



**SENTRAL
REIT**



CORPORATE PRESENTATION

4th Quarter 2024 Financial Results

22 January 2025



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Financial Results - 4Q 2024

Menara CelcomDigi



SENTRAL RECORDS RM18.9 MILLION 4Q 2024 REALISED NET INCOME

(RM'000)	(Unaudited) 4Q 2024	(Unaudited) 4Q 2023	Variance
Realised Revenue	47,379	44,890	5.5%
Net Property Income	36,976	36,258	2.0%
Net Income ¹	18,894	20,726	-8.8%
Distributable Income ³	18,894	20,726	-8.8%
EPU ²	1.58 sen ⁵	1.88 sen ⁴	-16.1% ⁶
Distributable Income Per Unit	1.58 sen ⁵	1.88 sen ⁴	-16.1% 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 any Manager's management fee payable in units.
- 4 Based on the weighted average units in circulation of 1,100,023,435 SENTRAL units for 4Q 2023 after the completion of the placement exercise comprising of 123,720,000 million new SENTRAL units issued and listed on 8 December 2023.
- 5 Based on the enlarged total units in circulation of 1,195,503,000 units.
- 6 Rounding difference.



DECLARES FY2024 DPU OF 6.36 SEN

- 8.0% DPU yield based on year end closing unit price

(RM'000)	(Unaudited) FY 2024	(Audited) FY 2023	Variance
Realised Revenue	191,150	161,151	18.6%
Net Property Income	150,367	124,867	20.4%
Realised Income	79,816	74,221	7.5%
EPU	6.68 sen ³	6.88 sen ²	-3.0% ⁶
Distributable Income	79,816	74,221	7.5%
Distributable Income Per Unit	6.68 sen ³	6.88 sen ²	-3.0% ⁶
DPU ¹	6.36 sen ⁵	6.68 sen ⁴	-4.8%

1 DPU refers to Distribution Per Unit.

2 Based on the average weighted units in circulation of 1,078,901,137 SENTRAL units for 2023 after the completion of the placement exercise comprising of 123,720,000 million new SENTRAL units issued and listed on 8 December 2023.

3 Based on the enlarged total units in circulation of 1,195,503,000 units.

4 FY2023 DPU of 6.68 sen is 97.6% of FY2023 distributable income of RM74.2 million.

5 FY2024 DPU of 6.36 sen is 95.3% of FY2024 distributable income of RM79.8 million.

6 Rounding difference.



TOTAL ASSETS – RM2.6 BILLION

NAV PER UNIT – RM1.1276

	Unaudited as at 31 Mar 2024 (RM'000)	Unaudited as at 30 June 2024 (RM'000)	Unaudited as at 30 Sept 2024 (RM'000)	Unaudited as at 31 Dec 2024 (RM'000)
Non-Current Assets	2,521,818	2,522,790	2,522,895	2,522,512
Current Assets	74,601	95,718	76,539	93,239
Total Assets	2,596,419	2,618,508	2,599,434	2,615,751
Current Liabilities	24,903	365,874	365,177	362,800
Non-Current Liabilities	1,206,270	866,862	866,359	867,289
Net Assets before Distribution	1,365,246	1,385,772	1,367,898	1,385,662
Distribution	(19,894)*	(38,376)	(20,502)*	(37,658)
Net Assets after Distribution	1,345,352	1,347,396	1,347,396	1,348,004
No of Units	1,195,503	1,195,503	1,195,503	1,195,503
NAV per Unit (RM)	1.1253	1.1271	1.1271	1.1276

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

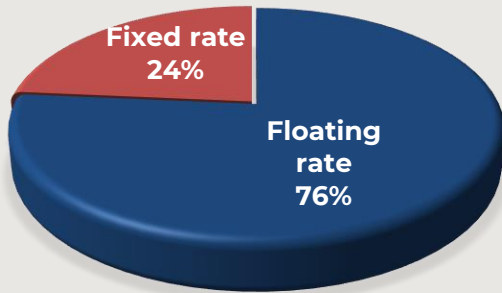


Capital Management – 4Q2024

PRUDENT AND DISCIPLINED CAPITAL MANAGEMENT

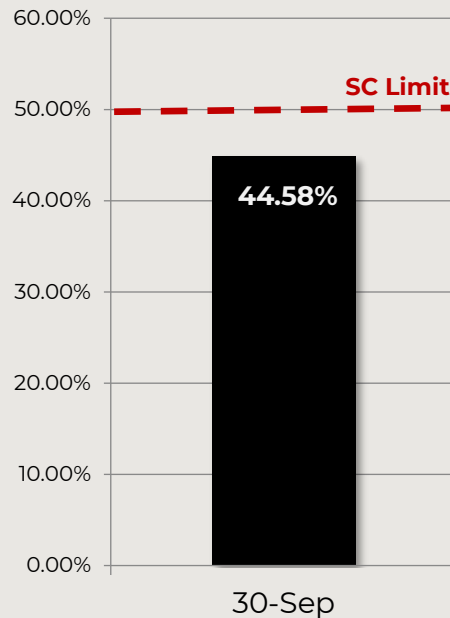
- ✓ Next refinancing due in 2025, progressing as scheduled
- ✓ Stable financial indicators

Fixed and Floating Rate Composition*



Total Debt: RM1,166.01 mil
(3Q 2024: RM1,165.81 mil)

Gearing Ratio



Below SC limit of 50%
Decreased
(3Q 2024 : 44.85%)

Average Cost of Debt

4.39% pa

Decreased
(3Q 2024: 4.40% pa)

Interest Coverage

2.58x

Decreased
(3Q 2024: 2.60x)

Average Debt to Maturity

2.09 years

Decreased
(3Q 2024: 2.34 years)

* SENTRAL entered into an interest rate swap arrangement converting RM317 million of its floating-rate debt instruments to a fixed interest rate. Correspondingly, 51% of SENTRAL's borrowing is on fixed interest rate effective on 9 January 2025.



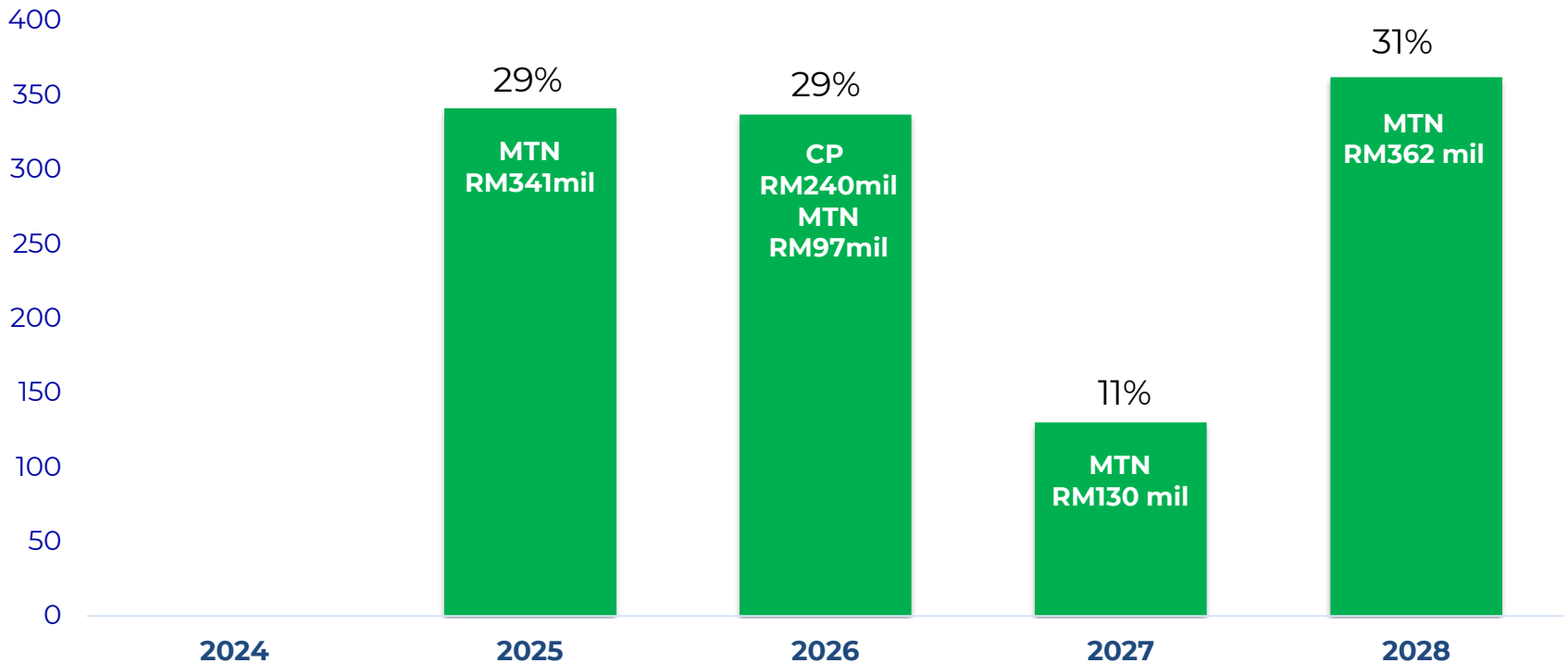
HEALTHY DEBT MATURITY PROFILE

Commenced 2025 Refinancing - Progressing as Scheduled

2.09 Years Debt Maturity Profile



RM(mil)



Note;

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

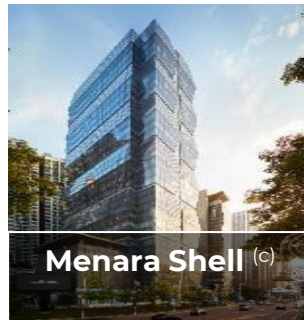
Portfolio Update @ 31 December 2024



Sentral Building 3 - BMW



PORTFOLIO OF QUALITY ASSETS – 31 DEC 2024



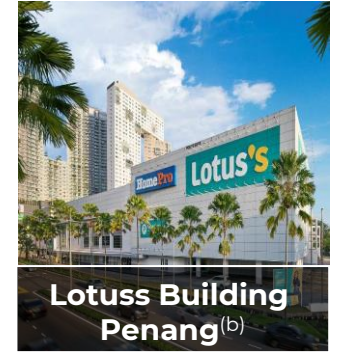
**Portfolio
Occupancy
Rate:
84%**

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



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

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



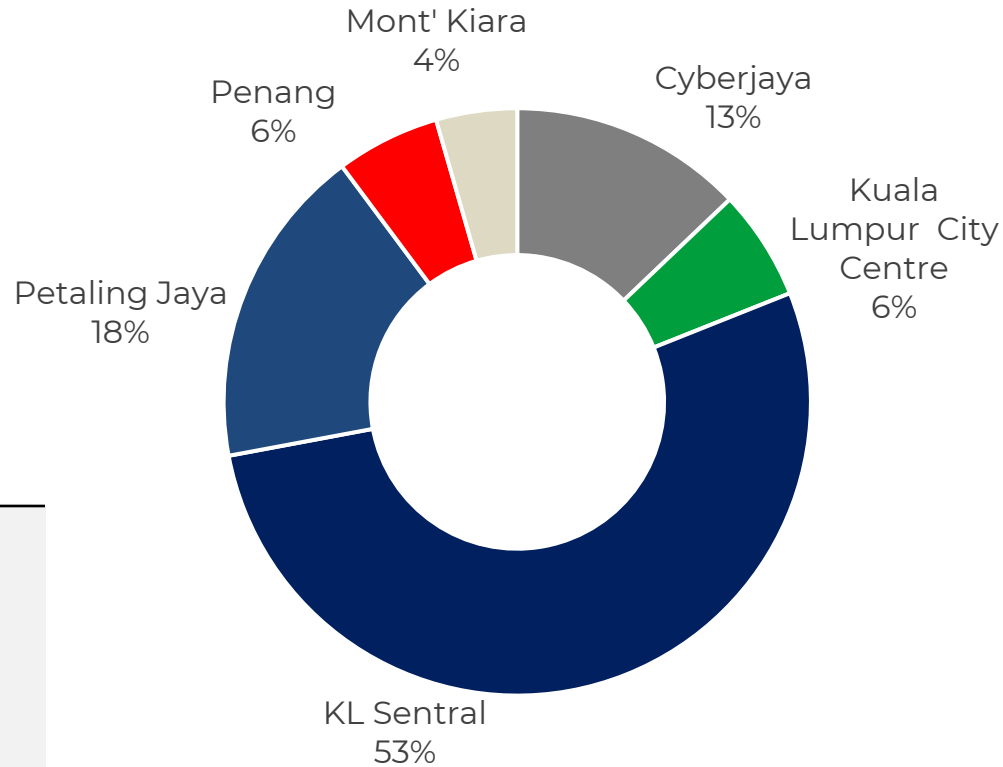
The Properties were valued by the following independent firm of professional valuers registered with the Board of Valuers, Appraisers, Estate Agents and Property Managers namely:

- 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



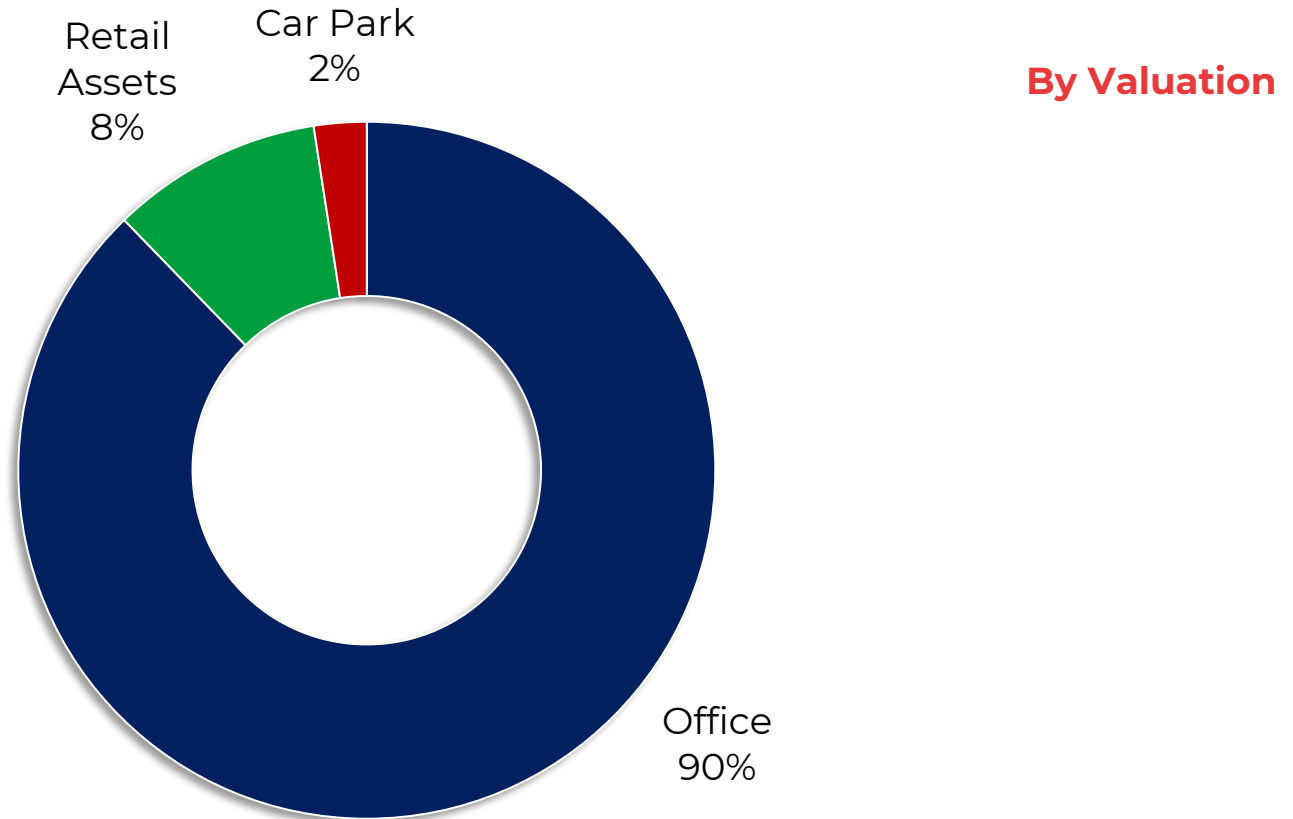
Klang Valley	81%
Cyberjaya	13%
Penang	6%

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



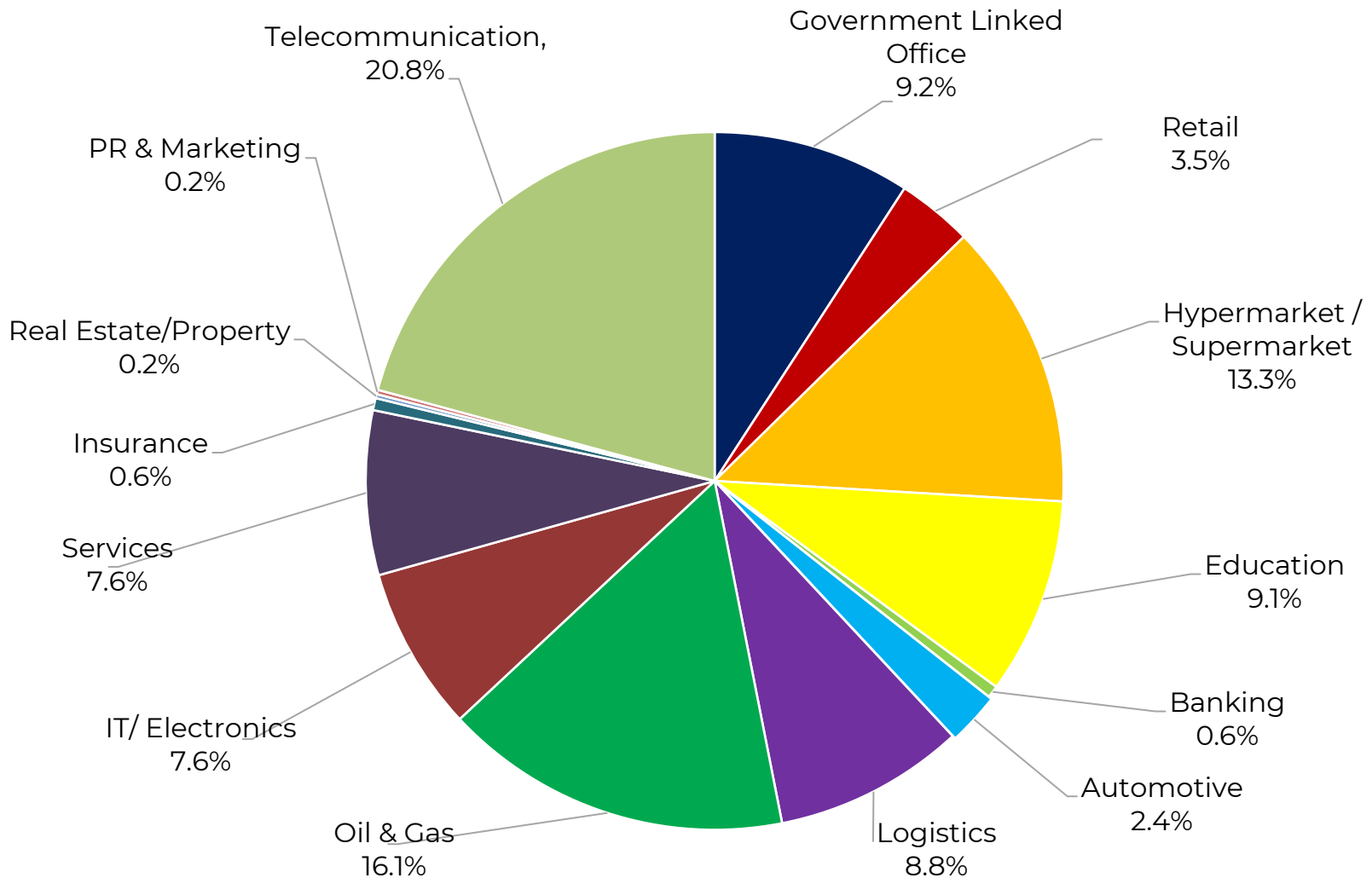
- Notes:
- (1) Office comprises Sentral Buildings, Platinum Sentral, Menara Shell, Menara CelcomDigi and Wisma Sentral Inai
 - (2) Retail refers to retail portion of Plaza Mont' Kiara & Lotuss Building Penang
 - (3) Car Park refers to car parking bays in Plaza Mont' Kiara
 - (4) The Properties were valued by Nawawi Tie Leung Property Consultants Sdn Bhd, 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.



TENANT MIX

Diversified & Well-Balanced Tenancy Mix

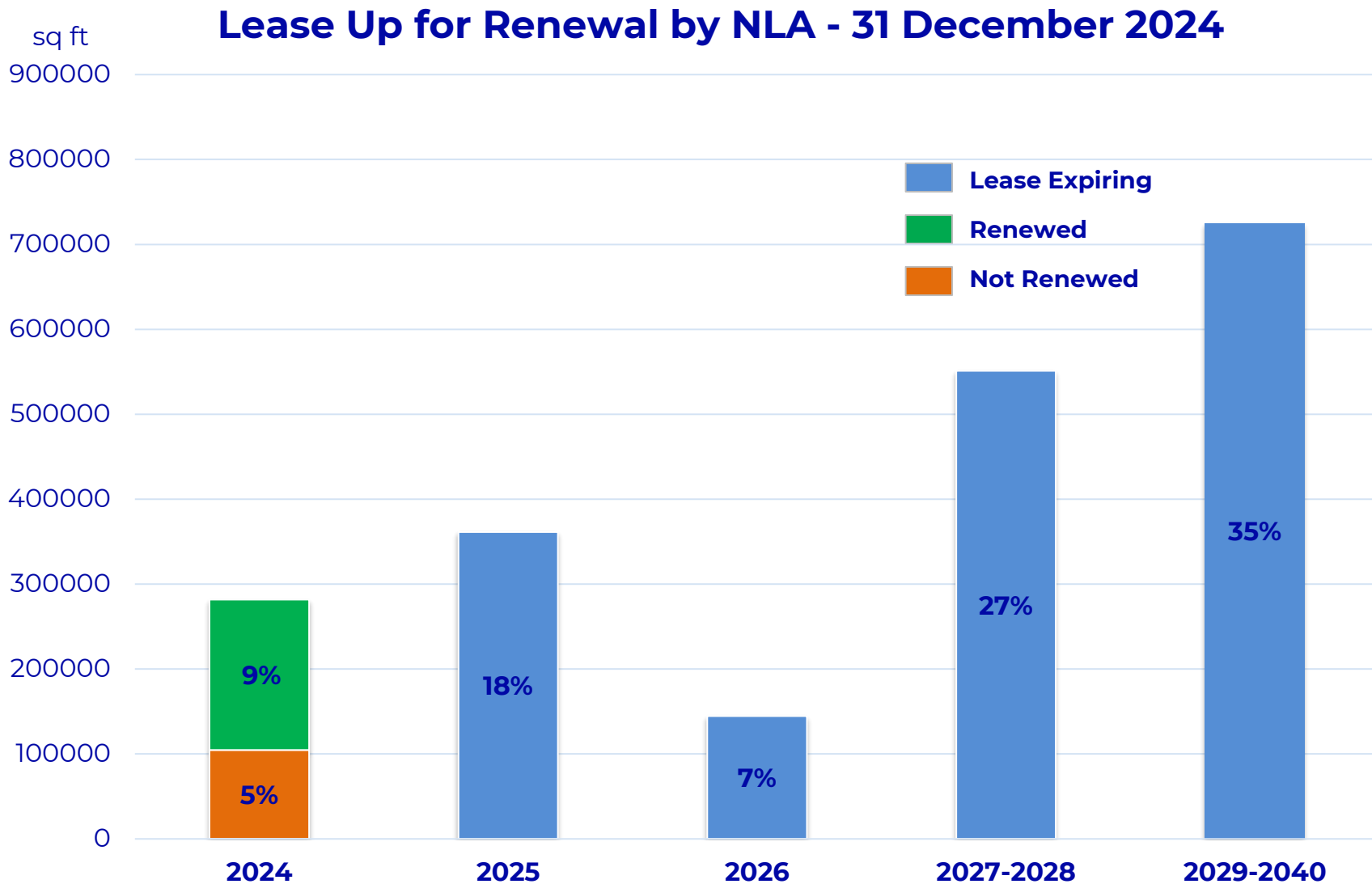
By Net Lettable Area





LEASE EXPIRY PROFILE

- 14% of Committed NLA due in 2024: 65% Retention Rate



% of net lettable area that are due for renewal

Sentral REIT Presentation *January 2025*

Klang Valley & Cyberjaya Office Market Outlook





KLANG VALLEY OFFICE MARKET OUTLOOK

□ (extracted from the Property Market Overview 2024 prepared by Knight Frank Malaysia Sdn Bhd dated 3 January 2025)

- Overall, the Klang Valley office market demonstrated positive performance in the first three quarters of 2024, marked by growth in occupancy rates and stable rent levels.
- In 2024, the cumulative existing supply stands at circa 118.3 million sq. ft. By the end of 2025, circa 2.3 million sq. ft. of supply pipeline is scheduled to come on-stream. The incoming office supply is balanced between Kuala Lumpur and Selangor at circa 1.3 million sq. ft. (58.2%) and 1.0 million sq. ft. (41.8%), respectively.
- The overall occupancy rate of office space in Klang Valley experienced a slight improvement in 2024 to record at 73.8% (2023: 73.2%). This is due to the uptick in occupancy rate of office space in Selangor (2024: 75.0% / 2023: 73.8%) and Kuala Lumpur (2024: 73.4% / 2023: 73.0%) whilst for the Cyberjaya sub-market, it was marginally lower by 0.5% to record at 69.8% (2023: 70.3%).
- The average rental rate of office space in Kuala Lumpur was higher at RM6.32 per sq. ft. per month in 2024 (2023: RM6.19 per sq. ft. per month). Similarly, the average office rent in Selangor was slightly higher at RM4.19 per sq. ft. per month during the review period (2023: RM4.15 per sq. ft. per month).



KLANG VALLEY OFFICE MARKET OUTLOOK

□ (extracted from the Property Market Overview 2023 prepared by Knight Frank Malaysia Sdn Bhd dated 3 January 2025)

Office Market Outlook

- KL City office market is expected to remain tenant-led due to the supply and demand imbalance prevailing "flight to quality" trend. In contrast, market demand for office space in KL Fringe is anticipated to remain stable attributed to sustained demand for decentralized location with available infrastructure and highly accessible rail networks.
- Several initiatives have been introduced to bolster the office market which include:
 - Budget 2025 introduces tax incentives for flexible working arrangements, driving demand for adaptable office spaces and hybrid work models.
 - Establishment of Malaysia's National AI Office to drive continued growth in the tech sector to position Malaysia as a potential regional AI hub, and consequently boost demand for office spaces in the medium to long term.
 - Green Investment Tax Allowance (GITA) and Green Income Tax Exemption (GITE) have been extended till December 2025 to encourage sustainable initiatives.

Conclusion





FY2024 IN SUMMARY

8.0%[^] DPU Yield Based on Year End Closing Unit Price

- FY2024 realised net income of RM79.8 million is 7.5% higher than the FY2023 realised net income of RM79.8 million. Correspondingly, FY2024 realised EPU is 6.68 sen, a 3.0% decrease from FY2023 EPU of 6.88 sen (based on a higher units in circulations of 1,195,503,000).
- FY2024 DPU of 6.36 sen is 4.8% lower than the FY2023 DPU of 6.88 sen (based on a lower distribution payout of 95.3% and higher units in circulations of 1,195,503,000), translating to an 8.0%[^] DPU yield.
- Completed renewals due in 2024 with a 65% retention rate.
- SENTRAL's 31 December 2024 portfolio occupancy rate of 84% remains above the Klang Valley office market occupancy rate of 73.8%*.

Year 2025 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 prudently and exercising financial discipline.

[^] Based on the 31 December 2024 closing unit price of RM0.795.

* Extracted from the Property Market Overview 2024 prepared by Knight Frank Malaysia Sdn Bhd dated 3 January 2025.



**SENTRAL
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Thank you

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