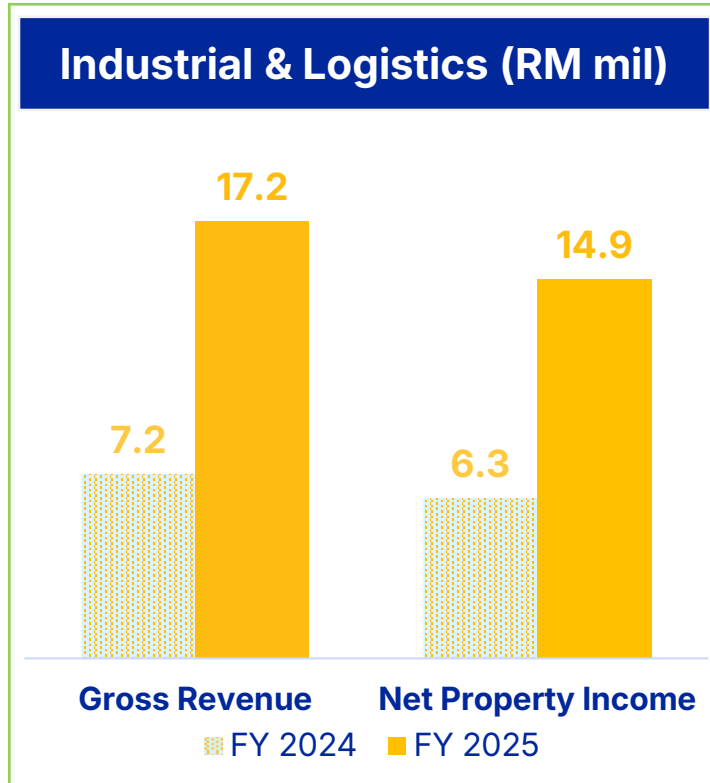
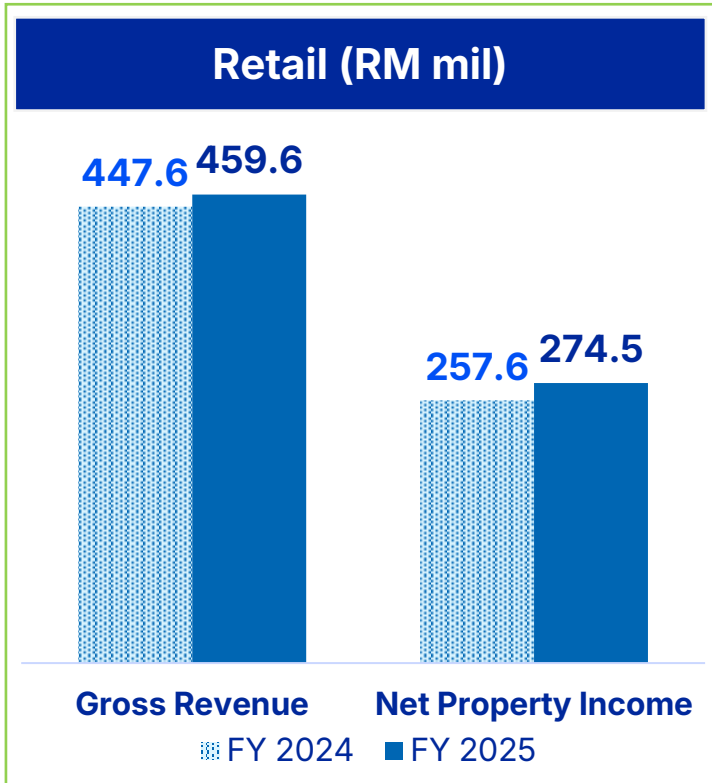
▲2.4% YoY

Note:

1. All information as at 31 December 2025, unless otherwise indicated.

Robust FY 2025 Financial Performance

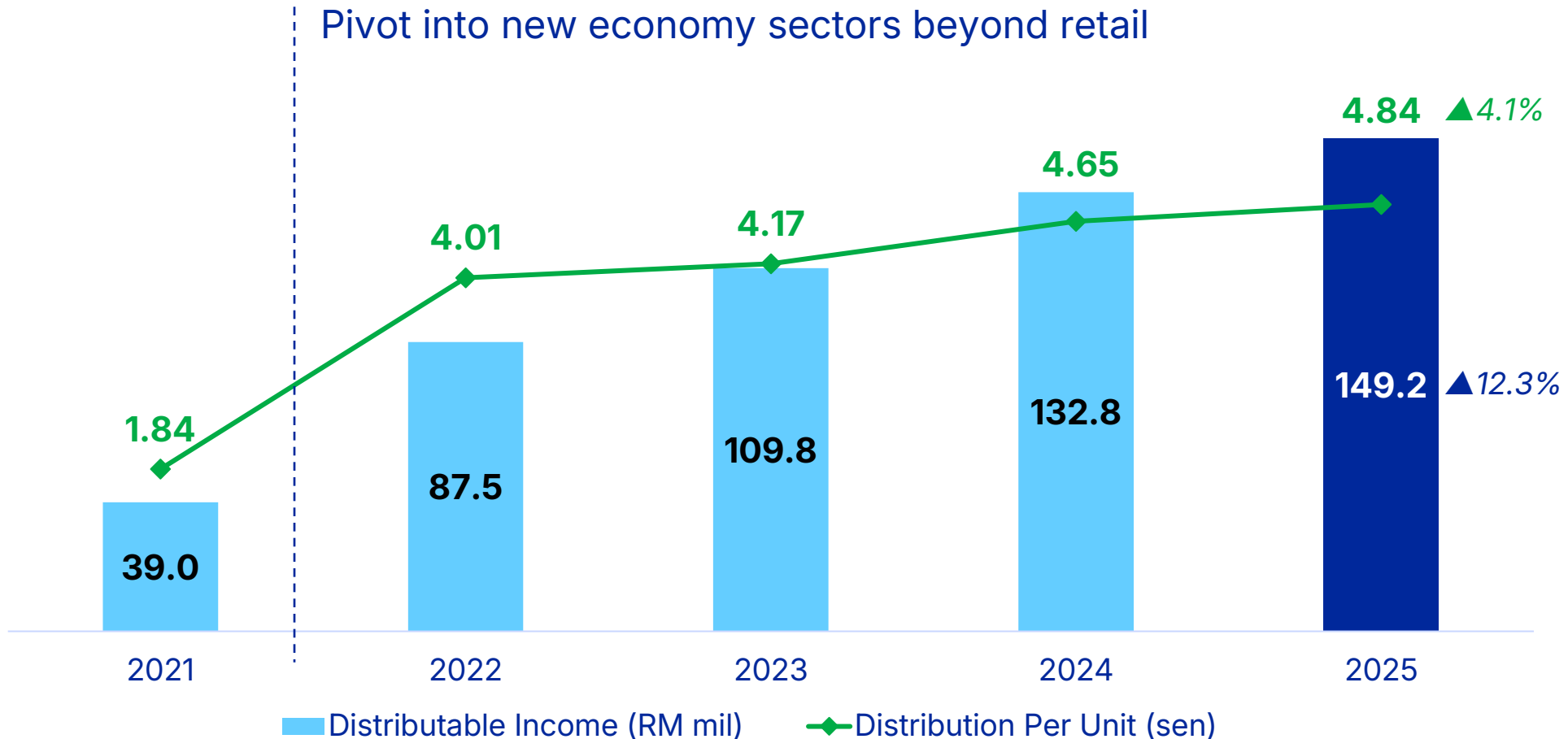
Driven by contributions from industrial and logistics properties and higher revenue from retail properties



Distributable Income and DPU Continued on Growth Traction since FY 2022

Strategic investment mandate change in 2021 solidifies foundation for sustainable value creation

Pivot into new economy sectors beyond retail



Higher Portfolio Valuation Attributable to New Industrial and Logistics Acquisitions

On a like-for-like basis, overall valuation increased by 1.5% YoY contributed by uplifts from Penang and Kuantan malls

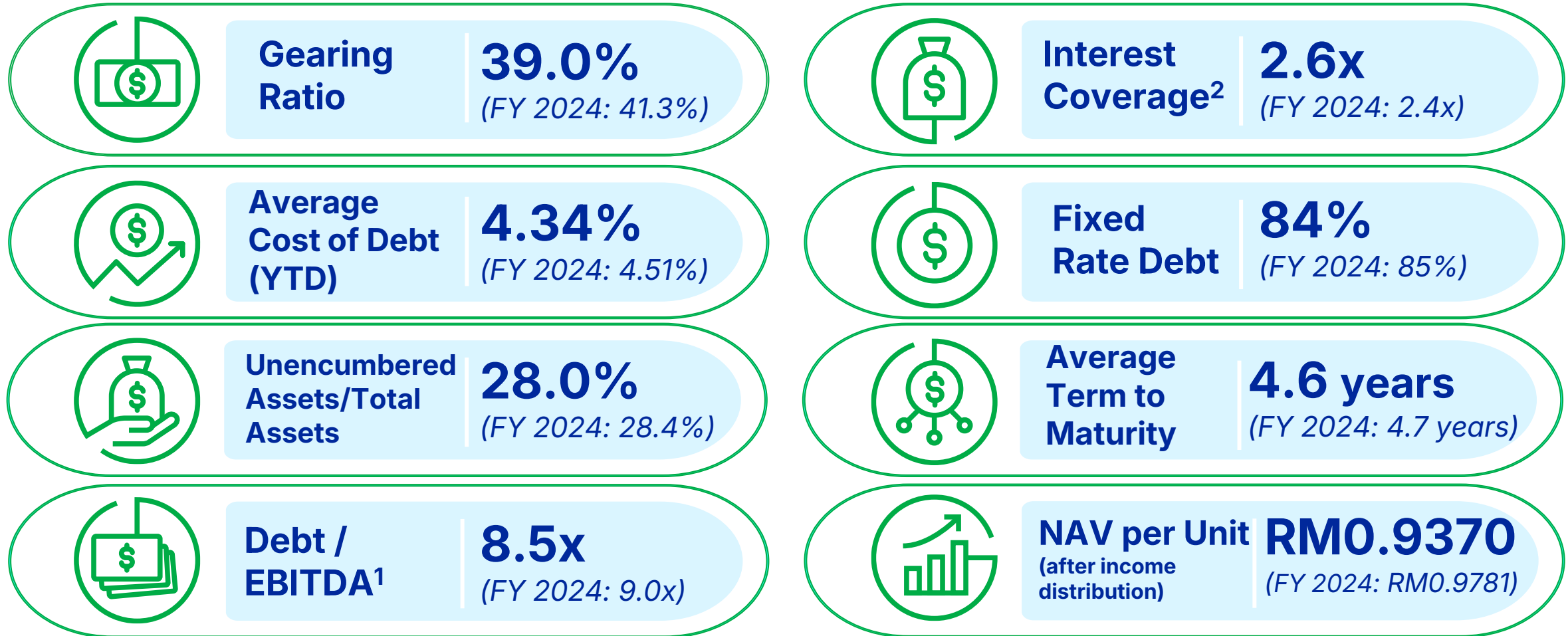
Investment properties	Valuation (RM million)		
	As at 31 December 2025	As at 31 December 2024	Change
Retail	5,057.3	4,985.4	1.4%
• <i>Ex-Klang Valley</i>	3,559.4	3,489.4	2.0%
• <i>Klang Valley</i>	1,497.9	1,496.0	0.1%
Industrial and Logistics	433.0	145.2	>100%
CLMT Portfolio	5,490.3	5,130.6	7.0%

02

Capital Management



Prudent Capital Management Ensuring Healthy Key Financial Indicators (as at 31 December 2025)

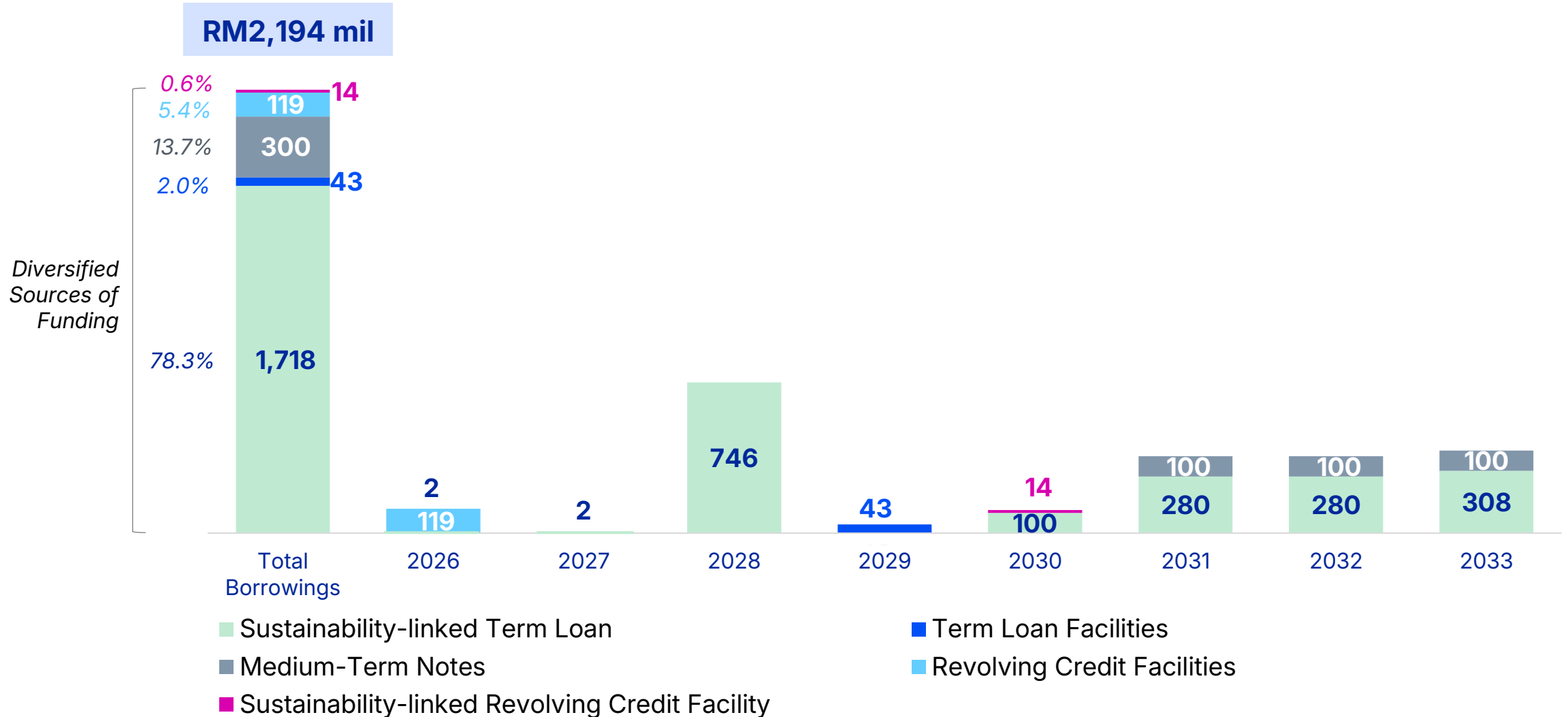


Notes:

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

Total outstanding sustainability-linked loans were RM1,731.1 million, accounting for about 79% of total borrowings

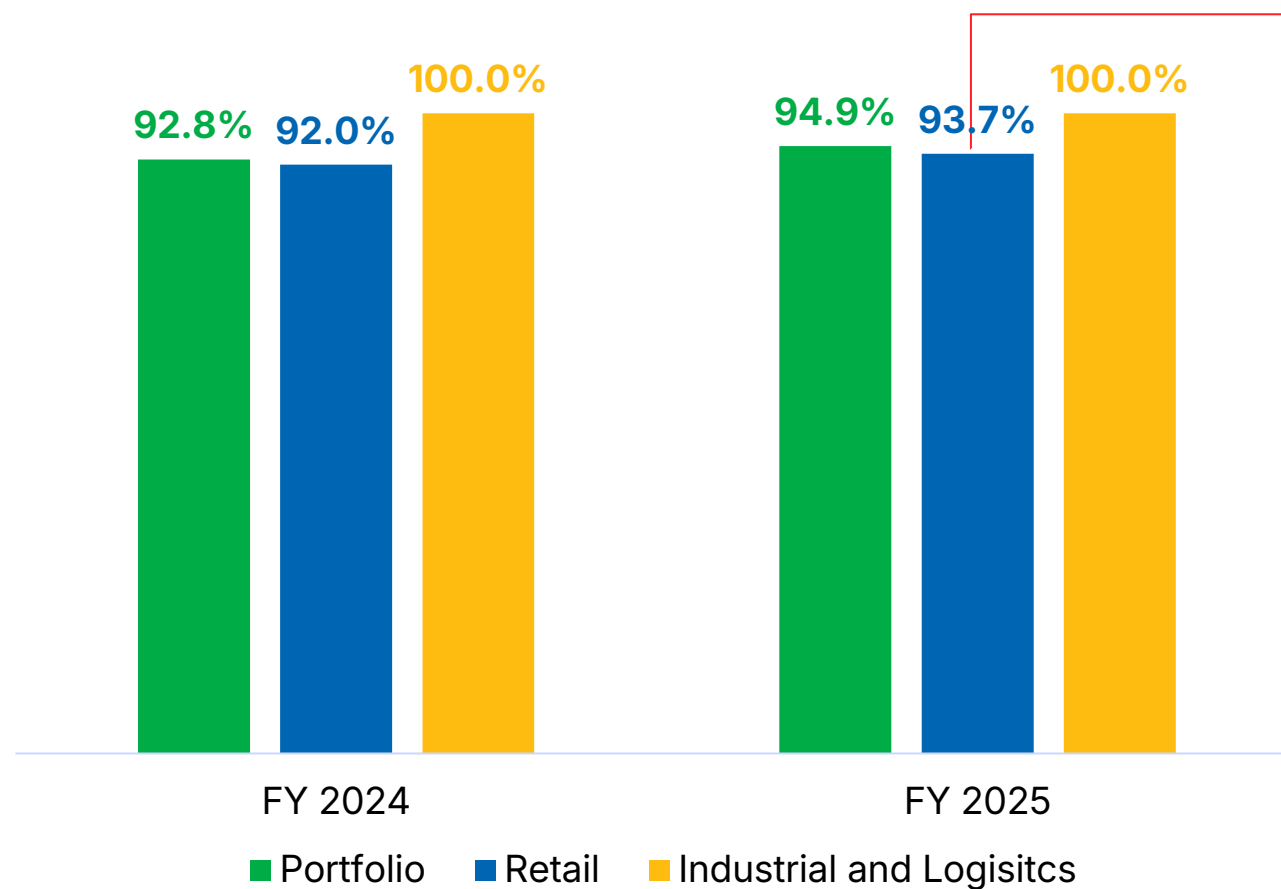


03

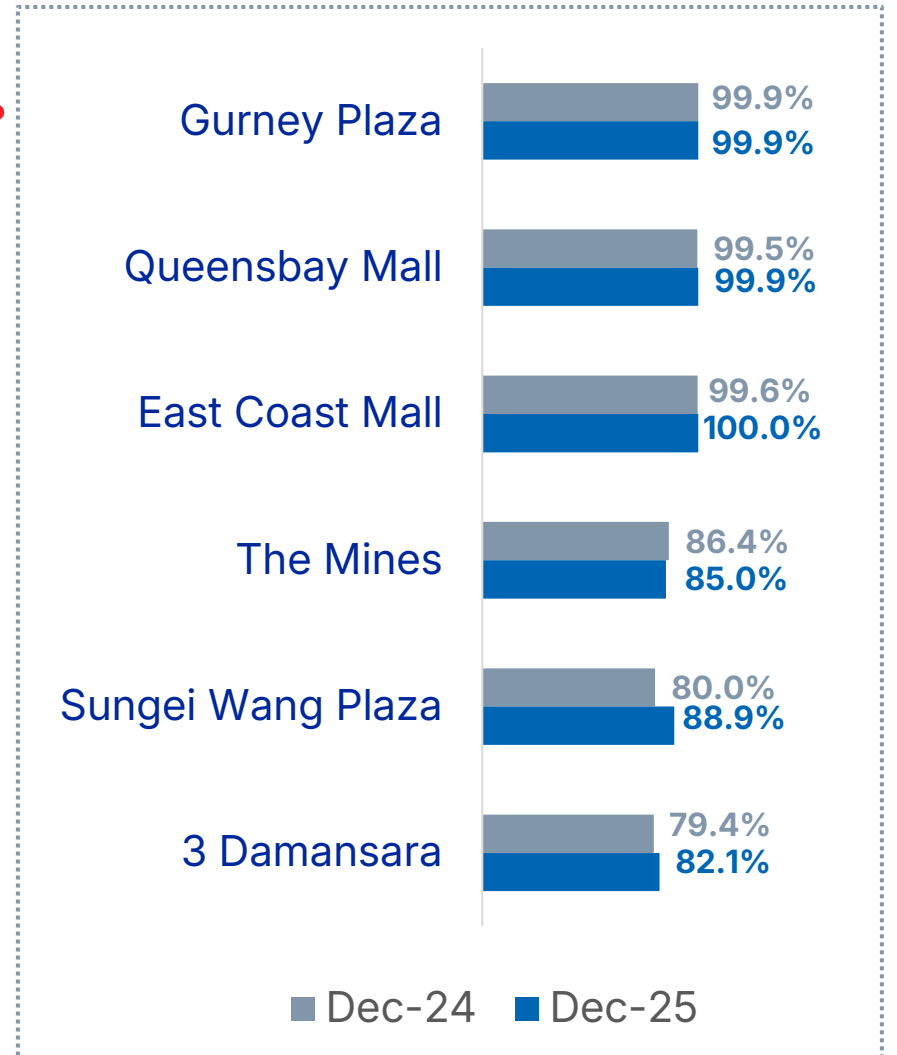
Portfolio Performance



Portfolio and Retail Occupancies Demonstrate Healthy Resilience



Note:
1. Based on committed leases as at 31 December 2025.

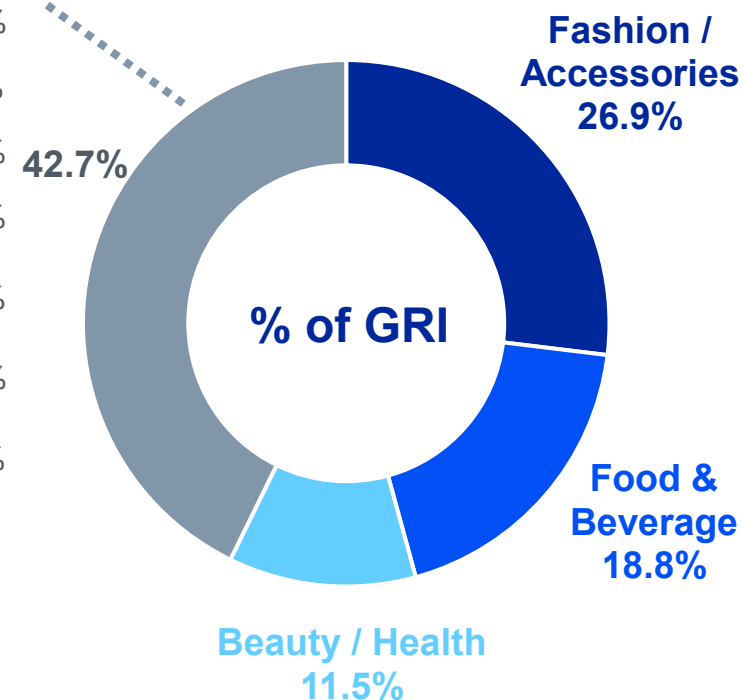


Top 10 Tenants and Trade Sector Analysis

- Top 10 largest tenants contributed 17.4% of gross rental income (GRI) with no single tenant contributed more than 3.6% of total GRI
- Top 3 trade categories contributed 57.2% of GRI

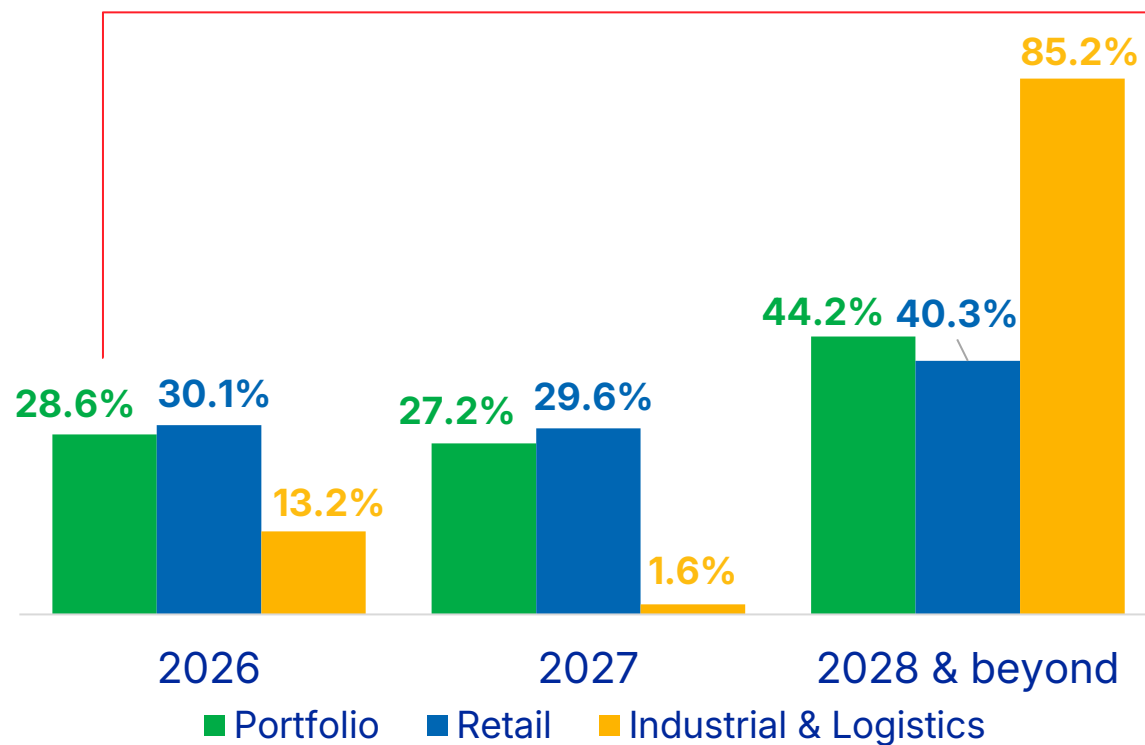
Tenant	Trade Sector	% of GRI
Parkson Elite/ Parkson	Departmental Store	3.6
Prott Sdn. Bhd.	Logistics	3.2
AEON	Departmental Store	2.5
Uniqlo	Fashion/Accessories	1.5
Padini Concept Store	Fashion/Accessories	1.5
MMP Logistic Sdn. Bhd.	Logistics	1.2
Golden Screen Cinemas	Leisure & Entertainment/ Sports & Fitness	1.2
Watsons	Beauty/Health	1.0
Single tenant in European luxury fashion trade	Logistics	0.9
MUJI 无印良品	Departmental Store	0.8
Total		17.4

Leisure & Entertainment / Sports & Fitness	8.9%
Industrial/Logistics	8.0%
Departmental Store	7.2%
Electronics / I.T.	6.9%
Services	3.3%
Gifts / Specialty / Books / Hobbies / Toys / Lifestyle	2.8%
Houseware / Furnishings	2.4%
Supermarket / Hypermarket	2.2%
Others	1.0%

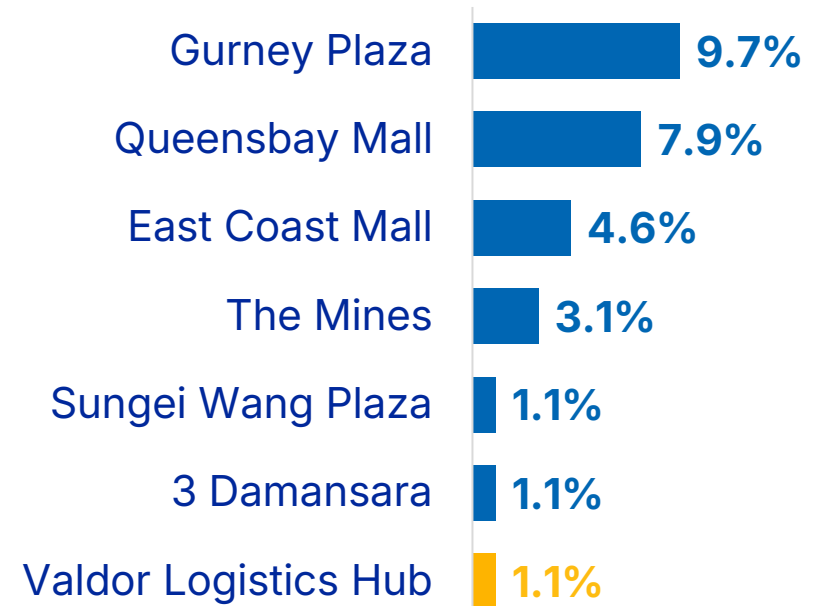


Well-Spread Portfolio Lease Expiry Profile

**Portfolio Lease Expiry Profile
(% of Gross Rental Income)**



Lease Expiry Profile for 2026



Note:
1. Based on committed leases as at 31 December 2025.

Continued Positive Rental Reversion Momentum in FY 2025

	New Leases/ Renewals ³	Area (sq ft)	% of Total Net Lettable Area	Variance over preceding average rental ^{1,2,4}	Contribution % against total new rent
Retail	392	1,113,039	23.5%	12.0%	97.3%
<i>Ex-Klang Valley</i>	261	735,832	15.5%	11.9%	79.8%
<i>Klang Valley</i>	131	377,207	8.0%	12.2%	17.5%
Industrial & Logistics	1	135,000	2.9%	20.8%	2.7%
CLMT Portfolio	393	1,248,039	26.4%	12.2%	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.

04

Value Creation



Yield-accrative Industrial Facilities Acquisitions in Johor for RM292.8 million

Net property income gross yields of between 7.1% and 7.3%

Senai Airport City Facilities in Senai Airport City



- On 5 Feb 2025, MTrustee Berhad (the Trustee of CLMT) signed a conditional sale and purchase agreement with Rainbow Entity Sdn. Bhd.¹
- Purchase consideration: **RM72.0 million**²
- Completed the acquisition on **4 September 2025**

Property Type	Three single-storey detached factories, each annexed with a two-storey office block
Gross Floor Area / Net Lettable Area	183,719 sq ft
No. of Committed Leases	3
Committed Occupancy	100%
Weighted Average Lease Expiry	7.14 years based on gross rental income
Income Contribution Commencement	On staggered basis since October 2025

Notes:

1. A subsidiary of Gromutual Berhad which is listed on Bursa Malaysia.
2. At a discount of 0.7% to the Independent valuation conducted by Nawawi Tie Leung Property Consultants Sdn. Bhd. as at 23 January 2025.

Five Industrial Facilities in Iskandar Malaysia



- Entered into a forward purchase agreement with Greenhill SILC Sdn. Bhd. and Pentagon Land Sdn. Bhd.³ to acquire **five high-specification industrial facilities** in i-TechValley, Iskandar Malaysia, Johor at a purchase consideration of **RM220.8 million**⁴

Property Type	Five units of single-storey detached factories with two-storey office
Gross Floor Area / Net Lettable Area	524,077 sq ft
Gross Yield	7.3% (first-year) (projected)
Construction Progress	4% (on track)
Funding	Debt
Targeted Completion	Progressively from 1Q 2027 to 1Q 2028

Notes:

3. Both are wholly owned subsidiaries of Bursa Malaysia listed-AME Elite Consortium Berhad.
4. At a discount of 0.6% to the Independent valuation conducted by Nawawi Tie Leung Property Consultants Sdn. Bhd. as at 2 December 2025.

Gurney Plaza: Completed Asset Enhancement Initiatives (AEIs) to Uplift Appeal

- Reconfiguration exercises completed on Level 2 and Level 7, increasing net lettable area by ~2,700 sq ft
- Optimised layout set to refresh offerings with mix of new and existing tenants



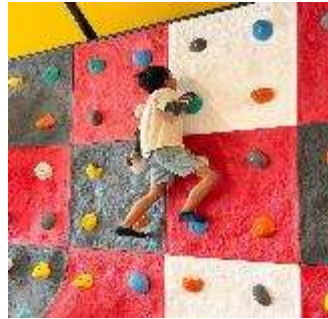
Relocation of existing tenants including Crocs, Wah Chan and Focus Point to improve trade mix on Level 2.



Level 7 has been revitalised and enhanced with improved brightness to elevate the overall ambience; refreshed with offerings such as Popular, Kidster and Oh!Some.

The Mines: AEI to Introduce Active Lifestyle Offering

- East Court was transformed into the **largest Game On Theme Park in Malaysia**
- Spanning **over 60,000 sq ft** and occupying Level 3 to Level 5
- Features a 16-metre vertical ninja challenge obstacle course and **over 30 other attractions** including a water play zone that is unique to The Mines' outlet



3 Damansara: Rejuvenating Appeal with Enhanced Alfresco Dining

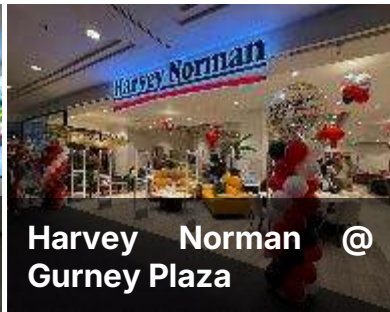
- Reconfigured ~21,000 sq ft of net lettable area on the ground floor to elevate the alfresco dining experience
- Set to welcome more new food and beverage offerings to the diverse blend of dining options



Zai San Bei and The Brew House offer alfresco dining at ground floor

Upgraded Anchor Tenants and Introduction of Key Offerings to Strengthen Mall Relevance and Appeal

Ex-Klang Valley



Klang Valley



New Retail Offerings to Refresh Shoppers' Experience

Food & Beverage



Fashion / Accessories



Beauty / Health

New Retail Offerings to Refresh Shoppers' Experience

Leisure & Entertainment / Sports & Fitness



Services



Gifts / Toys / Hobbies



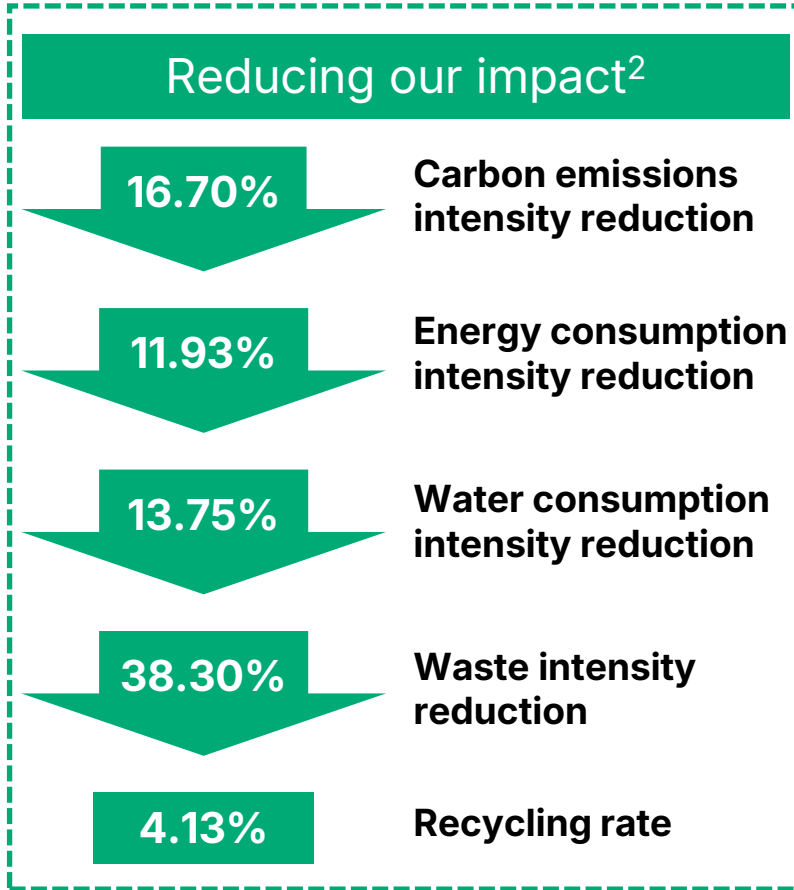
05

ESG Matters



Advancing Efforts Towards ESG Excellence

Aligned with CapitaLand's commitment to Net Zero by 2050 and targeting carbon emissions reduction to below 1.5°C scenario¹



Notes:

1. The carbon emissions reduction target was validated by Science Based Targets initiative (SBTi) to be in line with a 1.5°C trajectory.
2. CLMT uses the operational control approach as defined by the Greenhouse Gas (GHG) Protocol, and determined that it has operational control over the properties that CLI-operationally manages.
3. Refers to CLMT-owned and CLI-operationally managed properties only.

Information as at FY 2025 unless indicated.

Green Building Certifications

~63% of CLMT's portfolio³ by GFA are minimally BCA Green Mark certified or equivalent

Green Lease Coverage

- ~52% of retail tenants (excluding Sungei Wang Plaza) with green lease coverage
- Implemented **green clause for new industrial and logistics leases**

Green Financing

Total **outstanding sustainability-linked loans** were ~RM1,731.1 million (accounting for about 79% of total borrowings)

GRESB Real Estate Assessment 2025

- *Asia, Retail – Retail Centers/Shopping Center, Listed category*
- **First 4-Star rating**, improved 8 points to score 86 points
- **Obtained 'A' for Public Disclosure** with a score of 93 points

Advancing Efforts Towards ESG Excellence

25th Malaysia-International Awards 2025

- Achieved **Silver award** for the **Organisation - Employer of Choice Award (Private Sector)** category



FTSE4Good Bursa Malaysia Index



FTSE4Good

- Constituent of the **FTSE4Good Bursa Malaysia Index**
- Obtained **4-star** FTSE4Good ESG rating with an **improved scoring of 4.1** in December 2025

Governance

Board Diversity



~71%
female Board representation
(as at 1 January 2026)

Board Independence



~57%
(as at 1 January 2026)



- 100%** staff attended ESG training
- Zero** staff work-related fatalities and permanent disabilities
- 100%** CLI's supply chain in Malaysia acknowledged to abide by the CLI Supply Chain Code of Conduct



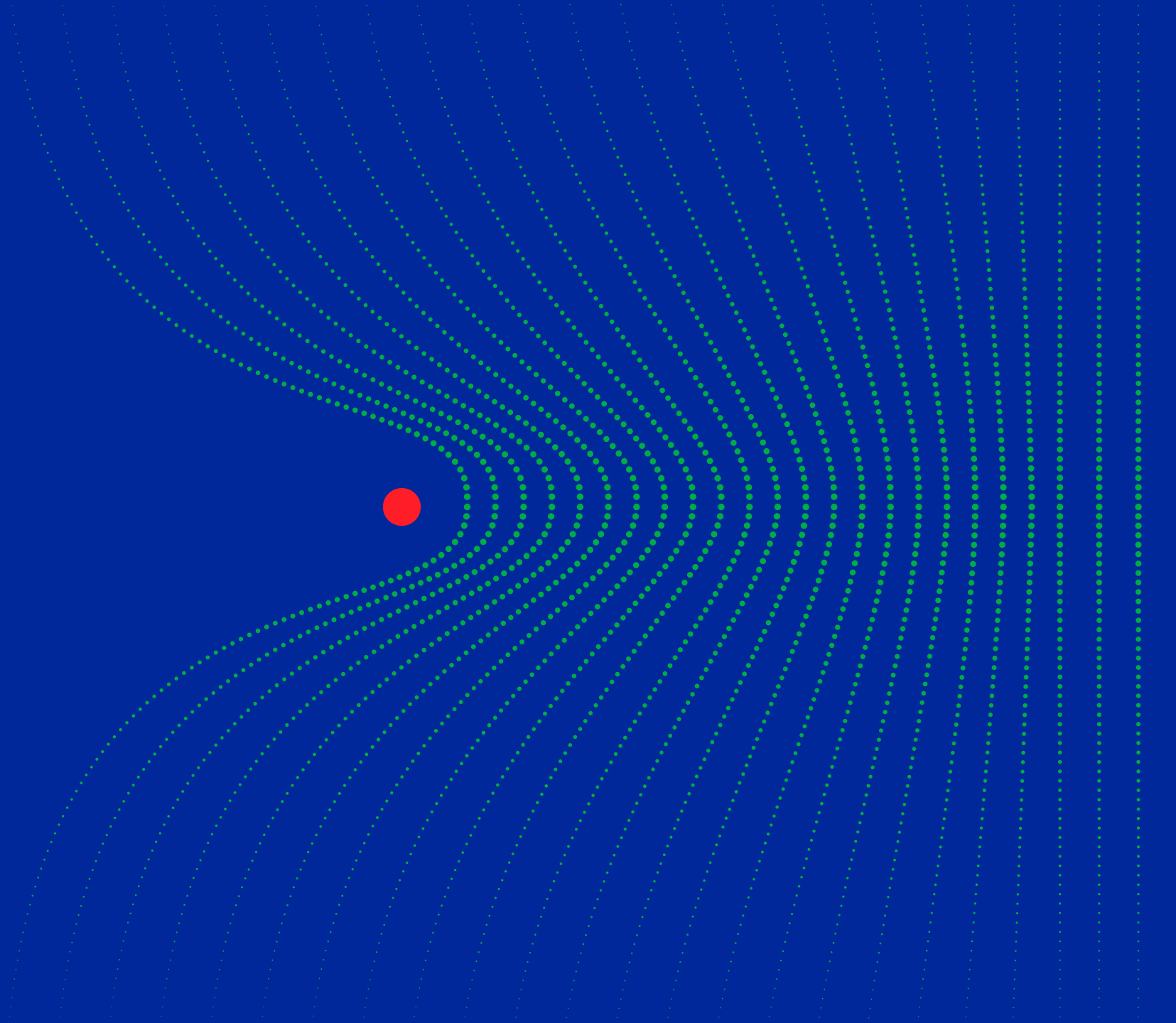
Community Well-being

- CapitaLand Group, through its philanthropic arm, CapitaLand Hope Foundation (CHF), has contributed **RM200,000** worth of daily necessities and educational supplies to support **~2,250 underserved children and low-income families** in Penang, Klang Valley, Pahang and Johor under the **#GivingBersama5.0** initiative



06

Looking Ahead



Steering Through FY 2026 Amid Macroeconomic Headwinds

- Remain vigilant of macro headwinds that may impact business sentiments
- Secure leases ahead of expiries, and acquire new and retain tenants through proactive tenant engagement

Income Outlook

- Positive rent reversions for leases signed in FY 2025 will contribute to FY 2026 revenue
- Full year income contributions from Senai Airport City Facilities, Iskandar Puteri Facilities and Synergy Logistics Hub

Asset Enhancement Initiatives (AEIs)

- Evaluate opportunities for asset enhancement and space optimisation
- Stagger AEIs to manage capital expenditure and minimise downtime

Portfolio Reconstitution

- Maintain discipline approach
- Explore opportunities in industrial and logistics sectors in key urban centres for inorganic growth
- Acquire assets which are yield- and DPU-accretive

Cost and Capital Management

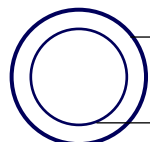
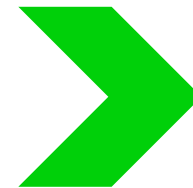
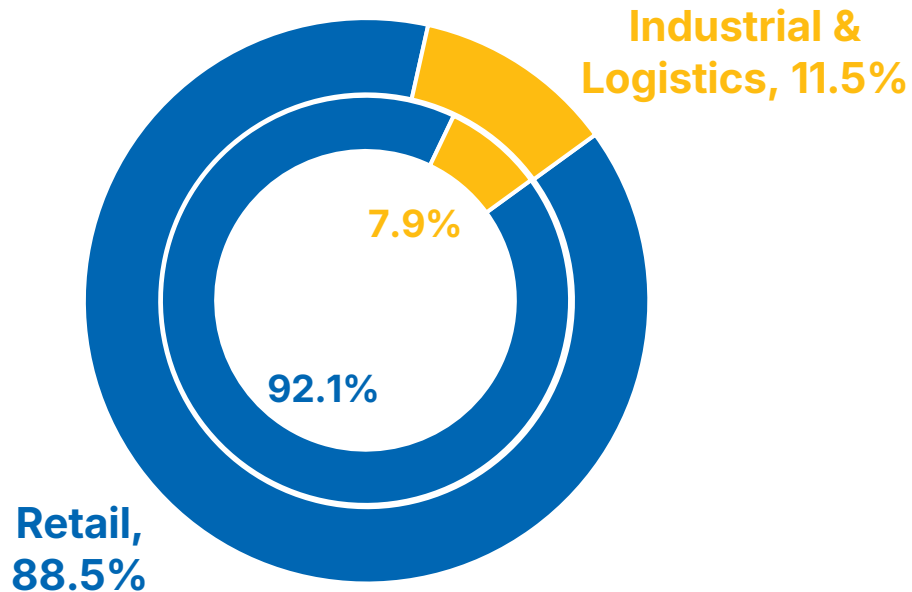
- Proactive in managing the financing costs to ensure CLMT continues to maintain an optimal capital structure
- Discipline in maintaining healthy balance sheet

Towards a Larger and Diversified Portfolio with Resilient Income Stream

Navigating today's challenges to fortify CLMT's position and enhance portfolio quality

Industrial & Logistics segment grows to 11.5% of portfolio AUM pursuant to announced acquisition's completion

Aim to grow Logistics & Industrial segment to 20% of portfolio AUM composition by 2028



Outer chart:

- Upon the completion of five industrial properties in Iskandar Malaysia, Johor

Inner chart:

- Based on valuations as at 31 December 2025

CLMT's Value Proposition

Focused execution of strategic initiatives to deliver sustainable income distributions and potential capital growth to Unitholders

1 Proven Expertise

Our strong track record in both portfolio and capital management positions us to seize growth opportunities as they arise

2 Strategic Growth

Our dual growth strategy engines have consistently driven our upward trajectory

3 Sustainable Returns

CLMT continues to provide Unitholders with regular, stable, and growing income

4 Strong Asset Management

Our forward-thinking operating approach has enhanced the value and income of our assets

5 Diversified and Resilient Portfolio

Our diversified asset mix is built with yield-accretive acquisitions



Queensbay Mall

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