CONDENSED STATEMENT OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2025

	As At 30.09.2025 RM (Unaudited)	As At 31.12.2024 RM (Audited)
ASSETS		
Non-current assets		
Investment properties	1,296,489,180	1,296,500,000
	1,296,489,180	1,296,500,000
Current assets		
Trade and other receivables	16,592,412	9,374,450
Cash and cash equivalents	55,762,608	3,963,048
	72,355,020	13,337,498
TOTAL ASSETS	**1,368,844,200**	**1,309,837,498**
LIABILITIES		
Non-current liabilities		
Borrowings	216,474,270	-
Trade and other payables	10,654,954	10,654,953
Deferred tax liabilities	9,280,000	9,280,000
	236,409,224	19,934,953
Current liabilities		
Borrowings	389,920,000	550,700,510
Trade and other payables	17,856,908	16,667,098
	407,776,908	567,367,608
TOTAL LIABILITIES	**644,186,132**	**587,302,561**
NET ASSET VALUE ("NAV")	**724,658,068**	**722,534,937**
FINANCED BY:		
UNITHOLDERS' FUND		
Unitholders' capital	519,685,915	519,685,915
Distributable income - Realised	79,700,255	77,577,124
Non-distributable income - Unrealised	125,271,898	125,271,898
TOTAL UNITHOLDERS' FUND	**724,658,068**	**722,534,937**
NUMBER OF UNITS IN CIRCULATION	**573,219,858**	**573,219,858**
NET ASSET VALUE ("NAV") PER UNIT (RM):		
- Before income distribution	**1.2642**	**1.2605**

The Condensed Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2024 and the accompanying explanatory notes attached.

CONDENSED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE PERIOD ENDED 30 SEPTEMBER 2025 (UNAUDITED).

	CURRENT		CUMULATIVE	
	Current Year Quarter 30.09.2025 RM	**Preceding Year Corresponding Quarter 30.09.2024 RM**	**Current Year To-date 30.09.2025 RM**	**Preceding Corresponding Year To-date 30.09.2024 RM**
Rental income				
- Realised rental income	19,450,235	18,839,500	59,010,408	52,843,515
- Unrealised rental income	3,651,259	-	3,651,259	-
Property operating expenses	(8,158,930)	(6,742,121)	(22,801,069)	(18,836,362)
Net property income	**14,942,564**	**12,097,379**	**39,860,598**	**34,007,153**
Interest income	7,140	175,112	34,212	572,395
Other income	41,290	172,428	653,385	725,008
Net property and investment income	**14,990,994**	**12,444,919**	**40,548,195**	**35,304,556**
Trust expenses	(2,723,431)	(2,266,934)	(9,275,447)	(7,394,710)
Borrowing costs	(6,686,122)	(7,082,674)	(19,914,294)	(21,331,403)
Total trust expenses	**(9,409,554)**	**(9,349,608)**	**(29,189,741)**	**(28,726,113)**
Income before changes in fair value	**5,581,441**	**3,095,311**	**11,358,454**	**6,578,443**
Changes in fair value of investment properties	(3,651,259)	-	(3,651,259)	-
Net Income before taxation	**1,930,181**	**3,095,311**	**7,707,194**	**6,578,443**
Taxation				
- realised	-	-	-	-
Deferred tax expense	**-**	**-**	**-**	**-**
Net income for the year	**1,930,181**	**3,095,311**	**7,707,194**	**6,578,443**
Distribution to unitholders				
- from previous period realised net income	**-**	**-**	**-**	**-**
- from current period realised net income	**-**	**-**	**-**	**-**
	-	**-**	**-**	**-**
Realised income retained	**1,930,181**	**3,095,311**	**7,707,194**	**6,578,443**
Unrealised income retained	**-**	**-**	**-**	**-**
Net income for the financial period is made up as follows:				
- realised	1,930,181	3,095,311	7,707,194	6,578,443
- unrealised				
Changes in fair value of investment properties	(3,651,259)	-	(3,651,259)	-
Unrealised rental income (in relation to unbilled lease income receivable)	3,651,259	-	3,651,259	-
	1,930,181	**3,095,311**	**7,707,194**	**6,578,443**
EARNINGS PER UNIT (SEN)				
- After Manager's fees	**0.3367**	**0.5400**	**1.3445**	**1.1476**
- Before Manager's fees	**0.6554**	**0.8620**	**2.3673**	**2.0717**
EARNINGS PER UNIT (SEN)				
- Realised	**0.3367**	**0.5400**	**1.3445**	**1.1476**
DISTRIBUTION PER UNIT (SEN)				
- realised from previous period	**-**	**-**	**-**	**-**
- realised from current period	**-**	**-**	**-**	**-**
	-	**-**	**-**	**-**

The Condensed Statement of Profit or Loss and Other Comprehensive Income Statements should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2024 and the accompanying explanatory notes attached.

CONDENSED STATEMENT OF CHANGES IN NET ASSET VALUE FOR THE CUMULATIVE QUARTER ENDED 30 SEPTEMBER 2025

	Unitholder's capital RM	Distributable Realised income RM	Non-distributable Unrealised income RM	Total unitholder's funds RM
At 1 January 2025	519,685,915	77,577,124	125,271,898	722,534,937
Operation for the financial period ending 30 September 2025				
Net income for the period	-	7,707,194	-	7,707,194
Total comprehensive income for the period	-	7,707,194	-	7,707,194
Contributions by and distributions to unitholders:				
Distribution to unitholders - 2024 final	-	(5,584,064)	-	(5,584,064)
Distribution to unitholders - 2025 1st half	-	-	-	-
Total transactions with unitholders	-	*(5,584,064)*	-	*(5,584,064)*
At 30 September 2025	**519,685,915**	**79,700,255**	**125,271,898**	**724,658,068**

	Unitholder's capital RM	Distributable Realised income RM	Non-distributable Unrealised income RM	Total unitholder's funds RM
At 1 January 2024	519,685,915	34,779,105	171,501,743	725,966,763
Operation for the financial period ended 31 December 2024				
Net income for the year	-	11,606,850	(9,804,085)	1,802,765
Realisation of unrealised expense	-	-	-	-
Total comprehensive income for the year	-	11,606,850	(9,804,085)	1,802,765
Realisation of previously unrealised income	-	36,425,760	(36,425,760)	-
Contributions by and distributions to unitholders:				
Distribution to unitholders - 2023 final	-	(2,095,149)	-	(2,095,149)
Distribution to unitholders - 2024 interim	-	(3,139,442)	-	(3,139,442)
Decrease in net assets resulting from unitholders' transactions	-	*(5,234,591)*	-	*(5,234,591)*
At 31 December 2024	**519,685,915**	**77,577,124**	**125,271,898**	**722,534,937**

The Condensed Statement of Changes in Net Asset Value should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2024 and the accompanying explanatory notes attached.

CONDENSED STATEMENT OF CASH FLOWS (UNAUDITED) FOR THE QUARTER ENDED 30 SEPTEMBER 2025

	Year To-date 30.09.2025 RM	Year To-date 31.12.2024 RM
Cash flows from operating activities		
Net income before taxation	7,707,194	1,690,791
Adjustments for:-		
Finance costs	19,914,294	28,257,386
Finance income	(34,212)	(793,535)
Changes in fair value of investment properties	3,651,259	9,916,059
Operating income before changes in working capital	31,238,535	39,070,701
Change in trade and other receivables	(7,217,962)	(4,874,046)
Change in trade and other payables	1,409,301	(3,529,532)
Net cash from operating activities	**25,429,875**	**30,667,123**
Cash flows from investing activities		
Interest received	34,212	793,535
Withdrawal of security deposits in trust accounts	-	9,683,565
Acquisitions of an investment property	-	(31,714,000)
Net proceeds from disposal of an investment property	-	26,850,000
Payment of real property gains tax	-	(309,800)
Enhancement of investment properties	(3,640,439)	(7,452,059)
Net cash used in investing activities	**(3,606,227)**	**(2,148,759)**
Cash flows from financing activities		
Proceeds from borrowing	216,474,270	-
Distribution paid to unitholders	(5,584,064)	(5,234,591)
Repayment of term loan	(161,000,000)	(8,000,000)
Interest paid	(19,914,294)	(28,257,386)
Net cash from / (used in) financing activities	**29,975,912**	**(41,491,977)**
Net increase / (decrease) in cash and cash equivalents	51,799,560	(12,973,613)
Cash and cash equivalents at beginning of financial period	3,963,048	16,936,661
Cash and cash equivalents at end of financial period	**55,762,608**	**3,963,048**

The Condensed Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2024 and the accompanying explanatory notes attached.

A. EXPLANATORY NOTES FOR THE QUARTER ENDED 30 SEPTEMBER 2025 PURSUANT TO MALAYSIA FINANCIAL REPORTING STANDARD ("MFRS")

A1. BASIS OF PREPARATION

This financial report is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standards (MFRSs) where applicable to AmanahRaya Real Estate Investment Trust ("ARREIT" or "Trust") that are effective for annual periods beginning on or after 1 January 2025. In preparing this quarterly financial report MFRS 134: Interim Financial Reporting has been applied. In addition, this quarterly financial report has been prepared in accordance with Paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad. This financial report comprise ARREIT and its wholly-owned special purpose company, ARREIT MTN 1 Sdn Bhd, company incorporated in Malaysia, of which the principal activity is to raise financing and on behalf of ARREIT.

A2. AUDIT REPORT OF PRECEDING FINANCIAL YEAR ENDED 31 DECEMBER 2024

The audit report of the Trust's financial statements for the financial year ended 31 December 2024 was not subject to any qualification.

A3. SEASONALITY OR CYCLICALITY OF OPERATIONS

The business operations of the Trust are not affected by any material seasonal or cyclical factor.

A4. SIGNIFICANT UNUSUAL ITEMS AFFECTING THE FINANCIAL STATEMENTS

There were no items of unusual nature that affect the assets, liabilities, equities, net income or cash flows to be disclosed for the quarter under review. .

A5. CHANGES IN ACCOUNTING ESTIMATES

There were no changes in estimates that have had material effect on the financial statement of the Trust.

A6. DEBTS AND EQUITY SECURITIES

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities for the financial year-to-date.

A7. INCOME DISTRIBUTION

There was no income distribution being declared or paid during the quarter under review.

A. EXPLANATORY NOTES FOR THE QUARTER ENDED 30 SEPTEMBER 2025 PURSUANT TO MALAYSIA FINANCIAL REPORTING STANDARD ("MFRS") (cont'd)

A8. SEGMENTAL REPORTING

(i) Segmental profit or loss for the Third (3rd) Quarter Ended 30 September 2025 and 30 September 2024 are as follows:

	Third Quarter ended 30.09.2025						
Business segmets	**Office**	**Retail**	**Education**	**Wellness**	**Hospitality**	**Industrial**	**Total**
	RM	**RM**	**RM**	**RM**	**RM**	**RM**	**RM**
Gross revenue	10,599,804	4,573,834	6,379,033	1,110,833	7,200	430,790	23,101,494
Property operating expenses	(5,339,630)	(1,689,560)	(592,813)	(38,909)	(102,861)	(395,157)	(8,158,930)
Net property income	**5,260,174**	**2,884,274**	**5,786,220**	**1,071,924**	**(95,661)**	**35,633**	**14,942,564**
Changes in fair value of investment properties							(3,651,259)
Interest income							7,140
Other income							41,290
Trust expenses							(2,723,431)
Finance costs							(6,686,122)
Profit before tax							**1,930,181**
Deferred tax expenses							-
Profit for the period							**1,930,181**

	Third Quarter ended 30.09.2024					
	Office	**Retail**	**Education**	**Hospitality**	**Industrial**	**Total**
	RM	**RM**	**RM**	**RM**	**RM**	**RM**
	9,388,382	3,940,131	5,084,984	6,900	419,104	18,839,501
	(4,298,884)	(1,563,267)	(573,749)	(49,365)	(256,856)	(6,742,121)
	5,089,498	**2,376,864**	**4,511,235**	**(42,465)**	**162,248**	**12,097,380**
Interest income						175,112
Other income						172,427
Trust expenses						(2,266,934)
Finance costs						(7,082,674)
Profit before tax						**3,095,311**
Deferred tax expenses						-
Profit for the period						**3,095,311**

(ii) Segmental profit or loss for the Cumulative Quarter Ended 30 September 2025 and 30 September 2024 are as follows:

	Cummulative Period Ended 30.09.2025						
Business segmets	**Office**	**Retail**	**Education**	**Wellness**	**Hospitality**	**Industrial**	**Total**
	RM	**RM**	**RM**	**RM**	**RM**	**RM**	**RM**
Gross revenue	29,700,137	12,609,000	17,773,848	1,288,682	21,000	1,269,000	62,661,667
Property operating expenses	(14,604,808)	(5,779,003)	(1,839,500)	(107,069)	(382,074)	(88,615)	(22,801,069)
Net property income	**15,095,329**	**6,829,997**	**15,934,348**	**1,181,613**	**(361,074)**	**1,180,385**	**39,860,598**
Changes in fair value of investment properties							(3,651,259)
Interest income							34,212
Other income							653,385
Trust expenses							(9,275,447)
Finance costs							(19,914,294)
Profit before tax							**7,707,194**
Deferred tax expenses							-
Profit for the period							**7,707,194**

	Cummulative Period Ended 30.09.2024					
	Office	**Retail**	**Education**	**Hospitality**	**Industrial**	**Total**
	RM	**RM**	**RM**	**RM**	**RM**	**RM**
	23,850,922	11,780,365	15,941,116	13,800	1,257,312	52,843,515
	(10,427,393)	(5,639,751)	(1,855,562)	(463,703)	(449,953)	(18,836,362)
	13,423,529	**6,140,614**	**14,085,554**	**(449,903)**	**807,359**	**34,007,153**
Interest income						572,395
Other income						725,008
Trust expenses						(7,394,710)
Finance costs						(21,331,403)
Profit before tax						**6,578,443**
Deferred tax expenses						-
Profit for the period						**6,578,443**

A9. VALUATION OF INVESTMENT PROPERTIES

The fair value of the investment properties as at 30 September 2025 were derived by the Directors of the Manager’s assessment based on values obtained from latest valuations conducted by independent firms of professional valuers. The properties were valued by the appointed valuers adopting suitable valuation approaches depending on the type of properties. **(Refer B4 for details)**

A10. SUBSEQUENT MATERIAL EVENT

On 11 November 2025, ARREIT has lodged the required information and relevant documents pursuant to the Guidelines on Unlisted Capital Market Products under the Lodge and Launch Framework issued by Securities Commission Malaysia on 9 March 2015 ("LOLA Guidelines") in relation to a new RM2 billion Medium-Term Notes Programme (“MTN Programme’) via its wholly owned special purpose vehicle, ARREIT MTN1 Sdn Bhd (“MTN1”). Public Investments Bank Berhad is the Principal Adviser, Lead Arranger and Lead Manager for the MTN Programme.

The MTN Programme shall have a perpetual programme tenure and allows for the issuance of MTN from time to time, provided that aggregate outstanding nominal value of MTN shall not exceed the MTN Programme's size of RM2.0 billion at any one time.
Each Tranche may comprise of a rated MTN only or unrated MTN only, as mutually agreed between the Lead Manager and the Issuer prior to the issuance of each Tranche.

The proceeds from the issuance of the MTNs under MTN Programme shall be utilised for the following purposes:

In respect of the first Tranche MTNs:-

(i) To refinance any existing financings/borrowings of the Issuer and/or ARREIT including the RM380 million as stated in *Note B8* ; and/or
(ii) To finance working capital and/or capital expenditure of ARREIT.

In respect of the subsequent Tranche(s) MTNs:-

Such purpose to be determined by the ARREIT/MTN1 and agreed upon by the identified subscriber of the MTNs of the relevant subsequent Tranches provided always that the relevant consent shall have been obtained from Public Bank Berhad in respect of such details of utilisation (but only to the extent that Public Bank Berhad remains as an existing holder of MTNs at that time of each issuance of MTNs under the subsequent Tranches MTNs).

A. EXPLANATORY NOTES FOR THE QUARTER ENDED 30 SEPTEMBER 2025 PURSUANT TO MALAYSIA FINANCIAL REPORTING STANDARD ("MFRS") (cont'd)

A11. CHANGES IN THE COMPOSITION AND FUND SIZE OF THE TRUST

There were no changes in the composition of ARREIT for the year and the total number of units issued stands at 573,219,858.

A12. CONTINGENT LIABILITIES OR CONTINGENT ASSETS

There were no material contingent liabilities or contingent assets to be disclosed.

B. ADDITIONAL INFORMATION PURSUANT TO PARAGRAPH 9.44 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1. REVIEW OF PERFORMANCE

Review of the Third (3rd) Quarter Ended 30 September 2025

Quarter Results

rental income of RM3.7 million, reflecting an increased of 18.7% against the corresponding period last year. This growth was primarily driven by new tenancies that comemmenced in 2025, contributing to additional rental income during the quarter. The financial uplift was largely attributed to the improving occupancy rate at Vista Tower, Sekolah Tinta and stable tenant renewals at Selayang Mall with further impact expected in the upcoming quarters.

Property expenses for Q3 FY25 amounted to RM22.8 million, reflecting an 21.0% increase from RM18.8 million in Q3 FY24. The increase was primarily due to active maintenance and operational activities across several properties.

Trust expenses stood at RM9.3 million in Q3 FY25, up from RM7.4 million last year, mainly due to the revised Manager's fee in the Supplementary Trust Deed with effective from April 2024 and higher administrative costs.

Borrowing costs declined to RM19.9 million in Q3 FY25 from RM21.3 million in Q3 FY24, representing a 6.5% reduction. Lower interest expense mainly due to the reduction in the interest rate from 4.50% in February 2025 to 4.25% in August 2025.

B2. COMPARISON OF INCOME BEFORE TAXATION

	Current Quarter 30.09.2025 RM	**Preceding Corresponding Quarter 30.09.2024 RM**
Revenue		
- Revenue (rental income - realised)	59,010,408	52,843,515
- Interest and other income	687,597	1,297,403
Total	**59,698,005**	**54,140,918**
Expenses		
- Property expenses	(22,801,069)	(18,836,362)
- Non-property expenses	(29,189,741)	(28,726,113)
Total	**(51,990,810)**	**(47,562,475)**
Realised income before taxation	**7,707,194**	**6,578,443**

B. ADDITIONAL INFORMATION PURSUANT TO PARAGRAPH 9.44 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B3. PROSPECTS

Strategic Overview for Second Half of FY2025:

Economic Outlook

The remainder of 2025 forecasts moderate growth in the local economy, driven by household spending and resilient job market. Bank Negara Malaysia ("BNM") remain cautious over the tariff issues. The BNM's move to cut the over night policy rate by 25 basis point in July 2025 is expected to support economic growth and will directly benefit the real estate industry through lower interest rate, hence lower cost of fund to the Trust.

Capital Management Outlook and Future Growth

The Manager’s strategic focus on asset enhancement, cost efficiency and stakeholders' relationship to support sustainable growth and enhance the overall Trust's performance through the following areas:

Prudent Capital Management

The Management follows a cautious capital management approach, with a strong focus on active monitoring of the financing strategies.

Operating Cots Optimisation

Rigorous measures are in place to control and reduce operating costs.

Stakeholders' Relationships

Strengthening and broadening relationships with stakeholders, especially investors and financial institutions. Various initiatives were also undertaken to enhance branding and market positioning, including a brand audit and engagement with property agencies.

B4. As at 30 September 2025 The Trust's composition of investment portfolio are as follows:

		Fair value as at 30.09.2025 RM	Cost as at 30.09.2025 RM	Percentage of fair value to Net Asset Value as at 30.09.2025 %
	Investment properties			
	Office			
*	Vista Tower	525,073,412	467,796,334	72.46%
	Dana 13	113,820,187	100,192,145	15.71%
*	Contraves	42,500,000	40,232,532	5.86%
*	Wisma Comcorp	36,800,000	30,069,750	5.08%
	IHT Integra	29,781,050	32,342,972	4.11%
	Education			
*	SEGi University	187,000,000	149,138,850	25.81%
*	Help University	78,200,000	55,749,259	10.79%
*	Alfa University	58,667,027	53,246,817	8.10%
*	Sekolah Tinta	32,000,000	31,714,000	4.42%
	Industrial			
*	RHF Stone Factory	27,007,065	24,419,114	3.73%
	Retail			
	Selayang Mall	140,000,000	136,792,450	19.32%
	Hospitality			
*	Ex-Holiday Villa Alor Setar	22,000,000	31,000,000	3.04%
		1,292,848,741	**1,152,694,223**	
	Enhancement of investment properties	3,640,439		
	Investment properties	**1,296,489,180**		
	Net Asset Value ("NAV")	**724,658,068**		

* *Charged to financial institution for credit facility*

B. ADDITIONAL INFORMATION PURSUANT TO PARAGRAPH 9.44 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B5. VARIANCES OF PROFIT FORECAST OR PROFIT GUARANTEE

This was not applicable as no profit forecast or profit guarantee issued for the quarter under review.

B6. ACQUISITION OR DISPOSAL OF INVESTMENT PROPERTIES

The Trust entered into a Sale & Purchase Agreement on 22 May 2025 to acquire a factory space located in Telok Panglima Garang for a purchase consideration of RM39.0 million. The acquisition is expected to be completed by the end of December 2025 and is anticipated to contribute positively to the Trust's performance moving forward. The newly acquired property comes with an existing tenant with a tenancy term of 10 years commencing from the date of acquisition. No other acquisitions were made during the quarter under review.

B7. CORPORATE PROPOSAL AND DEVELOPMENT

There were no new corporate proposal and development announced during the current quarter under review.

B8. BORROWINGS AND DEBT SECURITIES

	Current Year To-date 30.09.2025 RM	**Preceding Year To-date 31.12.2024 RM**
Short term borrowings		
- Term loan	9,920,000	550,920,000
- Unrated medium term notes (*note A10*)	380,000,000	(219,490)
	389,920,000	550,700,510
Long term borrowings		
- Unrated medium term notes	216,900,000	-
- Unamortised transaction costs	(425,730)	-
	216,474,270	-

The borrowings are secured by way of first legal charge on investment properties. The gearing ratio currently stood at 44.3%.The RM380 million is expiring on 22 December 2025 and will be refinanced through the new MTN Program as explained in *Note A10*.

B9. SOFT COMMISSION

During the financial quarter ended 30 September 2025, the Manager or its delegates did not receive any soft commission from any broker by virtue of transactions conducted by the Trust.

B10. UTILISATION OF PROCEEDS RAISED FROM ISSUANCE OF NEW UNITS

There was no issuance of new units during the quarter under review.

B11. PURCHASE OR DISPOSAL OF INVESTMENT IN QUOTED SECURITIES

There was no purchase or disposal of investment in quoted securities for the quarter under review.

B12. OFF BALANCE SHEET FINANCIAL INSTRUMENTS

The Trust has no financial instrument with off-balance sheet risks as at the latest practicable date from the date of the issuance of this report that might materially affect the position of the business of the Trust.

B13. MATERIAL LITIGATION

No material litigation took place during the quarter ended 30 September 2025.

B. ADDITIONAL INFORMATION PURSUANT TO PARAGRAPH 9.44 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B14. STATEMENT BY THE DIRECTORS OF THE MANAGER

In the opinion of the Directors of the Manager, the quarterly report has been prepared in accordance with MFRS 134: Interim Financial Reporting and Paragraph 9.44 of the Main Market Listing Requirements of the Bursa Malaysia Securities Berhad so as to give a true and fair view of the financial position of ARREIT as of 30 September 2025 and of its financial performance and cash flows for the quarter ended on that date and duly authorised for the release by the Board of the Manager on 28 November 2025.

REVIEW BY INDEPENDENT PRACTITIONER

The Board of Directors (“Board”) had engaged an independent practitioner to review and report on Interim Financial Information for the quarter and year-to-date ended 30 September 2025 in accordance with the International Standard on Review Engagements 2400 (Revised), Engagements to Review Historical Financial Statements.

The independent practitioner reported to the Board that nothing had come to their attention to cause them to believe that the interim financial information is not prepared, in all material respects, in accordance with the MFRS 134: Interim Financial Reporting in Malaysia. The report was made to the Board in accordance with the terms of the engagement letter with the independent practitioner and for no other purpose.

By Order of the Board
JERRY JESUDIAN A/L JOSEPH ALEXANDER
LEONG SHIAK WAN (f)
RIZANA BINTI AHMAD RITHAUDDEEN
Joint Company Secretary
AmanahRaya-KENEDIX REIT Manager Sdn Bhd (Company No. 856167-A)
(As the Manager of AmanahRaya Real Estate Investment Trust)
Kuala Lumpur
Dated: 28 November 2025