For immediate release

NEWS RELEASE

CapitaLand Malaysia Trust deepens Johor presence with acquisition of five high-quality industrial facilities for RM220.8 million

Latest acquisition positions CLMT to capitalise on rising demand for high-specification facilities in Johor's industrial corridor

Artist's impression of a 3-acre, 1.5-storey detached factory in i-TechValley industrial park catering to advanced manufacturing, logistics and technology driven industries

Kuala Lumpur, 22 December 2025 – CapitaLand Malaysia Trust (CLMT) has entered into a forward purchase agreement to acquire five high-specification industrial facilities (the Subject Properties) in i-TechValley, located within Iskandar Malaysia, Johor. The facilities were acquired from Greenhill SILC Sdn. Bhd. and Pentagon Land Sdn. Bhd., both wholly owned subsidiaries of Bursa Malaysia listed-AME Elite Consortium Berhad. The agreed value of RM220.8 million, negotiated on a willing-buyer willing-seller basis, is at a discount of 0.6% to the independent market valuation[1] of RM222.1 million commissioned by the Trustee.

[1] The independent valuation by Nawawi Tie Leung Property Consultants Sdn. Bhd. indicated the market value of the Subject Properties to be RM222.1 million as at 2 December 2025.

The facilities are expected to be completed progressively from 1Q 2027 to 1Q 2028, allowing CLMT to phase leasing in line with market demand. Upon completion of all assets above and realisation of a full year of operating income, the acquisition is expected to contribute positively to CLMT's income and be distribution per unit (DPU) accretive, with a projected first-year gross yield of approximately 7.3%.

Ms Yong Su-Lin, CEO of CapitaLand Malaysia REIT Management Sdn. Bhd. (CMRM), the manager of CLMT, said: "This acquisition supports CLMT's strategy to expand our industrial and logistics portfolio with high-quality assets in an established location. Johor's industrial market continues to benefit from the Johor-Singapore Special Economic Zone (JS-SEZ) and major infrastructure upgrades such as the Rapid Transit System (RTS) Link."

"With these high-specification facilities, CLMT is well positioned to capture long-term growth from regional manufacturing expansion and supply chain realignment. Upon completion, CLMT's Johor portfolio will comprise 11 industrial assets with a combined built-up area of approximately 781,937 square feet, enhancing portfolio diversification and operational synergies. This will increase CLMT's industrial and logistics assets under management from 7.9% to 11.5%" added Ms Yong.

<u>Strategic location within established industrial corridor</u>

The Subject Properties have a total built-up area of 524,077 square feet and comprise five single-storey detached factories with two-storey office components and ancillary buildings. The facilities are designed to meet modern occupier requirements, featuring high floor loading capacities, generous ceiling heights, contemporary façades and loading bays with dock levellers.

Located within i-TechValley, a 170-acre industrial park at the Southern Industrial and Logistics Clusters (SiLC) in Iskandar Puteri, the Subject Properties benefit from a well-established industrial ecosystem. Designed as a sustainable, high-tech industrial park, i-TechValley caters to advanced manufacturing, logistics and technology-driven industries.

The gated and guarded park is supported by robust infrastructure and security features, including 24-hour security monitoring, CCTV surveillance, access card controls, RFID vehicle access, a visitor management system, high-speed broadband connectivity and reliable power and water supply.

The Subject Properties also enjoy excellent connectivity to major highways and are located within a 20-minute drive from the Tuas Checkpoint, enhancing their appeal to Singapore-linked occupiers and regional supply chain operators.

<u>Financing the acquisition</u>

The acquisition will be financed through existing debt facilities. As part of the forward purchase arrangement, CLMT will only pay a 10% deposit upfront, with the balance to be paid upon completion.

Following the transaction, CLMT's proforma gearing will increase from 39.8% to 42.2%. The acquisition is expected to contribute income progressively from the financial year ending 31 December 2027.

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 2025, CLMT's market capitalisation stood at approximately RM2.0 billion with total assets valued at around RM5.5 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 Asia foothold.

About CapitaLand Investment Limited (www.capitalandinvest.com)

Headquartered and listed in Singapore in 2021, CapitaLand Investment Limited (CLI) is a leading global real asset manager with a strong Asia foothold. As at 5 November 2025, CLI had S$120 billion of funds under management. CLI holds stakes in eight listed real estate investment trusts and business trusts and a suite of private real asset vehicles that invest in demographics, disruption and digitalisation-themed strategies. Its diversified real asset classes include retail, office, lodging, industrial, logistics, business parks, wellness, self-storage, data centres, private credit and special opportunities.

CLI aims to scale its fund management, lodging management and commercial management businesses globally and maintain effective capital management. As the investment management arm of CapitaLand Group, CLI has access to the development capabilities of and pipeline investment opportunities from CapitaLand Group's development arm. In 2025, CapitaLand Group celebrates 25 years of excellence in real estate and continues to innovate and shape the industry.

As a responsible company, CLI places sustainability at the core of what it does and has committed to achieve Net Zero carbon emissions for Scope 1 and 2 by 2050. CLI contributes to the environmental and social well-being of the communities where it operates, as it delivers long-term economic value to its stakeholders.

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

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