



**SENTRAL  
REIT**



# **CORPORATE PRESENTATION**

## 2<sup>nd</sup> Quarter 2024 Financial Results

7 August 2024



# IMPORTANT NOTICE

*This presentation is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in Sentral REIT (“SENTRAL”). The past performance of SENTRAL is not necessarily indicative of its future performance.*

*This presentation may contain forward-looking statements that involve risks and uncertainties. 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 limitations) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income and occupancy, changes in operating expenses including employee wages, benefits and training, property expenses and governmental and public policy changes. You are cautioned not to place undue reliance on these forward-looking statements which are based on the manager’s current view of future events.*

*The value of units in SENTRAL (“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 Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request the manager to redeem their Units while the Units are listed. It is intended that unitholders may only deal in their Units through trading on the Main Board of Bursa Malaysia Securities Berhad. Listing of the Units on the Bursa Securities does not guarantee a liquid market for the Units.*

*The information in this presentation must not be published outside Malaysia.*



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# Financial Results - 2Q 2024

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# SENTRAL DECLARES HIGHER DPU OF 3.21 SEN IN 1H 2024

(RM'000)	(Unaudited) 1H 2024	(Unaudited) 1H 2023	Variance
Realised Revenue	96,239	76,089	26.5%
Net Property Income	76,059	58,485	30.0%
Net Income <sup>1</sup>	40,420	35,297	14.5%
Distributable Income <sup>3</sup>	40,420	35,297	14.5%
EPU <sup>2</sup>	3.38 sen	3.29 sen	2.7%
Distributable Income Per Unit	3.38 sen	3.29 sen	2.7%
DPU <sup>4</sup>	3.21 sen	3.19 sen	0.6%

1 Net Income refers to realised income after taxation (exclude gain from re-measurement of derivatives and revaluation surplus)

2 EPU refers to Realised Earnings Per Unit

3 Distributable Income refers to realised income after taxation adjusted for income previously not distributed

4 DPU refers to Distribution Per Unit



# SENTRAL RECORDS 16.4% INCREASE IN REALISED NET INCOME IN 2Q 2024

(RM'000)	(Unaudited) 2Q 2024	(Unaudited) 2Q 2023	Variance
Realised Revenue	48,123	38,374	25.4%
Net Property Income	37,911	29,208	29.8%
Net Income <sup>1</sup>	20,526	17,632	16.4%
Distributable Income <sup>3</sup>	20,526	17,632	16.4%
EPU <sup>2</sup>	1.72 sen	1.65 sen	4.4%*
Distributable Income Per Unit	1.72 sen	1.65 sen	4.4%*

1 Net Income refers to realised income after taxation (exclude gain from re-measurement of derivatives and revaluation surplus)

2 EPU refers to Realised Earnings Per Unit

3 Distributable Income refers to realised income after taxation adjusted for any income previously not distributed

\* Difference is due to rounding



# TOTAL ASSETS – RM2.619 BILLION

## NAV PER UNIT – RM1.1271

	Unaudited as at 30 Sept 2023 (RM'000)	Audited as at 31 Dec 2023 (RM'000)	Unaudited as at 31 Mar 2024 (RM'000)	Unaudited as at 30 June 2024 (RM'000)
Non-Current Assets	2,066,549	2,521,512	2,521,818	2,522,790
Current Assets	62,640	94,533	74,601	95,718
<b>Total Assets</b>	<b>2,129,189</b>	<b>2,616,044</b>	<b>2,596,419</b>	<b>2,618,508</b>
Current Liabilities	23,960	55,751	24,903	365,874
Non-Current Liabilities	831,536	1,206,831	1,206,270	866,862
Net Assets before Distribution	1,273,693	1,353,462	1,365,246	1,385,772
Distribution	(18,199)*	(8,129)	(19,894)*	(38,376)
Net Assets after Distribution	1,255,764	1,345,333	1,345,352	1,347,396
No of Units	1,071,783	1,195,503	1,195,503	1,195,503
<b>NAV per Unit (RM)</b>	<b>1.1714</b>	<b>1.1253</b>	<b>1.1253</b>	<b>1.1271</b>

\* Assuming 100% of realised net income is provided for income distribution





# Capital Management – 2Q 2024

Wisma Sentral Inai

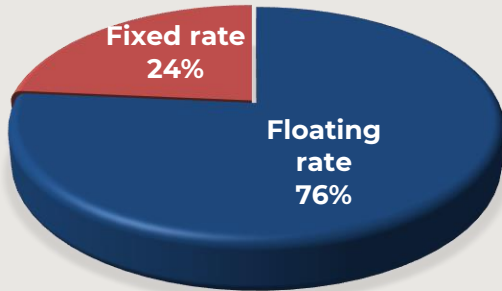




# PRUDENT AND DISCIPLINED CAPITAL MANAGEMENT

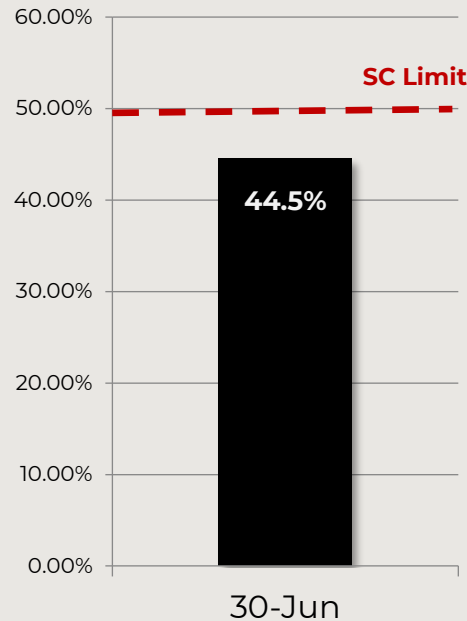
- ✓ No refinancing in 2024. Next refinancing due in 2025
- ✓ Stable financial indicators

## Fixed and Floating Rate Composition



Total Debt: RM1,165.56 mil  
(1Q 2024: RM1,165.39 mil)

## Gearing Ratio



Below SC limit of 50%  
**Decreased**  
(1Q 2024 : 44.88%)

## Average Cost of Debt

**4.41%** pa

**Decreased**  
(1Q 2024: 4.45% pa)

## Average Debt to Maturity

**2.60** years

**Decreased**  
(1Q 2024: 2.84 years)

## Interest Coverage

**2.60<sub>x</sub>**

**Increased**  
(1Q 2024: 2.56x)

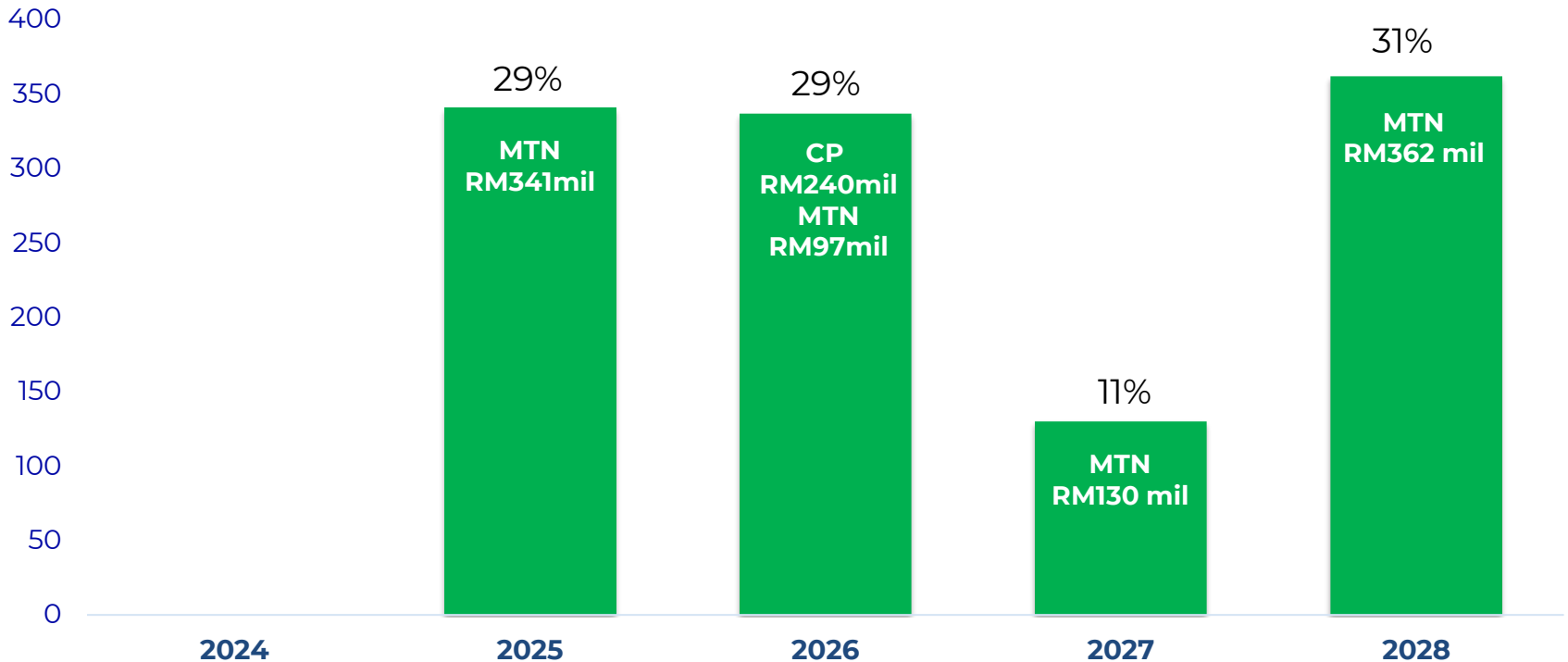


# HEALTHY DEBT MATURITY PROFILE

No Refinancing of Debt Due in 2024

2.60 Years Debt Maturity Profile

RM(mil)



Note;

1. MTN - Medium Term Notes
2. CP - Commercial Papers

# Portfolio Update @ 30 June 2024

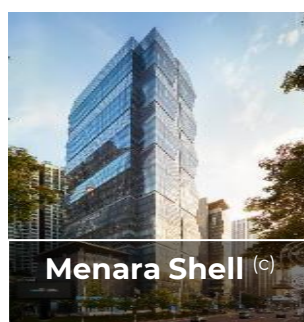


Sentral Building 3 - BMW





# PORTFOLIO OF QUALITY ASSETS – 30 JUNE 2024



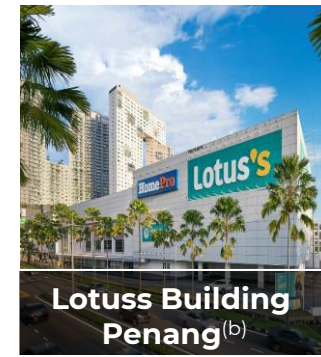
**Portfolio  
Occupancy  
Rate:  
84%**

**Total NLA:  
2.56 mil sq ft**  
\*Excluding car park  
area



**Weighted  
Average  
Term to  
Expiry:  
5.46 years**

**Market Value  
of  
10 Properties:  
RM2.52 bil**



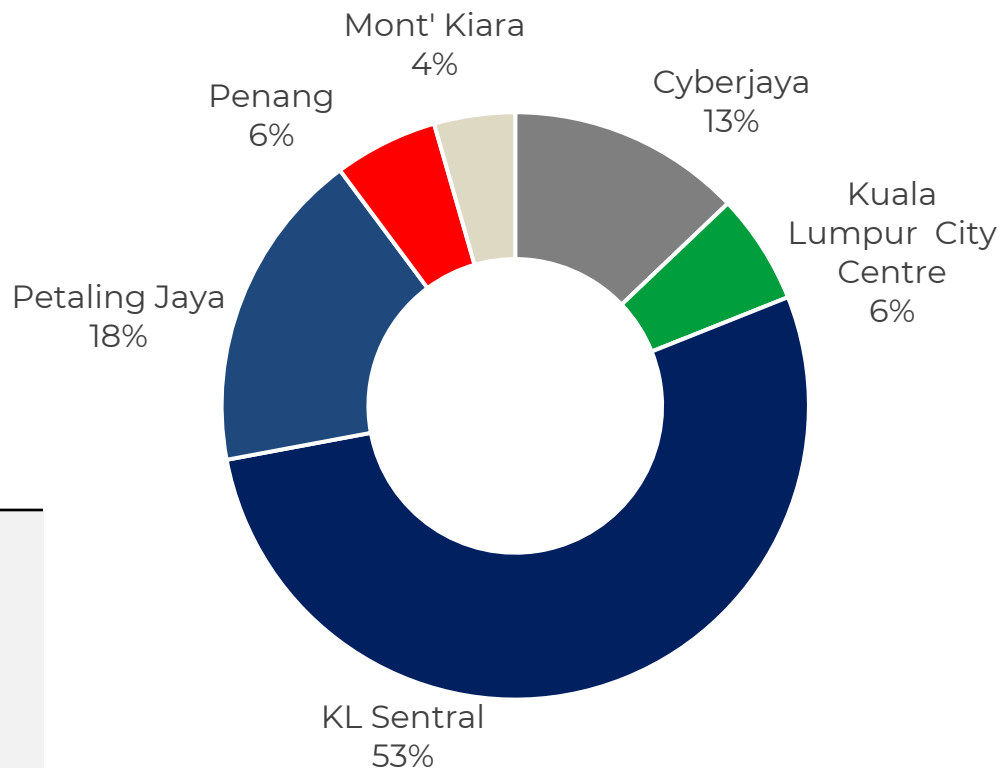
The Properties were valued by the following independent firm of professional valuers registered with the Board of Valuers, Appraisers, Estate Agents and Property Managers namely:

- a) Nawawi Tie Leung Property Consultants Sdn. Bhd.
- b) CBRE WTW Valuation & Advisory Sdn. Bhd.
- c) Knight Frank Malaysia Sdn. Bhd.
- d) IVPS Property Consultant Sdn. Bhd.



# GEOGRAPHICAL DIVERSIFICATION

By Valuation



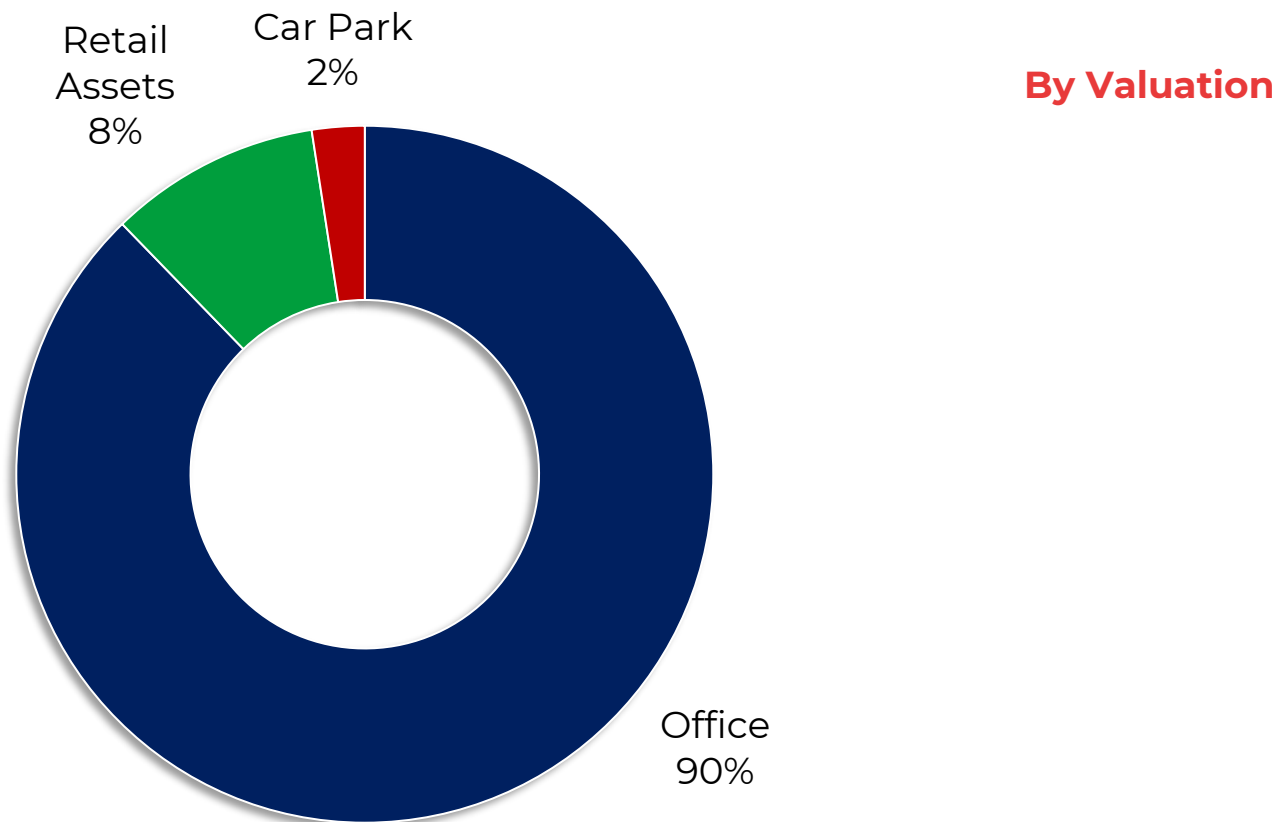
<b>Klang Valley</b>	<b>81%</b>
<b>Cyberjaya</b>	<b>13%</b>
<b>Penang</b>	<b>6%</b>

Notes:

- (1) Klang Valley refers to Kuala Lumpur and Selangor State excluding Kuala Selangor, Sepang and Sabak Bernam.
- (2) The Properties were valued by Nawawi Tie Leung Property Consultants Sdn Bhd, CBRE WTW Valuation & Advisory Sdn Bhd, Knight Frank Malaysia Sdn Bhd and IVPS Property Consultant Sdn Bhd, independent firm of professional valuers registered with the Board of Valuers, Appraisers, Estate Agents and Property Managers.



# DIVERSIFIED SEGMENTAL CONTRIBUTIONS



Notes:

- (1) Office comprises Sentral Buildings, Platinum Sentral, Menara Shell, Menara CelcomDigi and Wisma Sentral Inai
- (2) Retail refers to retail portion of Plaza Mont' Kiara & Lotuss Building Penang
- (3) Car Park refers to car parking bays in Plaza Mont' Kiara
- (4) The Properties were valued by Nawawi Tie Leung Property Consultants Sdn Bhd, CH Williams Talhar & Wong Sdn Bhd, Knight Frank Malaysia Sdn Bhd and IVPS Property Consultant Sdn Bhd, independent firm of professional valuers registered with the Board of Valuers, Appraisers, Estate Agents and Property Managers.

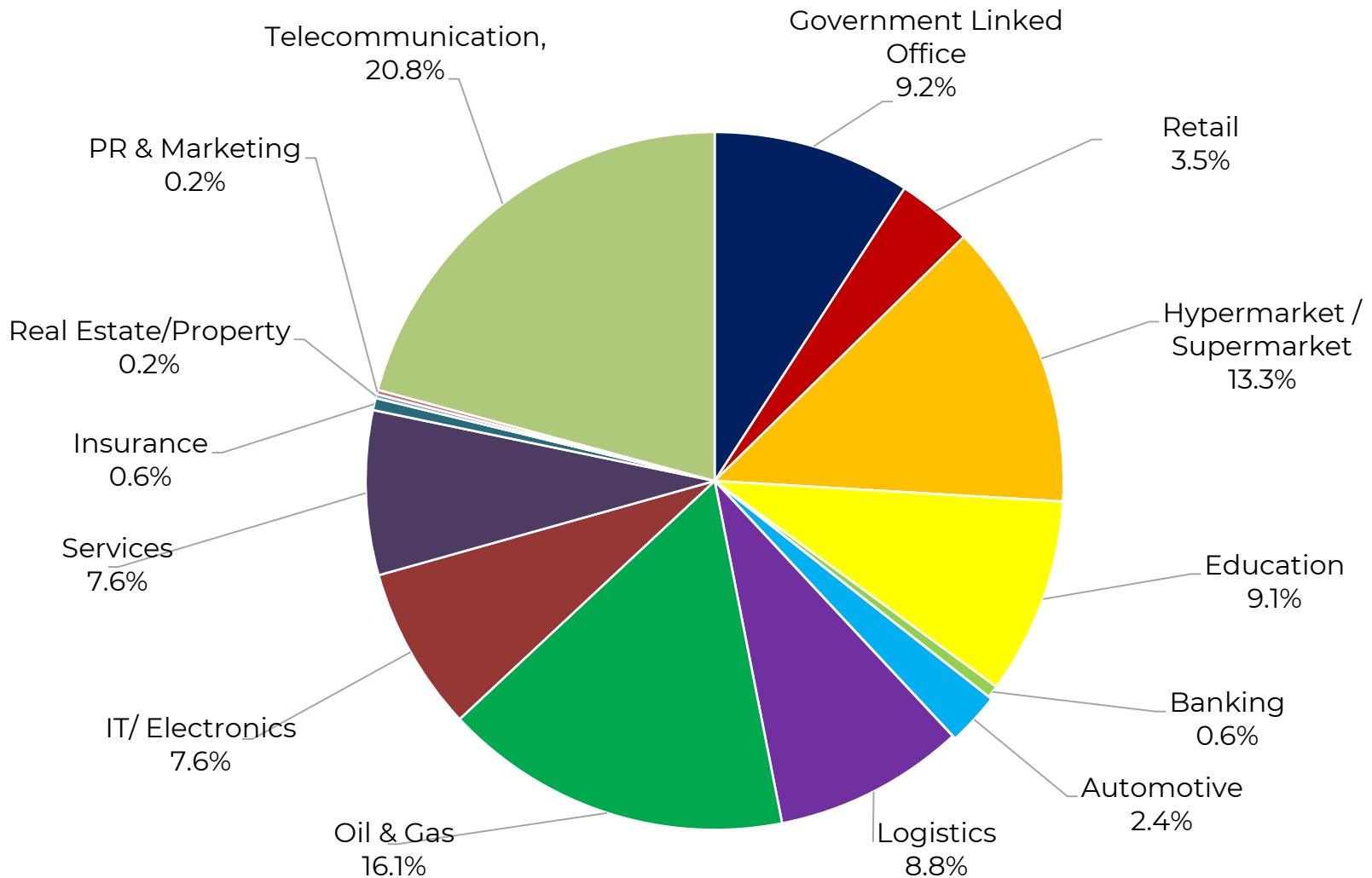




# TENANT MIX

## Diversified & Well-Balanced Tenancy Mix

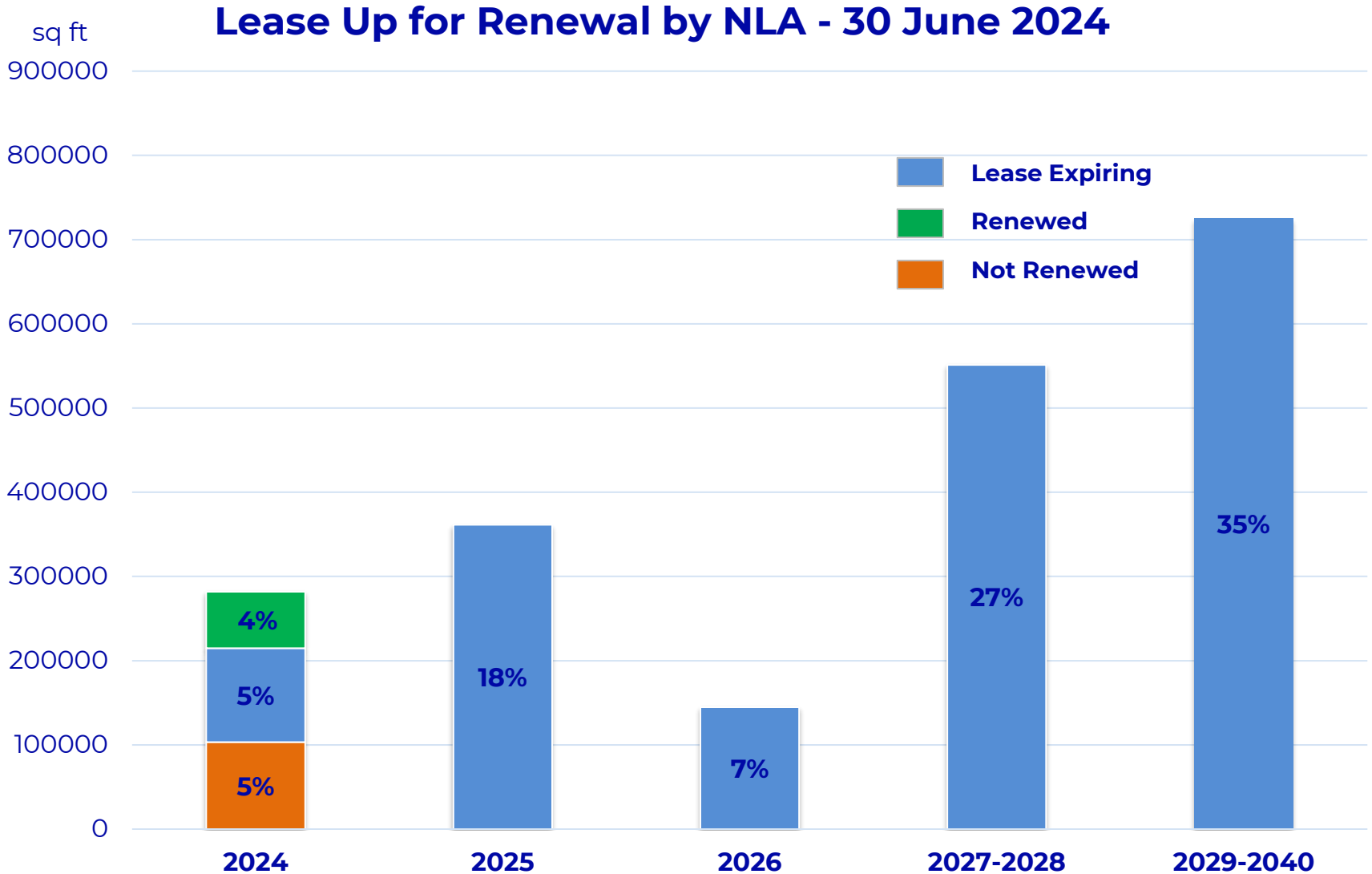
By Net Lettable Area





# LEASE EXPIRY PROFILE

## - 14% of Committed NLA due in 2024



*% of net lettable area that are due for renewal*

Sentral REIT Presentation \*August 2024\*

# Conclusion







# 1H 2024 IN SUMMARY

## 1H 2024: SENTRAL Declares Higher DPU of 3.21 sen

- Achieved 14.5% increase in 1H 2024 realized net income of RM40.42 million, mainly due to higher net property income, net of higher finance cost, manager's fee and trustee's fee
- 1H2024 realised EPU of 3.38 sen was 2.7% higher than the 1H 2023 realised EPU of 3.29 sen. Increased at a lower rate compared to the realized net income due to the increase in SENTRAL units in circulation from 1,071,783,000 units to 1,195,503,000 units pursuant to the placement exercise in December 2023
- Declares 0.6% higher DPU of 3.21 sen in 1H 2024 (3.19 sen declared in 1H 2023)
- Approximately 282,000 sq. ft. or 14% of its total committed net lettable area are due for renewal in 2024. Of these leases, 60% or an estimated 170,000 sq. ft. of NLA were due in 1H 2024. SENTRAL achieved a renewal rate of 39.4% for these leases due in 1H 2024
- SENTRAL's portfolio occupancy rate as at 30 June 2024 was 84% (1Q 2024: 88%)

## Year 2024 Prospects – Ongoing Strategies

- Proactive asset management strategies to focus on tenant relations and continuous building improvements
- Prudent capital management strategies
- Active portfolio management through exploring yield accretive acquisitions and divestment opportunities
- Managing cash flow and exercising financial discipline



**SENTRAL  
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**Thank you**

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