SUSTAINABILITY STATEMENT

SUSTAINABILITY STATEMENT
(cont'd)

OUR CLIMATE JOURNEY

Sentral REIT's annual Sustainability Statement underscores our steadfast commitment to sustainability and presents our Economic, Environmental, Social and Governance ("EESG") performance for the financial year 2025 ("FY2025"). In line with our ongoing efforts to align disclosures with ISSB standards, we have adopted a reporting framework structured around the EESG pillars. This Statement articulates the sustainability initiatives integrated into our operations to deliver long-term value for stakeholders and safeguard the environment, while outlining our strategies and mitigation measures to address climate-related risks and capitalise on emerging opportunities.

Scope and Boundary

This Statement provides a comprehensive overview of Sentral REIT's sustainability initiatives and performance, specifically covering operations in Malaysia that fall under our direct managerial control. Lotus's Penang is excluded from our operational boundary for Scope 1 and Scope 2 because operations are managed by the tenant. Energy consumption and associated emissions for Lotus's Penang are disclosed separately as tenant-controlled emissions (Scope 3: downstream leased assets) for transparency and completeness.

Employee-related information refers to employees of the Manager.

Reporting Period

This statement covers our financial year, from 1 January 2025 to 31 December 2025, unless otherwise stated.

Reporting Guidelines and Standards

This statement has been prepared in accordance with:

- Global Reporting Initiatives ("GRI") Universal Standards 2021;
- Bursa Malaysia Securities' Sustainability Reporting Guide (3rd edition);
- Task Force on Climate-related Financial Disclosures ("TCFD");
- United Nations' Sustainable Development Goals ("UN SDGs")

Materiality

To maintain transparency, information concerning our material matters undergoes an annual assessment of relevance and stakeholder significance. Comprehensive disclosures on the evaluation and determination process can be found in the "Our Approach to Sustainability" section, under "Materiality Assessment" (page 111).

Assurance

During this reporting period, we did not obtain external verification of our sustainability indicators. We acknowledge the importance of independent assurance and, moving forward, we plan to engage qualified third parties to provide assurance on selected key sustainability indicators.

Board's Responsibility Statement

This Sustainability Statement has been reviewed by the Sustainability Working Committee ("SWC") and recommended to the Board of Directors for approval. The Board of Directors, with support from the SWC, provides oversight of sustainability-related matters, including the processes used to prepare this Sustainability Statement, and ensures that the disclosures are prepared in accordance with applicable sustainability reporting requirements and the governance framework.

SUSTAINABILITY STATEMENT
(cont'd)

Feedback and Contact Point

Feedback, suggestions and comments from stakeholders are highly welcome to help us improve our sustainability disclosures. Kindly contact:

Email: enquiries@sentralreit.com

MESSAGE FROM THE CEO

"

On behalf of Sentral REIT Management, I am pleased to present Sentral REIT's Sustainability Statement for the financial year ended 31 December 2025. In FY2025, we continue to integrate sustainability across our governance, portfolio management, and stakeholder engagement, while making meaningful progress in climate action, resource efficiency, employee development, health and safety and community impact. These efforts reflect our commitment to managing our business responsibly and strengthening the long-term resilience of our portfolio.

As expectations around sustainability continue to evolve, we recognise that resilience in the real estate sector depends not only on asset quality and operational discipline, but also on strong governance, environmental performance, workforce capability and stakeholder trust. Guided by this perspective, we remained focused in FY2025 on advancing practical sustainability initiatives, improving disclosure quality and strengthening the connection between sustainability and long-term value creation.

Strengthening Governance

Strong governance remains the foundation of Sentral REIT's sustainability journey. The Board continues to oversee sustainability- and climate-related risks and opportunities, while Management and the Sustainability Working Committee drive implementation across the organisation. This governance structure helps ensure that sustainability considerations are embedded into strategy, risk management and daily operations.

In FY2025, we reinforced our governance framework and ethical practices through updates to the Whistleblowing Policy and Code of Business Ethics, while continuing to uphold our zero-tolerance stance under the Anti-Bribery and Corruption Policy. We are pleased to report that Sentral REIT's recorded zero whistleblowing reports and zero incidents of bribery or corruption during the year.

Advancing Sustainable Finance

A major milestone in FY2024 was the formalisation of Sentral REIT's Sustainable Finance Framework, which brings together both Use of Proceeds and Sustainability-Linked financing structures. This represents an important step in aligning our funding approach with environmental and social outcomes, while maintaining flexibility across our financing instruments and funding needs.

In FY2025, the Framework received a Gold pre-issuance assessment from MARC Ratings in February 2025. This Gold assessment reflects MARC's view that the Framework offers very significant environmental and social impact potential, supported by robust processes for project selection, allocation, administration of proceeds and reporting. This recognition strengthens the credibility of our sustainability journey and reinforces our commitment to transparency and accountability in sustainable finance.

SUSTAINABILITY STATEMENT
(cont'd)

Driving Environmental Progress

Environmental stewardship remains a key priority across Sentral REIT's portfolio. In FY2025, we continued to strengthen our climate-related governance, improve environmental data quality and implement initiatives to enhance energy efficiency, reduce emissions and support better resource management across our buildings. These efforts were further supported by RM7,605,077 invested in Asset Enhancement Initiatives (AEI) in FY2025, which contributed to improving the quality, efficiency, sustainability and resilience of our assets across the portfolio. Further details on these initiatives are set out on page 173 of this Annual Report under "Enhancement conducted across our portfolio".

Key environmental milestones achieved during the year included:

- Platinum Sentral achieved LEED Gold certification
- Sentral Building 3 achieved LEED Gold certification, exceeding the initial target of LEED Silver
- Energy-related initiatives such as Building Automation System enhancements, LED lighting upgrades, ongoing solar-related planning and installations were advanced across selected assets.

These efforts form part of our broader strategy to improve building performance, strengthen climate resilience, and support the transition to lower-carbon operations over time. We recognise that this remains an ongoing journey, and we are committed to building on these efforts through stronger governance, better data and practical implementation across the portfolio.

Water and Waste Management

Alongside our climate initiatives, we continued to strengthen water stewardship and waste management across our managed buildings. In FY2025, total water consumption decreased by 3.6% compared to FY2024, supported by upgrading works that rectified minor leakages and increased utilisation of rainwater harvesting systems. During the year, rainwater harvesting systems, which are existing at Platinum Sentral, Menara Shell and Menara CelcomDigi, further supporting water efficiency across the portfolio.

We also made progress in strengthening our waste management approach and improving the quality of waste data across the portfolio. Building on the waste data collection initiated in FY2024 for Platinum Sentral and Sentral Building 3, we expanded coverage in FY2025 to include Sentral Building 1, Menara Shell and Menara CelcomDigi, reflecting our ongoing efforts to improve waste recording and data completeness. Together with more robust waste segregation measures, these efforts mark an important step towards strengthening responsible waste management practices and supporting more informed decision-making across our assets.

Investing in People

Our employees remain central to the successful delivery of our sustainability agenda. In FY2025, employees recorded an average of 37.8 training hours per employee, and we reported zero unresolved grievance cases during the year. We continued to strengthen employee development, engagement, and inclusivity through ongoing learning opportunities and people-focused initiatives. These included training in areas such as integrity awareness, emergency response and occupational safety and health, as well as continued access to broader learning and development support through the Group's training platforms. We also strengthened workforce stability by converting qualifying employees from fixed-term contracts to permanent roles, while continuing to support employee well-being through engagement activities, flexible work arrangements and an open and transparent workplace culture. Together, these efforts reflect our commitment to nurturing a capable, motivated and resilient workforce that can support Sentral REIT's long-term sustainability journey.

Health, Safety and Community Impact

Health and safety remain non-negotiable priorities in how we manage our properties and workplaces. In FY2025, Sentral REIT recorded zero fatalities, zero work-related injuries, zero incidents of non-compliance with health and safety regulations and zero health and safety grievances. These outcomes reflect the strength of our policies and the diligence of our property management teams, employees, contractors and service providers in maintaining safe environments across our portfolio.

Beyond our operations, we remain committed to creating positive social value through targeted community investment and long-term partnerships. In FY2025, Sentral REIT disbursed RM198,896 towards community outreach initiatives, positively impacting underserved communities. Our programmes continued to focus primarily on children's welfare and education, supporting broader social development in the communities we serve.

Transparency and High-Quality Disclosure

Transparency and high-quality disclosure remain key priorities as we continue strengthening our sustainability reporting approach. In preparation for adopting the IFRS Sustainability Disclosure Standards (IFRS S1 and IFRS S2) next year, we are focused on improving the robustness, consistency, and decision-usefulness of our disclosures. Our current efforts are centred on strengthening comparability, integrating sustainability considerations with financial reporting and enhancing governance, processes and internal coordination to support more effective reporting over time.

We are also pleased to report that, in FY2025, Sentral REIT recorded zero incidents of non-compliance with applicable laws and regulations, zero substantiated complaints concerning cybersecurity breaches or losses of customer data and zero breaches in stakeholders' data and privacy. These outcomes provide an important foundation as we continue to strengthen our disclosure quality and broader control environment.

SUSTAINABILITY STATEMENT
(cont'd)

Looking Ahead

As we move forward, sustainability will remain central to the way we manage our portfolio and position Sentral REIT for the future. We will continue to strengthen climate-related planning, pursue practical energy and water efficiency opportunities, improve waste management systems, support the transition towards greener assets and deepen sustainability integration across our governance and operations. At the same time, we will continue investing in our people, maintaining safe and high-quality environments for tenants and visitors and supporting communities through meaningful social initiatives.

Our ambition is to ensure that Sentral REIT remains responsible, transparent, resilient and capable of creating long-term value in a way that supports both business continuity and broader stakeholder well-being. The progress we made in FY2025 gives us a strong foundation to continue building on this commitment in the years ahead.

Gratitude to Stakeholders

I would like to extend my sincere appreciation to our Board of Directors, management team, employees, Sustainability Working Committee, tenants, service providers, partners, regulators, investors and community collaborators for their continued trust, support and contribution throughout FY2025. Our progress this year was made possible through collaboration, shared responsibility, and a collective commitment to advancing Sentral REIT's sustainability journey. Together, we will continue working towards a more resilient, inclusive and sustainable future.

Tay Hui Ling
Chief Executive Officer
Sentral REIT Management Sdn Bhd

SUSTAINABILITY STATEMENT
(cont'd)

ABOUT SENTRAL REIT

Sentral Real Estate Investment Trust ("Sentral REIT") holds a well-known diversified portfolio of prime assets strategically located in key growth areas across Malaysia, including Kuala Lumpur, Cyberjaya, Petaling Jaya and Penang. The trust is managed by Sentral REIT Management Sdn. Bhd. ("SRM", "we", "the Manager") and is jointly owned by Malaysian Resources Corporation Berhad ("MRCB") and Global Jejaka Sdn. Bhd. ("GJSB").

Since its listing on the Main Market of Bursa Malaysia Securities Berhad ("Bursa Securities") in 2007, Sentral REIT has consistently focused on delivering sustainable value to its stakeholders through prudent asset management and strategic investments. The market capitalisation of Sentral REIT stood at RM950.4 million as of 31 December 2025. Sentral REIT's portfolio comprises 11 properties, with a combined value of RM2.6 billion.

Main Market of Bursa Malaysia
8 January 2007

Number of Assets
11

Combined Property Value (RM)
2.6 billion

Market Capitalisation (RM)
950.4 million

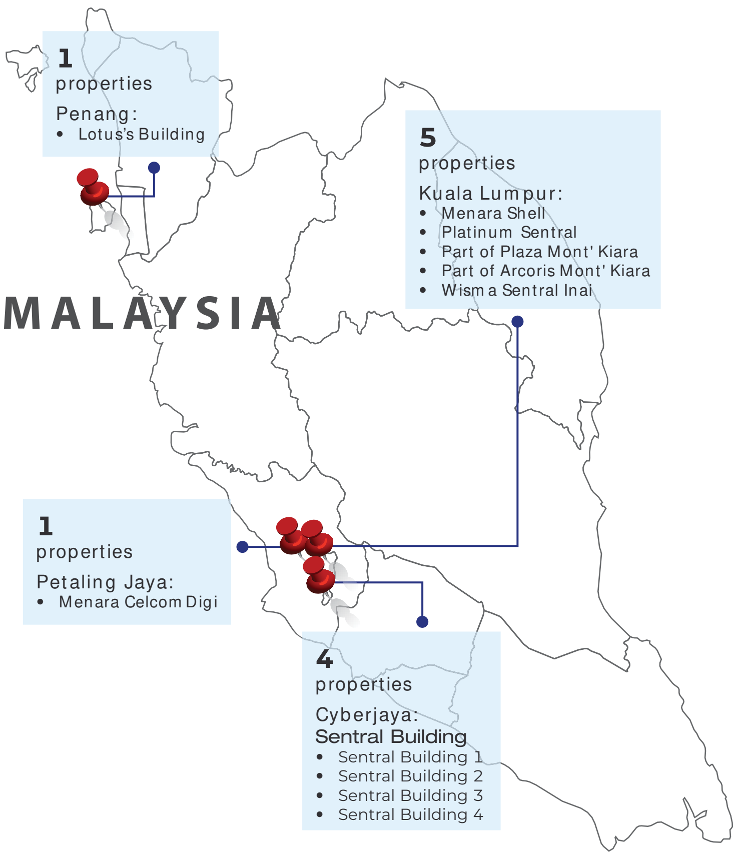


Figure 1: Location of commercial properties

Note: *Part of Arcoris Mont' Kiara was acquired on 30 December 2025. Accordingly, it is excluded from the FY2025 sustainability data and will be considered for inclusion from FY2026 onwards.*

For more information on Sentral REIT's trust and organisational structure, please refer to page 5 of this Annual Report.

For more information on Sentral REIT's portfolio, please refer to pages 13 to 28 of this Annual Report.

SUSTAINABILITY STATEMENT
(cont'd)

Sustainability Highlights and Performance Snapshot

Economic

Revenue
RM192.7 million
2024 : RM194.8 million
2023 : RM163.7 million

Distribution per unit
6.15 sen
2024 : 6.36 sen
2023 : 6.68 sen

Net Asset Value per unit
RM1.1144
2024 : RM1.1277
2023 : RM1.1253

Property Value
RM2.6 billion
2024 : RM2.5 billion
2023 : RM2.5 billion

Environmental

Policy Developed
Climate Change Policy
2024 : Waste Management Policy
2023 : -

Energy Reduction Target: 2%
Achieved: 0%*
2024 : Achieved: 1%
2023 : -

**Note: We did not achieve our Energy Reduction Target in FY2025 due to higher electricity usage at Sentral Building 1 and Menara CelcomDigi. Moving forward, we will continue to implement targeted energy efficiency initiatives across the portfolio to improve overall energy performance*

Social

Breach in stakeholders' data and privacy
Zero
2024 : Zero
2023 : Zero

Invested in Asset Enhancement Initiatives ("AEI")
RM7,605,077
2024 : RM3,142,901
2023 : RM2,840,217

Invested to the community
RM198,896
2024 : RM187,378
2023 : RM197,368

Average training hours
37.8 hours
2024 : 36.7 hours
2023 : 36.2 hours

Spent on local procurement
RM28,633,118
2024 : RM22,755,457
2023 : RM9,838,478

Governance

Fines pertaining to non-compliance
Zero
2024 : Zero
2023 : Zero

SUSTAINABILITY STATEMENT
(cont'd)

UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS **(UN SDGS) HIGHLIGHTS**

The United Nations Sustainable Development Goals (UN SDGs) constitute a universal blueprint for promoting peace, prosperity, and environmental stewardship, both for present and future generations. Endorsed unanimously by all United Nations Member States in 2015, these goals represent a profound global commitment to advancing a fair, inclusive and sustainable future through collective action.

In 2025, Sentral REIT continues to uphold its commitment to advancing selected UN SDGs, driving meaningful contributions across key focus areas aligned with its sustainability priorities.

4 QUALITY EDUCATION

37.8 hours - average training hours of employees

RM198,896 spent on marginalised children's education support

7 AFFORDABLE AND CLEAN ENERGY

Asset enhancement initiatives implemented across portfolio to increase energy efficiency

Collaboration with tenants to expand solar power generation across portfolio

8 DECENT WORK AND ECONOMIC GROWTH

RM192.7 million total revenue generated

Zero (0) reported case of work-related injuries and fatalities

Zero (0) reported case of employees' grievances of discrimination or harassment

11 SUSTAINABLE CITIES AND COMMUNITIES

4 portfolio assets certified under Leadership in Energy and Environmental Design (LEED)

RM7,605,077 invested in Asset Enhancement Initiatives

13 CLIMATE ACTION

Established Climate Change Policy

16 PEACE, JUSTICE AND STRONG INSTITUTIONS

Zero (0) reported cases of bribery and corruption

Zero (0) cybersecurity breaches

Zero (0) incidence of non-compliance to laws and regulations

SUSTAINABILITY STATEMENT
(cont'd)

OUR VALUE CREATION MODEL

Capital Input	Key Enablers	Output and Outcomes
Financial Capital • Market Capitalisation: RM950.4 million • Total Borrowing: RM1.2 billion • Equity: RM1.4 billion • Average Cost of Debt (%): 4.29% p.a.	Integrated sustainable finance framework	**Financial Capital** • Gross Revenue: RM192.7 million • Realised Net Income: RM77.3 million • Distribution Per Unit: 6.15 sen • Economic Value Distributed: RM155.4 million
Manufactured Capital • Total no. of properties: 11 • Total Asset Value: RM2.6 billion • RM7,605,077 spent on strategic asset enhancement initiatives • Four (4) green certified buildings within portfolio	Quality asset management and supply chain practices	**Manufactured Capital** • 86% Tenant Occupancy Rate • Tenant Retention Rate: 73% of Committed Net Lettable Area • Approximately 337,000 sq. ft. of leases renewed in 2025 • Four (4) buildings with green ratings and green features
Intellectual Capital • Management skills and expertise • Cyber solutions for data protection • Rights and licenses for business operations		**Intellectual Capital** • Zero (0) substantiated complaints concerning cybersecurity breaches and losses of customer data
Human Capital • 22 total number of employees • RM6.5k invested in employee training, development and engagement activities	Human capital development and engagement	**Human Capital** • 90% of employees completed training and development programmes • Average training hours: 38 hours/employee • Over 10 company-wide engagement activities held in 2025
Social & Relationship Capital • RM198,896 total community investment • RM28.6 million total procurement on local suppliers		**Social & Relationship Capital** • Proportion of procurement spending on local suppliers and contractors: 96% • Percentage of service providers underwent performance appraisal: 100% of suppliers • 100% of suppliers achieved higher than minimum score rating of 60% • Total number of beneficiaries from community outreach initiatives: ~160 individuals
Natural Capital • Retrofitting buildings with renewable energy, water-efficient fittings and energy efficient equipment	Environmental management	**Natural Capital** • 7.3% increase in energy consumption due to renovation and upgrading works at Sentral Building 1, and renovation activities together with increased occupancy at Menara CelcomDigi • 3.6% of decrease in water consumption

SUSTAINABILITY STATEMENT
(cont'd)

Trade-offs	Management Approach

The allocation of **financial capital** towards asset enhancement initiatives, green certifications, and digital investments may place short-term pressure on distributable income, but supports asset quality, occupancy resilience, and long-term portfolio value.

Enhancements to **manufactured capital**, including refurbishment works and sustainability upgrades, may temporarily affect tenant operations, requiring stronger **social and relationship capital** through tenant engagement to support retention and leasing outcomes.

Investment in **intellectual capital**, particularly digital platforms and cybersecurity systems, will increase operating expenditure in the near term, while strengthening operational resilience, data protection, and portfolio risk management.

Ongoing investment in **human capital**, including training and capability development, may raise personnel costs but enables effective asset management, consistent tenant servicing, and delivery of sustainability initiatives.

Upfront investment in **natural capital**, through energy- and water-efficient improvements, may moderate near-term returns, while reducing operating costs, supporting compliance with green building standards, and enhancing the attractiveness of Sentral REIT's assets to sustainability-focused tenants.

Organisational Values

Strategic Initiatives

Leasing Strategy

Proactive leasing strategies to ensure stabilisation of portfolio occupancy and income

Capital Management Strategy

Ongoing cost management to ensure optimisation of Sentral REIT's overall weighted average cost of debt

Acquisition Growth and Portfolio Management Strategy

Adjustment of the portfolio mix through acquisition or divestment with the objective of maximising total returns to unitholders

Asset Management Strategy

Emphasis on quality of Sentral REIT's products and services through embracing innovation and supply chain management which directly affect tenant's satisfaction

Material Topics

- Sustainable business growth and financial performance
- Business ethics
- Quality of assets and services
- Employee management
- Health and safety
- Regulatory compliance
- Data privacy
- Supply chain management
- Energy and carbon footprint
- Water management
- Waste management
- Community partnership and activities

Alignment to UN SDGs

SUSTAINABILITY STATEMENT
(cont'd)

OUR APPROACH TO SUSTAINABILITY

At Sentral REIT, our corporate policies and ESG principles are firmly integrated into our governance framework, reinforcing a culture of integrity, accountability and ethical conduct. We drive sustainability by embedding responsible practices across all facets of our operations, underpinned by strong governance structures, proactive stakeholder engagement and materiality assessments.

Sustainability Governance Structure

Sustainability at Sentral REIT is overseen by the Board, which is responsible for approving strategies and initiatives related to sustainability and climate, ensuring their integration into the business strategy, risk management and operations.

The Chief Executive Officer (CEO) leads the sustainability and climate agenda, formulating strategies, managing impacts and monitoring progress. The CEO provides annual updates to the Board to ensure alignment with Sentral REIT's commitments.

Supporting the CEO, the Sustainability Working Committee (SWC) comprising executives from various departments, implements, monitors and reports on key initiatives. The SWC tracks performance against established goals and targets, embedding sustainability measures into daily operations. It also prepares the annual sustainability report for CEO review prior to Board submission.

Figure 2 illustrates the roles and duties of our sustainable and climate governance.

Sentral REIT
Board of Directors

- Review and approve the overall strategic plans and direction of the company ensuring long-term value creation while taking sustainability and climate considerations into account
- Assumes the ultimate responsibility in approving sustainability and climate-related strategies
- Ensures business strategy considers sustainability and climate-related risks and opportunities
- Evaluates overall sustainability and climate-related risks and opportunities
- Approves policies on sustainability and climate matters

Inform

The Board is supported by the Chief Executive Officer, who is responsible in leading the sustainability and climate initiatives throughout the organisation

Report

Chief Executive Officer

- Leads the implementation of Sentral REIT's sustainability and climate agenda
- Develops sustainability and climate strategies and reports initiatives and performance to the Board
- Oversees stakeholder engagements
- Approves sustainability and climate-related targets and disclosures

Support

Sustainability Working Committee

Asset Management	Leasing	Investor Relations
Investment	Finance	Legal

- Oversees and monitors the execution of Sentral REIT's sustainability and climate-related strategies
- Monitors EES and climate-related risks and opportunities associated with the business operations and properties
- Conducts stakeholder engagements and materiality assessments
- Ensures processes and controls are in place within its department
- Reports on sustainability and climate performance and sets management targets

Figure 2: Sustainability Governance Structure

SUSTAINABILITY STATEMENT
(cont'd)

STAKEHOLDER ENGAGEMENT

We recognise that stakeholders are fundamental to Sentral REIT's sustained growth and success. As expectations evolve in response to dynamic market conditions and shifting consumer behaviours, we remain committed to proactive and consistent engagement with both internal and external stakeholders. This approach allows us to gain valuable insights into their priorities and concerns, ensuring our strategies remain relevant, adaptive and aligned with stakeholder interests.

In FY2025, we continue to maintain the stakeholder engagement framework with the inclusion of two additional stakeholder groups, Sentral REIT's Board of Directors (BOD) and Senior Management to ensure our sustainability initiatives and decision-making processes reflect leadership perspectives and insights. This approach reinforces our alignment between our sustainability priorities and strategic direction.

Engagement Frequency:			
Annually A	Quarterly Q	Monthly M	As and when required R

Internal Stakeholders

Board of Directors	
Engagement Methods:	
A Annual General meeting	Q Board Training and Forums
Q Board meeting	

Material Matters:

- Sustainable business growth and financial performance
- Regulatory compliance
- Business Ethics
- Employee management
- Quality of assets and services

Engagement Objectives	Interest and Concerns	Our Response
• Ensure long-term value creation and alignment with Sentral REIT's sustainability strategy • Maintain compliance with regulatory requirements and reporting standards • Oversee the integration of sustainability and climate-related risks into financial planning and decision-making	• Profitability and financial health of Sentral REIT • Sentral REIT's business direction, growth prospects and strategy • Industry's growth prospects, opportunities and challenges • Sentral REIT's ESG Initiatives • Compliance with current, new and emerging legislation and regulations • Robust corporate governance • Diversify board composition i.e., gender, ethnicity, skills • Strengthening director training and oversight	• Regularly provide the Board with updates and insights on the progress of sustainability initiatives, including measurable KPIs and their impact on financial performance • Ensure board members receive training on climate-related and sustainability risks to make informed strategic decisions • Integrate sustainability considerations into corporate strategy and risk management frameworks, ensuring alignment with regulatory and stakeholder expectations

SUSTAINABILITY STATEMENT
(cont'd)

Senior Management
Engagement Methods:
M Management meetings

Material Matters:	
• Sustainable business growth and financial performance • Regulatory compliance • Business Ethics	• Employee management • Quality of assets and services

Engagement Objectives	Interest and Concerns	Our Response
• Implement sustainability strategies and ensure operational alignment across the organisation • Encourage collaboration between departments to integrate sustainability practices	• Profitability and financial health of Sentral REIT • Sentral REIT's business direction, growth prospects and strategy • Industry's growth prospects, opportunities and challenges • Sentral REIT's Internal Control and Risk Management • Compliance with current, new and emerging legislation and regulations • Management's skills and adequate resources to manage Sentral REIT • Employee welfare and benefits with increasing need for advocacy of mental health, work flexibility (time-off for personal matters, staggered working hours)	• Develop and execute sustainability initiatives, such as energy efficiency projects and waste reduction programs, aligned with Sentral REIT's strategic goals • Establish internal processes to track progress toward sustainability KPIs and report achievements to both the Board and external stakeholders

SUSTAINABILITY STATEMENT
(cont'd)

Employees	
Engagement Methods:	
Q Employee survey	R One-on-one meetings
A Annual employee appraisals	R Team meetings

Material Matters:	
• Sustainable business growth and financial performance • Employee management	• Health and safety

Engagement Objectives	Interest and Concerns	Our Response
• Provide fair and equal opportunities • Provide employee development and career progression • Ensure the overall welfare of the employees are addressed	• Career progression • Employee welfare and benefits with increasing need for advocacy of mental health, work flexibility (time-off for personal matters, staggered working hours) • Profitability and financial health of Sentral REIT • Job security	• Transparent, open and consistent approach to appraisals • Transparent communication on business performance and job security • Training and team building • Flexible work arrangement such as remote working as part of health and safety measures • Open door policy to express concerns

<u>External Stakeholders</u>

Tenants & Business Partners	
Engagement Methods:	
R Direct feedback from tenants at all stages of the tenancy	R Regular meetings and discussions

Material Matters:	
• Sustainable business growth and financial performance • Health and safety • Quality of assets and services	• Data privacy • Energy and carbon footprint • Water management • Waste management

Engagement Objectives	Interest and Concerns	Our Response
• Engage with existing customers to ensure tenant satisfaction and high retention rate • Forge new relationships with potential tenants	• Health, safety and well-being • Quick response by management to feedback • Data privacy • Quality of assets and services • Tenant and Landlord collaboration on ESG initiatives • Competitive rates	• Scheduled maintenance for each property • Established building procedures and measures including health and safety due to COVID-19 • Timely response to tenant's queries and complaints

SUSTAINABILITY STATEMENT
(cont'd)

Shareholders & Unitholders

Engagement Methods:

A	Annual General Meeting ("AGM")	R	Announcements on Bursa Securities
A	Annual reports	R	Interactions with IR personnel
R	Sentral REIT's website		

Material Matters:

- Sustainable business growth and financial performance

Engagement Objectives	Interest and Concerns	Our Response
• To proactively provide up-to-date disclosures and information to allow unitholders make informed decisions on their investments	• Profitability and financial health of Sentral REIT • Sentral REIT's ESG initiatives • Timely and transparent disclosure of information and announcements • Annual distribution payouts • Sentral REIT's business direction, growth prospects and strategy • Industry's growth prospects	• Sound investment and capital management strategy • Robust corporate governance procedures • Update on business strategies and direction • Continuous updates on business strategies and direction

Vendors

Engagement Methods:

R	One-on-one meetings

Material Matters:

- Sustainable business growth and financial performance
- Employee management
- Health and safety

Engagement Objectives	Interest and Concerns	Our Response
• To ensure fair, proper and transparent dealings with vendors	• Fair and transparent selection of vendors • Timely payment to vendors • Potential business opportunities for vendors • Competitive rates	• Professional approach in reviewing proposals from vendors • Communication of ABC Policy • Adhere to strict payment cycles and procedures

SUSTAINABILITY STATEMENT
(cont'd)

Governments, Regulators & Local Authorities	
Engagement Methods:	
R Consultation meetings together with consultants, advisors and industry associations	R Seminars and workshops

Material Matters:	
• Regulatory compliance • Employee management	• Health and safety

Engagement Objectives	Interest and Concerns	Our Response
• Seek clarification on the guidelines under their purview • Ensure compliance and proper administration of the legislations and local authorities' regulations affecting the operations of Sentral REIT	• Compliance to legislations and guidelines affecting the REIT industry • Refining and updating legislations through consultations with industry players • Development of the REIT Industry • Compliance of reporting and disclosure matters regarding Sentral REIT's ESG initiatives • Governance of technology risk based on SC's updated requirements	• Appointed professional consultants and advisors during consultations sessions • Adherence and report on compliance • Monitored compliance through internal assessment

Analysts & Media	
Engagement Methods:	
Q One-to-one meetings	Q Media briefings
R Analyst briefings	R New releases
R Investor conferences	

Material Matters:	
• Sustainable business growth and financial performance	• Regulatory compliance

Engagement Objectives	Interest and Concerns	Our Response
• Provide information to allow analysts to disseminate accurate information to the investment community • Provide information to media to allow for accurate updates on the company's events and business performance to the general public	• Profitability and financial health of Sentral REIT • Sentral REIT's business direction and strategy • Timely and transparent disclosure of information and announcements • Industry's growth prospects	• Improved responsiveness towards feedback and queries • Timely update on Sentral REIT's business activities and/or related matters through a dedicated Investor Relations ("IR") personnel

SUSTAINABILITY STATEMENT
(cont'd)

Investors/Investment Community		
Engagement Methods:		
R One-on-one meetings	A Annual reports	
R Investor conferences	R Sentral REIT's website	
Material Matters:		
• Sustainable business growth and financial performance	• Regulatory compliance	
Engagement Objectives	Interest and Concerns	Our Response
• Engage existing and potential investors to provide information which allows these investors to make sound investment decisions concerning Sentral REIT	• Profitability and financial health of Sentral REIT • Timely and transparent disclosure of information and announcements • Accessibility to management or IR team • Sentral REIT's business direction, growth prospect and strategy • Industry's growth prospect • Reporting and disclosing Sentral REIT's ESG initiatives • Corporate Governance of Sentral REIT	• Improved responsiveness towards feedback and queries through a dedicated IR personnel

Industry Associations		
Engagement Methods:		
R Consultation and feedback sessions		
Material Matters:		
• Regulatory compliance		
Engagement Objectives	Interest and Concerns	Our Response
• To be a contributing member to the industry sectors' professional objectives	• Fair representation of industry's needs through consultation and lobbying with government authorities like SC and Bursa Securities	• Active membership involvement and contribution

SUSTAINABILITY STATEMENT
(cont'd)

Local Community		
Engagement Methods:		
A Partnerships and collaborations with local communities through CSR programmes		
Material Matters:		
• Community partnership and activities		
Engagement Objectives	Interest and Concerns	Our Response
• To give back to the community in which we operate, specifically to improve the welfare of needy children • Contribute funds to meet the immediate needs of at least one children's NGO • Raise awareness to staff on Sentral REIT's community engagements by involving all staff in the fund-raising events	• To provide sustained support after the completion of each CSR project • Financial assistance to NGOs	• Monetary contribution to the underserved community

MATERIALITY ASSESSMENT

Sentral REIT performs an annual materiality assessment to ensure our sustainability priorities remain aligned with the most significant issues affecting our business and stakeholders.

For this year's assessment, we refined our materiality matrix through a rigorous impact evaluation and external environment analysis, incorporating stakeholder perspectives throughout the process. Our approach was guided by the methodologies outlined in Bursa Malaysia's *Materiality Assessment* (3rd Edition) and the GRI Standards. The final outcomes were reviewed and validated by Senior Management and the Board. Below, we detail our materiality assessment approach.

Step 1: Identification

In FY2025, we reviewed our 12 material matters by assessing both internal and external factors to ensure their continued relevance to Sentral REIT's business resilience. This process considered evolving regulatory requirements, emerging sustainability trends within the REIT industry, global and regional market dynamics and peer disclosures, enabling us to stay aligned with the rapidly changing business and ESG landscape.

Step 2: Prioritisation and Impact Assessment

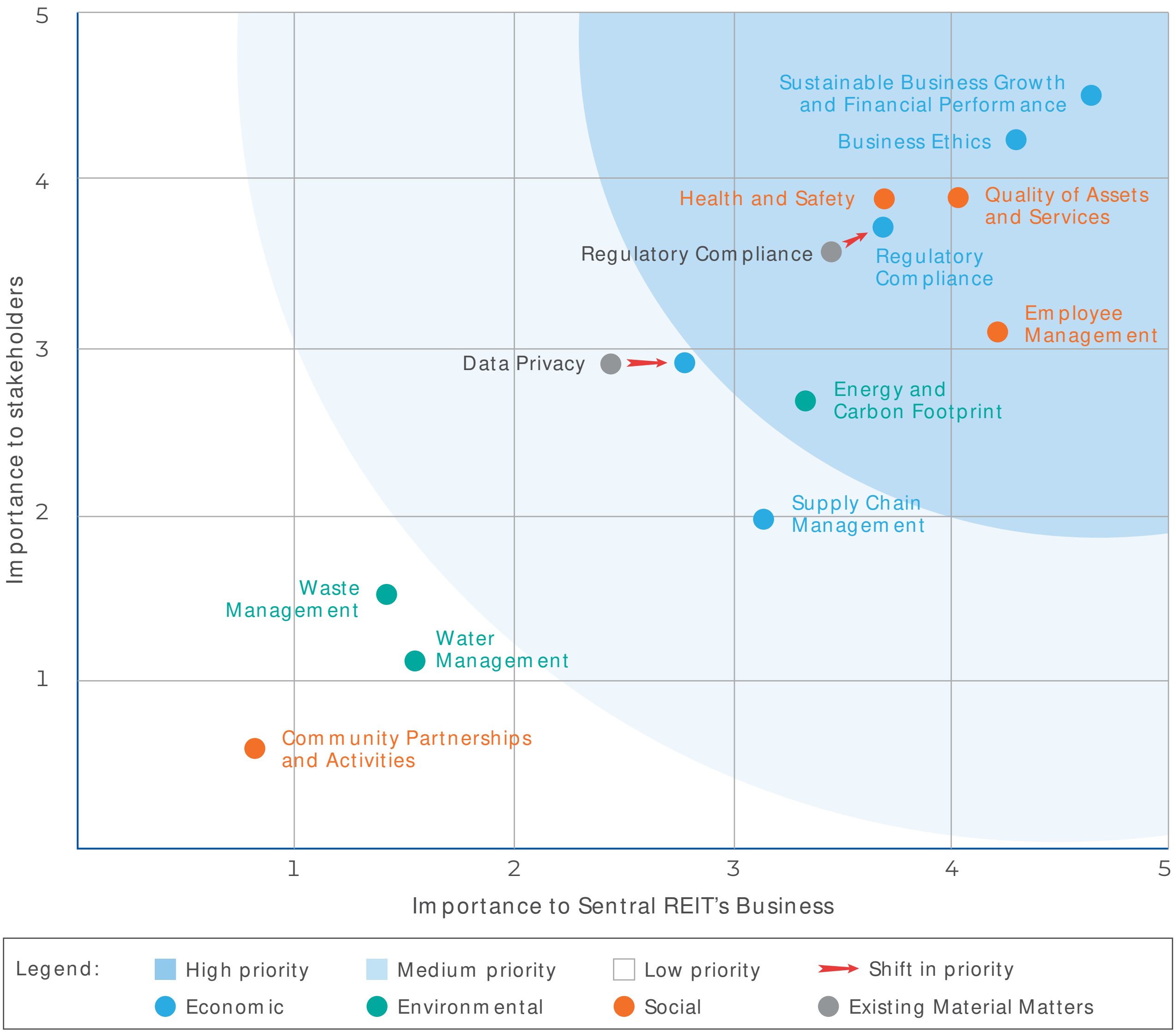
The identified material matters were prioritised based on:
- Internal stakeholders' perspectives, considering their influence and dependence on Sentral REIT;
- The magnitude and likelihood of Sentral REIT's impact on the economy, environment and people, guided by our risk assessment parameters; and
- The potential impact on Sentral REIT's business operations.

Step 3: Validation

The reviewed Materiality Matrix was validated through discussions with the Sustainability Working Committee and the CEO before being presented to the Board for endorsement.

SUSTAINABILITY STATEMENT
(cont'd)

MATERIALITY MATRIX



Following the reassessment exercise, we found the 12 material topics remained relevant to Sentral REIT. Our Materiality Matrix for FY2025 reflects the following changes to the significance of specific material matters:

- The "**Regulatory Compliance**" material matter has been shifted towards **Higher Priority** due to stricter ESG rules, mandatory IFRS S1 & S2 adoption under NSRF from 2026, enhanced Bursa Listing Requirements, and upcoming carbon tax, all making compliance critical for governance, cost and investor confidence.
- The "**Data Privacy**" material matter has been shifted towards **Higher Priority** due to accelerated digitalisation in the REIT sector and rising stakeholder expectations for strong digital governance. Increased reliance on technology heightens cybersecurity risks, making robust data protection **essential** for trust and compliance.

SUSTAINABILITY STATEMENT
(cont'd)

Rank	Definition of Material Matters
1	Sustainable Business Growth and Financial Performance Organisation's impacts on the economic conditions of its stakeholders and on economic systems at local, national, and global levels.
2	Business Ethics Ethical and transparent business conduct and governance through robust frameworks as well as best practices. Continued practice of transparency, integrity and compliance to relevant laws and regulations such as those on corruption.
3	Quality of Assets and Services Attention to quality of Sentral REIT's assets and services through innovative ideas, implementation of technology including digitalisation and management of supply chain which translate to tenant's satisfaction.
4	Employee Management Involves all employee management aspects including fostering an engaged and vibrant workforce, retaining and attracting employees by providing remuneration, growth and training opportunities without any discrimination.
5	Health and Safety Efforts to address and prevent health and safety risks for all employees, tenants and visitors to Sentral REIT's properties.
6	Regulatory Compliance Compliance to building, REITs and other regulatory requirements, such as environment, financial, human rights and labour practices, health and safety, listing rules, authority guidelines, public announcements, etc.
7	Energy and Carbon Footprint Minimise operational energy and carbon emissions and provide cost savings to Sentral REIT and its tenants. This is through energy efficiency measures and use of renewables such as solar energy.
8	Data Privacy Protection of all data, information and intellectual property against cyber security breaches including safeguarding the privacy of tenant, organisational and visitor's information.
9	Supply Chain Management Management of supply chain and procurement practices which considers the supply chain's social and environmental impacts, including local sourcing to support local economy.
10	Waste Management Management or minimisation of waste generated in Sentral REIT's and tenant's activities. For example, providing adequate facilities to tenants for proper storage of waste (e.g. general, hazardous, etc.) for further disposal and encourage reducing, recycling and reuse of waste.
11	Water Management Consumption and efficiency of water usage for general purposes.
12	Community Partnership and Activities Financial or non-financial contributions to the communities in which Sentral REIT operate and select partners with shared business' values for joint activities.

SUSTAINABILITY STATEMENT
(cont'd)

ALIGNMENT TO UN SDGS

UN SDGs	4 QUALITY EDUCATION	7 AFFORDABLE AND CLEAN ENERGY	8 DECENT WORK AND ECONOMIC GROWTH	11 SUSTAINABLE CITIES AND COMMUNITIES	13 CLIMATE ACTION	16 PEACE, JUSTICE AND STRONG INSTITUTIONS
Material Matters	• Community partnership and activities • Employee management	• Energy and carbon footprint	• Sustainable business growth and financial performance • Supply chain management • Health and safety • Quality of assets and services • Employee management • Energy and carbon footprint	• Sustainable business growth and financial performance	• Energy and carbon footprint	• Business ethics • Regulatory compliance • Employee management • Data privacy

Legend: • Economic • Environmental • Social

SUSTAINABILITY STATEMENT
(cont'd)

ECONOMIC

Business Ethics

GRI	2-10, 2-16, 2-18, 2-19, 2-23, 2-24, 2-25, 2-26, 3-3, 205-2, 205-3
Bursa	C1
Capitals	Social and Relationship Capital
UN SDGs	SDG 16

At Sentral REIT, we are dedicated to upholding exemplary standards of corporate governance and business ethics, fostering transparency, accountability and integrity throughout our operations. Our core organisational values, shown in Figure 3, underpin our policies and practices, guiding employees, management and stakeholders to conduct themselves responsibly and ethically.

Since 1 June 2020, Sentral REIT has formalised its commitment to preventing bribery and corruption through the Anti-Bribery and Corruption Policy ("ABC Policy"), in line with the Guidelines on Adequate Procedures ("GAP") issued by the Prime Minister's Department. In FY2025, we strengthened this framework with the updated Whistleblowing Policy and Code of Business Ethics, which were approved by the Board on 8 August 2025 and subsequently uploaded to Sentral REIT's website on 20 August 2025 for stakeholder access. Additionally, as part of an initiative to enhance awareness of fraud, bribery and corruption risks, a mandatory online assessment was conducted for all employees, requiring a minimum score of 80%. This assessment was successfully completed on 21 November 2025, reinforcing our zero-tolerance stance and commitment to ethical business practices.

This governance framework is further supported by our Whistleblowing Policy, which provides a secure channel for stakeholders to report any ethical concerns or breaches of the ABC Policy anonymously, without fear of reprisal. Reports can be submitted via email at whistleblowing@sentralreit.com or in writing directly to the CEO or Chairman of the Manager.

CREATIVE	CUSTOMER CENTRIC	DRIVEN	ACCOUNTABLE	COURAGEOUS
We are forward thinkers. We encourage new ideas to help us enhance value and stay ahead.	Every decision must ultimately contribute to improving our customers' experience.	We are a high performance organisation determined to deliver the best to our customers.	We are committed to what we do, standing accountable for every decision we make.	We are courageous in our actions. We take responsibility, challenge and question.

Figure 3: Organisational Values

For further details on our internal controls and procedures supporting ethical business practices, please refer to our Corporate Governance Overview Statement on page 67, our Corporate Governance Report FY2025 and the relevant policies available on our website: [https://sentralreit.com/investor-relations/corporate-governance/].

SUSTAINABILITY STATEMENT
(cont'd)

Policies Guiding Sentral REIT's Governance	
Code of Business Ethics	This code outlines the standards of behaviour expected of all Manager's employees and directors, covering key areas such as regulatory compliance, conflict of interest, confidentiality and professional conduct. It also includes provisions on the giving and receiving of gifts, prohibiting actions that may compromise judgment or integrity
Anti-Bribery and Corruption Policy	Reflecting our zero-tolerance stance on bribery and corruption, the **ABC Policy** provides guidance to employees and business associates on dealing with improper solicitation, bribes and other corrupt practices. The policy also includes anti-bribery clauses in agreements with tenants, suppliers and contractors to reinforce ethical practices across our supply chain. Our ABC Policy is available on Sentral REIT's website at https://sentralreit.com/
Whistleblowing Policy	This policy offers a secure, anonymous and confidential channel for employees, customers and vendors to report unethical conduct, violations of the ABC Policy, or other concerns. Reports can be submitted via email to **whistleblowing@sentralreit.com** or directly to the CEO or Chairman of the Manager.
Fit and Proper Policy	Implemented on 1 July 2022, our Fit and Proper Policy establishes a structured framework for assessing the suitability of individuals serving on or being appointed to the Board of Directors and Senior Management. The policy defines key assessment criteria, governance responsibilities and conditions to ensure that all appointments align with Sentral REIT's commitment to maintaining high standards of leadership and integrity.
Remuneration Policy for Non-Executive Directors	Sentral REIT has developed a remuneration framework for Non-Executive Directors ("NEDs"), guided by the **Remuneration Policy** adopted on 10 November 2022. This policy supports the Nomination and Remuneration Committee ("NRC") and the Board to determine NED remuneration based on the organisation's demands, complexities and performance, while considering the NEDs' skills, experience, responsibilities and time commitments.

Sentral REIT actively promotes a culture of integrity and ethical conduct across all operations. We regularly conduct compliance audits and due diligence on business partners while providing mandatory annual training on anti-bribery and anti-corruption for all employees. In FY2025, all employees successfully completed the ABAC e Learning Programme, further strengthening organisational awareness of ethical and responsible business practices. All Board members had previously completed the training in FY2024 and will continue to undergo the programme on a biennial basis to ensure sustained governance oversight.

Corruption risks are continuously assessed and corrective actions are taken when necessary. The absence of reported bribery or corruption incidents in FY2025 highlights the effectiveness of our governance framework and our steadfast commitment to responsible business conduct.

SUSTAINABILITY STATEMENT
(cont'd)

For more information on our business ethics practices and governance policies, please refer to our Corporate Governance Overview Statement on page 67 and Corporate Governance Report FY2025 available on our website.

Annual Performance

100%
Corruption-related Risks Assessed

0
Whistleblowing Report

Percentage of Employees Completed ABAC Training by **Employee Category in FY2025**

Executive	Senior Executive	Middle Management	Senior Management
100%	100%	100%	100%

Moving Forward

Sentral REIT remains committed to continuously enhancing its governance and ethical practices. We regularly review and update our policies to ensure compliance with regulatory standards, including the Malaysian Anti-Corruption Commission Act 2009 and its amendments. Looking ahead, we aim to strengthen our due diligence processes further, reinforcing our proactive approach to mitigating corruption risks throughout our operations.

SUSTAINABILITY STATEMENT
(cont'd)

Sustainable Business Growth and Financial Performance

GRI	3-3, 201-1
Capitals	Financial Capital, Manufactured Capital
UN SDGs	SDG 8, SDG 11

Malaysia's economy expanded by approximately 5.2% in 2025, outperforming earlier forecasts and driven by robust domestic consumption, firm investment activity and healthy trade flows. This performance reflects continued economic resilience despite ongoing global uncertainties. In this dynamic economic environment, we remain steadfast in our commitment to creating long-term financial value and enhancing stakeholder interests. Through sustainable and responsible business practices, we aim to achieve sustainable income distribution, financial performance and value creation, guided by our key strategic initiatives.

Key Strategic Initiatives

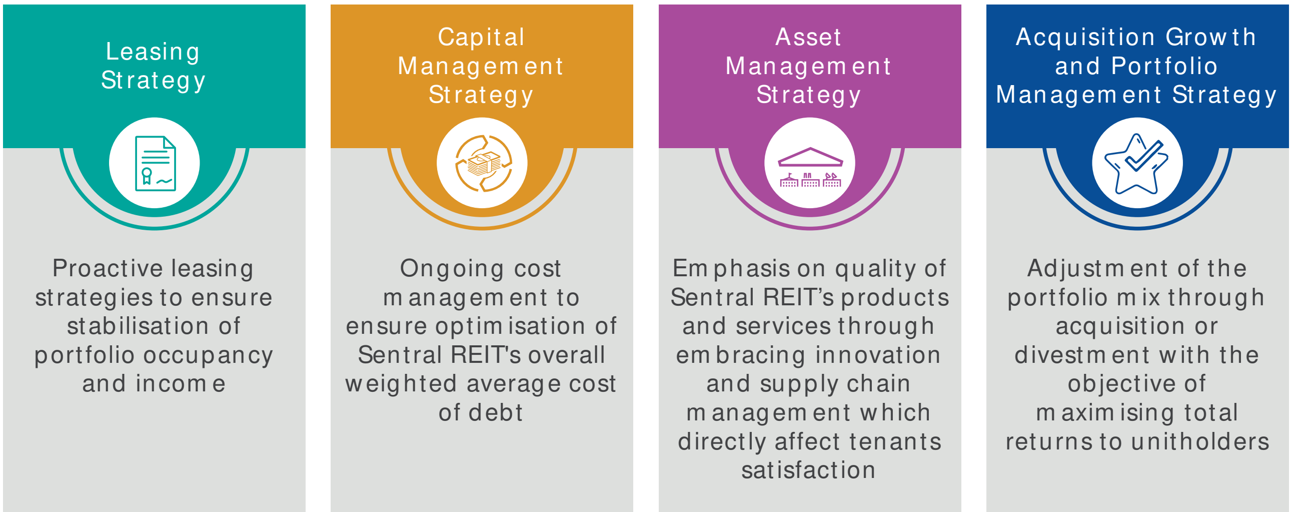


Figure 4: Sentral REIT's Key Strategic Initiatives

Sentral REIT takes a proactive approach to leasing, engaging key tenants well before lease expiries to secure longer-term commitments and maintain strong occupancy levels.

Our capital management strategy remains centred on maintaining an optimal gearing and managing interest rate exposure. In FY2025, Sentral REIT entered into a Short-Term Revolving Credit ("STRC") Facility amounting to RM56 million to part finance the acquisition of Part of Arcoris Mont' Kiara. With this measure, 59% of Sentral REIT's borrowing is on fixed interest rate effective on 29 December 2025, minimizing exposure to interest rate volatility in an unpredictable market environment.

We continue to enhance our assets to meet evolving tenant needs and align with global green building standards. In FY2025, Platinum Sentral and Sentral Building 3 successfully achieved LEED Gold certification, exceeding our initial target of LEED Silver for Sentral Building 3. These certifications reflect Sentral REIT's commitment to sustainable facility improvements and operational excellence. Looking ahead, we are targeting LEED Silver certification for Sentral Building 1. The certification process is planned to commence in Q1 2026, with completion expected by Q2 2027. This initiative forms part of our broader strategy to transition the entire Sentral REIT portfolio towards green building status, reinforcing our dedication to environmental stewardship and long-term sustainability.

SUSTAINABILITY STATEMENT
(cont'd)

Portfolio management and strategic acquisitions remain central to sustaining net property income and delivering long-term value to Unitholders. By revitalising existing assets and reinvesting in high-performing sectors, Sentral REIT ensures a resilient and diversified property portfolio that supports sustainable income distribution and ongoing growth.

Strategic portfolio management and targeted acquisitions play a vital role in sustaining stable net property income ("NPI") margins. Sentral REIT is committed to delivering consistent and sustainable income to Unitholders by actively revitalising its asset portfolio. This includes divesting non-core or mature properties and redirecting investments into high-performing, diversified sectors to optimise long-term returns and strengthen portfolio resilience.

Annual Performance

In FY2025, Sentral REIT renewed approximately 337,000 sq. ft. of leases, achieving a retention rate of 73% by year-end, supported by renewals at Platinum Sentral, Menara Shell, Sentral Building 1, Sentral Building 3 and Plaza Mont' Kiara. Despite ongoing challenges in the Klang Valley office market, our portfolio maintained a stable occupancy of 86%, reflecting our commitment to long-term value creation.

To address vacancies and optimise asset utilisation, we explored adaptive strategies such as repurposing spaces, asset disposals and property enhancements aligned with tenant needs. These initiatives successfully secured new tenancies totalling approximately 56,000 sq. ft., reinforcing our proactive approach to sustainability and operational resilience.

Financially, Sentral REIT's portfolio demonstrated robust performance, with stable year-to-date net property income supported by contributions from Menara CelcomDigi, acquired in December 2023. This underscores the quality and resilience of our assets, even amid rising competition and market uncertainties, including higher minimum wages, utility costs and interest rates. Sentral REIT delivered a realised revenue of RM190.8 million in FY2025 and achieved a Distribution Per Unit ("DPU") of 6.15 sen, ensuring consistent returns to stakeholders. Our financial health reflects prudent management and a focus on long-term sustainability, balancing economic value creation with operational efficiency. Table 1 illustrates the breakdown of direct economic value generated and distributed, reinforcing our commitment to transparency and sustainable growth.

	FY2025	FY2024	FY2023	FY2022	FY2021
Revenue, finance income, gain on divestment of investment property	192,724,903	194,412,340	163,668,083	150,906,023	166,461,106
Less: Property operating expenses	(36,016,458)	(35,599,515)	(28,941,832)	(24,275,211)	(28,523,531)
Less: Other operating expenses	(1,321,103)	(1,513,349)	(1,388,212)	(1,332,106)	(819,240)
Total Value Generated	**155,387,342**	**157,299,476**	**133,338,039**	**125,298,706**	**137,118,336**
Reconciliation					
Total realised income net of taxation	77,320,394	79,815,642	74,221,484	73,625,238	84,485,957
Add:					
Finance costs	52,528,209	52,886,949	37,632,722	30,425,280	30,920,952
Manager's fees	15,256.733	14,969,769	12,532,231	12,220,533	12,616,534
Trustee's fees	791,544	773,554	654,678	649,354	664,577
Quit rent and assessment	9,490,462	8,853,562	8,296,924	8,378,301	8,430,316
Total Value Generated	**155,387,342**	**157,299,476**	**133,338,039**	**125,298,706**	**137,118,336**

SUSTAINABILITY STATEMENT
(cont'd)

	FY2025	FY2024	FY2023	FY2022	FY2021
Payments to the Manager and Trustee					
Manager's fees	15,256,733	14,969,769	12,532,231	12,220,533	12,616,534
Trustee's fees	791,544	773,554	654,678	649,354	664,577
Payments to government					
Quit rent and assessment	9,490,462	8,853,562	8,296,924	8,378,301	8,430,316
Payments to providers of capital					
Income distribution	73,523,435	76,033,992	72,436,401	73,095,601	79,419,121
Finance costs	52,528,209	52,886,949	37,632,722	30,425,280	30,920,952
Economic value retained	3,796,960	3,781,650	1,785,083	529,637	5,066,836
Total Value Distributed	**155,387,342**	**157,299,476**	**133,338,039**	**125,298,706**	**137,118,336**

Table 1: Direct Economic Value Generated and Distributed

Kindly refer to our Management Discussion and Analysis section from pages 12 to 48 for further information on our economic performance.

Moving Forward

In the context of evolving market trends and economic recovery, Sentral REIT remains committed to sustaining resilient performance through strategic initiatives. We prioritise stabilising occupancy across KL Sentral properties to meet increasing demand for commercial spaces. At the same time, we are actively diversifying our portfolio by pursuing yield-accretive acquisitions and investments in retail, industrial, education, and healthcare sectors, supporting long-term growth and delivering consistent value to our Unitholders.

SUSTAINABILITY STATEMENT
(cont'd)

Regulatory Compliance

GRI	2-23, 2-24, 2-27, 3-3
Capitals	Human Capital, Natural Capital, Social and Relationship Capital
UN SDGs	SDG 16

Sentral REIT is committed to full compliance with all applicable laws, regulations and standards related to environmental protection and human rights that govern our operations. The regulatory requirements we adhere to include, but are not limited to:

Malaysian Anti-Corruption Commission **(MACC) Act 2009**	MACC **(Amendment) Act 2018**	Electricity Supply **Act 1990 (PW4)**	Income Tax Act **1967 and Public** Rulings	**Anti-Trafficking** in Persons and Anti-Smuggling of Migrants Act **2007**
Introduction of corporate liability for corruption offences that is applicable to Malaysian commercial organisations. Anti-Bribery and Corruption Policy in place from 1 June 2020 (last revised on 6 November 2025), in line with the MACC Amendment Act 2018	Refers to amendments under Section 17A of the MACC Act 2009, where commercial organisations are liable and can be punished if their employees are involved in corruption	Relates to the control of any electrical installation and equipment with respect to matters relating to the safety of people and efficient use of electricity	Imposition of income tax that includes collection and recovery of tax, tax refund, offences and penalties and exemptions, remissions and other relief	Prohibits child labour, slavery, servitude and forced or compulsory labour and human trafficking

Malaysian Employment **Act 1955**	Children and Young **Persons (Employment) Act 1966**	Occupational Safety and **Health Act 1994**	Malaysian Employment **(Amendment) Act 2022**
Prohibits exploitative labour practices	Prohibits the employment of children under the age of 14	Protects the safety, health and welfare of people at work	Refers to a series of amendments in the Employment Act 1955

Personal Data **Protection Act 2010 ("PDPA")**	Environmental Quality **Act 1974**	Construction Industrial Development Board **Act 1994**	Development Board **Act 1994 Drinking** Water Quality **Standards 1985**
Regulate the processing of personal data in regard to commercial transactions	Relates to the prevention, abatement, control of pollution and enhancement of the environment	Minimum requirements for engaging contractors and sub-contractors on construction work contracts	Refers to the standards for drinking water quality

Strata Management Act 2013 (Act 757)
Regulates strata properties, ensuring proper governance, fair fees, compliance and financial transparency

SUSTAINABILITY STATEMENT
(cont'd)

Sentral REIT places strong emphasis on maintaining effective internal controls, with the Corporate Secretariat, Legal & Compliance and Finance teams collaborating to continuously enhance the organisation's compliance framework. This effort is further supported by the appointment of an external consultant as an independent internal auditor, tasked with reviewing and assessing our internal processes. An internal compliance officer monitors and ensures that all business operations comply with local laws and regulations, including, but not limited to, the Securities Commission Malaysia's Licensing Handbook, Listed REITs Guidelines, Listing Requirements and the Inland Revenue Board of Malaysia's General Tax Compliance guidelines.

To foster a robust culture of compliance, Sentral REIT conducts regular trainings and workshops for employees, aimed at raising awareness and mitigating the risk of infractions. Employees can also participate in external trainings organised by Bursa Securities, the Securities Commission, the Malaysian Institute of Accountants and leading law firms, keeping them updated on evolving regulatory requirements and best practices.

On human rights compliance, Sentral REIT takes a progressive and integrated approach, embedding our principles and practices throughout the supply chain. Business partners, vendors and suppliers are strongly encouraged to adopt similar commitments to human rights. Since 2019, anti-modern slavery clauses have been included in all service agreements to ensure alignment with local laws and regulations. In the fourth quarter of 2021, this commitment was further expanded to include these human rights principles in all new tenancy, lease and license agreements, reflecting Sentral REIT's ongoing dedication to responsible, ethical and sustainable business practices across all operations.

Annual Performance

We are pleased to report that there were zero incidents of non-compliance with applicable laws and regulations in FY2025. Kindly refer to page 67 of our Annual Report for more information on our Corporate Governance and Compliance matters.

Moving Forward

Sentral REIT recognises that an evolving regulatory environment brings both complexities and opportunities for our operations. To stay ahead, we actively track changes in laws and regulations at both regional and global levels, allowing us to anticipate potential implications for our business. This proactive approach ensures that our policies, procedures and internal control systems are regularly reviewed and adapted, supporting compliance, operational resilience and sustainable business practices.

Data Privacy

GRI	3-3, 418-1
Bursa	C8
Capitals	Intellectual Capital, Human Capital
UN SDGs	SDG 16

The enactment of the Cybersecurity Act 2024, together with amendments to the Personal Data Protection Act ("PDPA"), has further emphasised the critical importance of data privacy and cybersecurity for organisations. These regulations introduce stricter compliance requirements and more significant penalties for non-compliance, reinforcing the need for robust measures to protect both personal and corporate information.

Sentral REIT recognises the heightened risk of cybersecurity threats as we increasingly adopt digital and cloud-based platforms to enhance operational efficiency, productivity and resource utilisation. Safeguarding the personal data of our stakeholders is central to our operations, as it ensures their continued trust, confidence and satisfaction.

SUSTAINABILITY STATEMENT
(cont'd)

The management of Sentral REIT's cybersecurity is partly overseen by the MRCB IT Helpdesk, which monitors for suspicious activities and coordinates any necessary responses to mitigate potential threats. Our Privacy Policy provides clear guidance to ensure that confidential data is handled in a secure, ethical and legally compliant manner.

To proactively address evolving cybersecurity challenges, Sentral REIT regularly evaluates its Information Technology ("IT") controls. These measures are guided by our Information Security Policy, as detailed in the ICT System Manual, which establishes comprehensive safeguards for information assets, mitigates risks from inadequate controls, instructs third parties on required security practices and equips employees with the knowledge to identify and respond to potential threats. This policy applies to all employees, temporary staff, practical trainees and third-party partners who have access to Sentral REIT's data, ensuring a consistent and organisation-wide approach to protecting information and maintaining robust cybersecurity standards.

Our continuous data privacy and security approach is outlined below:

Sentral REIT's Approach in safeguarding Data Privacy	
Data Privacy Regulatory Compliance	• Employees must adhere to the PDPA by signing a declaration to responsibly handle personal and confidential information • Third parties handling sensitive information must read, understand and acknowledge a Non-Disclosure Agreement ("NDA") • A personal data clause is mandatory in all tenancy and service agreements at Sentral REIT • Personal data collection and processing require prior consent from the data subject
Data Protection Awareness	• The MRCB IT Helpdesk sends regular email reminders and monthly editorial messages to warn employees about spam, phishing emails, and cyber-attacks, including reminders to update system passwords • Regular backups are performed to safeguard data • Short video clips displayed in common areas remind employees to secure laptops and computers to prevent unauthorised access • Suspicious emails are quarantined by the MRCB IT department before being released to staff
Data Security Controls	• Keep abreast with the Antivirus software • User access rights and firewalls are managed by the MRCB IT department • Regular cybersecurity and IT risk assessments are conducted to identify and respond to threats, including quarantining suspicious emails
Physical Data Management	• Physical data is securely stored in a dedicated data warehouse center • Since FY2021, cloud-based digital data filing has been implemented for efficient data management and resource optimisation • The adoption of cloud-based Yardi system supports accounting, finance, leasing and acts as a backup for tenancy and agreement documents • Since 2022, Yardi integrates facility management and accounting processes, enhancing data security, productivity and tenant satisfaction

Table 2: Sentral REIT's Data Privacy Approach

Annual Performance

We are pleased to announce that there were no substantiated complaints of cybersecurity breaches or customer data thefts in FY2025.

Moving Forward

As the digital environment continues to advance, safeguarding data privacy remains a critical priority for Sentral REIT. Both regulatory frameworks and stakeholder expectations are evolving toward higher standards of transparency, accountability and compliance. In response, Sentral REIT is committed to continuously enhancing its data governance and cybersecurity strategies, ensuring robust protection of information while proactively aligning with emerging laws, regulations and best practices.

SUSTAINABILITY STATEMENT
(cont'd)

Supply Chain Management

GRI	2-6, 204, 204-1, 308, 308-1, 308-2, 414, 414-1, 414-2
Bursa	C7, S6
Capitals	Social and Relationship Capital
UN SDGs	SDG 8

Effective management of the supply chain is crucial for Sentral REIT to ensure uninterrupted property operations, enhance cost efficiency, minimise potential delays and consistently deliver superior service quality to our tenants and stakeholders.

Portfolio of Properties

SENTRAL REIT

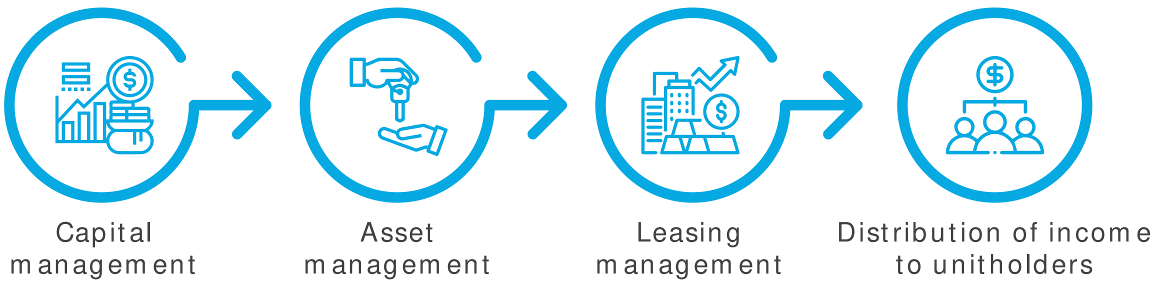


Figure 5: Sentral REIT's Value Chain

We embed sustainability into every stage of our procurement process, ensuring that our values extend beyond our organization to our suppliers and contractors. Our approach is not limited to cost efficiency or service quality; it is rooted in ethical conduct, social responsibility and environmental stewardship.

Before any partnership begins, potential suppliers and contractors undergo a thorough screening process guided by our Service Provider Pre-Qualification Policy and Services Contractor Evaluation Policy. These assessments examine financial health, technical capability, reliability in delivery and strict compliance with the Malaysian Anti-Corruption Commission Act (MACC Act 2009)—a critical safeguard against bribery and corruption risks. To maintain accountability and continuous improvement, we conduct annual performance evaluations, as illustrated in Figure 6.

Oversight of these relationships rests with our property managers, who ensure that standards are upheld throughout the engagement. In FY2025, we reinforced these expectations through an online briefing session for all Property Business Associates, focusing on pre-qualification and due diligence requirements. These policies apply across our entire property portfolio, with the exception of Lotus's Penang, which is fully managed by its tenant.

SUSTAINABILITY STATEMENT
(cont'd)

Policies Guiding Sentral REIT's Supply Chain Practices

Service Provider Pre-Qualification Policy

Pre-qualification and due diligence assessments are mandatory for all service providers. This ensures that selected partners operate within the bounds of applicable laws and regulations while possessing the requisite competencies for the tasks assigned. Evaluation criteria include:

- Demonstrated track record or relevant experience
- Financial soundness and professional integrity
- Compliance with laws governing ethical conduct (e.g., bribery, fraud)
- Skills and expertise of assigned personnel
- Familiarity with relevant regulatory requirements, policies, and procedures
- Appropriate licensing and registration with government agencies, regulators, and local authorities

Service Contractor Evaluation Policy

For both existing and newly appointed suppliers and contractors, continuous monitoring and evaluation are conducted to verify service quality and identify areas for improvement, such as delivery times, product quality, or pricing

An annual standard performance appraisal is carried out to measure each service contractor's performance against established criteria, as detailed in Figure 6

Performance of service contractors are evaluated on an annual basis and are required to achieve a minimum score **rating of 60%**

For contractors who score below **60%, a three-month period will be** given to improve their performance before another appraisal is conducted. Termination will be considered should the service provider fail the second appraisal

A detailed action plan will be developed and periodically assessed for progressive improvement

Figure 6: Standard Performance Appraisal

Annual Performance

	FY2025	FY2024	FY2023	FY2022	FY2021
Percentage of service providers underwent performance appraisal (%)	100%	100%	100%	100%	100%
Percentage of service providers achieved higher than the minimum score rating of 60% (%)	100%	100%	100%	100%	100%

Table 3: Service providers performance 2021-2025

SUSTAINABILITY STATEMENT
(cont'd)

In line with our commitment to supporting local economic development, we continue to prioritise the procurement of goods and services from Malaysian-registered suppliers and contractors wherever feasible. By strengthening partnerships within the local supply chain, we contribute to business growth, job creation and broader community resilience, while enhancing operational reliability across our portfolio.

In FY2025, total procurement expenditure was RM29,802,899.88, with RM28,633,118.88 spent on local suppliers, representing a 7% increase from FY2024. The increase was driven by the operation requirements and the integration of Menara CelcomDigi in FY2023 which required new service contracts as well as ad-hoc and repair works.

Our continued emphasis on local sourcing reinforces our broader sustainability objectives by ensuring that economic value generated through our operations remains embedded within the communities in which we operate, aligned with responsible and long-term business practices.

	FY2025	FY2024	FY2023	FY2022	FY2021
Proportion of procurement spending on local suppliers and contractors (%)	96%	89%	91%	95%	100%
Local Procurement expenditure (RM)	RM28,633,118	RM22,755,457	RM9,838,478	RM5,170,000	RM2,386,183

Table 4: Procurement expenditure on local suppliers and contractors

Moving Forward

As we move into FY2026, our focus remains on reinforcing sustainable procurement practices. We aim to ensure that all suppliers continue to meet the standards outlined in our policies while driving greater alignment with our ESG objectives. A key priority for the year is to source at least 75% of products and services locally across our building portfolio, supporting Malaysian businesses and reducing supply chain emissions.

Beyond compliance, we are committed to building stronger, long-term relationships with our suppliers and service providers. Through ongoing engagement and collaboration, we seek to foster shared values, encourage innovation and create mutual benefits that contribute to sustainable growth.

SUSTAINABILITY STATEMENT
(cont'd)

ENVIRONMENTAL

Sentral REIT remains committed to minimising the environmental impacts of our operations and investment portfolio through strengthened environmental management practices. To enhance our long-term resilience and adaptability to climate change, we undertook a climate scenario analysis last year in alignment with the Task Force on Climate-related Financial Disclosures ("TCFD") recommendations, using scenarios developed by the Network for Greening the Financial System ("NGFS") and the International Energy Agency ("IEA"). This assessment enabled us to identify material climate-related risks and opportunities, supporting more informed decision-making and the development of a robust mitigation strategy.

We are also progressing the development of our Climate Action Roadmap, which prioritises the reduction of Scope 2 and Scope 3 emissions across our portfolio through enhanced energy efficiency measures and the adoption of renewable energy solutions.

Climate-related Disclosures

Governance

At Sentral REIT, the Board provides oversight of climate-related risks and opportunities, strategies and initiatives to ensure climate considerations are integrated into Sentral REIT's business strategy, risk management framework and day-to-day operations. The Board is responsible for approving Sentral REIT's climate strategy and setting the overall direction for the organisation's climate agenda, including expectations for governance, accountability and performance monitoring.

The CEO leads Sentral REIT's climate agenda and is accountable for translating Board direction into actionable priorities. This includes overseeing climate-related risks and opportunities, shaping climate-related strategies, driving implementation across the business and providing regular updates on progress, performance and alignment with Sentral REIT's climate commitments.

Supporting the CEO, the Sustainability Working Committee ("SWC"), comprising executives from various departments, is responsible for executing Sentral REIT's climate strategy. The SWC evaluates and advises on the strategic direction of Sentral REIT's climate approach, coordinates cross-functional implementation and monitors and reports on key initiatives and performance against agreed targets. The SWC also reviews Sentral REIT's climate plan and targets on an ongoing basis to support effective integration into daily operations and to ensure actions remain relevant as business needs, stakeholder expectations and external conditions evolve.

For more information on the roles and responsibilities of each relevant stakeholders in climate governance, refer page 104 of "Our Approach to Sustainability" section.

Strategy

Sentral REIT has assessed climate-related transition risks that could affect business resilience. These risks arise from the shift to a low-carbon economy and include policy, legal, technological, market and reputational factors, which may lead to financial impacts such as higher operating costs or asset impairment. We also recognise the need to evaluate physical risks and plan to undertake this assessment in the near future.

As part of our climate scenario analysis, we referenced NGFS and IEA frameworks, selecting two scenarios: Net Zero 2050 ("NZ2050"), which assumes an early and decisive transition to limit warming to 1.5°C, and Delayed Transition ("DT"), where action begins only in 2030, resulting in abrupt policy changes, higher carbon prices and increased physical and economic risks. These scenarios help us understand potential implications for our operations and strategy.

SUSTAINABILITY STATEMENT
(cont'd)

The NZ2050 scenario assumes a rapid transition to a low-carbon economy, driven by stringent policies and technological innovation to limit global warming to 1.5°C. In contrast, the Delayed Transition scenario reflects postponed climate action until 2030, resulting in abrupt and disruptive policy measures, higher carbon prices, and increased physical and economic risks. This delay requires stronger interventions within a shorter timeframe to keep warming below 2°C. Table 5 shows the risk implication of each scenario based on the NGFS Scenario Design and Analysis:

Scenario	Risk implication			
	Policy reaction	Technology change	Carbon dioxide removal	Regional policy variation
Net Zero 2050 ("NZ 2050")	Immediate and smooth	Fast change	Medium-high use	Medium variation
Delayed Transition ("DT")	Delayed	Slow-fast change	Low-medium use	High variation

Table 5

Based on the selected climate scenarios, Sentral REIT has identified seven (7) material transition risks that could impact our business. These risks, first assessed in FY2024, remain relevant and will continue to guide our approach in FY2025. Table 6 outlines these risks along with their potential financial implications for our operations.

	Transition Risks	Potential Financial Impact
Policy & Legal	Introduction of carbon tax and pricing mechanism	Increase in operating cost and reduction in profits as carbon taxes and emissions trading schemes are being introduced
Policy & Legal	Enhanced emissions-reporting obligation	Increase in capital and operating expenditure is anticipated due to stringent emissions disclosure requirements
Policy & Legal	Exposure to litigation	Exposure to climate-related litigation may result in increased indirect costs, including legal fees, regulatory penalties, and higher insurance premiums arising from non-compliance with evolving ESG requirements.
Policy & Legal	Mandates and regulations on green products and services	Increase in capital expenditure to meet new green or zero-carbon building regulations
Market	Uncertainty of energy market	Increase in capital and operating expenditure due to fluctuations in energy prices, and the transition to renewable energy sources requiring costly investments
Reputation	Shift in customer and investors' preferences toward companies with green certifications	Decrease in revenues and increase in capital expenditure to meet the increasing customers' preferences and demand
Reputation	Increased stakeholders' concern due to perceived lack of climate action	Decrease in revenue due to the company being perceived to lag in its climate action commitments

Table 6

SUSTAINABILITY STATEMENT
(cont'd)

Our climate risk assessment also identified opportunities aligned with Sentral REIT's strategic objectives. These include leveraging public-sector incentives, expanding low-emission goods and services and adopting advanced technologies and clean energy sources to support the transition to a low-carbon economy. Table 7 summarises the potential financial implications of these opportunities.

	Transition Opportunities	Potential Financial Impact
Market	Use of public-sector incentives	Decrease in direct cost by obtaining public-sector incentives for sustainable initiatives and projects
Products & Services	Expansion of low emission goods and services	Increase in revenues through the expansion of green property assets and offering green leases to tenants, leading to an increase in occupancy rate
Energy Source	Use of technologies and low emissions sources of energy	Decrease in operating and utility costs and increase long-term asset value by retrofitting buildings with more efficient systems and improved insulation as well as implementing renewable energy technologies

Table 7

Risk Management

Sentral REIT maintains a robust and adaptable risk management and Enterprise Risk Management ("ERM") framework as an integral part of our operations. The Board, supported by the Audit & Risk Committee ("ARC"), periodically reviews and oversees the framework to ensure its adequacy and effectiveness.

Recognising the escalating impacts of climate change, we continue to strengthen the integration of climate-related considerations into our existing risk management processes. Building on the climate scenario analysis previously undertaken to identify key transition risks and opportunities, climate-related risks are being progressively embedded into our ERM framework and regularly evaluated for their short-, medium- and long-term financial implications.

In parallel, we periodically review and reassess our material matters to remain responsive to evolving stakeholder expectations. Through ongoing materiality assessments, we ensure our sustainability priorities remain aligned with emerging trends, global developments and industry practices, while proactively mitigating risks and identifying relevant opportunities.

SUSTAINABILITY STATEMENT
(cont'd)

Sentral REIT
Board of Directors

Holds overall accountability for climate risk management and oversees the development of appropriate risk management system that considers climate-related risks and opportunities

Audit & Risk Committee ("ARC")

- Reviews, monitors and evaluates the effectiveness of the internal controls, financial and risk management issues and provides guidance on risk-related matters to the Board
- Works with internal and external auditors to ensure compliance with regulatory and internal risk standards

Chief Executive Officer

- Responsible for ensuring climate risk management strategies and reporting are implemented
- Coordinates with SWC on risk-related decisions across the organisation

Sustainability Working Committee ("SWC")

- Manages specific climate risk areas related to their functional departments, ensuring effective implementation of the risk framework within their respective teams

Figure 7: Sentral REIT's Climate-Related Risk Management Approach

Metrics and Targets

We continue to measure and monitor our carbon emissions in line with the Greenhouse Gas (GHG) Protocol, applying the operational control approach to define organisational and operational boundaries. Sentral REIT has updated emission factors for calculating Scope 1, 2 and 3 emissions using data from Malaysia's Energy Commission, Department for Environment, Food and Rural Affairs (DEFRA), GHG Protocol's Cross-Sector Emission Factor Tools and the US Environmentally-Extended Input-Output (USEEIO) Model.

Table 8 presents our three-year historical carbon emissions performance. Our energy-related greenhouse gas (GHG) emissions recorded a 4.09% reduction this year, decreasing to 25,206.2 tCO_2e in the current reporting period. Figure 8 illustrates the breakdown of emission sources.

GHG Emissions data (tCO_2e)	2025	2024	2023
Total direct GHG emissions (Scope 1)	15.7	15.6	15.6
Total direct emissions (Scope 2)	11,173.4	11,103.7	11,191.7
Other direct GHG emissions (Scope 3)	14,017.1	15,162.1	15,023.8
Total Emissions	**25,206.2**	**26,281.4**	**26,231.1**

Table 8: Scope 1, 2 and 3 Emissions (tCO_2e)

Notes:
- *Figures have been rounded to one decimal place*
- *The source of the emission factor for Scope 1 GHG emissions is derived from the GHG Protocol Emission Factors for Cross Sector Tools (March 2024)*
- *The emission factor for Scope 2 GHG emissions (Purchased Electricity) is derived from the Grid Emission Factor (GEF) in Malaysia published by Suruhanjaya Tenaga*
- *The calculation methodology of Scope 3 GHG emissions is derived from GHG Protocol's – Technical Guidance for Calculating Scope 3 Emissions, using emission factors from the UK Government GHG Conversion Factors for Company Reporting from the Department for Environment, Food and Rural Affairs (DEFRA), US EEIO Database, and IEA - Life Cycle Upstream Emission Factors*

SUSTAINABILITY STATEMENT
(cont'd)

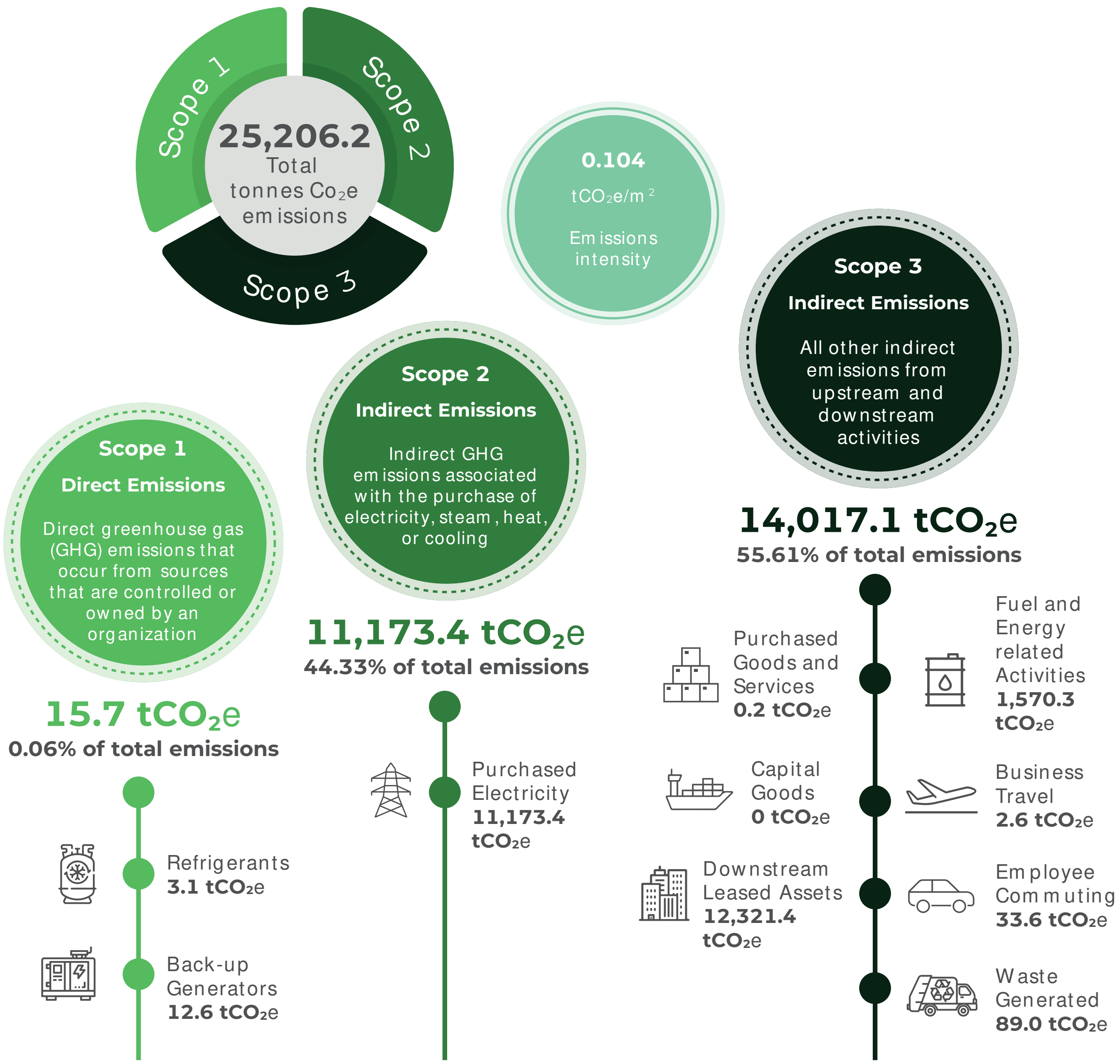


Figure 8: Scope 1, 2 and 3 Emissions

Note: There is no data available for Scope 3 Capital Goods as there were no capital goods purchased in FY2025.

SUSTAINABILITY STATEMENT
(cont'd)

Energy and Carbon Footprint

GRI	3-3, 305-1, 305-2, 305-3
Bursa	C11(a), C11(b), C11(c)
Capitals	Natural Capital
UN SDGs	SDG 7, SDG 8, SDG 13

We are committed to advancing a more strategic and efficient approach to energy management across our operations. This involves systematic integration of industry's best practices, data-driven insights and emerging technologies to improve energy performance. Through these efforts, we aim not only to optimise operational expenditure but also to significantly reduce the environmental footprint of our assets.

Figure 9 illustrates our energy management approach, highlighting the key strategies and actions during our sustainability efforts. This proactive approach ensures that our energy management practices remain aligned with evolving industry standards and support Sentral REIT's long-term environmental objectives.

Our approach in energy management

- Installation or replacement of conventional lighting with energy savings lighting (e.g. LED lighting)
- Installation or upgrade to energy efficient air conditioning systems
- Maintain and improve solar power system
- Installation and improvements of building automation system ("BAS")
- Regular inspection of existing equipment to ensure they remain in good condition
- Green Building certification as part of future investment criteria

Figure 9: Sentral REIT's Energy Management Approach

We ensure building resilience and efficiency by prioritising dual power sources, backup generators and energy-efficient systems to minimise disruptions and maintain occupant comfort. Building Managers play a key role in implementing energy-saving measures, monitoring consumption and addressing any anomalies promptly. In addition, we remain committed to upgrading our mechanical and electrical systems to enhance energy efficiency and connectivity across our properties.

As part of our ongoing commitment to operational efficiency and sustainability, Sentral REIT continues to prioritise energy, water and waste management across all buildings in our portfolio. These implementation areas remain central to optimising utility usage, reducing environmental impact and supporting global efforts to combat climate change. Key initiatives focus on improving building performance, encouraging responsible behaviours and increasing the adoption of renewable energy.

SUSTAINABILITY STATEMENT
(cont'd)

Our key initiatives for managing energy and carbon footprint in FY2025 are presented in Table 9:

Implementation Area	Focus Area	Key Actions
Energy Management	Energy Efficiency	• Upgrade to modern Building Automation Systems (BAS) • Install LED lighting with occupancy sensors
	Behavioural Change	• Promote "Lights Off" initiatives • Optimise work overtime policies to reduce energy demand
	Renewable Energy	• Install on-site solar panels where feasible
	Green Procurement	• Upgrade green building certifications • Implement Power Purchase Agreements (PPAs) with renewable energy providers
Utilities	Water & Waste	• Continue monitoring and optimisation of water usage • Maintain effective waste management practices across all properties

Table 9: Emission Reduction Initiatives

As part of our broader sustainability strategy, we remain focused on expanding renewable energy initiatives across our portfolio. Solar installations, including solar panels and solar streetlights, have been completed or are ongoing/planned for key assets:

- Sentral Building 3: As part of our renewable energy transition, we are currently evaluating proposals from several vendors, including prospective Power Purchase Agreements (PPAs). We aim to have these installations integrated into our energy portfolio in Q4 2026.
- Sentral Building 1: Already equipped with solar panels installed in 2024.

In addition, we are collaborating with vendors to increase solar power generation at Platinum Sentral and actively planning further installations to reduce our carbon footprint and support Malaysia's transition to a low-carbon economy.

Targets and KPI

Target	Performance tracking
To achieve 2% reduction in energy consumption year-on-year	Monthly monitoring of total electricity consumption (kWh) across all operationally controlled buildings, with year-on-year comparison against the FY2024 baseline to track progress toward the 2% reduction target

Annual Energy Consumption

On an annual basis, Sentral REIT monitors and reports total energy usage across its portfolio, encompassing purchased electricity for leased properties and fuel consumption from generator sets under our direct operational control. For buildings where operational control is not held, energy use is estimated using relevant assumptions, such as the average Building Energy Index ("BEI"). The charts below provide a comprehensive overview of absolute energy consumption and intensity across Sentral REIT's portfolio, reflecting our commitment to transparent and accurate energy reporting.

SUSTAINABILITY STATEMENT
(cont'd)

In FY2025, total energy consumption increased by 7.3%, driven mainly by higher electricity usage at Sentral Building 1 and Menara CelcomDigi. The increase in energy consumption at Sentral Building 1 was primarily driven by essential infrastructure upgrades, including the main switchboard replacement and building renovations. Additionally, the full transition of tenant workforce back to the office resulted in higher sustained operational energy demand during the year. At Menara CelcomDigi, energy consumption rose due to renovation activities as well as the occupation of previously vacant floors by a CelcomDigi sub-tenant. These factors contributed to the overall increase in portfolio energy consumption for the year. Moving forward, Sentral REIT will continue to implement targeted energy efficiency initiatives to better manage consumption and improve overall energy performance across the portfolio.

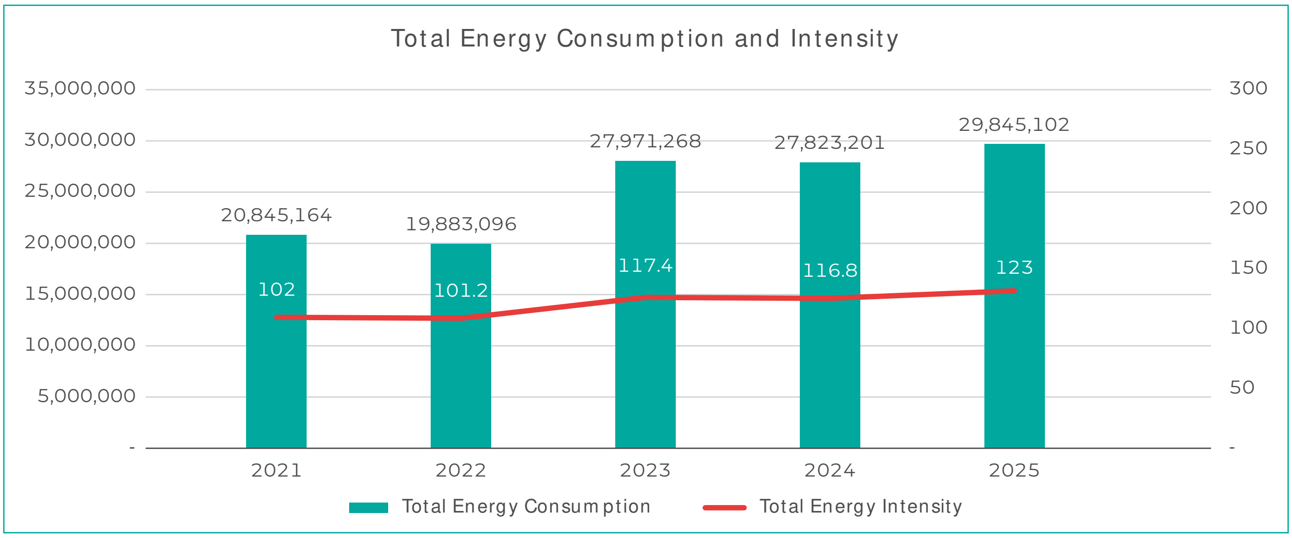


Chart 1: Total Energy Consumption and Intensity (kWh)

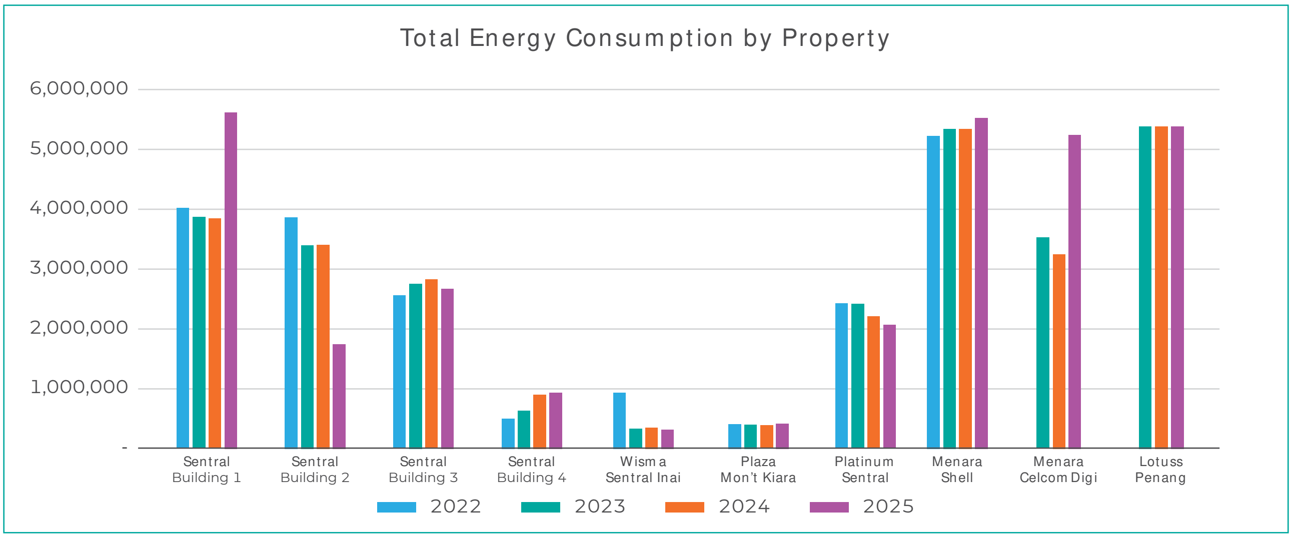


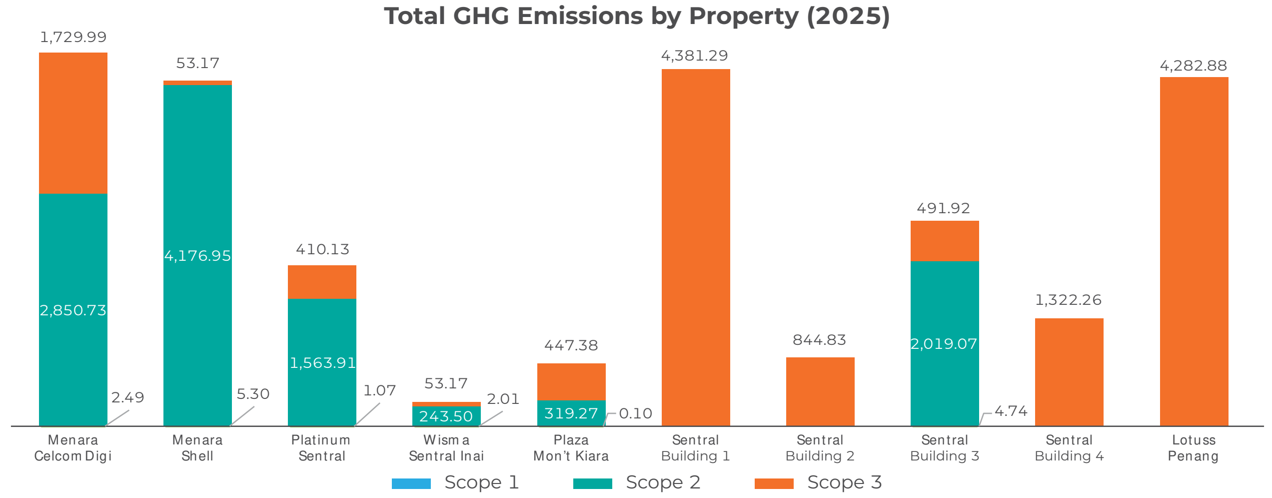
Chart 2: Total Energy Consumption by Property (kWh)

Notes:
- *Data on energy consumption of Menara CelcomDigi for FY2022 is not included as acquisition was completed in FY2023.*

SUSTAINABILITY STATEMENT
(cont'd)

GHG Emissions

We actively monitor GHG emissions across our building portfolio, covering Scope 1 (direct), Scope 2 (indirect), and Scope 3 (indirect) sources. To align with established reporting standards, our GHG inventory has been recategorised accordingly. Within Scope 3, emissions from Category 1: Purchased Goods and Services, Category 2: Capital Goods, Category 6: Business Travel, and Category 7: Employee Commuting are attributed to Platinum Sentral's operations. In addition, Category 5: Waste Generated in Operations has been incorporated into Scope 3 following the commencement of waste data collection in FY2024.



Total GHG Emissions	**25,206.2 tCO_2e**

Chart 3: Total GHG Emission by Property

Notes:

- *Scope 3 of Plaza Mont' Kiara and Lotus's Penang utilised data assumptions from third-party databases due to limited data availability*
- *The source of the emission factor for Scope 1 GHG emissions is derived from the GHG Protocol Emission Factors for Cross Sector Tools (March 2024)*
- *The emission factor for Scope 2 GHG emissions (Purchased Electricity) is derived from the Grid Emission Factor (GEF) in Malaysia published by Suruhanjaya Tenaga*
- *The calculation methodology of Scope 3 GHG emissions is derived from GHG Protocols – Technical Guidance for Calculating Scope 3 Emissions, using emission factors from the UK Government GHG Conversion Factors for Company Reporting from the Department for Environment, Food and Rural Affairs (DEFRA), US EEIO Database and IEA - Life Cycle Upstream Emission Factors*

Moving Forward

We remain committed to monitoring electricity and fuel consumption across all properties within Sentral REIT's portfolio as part of our ongoing efforts to reduce environmental impact. In addition to tracking usage, we will continue to identify and implement initiatives that enhance energy efficiency, such as optimising building systems, adopting energy-saving technologies and promoting best practices among tenants and staff. These measures are aimed at reducing overall consumption, lowering greenhouse gas emissions and supporting our long-term sustainability objectives.

SUSTAINABILITY STATEMENT
(cont'd)

Waste Management

GRI	3-3, 306-1, 306-2
Bursa	C10
Capitals	Natural Capital

Effective waste management remains a key priority for Sentral REIT. Inadequate practices can negatively impact on the environment and surrounding communities, and may expose the Group to legal, regulatory and reputational risks that could ultimately affect our license to operate. As such, we are committed to implementing and enforcing responsible waste management measures across our operations.

Sentral REIT is committed to responsible waste handling to reduce our environmental impact and safeguard the health and safety of our stakeholders. Waste generated across our operations primarily originates from food and beverage tenants within our properties. Oversight of waste management is led by the Building Management Team and governed by our Waste Management Policy, which is structured around five core principles: Prevent and Reduce, Reuse, Recycle, Recovery and Disposal. Figure 10 provides an overview of this waste management hierarchy.

At Sentral REIT, waste collection and segregation are conducted at designated waste collection centres or refuse chambers within each property, ensuring materials are not contaminated or mixed and enabling effective recycling and proper disposal. Our food waste management practices fully comply with Act 672 (Solid Waste and Public Cleansing Management Act), as well as the Environmental Quality (Scheduled Wastes) Regulations 2005 and the 2007 amendments. To further support responsible waste handling, all food and beverage outlets at Plaza Mont' Kiara, Platinum Sentral, and Menara Shell are fitted with rubbish and grease traps that capture grease and food solids prior to discharge into the wastewater system.

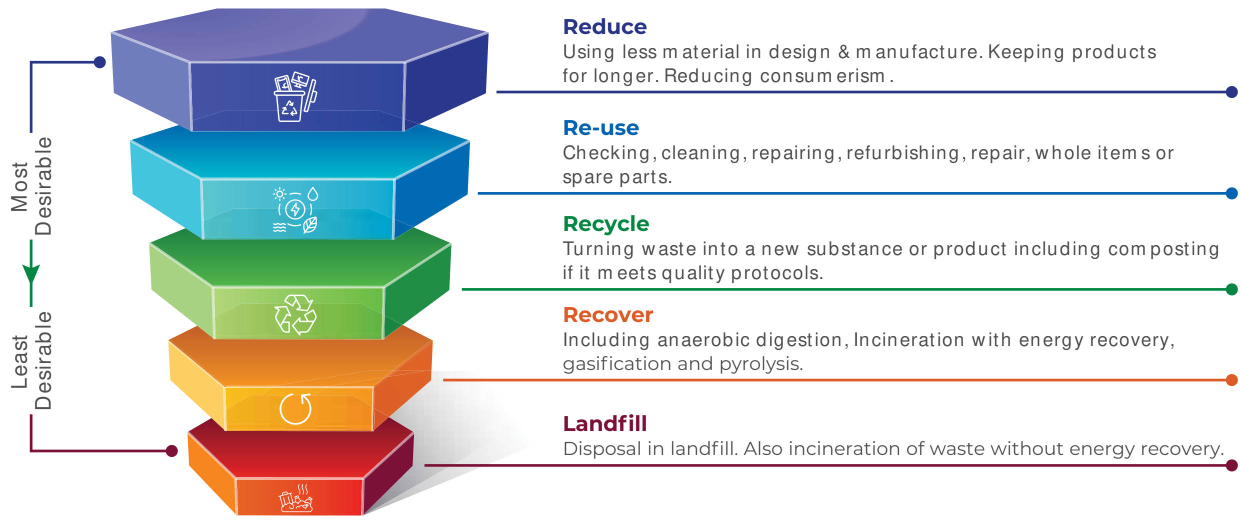


Figure 10: Waste management Hierarchy

Sentral REIT continues to strengthen its recycling practices by appointing a dedicated contractor to manage recyclable waste at Platinum Sentral and Sentral Building 3. We are also expanding these efforts by engaging in licensed recycling providers for our other properties, reinforcing our commitment to safe, compliant and environmentally responsible waste disposal.

To further reduce our environmental footprint, we are accelerating the shift toward digital processes to minimise paper usage across the organisation. Our operations and maintenance activities also prioritise the use of durable materials and biodegradable products to reduce waste generation. These initiatives are supported by employee recycling awareness programmes and the placement of recycling bins throughout common areas, helping to maintain a clean, safe and sustainable workplace for all building users.

SUSTAINABILITY STATEMENT
(cont'd)

Annual Waste Generation

Waste data collection commenced in FY2024 for Platinum Sentral and Sentral Building 3. In FY2025, we expanded coverage to include Sentral Building 1, Menara Shell and Menara CelcomDigi, bringing total coverage to five assets. This expansion reflects our efforts to strengthen waste recording practices and improve the completeness of our waste data. At the same time, we introduced more robust waste segregation measures to enhance data accuracy and improve waste handling efficiency.

Currently, recyclable waste data is recorded only for Platinum Sentral and Sentral Building 3. For Sentral Building 4 and Plaza Mont' Kiara, waste is managed directly by the tenant or the Management Corporation ("MC"), and no waste data is recorded or provided. Wisma Sentral Inai is currently vacant and therefore does not generate waste. We will continue to strengthen our waste data collection processes and expand coverage where feasible to support better waste management outcomes.

Total Waste Generated	Total Waste Directed to Landfill	Total Waste Diverted from Landfill
940.4 metric tonnes	**936.0** metric tonnes	**4.4** metric tonnes

Moving Forward

Looking ahead, Sentral REIT will continue to strengthen waste management practices across the portfolio by improving waste segregation, enhancing data accuracy and progressively expanding waste data collection where feasible. Building on the broader coverage achieved in FY2025, we will focus on refining reporting processes to support more consistent and reliable waste tracking across the assets under our operational oversight. As our systems and coverage continue to mature, we remain committed to improving the completeness and quality of waste data to better support informed decision-making and our broader sustainability objectives.

Water Management

GRI	3-3, 303-1, 303-5
Bursa	C9(a)
Capitals	Natural Capital

Sentral REIT recognises water as a critical resource and is committed to sustainable management across all its properties. We focus on optimising water use in key building services, including air-conditioning, washrooms, cleaning, landscaping and fire safety systems, to ensure efficiency and minimise wastage.

Our strategy combines maintaining sufficient water reserves, deploying smart monitoring systems and upgrading infrastructure with water-efficient fixtures. These measures not only reduce operational costs but also support broader efforts to address water scarcity and environmental challenges.

SUSTAINABILITY STATEMENT
(cont'd)

Guided by our Water Management Policy, we aim to integrate sustainability into everyday operations while meeting tenant expectations. The main elements of our water stewardship approach are outlined below:

Our approach in energy management

- Installation of rainwater harvesting system
- Repair and replace old pipes, fittings and other equipment where necessary
- Regular inspection of air-conditioning systems to ensure they are operating at optimum levels (largest source of water consumption)
- Installation or replacement of conventional water fittings with water efficient fittings including sensor taps
- Regular inspection of piping system and fittings to ensure functionality and efficiency is maintained

In FY2025, rainwater harvesting systems were installed at Platinum Sentral, Menara Shell and Menara CelcomDigi to enhance water efficiency across our assets. At present, water meters have not yet been installed to measure the volume of rainwater collected and utilised. We are targeting the installation of these meters in 2026 to enable more accurate monitoring and reporting of non-potable water usage. Our key initiatives conducted in FY2025 on water management is presented in Table 10.

Initiative	Description	Assets Covered
Rainwater Harvesting System	• Installed to collect and reuse rainwater for non-potable purposes, supporting water conservation efforts	• Platinum Sentral • Menara Shell • Menara CelcomDigi
Water Efficiency Upgrades	• Continuous improvement through plumbing system upgrades and fittings to ensure reliable and efficient water supply	• Across all managed buildings
Water Loss Prevention	• Regular inspection, preventive maintenance and system upgrades to prevent leakages and reduce water wastage	• Across all managed buildings
Water Storage and Monitoring Optimisation	• Maintain appropriate water storage capacity and use automated monitoring systems to track water levels and enable timely response to low-level alerts	• Across all managed buildings

Table 10: Water Management Initiatives

SUSTAINABILITY STATEMENT
(cont'd)

Annual Water Consumption

Total water consumption decreased by 4% in FY2025 compared to FY2024. The reduction was primarily attributed to lower occupancy levels at Menara Shell, which resulted in reduced domestic water demand. In addition, toilet upgrading works undertaken at Menara Shell helped to rectify minor leakages and improve overall water efficiency.

Furthermore, increased utilisation of rainwater harvesting systems, particularly at Platinum Sentral, contributed to reducing reliance on treated potable water supply.

The Group remains committed to continuous water efficiency improvement through infrastructure upgrading, preventive maintenance and alternative water sourcing initiatives.

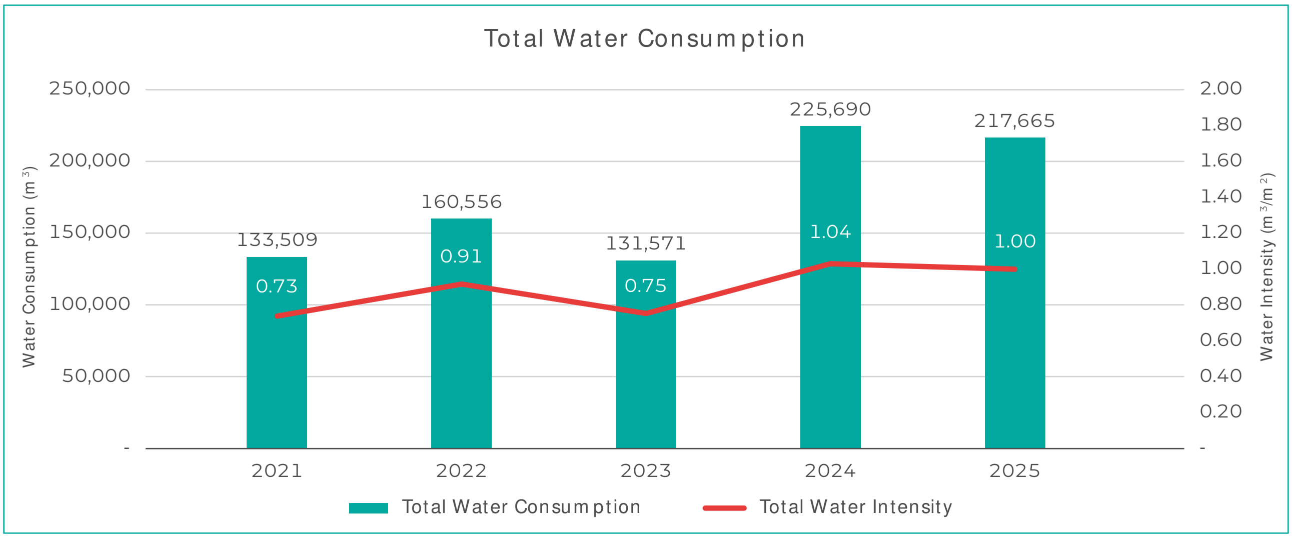


Chart 4: Total Water Consumption and Intensity (2021-2025)

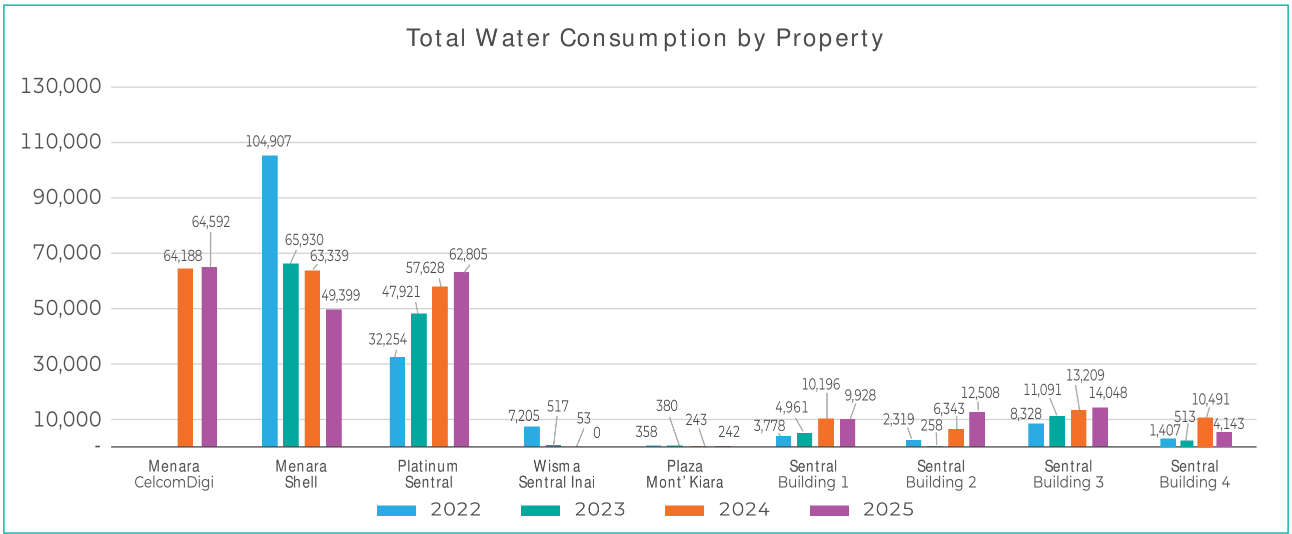


Chart 5: Total Water Consumption by Property (m³) (2022-2025)

Note: Wisma Sentral Inai's 2025 water consumption is at 0 m³ as the unit is vacant and in progress of being sold.

SUSTAINABILITY STATEMENT
(cont'd)

Water Usage Across Our Value Chain

In FY2025, water for our managed buildings was primarily in accordance with the Water Services Industry Act 2006 (WSIA 2006) and distributed through on-site storage tanks.

Water is used mainly to support building operations and tenant activities, hygiene and sanitation, fire safety readiness, housekeeping and food and beverage operations.

Wastewater from operations is discharged to municipal sewerage and drainage systems in compliance with the Environmental Quality Act 1974 (EQA 1974) and the Environmental Quality (Sewage) Regulations 2009, while stormwater is conveyed through approved drainage infrastructure to minimise environmental impact.

Water-related impacts and supply reliability are monitored through daily tank-level monitoring via the Building Automation System (BAS) and monthly reviews of consumption data, with corrective actions, tenant communications and contingency measures implemented to maintain operational continuity during supply disruptions.

Moving Forward

Looking ahead, Sentral REIT will continue to prioritise water conservation and efficient use across all properties. Beyond implementing practical water-saving measures, we are committed to fostering a culture of awareness among our tenants, encouraging responsible water practices that support both environmental sustainability and community well-being.

SUSTAINABILITY STATEMENT
(cont'd)

SOCIAL

Quality of Assets and Services

GRI	3-3, 204-1
Bursa	C7, S6
Capitals	Manufactured Capital
UN SDGs	SDG 8

At Sentral REIT, we strive to deliver long-term value for our stakeholders and investors by continuously enhancing our property portfolio to meet evolving tenant needs. Tenant satisfaction remains central to our success and is a key driver in attracting and retaining both tenants and investors.

Our Asset Enhancement Strategy ("AES") is the foundation of this commitment. It focuses on ongoing improvements that uphold excellence in functionality, aesthetics and space optimisation, while integrating sustainable features such as energy-efficient systems and green building elements. As environmental awareness among tenants grows, we place greater emphasis on incorporating eco-friendly solutions into all enhancement initiatives.

These Asset Enhancement Initiatives ("AEIs") are carried out periodically to ensure our properties remain competitive, resilient and aligned with sustainability goals. Each year, a comprehensive asset enhancement plan is presented to the Board for review and approval, reinforcing our governance and accountability.

Collaboration is key to our approach. We work closely with property managers, suppliers and contractors to maintain building quality and ensure all maintenance activities adhere to the Operations and Maintenance (O&M) Manual. Through these efforts, we aim to create spaces that are not only functional and attractive but also environmentally responsible supporting a sustainable future for our tenants and stakeholders.

Our approach in energy management

- Conduct internal audit on preventive maintenance check
- Perform monthly and yearly inspections on mechanical, electrical, and plumbing ("MEP") systems and non-MEP systems
- Appointment of qualified service contractors to undertake routine service and maintenance work
- Regular engagements with tenants on the functionality of facilities and systems

Sentral REIT's Green Building Commitment

Figure 11: Four of Sentral REIT's eleven properties are green-certified buildings

SUSTAINABILITY STATEMENT
(cont'd)

Sentral REIT continues to uphold robust sustainability standards across its portfolio, anchored by a strong track record of green building certifications. Since 2014, Platinum Sentral has consistently maintained its Building and Construction Authority ("BCA") Green Mark Platinum certification, complemented by the achievement of Leadership in Energy and Environmental Design ("LEED") Gold certification in March 2025.

In 2020, Menara CelcomDigi attained LEED Gold certification, and its acquisition in December 2023 further strengthened Sentral REIT's portfolio of green-certified assets. This momentum continued with Sentral Building 3 achieving LEED Gold certification in September 2025.

Throughout this period, Menara Shell has consistently maintained its LEED Platinum certification, underscoring Sentral REIT's long-term commitment to energy efficiency and environmentally responsible building management.

Building	Green Certification and Features
Menara Shell 	• Leadership in Energy and Environmental Design ("LEED") Platinum-certified • Key LEED certified features include: 1. Rainwater Harvesting System 2. Building Automation System 3. Energy Saving Lighting (LED) 4. Dual feeding Supply Power Source System (HT & LV) 5. Aluminum Composite Panel (ASP + Double Glazed Glass)
Platinum Sentral 	• Building and Construction Authority ("BCA") Green Mark Platinum-certified • Leadership in Energy and Environmental Design ("LEED O+M") Gold-certified • Key certification features include: 1. Rainwater Harvesting System 2. Solar Panel System 3. Building Automation System (BAS) 4. Energy Saving Lighting (LED) 5. Dual feeding Supply Power Source System (HT & LV)

SUSTAINABILITY STATEMENT
(cont'd)

Building	Green Certification and Features
Menara CelcomDigi 	• Leadership in Environmental & Energy Design ("LEED") Gold-certified • Key certification features include: 1. Rainwater Harvesting System 2. Solar Panel System 3. Building Automation System (BAS) 4. Daylight Harvesting 5. 50% Recycled Materials Content
Sentral Building 3 	• Leadership in Energy and Environmental Design ("LEED O+M") Gold-certified • Key certification features include: 1. Rainwater Harvesting System 2. Solar Panel System 3. Building Automation System (BAS) 4. Energy Saving Lighting (LED) 5. Dual feeding Supply Power Source System (HT & LV)

Table 11: Sentral REIT's Green Building Certifications and Key Sustainability Features

SUSTAINABILITY STATEMENT
(cont'd)

Tenant Engagement and Satisfaction

Sentral REIT fosters strong tenant relationships through regular engagement, including briefings, sharing sessions, informal communications and feedback channels such as Tenant Feedback/Complaint Forms. To enhance responsiveness, we introduced a cloud-based facility management platform in 2022, enabling efficient handling of tenant requests and feedback. Complaints are managed under the Tenant Complaints Policy, which emphasises resolution at the first point of contact. Issues are reviewed by the Asset Control Group ("ACG") during monthly operational meetings to drive continuous improvement. The complaints management process is outlined in Figure 12:

Raise Complaint:

The tenant lodges a complaint to Building Management Office ("BMO") via telephone or email. The Form is raised to document the details of the complaint. All complaints raised shall be responded within 24 hours. All complaints are collated into the Work Order of cloud-based facility management system for monitoring.

↓

Immediate Remedial Action:

The technician will review the complaint raised in facility management system and takes immediate remedial action to address the complaint. The Tenant Complaint Work Order Form will include the date of complaints, actions taken and completed, a description, priority level, work status, work/tenant notes, and materials used.

↓

Review by BMO:

Once the technician or contractor completes the work, building manager will review and sign off the Form to confirm that remedial action has been taken to address the complaint and rectification work has been performed.

↓

Confirmation of Complaint Resolution:

The tenant who lodged the complaint should acknowledge the form and confirm that the rectification work has been satisfactorily completed. The cloud-based facility management platform will record all the forms and will be updated accordingly.

↓

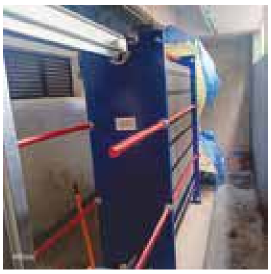
Update and inform:

BMO shall inform the tenant of the completion of the rectification work and forward the signed Form via email.

Figure 12: Sentral REIT's Complaint Management Process

SUSTAINABILITY STATEMENT
(cont'd)

Our recent and ongoing enhancement projects prioritise structural integrity, energy efficiency, safety and creating healthier, sustainable environments. These upgrades extend asset lifespan, improve operational performance, and enhance tenant satisfaction. Details of Asset Enhancement Initiatives ("AEIs") conducted in FY2025 are outlined below.

Building	Initiative
Sentral Building 1	1. Reconstructed collapsed perimeter storm drainage system according to C&S Engineer specification. • Impact: Tenants will enjoy enhanced site resilience and improved accessibility, ensuring a more comfortable and reliable experience even during heavy rain. Completion  2. Supplied and installed new additional standby Heat Exchanger including room upgrading works. • Impact: Tenants will experience more reliable and consistent indoor cooling, with reduced risk of temperature fluctuations or downtime during peak demand or when primary equipment is undergoing maintenance, supporting a safer and more comfortable indoor environment. Completion 

SUSTAINABILITY STATEMENT
(cont'd)

Building	Initiative
Sentral Building 1 (cont'd)	3. Perimeter Fencing Upgrade (Between Sentral Building 1 and Sentral Building 2. • **Impact**: Strengthens the building boundary control and site security, helping to lower the risk of trespassing, accidents, and security-related incidents. Completion  
Sentral Building 3	1. Achieved LEED Gold Green Building Certification. • **Impact**: Tenants will benefit from the building's sustainability, potentially enhancing corporate ESG alignment and staff-well-being.  2. Upgraded toilet fittings to Green Building Specification. • **Impact**: Tenants will appreciate more efficient fixtures with water-saving performance. a) Upgrade Basin Taps LEED Green Specification Flowrate Completion  

SUSTAINABILITY STATEMENT
(cont'd)

Building	Initiative
Sentral Building 3 (cont'd)	b) Upgrade Urinal Flush Valve LEED Green Specification Flowrate Completion   3. Upgrading Main Lobby, Lift Lobbies and Back-of-House areas. • Impact: Tenants will enjoy a fresher arrival experience and an overall uplift in building ambiance a) Main Lobby Completion   b) Lift Lobby Wall Panel Pent House Completion  Other floors on going.

SUSTAINABILITY STATEMENT
(cont'd)

Building	Initiative
Sentral Building 3 (cont'd)	c) Back of House Tiling works in progress Completion   4. Installing new Pneumatic Pump at rooftop. • **Impact**: Tenants will benefit from more stable water pressure between floors and fewer supply interruptions. Completion   5. Replaced lift call buttons for Passenger Lifts No. 1, 2 and 3. Completion  

SUSTAINABILITY STATEMENT
(cont'd)

Building	Initiative
Sentral Building 4	1. Installed new FRP water tank No. 2. • **Impact:** Tenants will experience improved water storage and supply quality. Work in Progress   Completion  
Platinum Sentral	1. Achieved LEED Gold Green Building Certification. • **Impact:** Tenants will value the recognised sustainability standard, supporting their own ESG narratives and employee satisfaction. 

SUSTAINABILITY STATEMENT
(cont'd)

<table>
<tr><th>Building</th><th>Initiative</th></tr>
<tr><td>Platinum Sentral (cont'd)</td><td>
2. Upgraded existing Timber Deck at Level 2, Block E.
• Impact: Tenants enjoy a safer, more attractive outdoor area suitable for mini event.
Work in Progress
 
Completion
 

3. Upgraded toilet fittings at Block B and Block C.
• Impact: Tenants will experience improved hygiene standards and a more pleasant user experience.
Work in Progress
 
</td></tr>
</table>

SUSTAINABILITY STATEMENT
(cont'd)

Building	Initiative
Platinum Sentral (cont'd)	Completion   4. Upgraded escalators (handrails and step-chains). • **Impact**: Tenants will benefit from smoother rides and enhanced safety. Work in Progress   Completion  

SUSTAINABILITY STATEMENT
(cont'd)

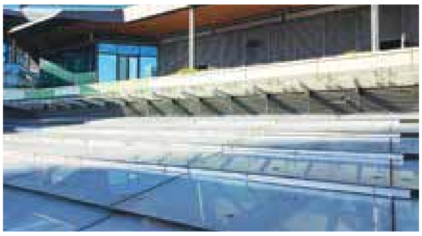
<table>
<tr><th>Building</th><th>Initiative</th></tr>
<tr><td>Platinum Sentral (cont'd)</td><td>
5. Installed aluminium L-channel and safety wire rope to glass roofs.

- **Impact:** Tenants will see rainwater kept out of ventilated glass-roof openings during heavy downpours, reducing wet floor areas and improving safety and comfort.

Completion





6. Installing Automatic Transfer Switch (ATS) for electrical switchboard.

- **Impact:** Tenants will benefit from faster, more reliable power changeover with fewer disruptions.

Completion

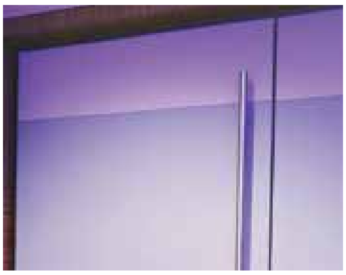


</td></tr>
</table>

SUSTAINABILITY STATEMENT
(cont'd)

Building	Initiative
Platinum Sentral (cont'd)	7. Upgraded existing toilet at Level 2, Block E. Work in Progress  Completion 
Menara Shell	1. Refurbished toilets, Level 5 landscape area, Main Lobby, fountain, and external driveway. • **Impact**: Tenants will enjoy a cleaner, more polished environment with a stronger first impression for visitors. Completion 

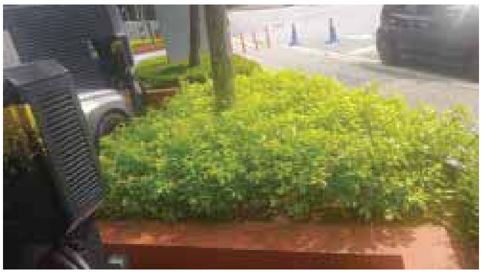
SUSTAINABILITY STATEMENT
(cont'd)

Building	Initiative
Menara Shell (cont'd)	ii. Carried out refurbishment works for Building Maintenance Unit (BMU) Gondola. • **Impact**: Tenants will be assured of safer, more reliable façade upkeep with fewer service disruptions. Completion    3. Painting works for Lift Lobby & Common Area ceilings at Levels 4–6, Level 20, and Levels 21–36. • **Impact**: Tenants will enjoy brighter, refreshed common areas with improved visual comfort. Completion    4. Installed acoustically transparent fabric at Level 4 ballroom (MPH). • **Impact**: Tenants will experience clearer sound with better event quality. Completion  

SUSTAINABILITY STATEMENT
(cont'd)

Building	Initiative
Menara Shell (cont'd)	5. Installed new chequered plate flooring from Loading Bay to Bomba/Service Lift. • **Impact**: Tenants will gain safer footing, better durability and improved back-of-house circulation. Completion  6. Facilitated the delivery of co-working space at Level 10. • **Impact**: Supports tenant onboarding and contributes to a refreshened shared workspace environment, enhancing building activation and community value. Completion 

SUSTAINABILITY STATEMENT
(cont'd)

Building	Initiative
Menara CelcomDigi	1. Refurbished landscaping works for building frontage. • **Impact:** Tenants will appreciate a more welcoming entrance and enhanced appeal for staff and guests.      2. Common Area Painting and Loading Bay Area Refurbishment. • **Impact:** Tenants will enjoy brighter, refreshed common areas with improved visual comfort.    

SUSTAINABILITY STATEMENT
(cont'd)

Building	Initiative
Menara CelcomDigi (cont'd)	 iii. Upgrade WC and Urinal Flush Valves. 

Table 12: Asset Enhancement Initiatives and Tenant Benefits

Note: For more information on our asset enhancement initiatives, please see Table 17: Portfolio Enhancements and Key Outcomes.

SUSTAINABILITY STATEMENT
(cont'd)

Annual Performance

Asset Enhancement Initiatives

In FY2025, we invested a total of RM7,605,077 in our asset enhancement initiatives, a significant increase of 142% compared to FY2024, reflecting our ongoing commitment to improving the quality, sustainability, and functionality of our assets to meet tenant needs and enhance overall operational efficiency.

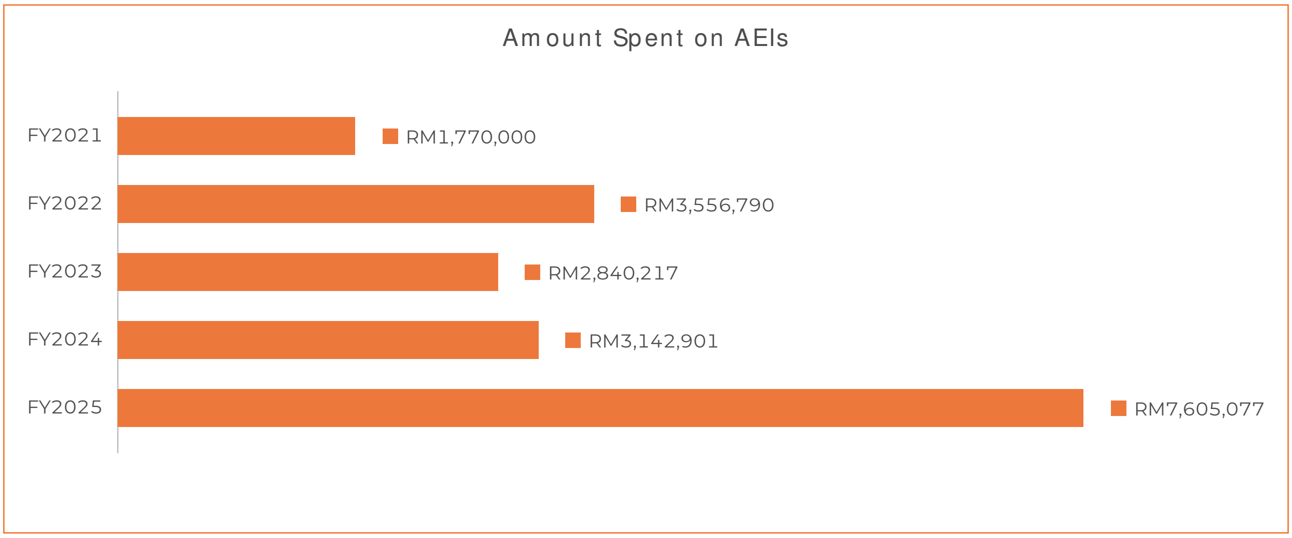


Chart 6: Sentral REIT's Asset Enhancement Investments

Tenant Satisfaction

In FY2025, a total of 549 tenant complaints were recorded, with 100% resolved within the reporting period. This reflects Sentral REIT's continued commitment to maintaining asset quality, enhancing functionality, and improving operational efficiency to meet tenant needs and support overall satisfaction.

SUSTAINABILITY STATEMENT
(cont'd)

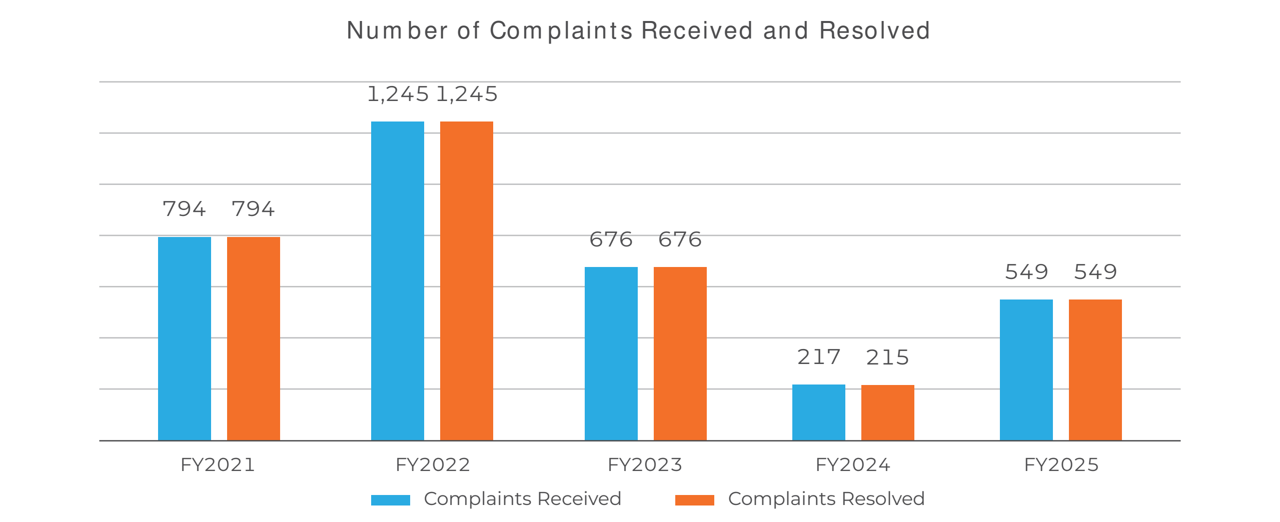


Chart 7: Number of Complaints Received and Resolved

Note: The increase in complaints from FY2024 to FY2025 reflects the inclusion of Menara Celcom Digi, which began logging complaints in the system in 2025; its data will be included in total complaints going forward.

Moving Forward

Recognising the demands of the digital age, Sentral REIT is committed to leveraging advanced technologies to enhance operational efficiency, improve tenant experience and strengthen safety measures. Looking ahead, we aim to invest further in digitalisation and automation of building processes, enabling smarter, more sustainable operations and ensuring resilience against future challenges.

Employee Management

GRI	2-7, 2-30, 3-3, 401-1, 401-2, 401-3, 402-1, 404-1,404-2, 404-3, 405-1, 406-1
Bursa	C3, C5, C6
Capitals	Human Capital
UN SDGs	SDG 4, SDG, 8, SDG 16

Our employees play an important role in Sentral REIT's continued success and growth. We are committed to providing the necessary support through an inclusive work environment, comprehensive training programs, robust health and safety measures and leadership development opportunities. These initiatives ensure our workforce remains engaged, motivated and equipped to deliver excellence.

Diversity, Inclusivity, and Equal Opportunity

Sentral REIT actively fosters diversity and inclusivity, creating a fair and equitable workplace where employees feel respected, valued and supported regardless of background. This commitment is embedded in our General Policies, the Code of Conduct outlined in the Employee Handbook, and our Sexual Harassment Policy. In alignment with these policies, we uphold recruitment practices that are free from harassment or discrimination.

Responding to internal stakeholder feedback and in line with MRCB Group's commitment to improving employee management, we converted the employment status of Sentral REIT employees on 2-year contracts to permanent roles for those who have served more than one year. This initiative reinforces our dedication to fair employment and equal opportunities.

SUSTAINABILITY STATEMENT
(cont'd)

Given the nature of our business, employees are not governed by collective bargaining agreements. Their working conditions and terms of employment are independently established, ensuring flexibility while maintaining fairness and compliance with labour standards.

Employee Wellbeing and Remuneration

Sentral REIT prioritises employee wellbeing through competitive compensation and benefits programmes designed to create a supportive and rewarding work environment. These benefits include, but are not limited to, healthcare coverage, insurance, leave entitlements and professional development opportunities. A detailed list of key benefits is provided in the table below.

Sentral REIT's Employee Benefits

Medical and Insurance	Employee Leave	Wellness
• Group term life insurance (including dependent) • Disability and invalidity insurance • Surgical and hospitalisation insurance	• Annual leave • Medical leave • Parental leave • Maternity leave • Compassionate leave • Prolonged illness leave • Family care leave • Examination leave	• Outpatient and health screening • Discount on Dental Charge for Sentral REIT's staff in collaboration with Senyum Dental Clinic

Flexible Work	Reimbursement	Payroll
• Staggered working hours • Work from home ("WFH") arrangements on a weekly basis as a special needs benefit	• Professional membership subsidy • Petrol subsidy (applicable to selected level/grade of employees only) • Parking subsidy • Mobile phone bill reimbursement	• Mid-Month Payroll Initiative

Beyond the core benefits offered, Sentral REIT provides additional support for working parents to promote work-life balance. Pregnant employees are granted flexibility through shorter working hours and 90 days of paid maternity leave, while fathers receive five days of paid paternity leave. In FY2025, one employee utilised these parental leave benefits.

Sentral REIT's remuneration structure is designed to be competitive, performance-driven and fair. Compensation packages include bonuses beyond basic salaries to reward achievements and contributions. Annual performance reviews are conducted to evaluate employees against set KPIs, identify development needs and optimise potential through targeted interventions.

SUSTAINABILITY STATEMENT
(cont'd)

Sentral REIT continues to support employee learning and development through structured education assistance and flexible work arrangements. In the previous reporting period, employees were eligible for education funding of up to RM6,000 per course, subject to management approval and relevance to their current roles. As at FY2025, no employees had utilised this programme. In addition, sabbatical leave was made available on a case-by-case basis, with duration determined by management approval; no applications were received during the reporting period.

During the current reporting year, Sentral REIT further strengthened its learning and development support under MRCB's Learning Development framework through the introduction of the Education Assistance Programme ("EAP"). The EAP provides financial assistance to eligible employees pursuing Diploma, Degree, Master's or Professional Certification programmes accredited by the Malaysian Qualifications Agency (MQA). This enhancement reflects the Group's continued commitment to building employee capabilities and supporting long-term career development.

Training and Development

At Sentral REIT, we recognise that continuous learning is essential for staying ahead in a rapidly evolving industry. Guided by MRCB Group's training and development policies, we invest in upskilling our employees to ensure they remain well-versed in the latest industry developments and sustainability practices.

Employees have access to a wide range of training platforms and programmes offered by MRCB Group, including e-Learning modules, the e-LATiH programme by HRD Corp (featuring over 300 courses), and the United Nations Global Compact (UNGC) Academy learning portal, which enhances understanding of sustainability principles and global best practices.

To strengthen policy awareness and compliance, MRCB Group introduced the Policy Acknowledgement Application ("PAP"), a centralised platform for employees to access and acknowledge all relevant policies. Through PAP, employees confirm they have read and understood these policies, ensuring consistent awareness and adherence across the organisation. Our training and development initiatives are guided by the following policies:

Policies Guiding Sentral REIT's Employee Development	
General Policy on Training and Development	Guides the administration of internal training and development programmes that are coordinated by the HR Department for MRCB Group and its subsidiaries. This policy also applies to trainings conducted by external parties
Training and Development Policy Guidelines **(Internal In-House** Training **Programme)**	Provides guidance on the eligibility and procedures for the application of practical training programmes
Training and Development Policy Guidelines **(Internal In-House** Training **Programme)**	Outlines policies relating to the eligibility and procedures for nominating in-house training

At Sentral REIT, we are committed to supporting employees in achieving their full potential. For individuals who may underperform during appraisals, we implement a structured Performance Improvement Plan ("PIP"). This plan identifies specific performance gaps, addresses skill or training needs, and sets clear expectations for improvement, ensuring employees receive the guidance necessary to succeed.

SUSTAINABILITY STATEMENT
(cont'd)

We are pleased to report that no employees required a PIP in FY2025, reflecting the strength and consistency of our workforce performance. This outcome underscores our proactive approach to employee development and engagement, which helps maintain high standards across the organisation.

Communication and Reporting

Sentral REIT promotes a culture of transparency and engagement through an open-door policy, encouraging two-way dialogue between employees and Management. This approach strengthens trust and builds an engaged, motivated workforce. Employee concerns are addressed through a formal Grievance Procedure, which ensures prompt investigation and resolution, maintaining a harmonious employer-employee relationship.

To ensure employees are well-informed and prepared for change, Sentral REIT provides adequate notice before implementing operational changes. Employees and their representatives receive a minimum of 1 to 2 weeks' notice prior to any significant changes that could substantially impact them. This practice minimises disruption and supports productivity during transitions.

Employee and management relations are overseen by MRCB Group's Human Resource ("HR") Department and Integrity & Discipline Department ("IDD"). Communication on HR policies, processes, and complaints is facilitated through multiple channels, ensuring accessibility and clarity for all employees.

1. Formal letter to employees on matters mainly on employment details, salary, bonuses, promotions and reprimands
2. Email blast to all staff via the general email on matters such as general notices on HR policies, general HR reminders and public holidays announcements
3. Town hall on any major operational changes within the group that affects all staff
4. General counselling by HR on any matters that require clarification by any staff
5. For employee grievances with regards to HR matters, staff may also write in to IDD via whistleblowing@mrcb.com or whistleblowing@sentralreit.com
6. For sexual harassment cases, staff may follow the procedures detailed in MRCB's Sexual Harassment Policy under the oversight of IDD
7. IDD has introduced new channel to access company policies electronically. This is a new form of communication initiated by the IDD to provide staff easy accessibility to updated policies or new guidelines

Through these communication channels, employees remain informed about HR initiatives and organisational updates, ensuring transparency, accessibility and trust in management practices. This approach reinforces our commitment to open dialogue and a collaborative work environment, which are essential for fostering engagement and supporting long-term sustainability in our workforce.

Employee Engagement

In FY2025, Sentral REIT organised several activities aimed at fostering stronger connections among employees and with the surrounding community. These initiatives reflect our commitment to building a collaborative workplace culture and contributing positively to society. Activities conducted included:

Social Activities organised by the Group:

1. Group Corporate Social Responsibility ("CSR") initiative continues donation for Orang Asli communities in Royal Belum, Perak
2. In conjunction with the 68th Malaysia Independence Day, the Group actively participated in the Putrajaya parade and supported staff activities organised by *Kelab Kebajikan & Rekreasi* MRCB (KKRM), including the Skyline Luge, Genting Gateway, and the Malaysia Day Exploring activity.

SRM activities:

1. SRM maintains its commitment to children's welfare, education and learning by supporting Persatuan Kebajikan Kanak-Kanak Kajang ("PKKK"). A donation was made to cover the centre's operational costs, complemented by staff participation in a cheque presentation and engagement session with beneficiaries on 14 November 2025.
2. Continued sponsorship of eight children under the Yayasan Ozanam Education Fund, reinforcing SRM's commitment to education and youth development.
3. SRM staff and property managers participated in a Buka Puasa dinner at Shangri-La Hotel, Kuala Lumpur, fostering team cohesion and cultural engagement.

In addition to engagement initiatives and community activities, SRM regularly organises birthday celebrations and festive luncheons or dinners for employees. These gatherings foster a sense of belonging, strengthen team spirit and promote a positive workplace culture, key elements in sustaining employee wellbeing and engagement.

Figure 13, 14: Farewell luncheon

Figure 15, 16: Iftar dinner

SUSTAINABILITY STATEMENT
(cont'd)

Figure 17: Festive dinner celebration

Training Conducted

In FY2025, Sentral REIT implemented a series of targeted training programmes aimed at upskilling employees and ensuring they remain equipped with the knowledge and competencies required to excel in their roles. These initiatives underscore our commitment to continuous learning and professional development, which are essential for fostering a resilient and future-ready workforce.

Key training initiatives included, but were not limited to:

i. Integrity Awareness Programme – Ongoing training to reinforce ethical conduct, governance standards and compliance awareness across the organisation.
ii. Emergency Response Team ("ERT") – Conducted by Jabatan Bomba Dan Penyelamat Malaysia ("BOMBA") training on fire safety, evacuation procedures, first aid and crisis management
iii. Occupational Safety and Health Coordinator ("OSH-C") – Equips staff with the essential knowledge and skills to act as Occupational Safety and Health Coordinators under OSHA 1994. It covers legal responsibilities, hazard and risk management, safety documentation and reporting, workplace inspections, emergency preparedness and promoting a strong safety culture within the organisation.

Additionally, MRCB Group's Training and Development division strengthened its sustainability learning initiatives to deepen employees' understanding of this critical area. Leveraging the Human Resource Development Corp ("HRD Corp") Fund, we implemented continuous training programs such as the Integrity Awareness Programme and utilised the e-LATiH platform by HRD Corp to foster growth and knowledge enhancement.

Sentral REIT's Management team and employees also remain committed to professional development by enrolling in various physical and online training courses offered by reputable organisations. These include CKM Advisory, Securities Industry Development Corporation ("SIDC"), Malaysian Institute of Accountants ("MIA") Training Courses, Certified Public Accountant ("CPA") Training Courses, and Bank Analyst Market and Economic Updates. These initiatives ensure our workforce remains equipped with the latest industry knowledge and sustainability best practices.

SUSTAINABILITY STATEMENT
(cont'd)

Annual Performance

100%
Compliance with Employment Regulations and Act

0
Unresolved Grievance Case

100%
Employees received Performance Appraisal

Board Diversity

Gender	Age group		
	< 30 years old	**30 – 50 years old**	**> 50 years old**
Male	0	1	5
Female	0	0	1

Table 13: Sentral REIT's Board Diversity by Gender and Age

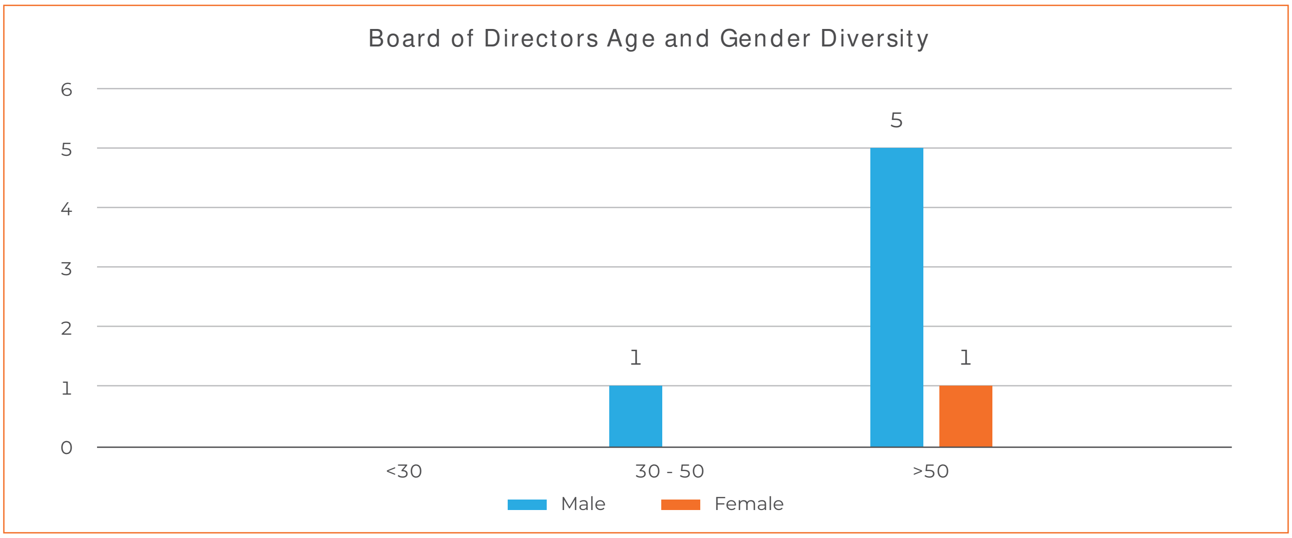


Chart 8: Board of Directors Age and Gender Diversity

SUSTAINABILITY STATEMENT
(cont'd)

Employee Diversity

Indicators	FY2025	FY2024	FY2023	FY2022	FY2021
Total number of employees	22	20	21	20	19
Total number of workers	35	36	27	27	30
Number of new hires	8	1	5	5	1
Employee turnover	6	2	4	4	0

Table 14: Sentral REIT's Employee Data

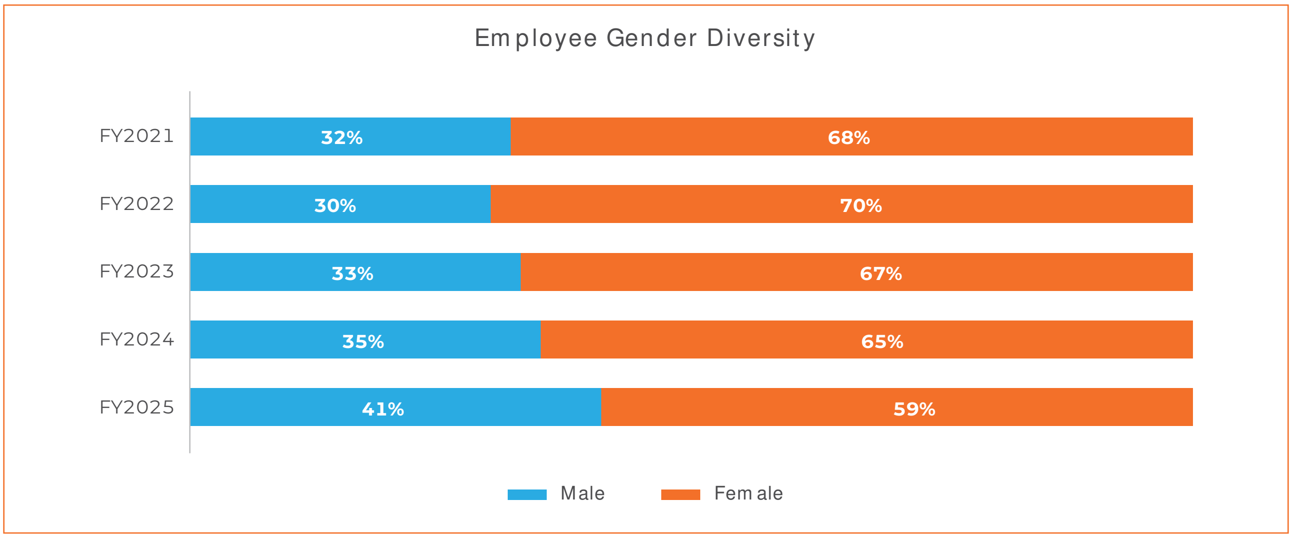


Chart 9: Employee Gender Diversity

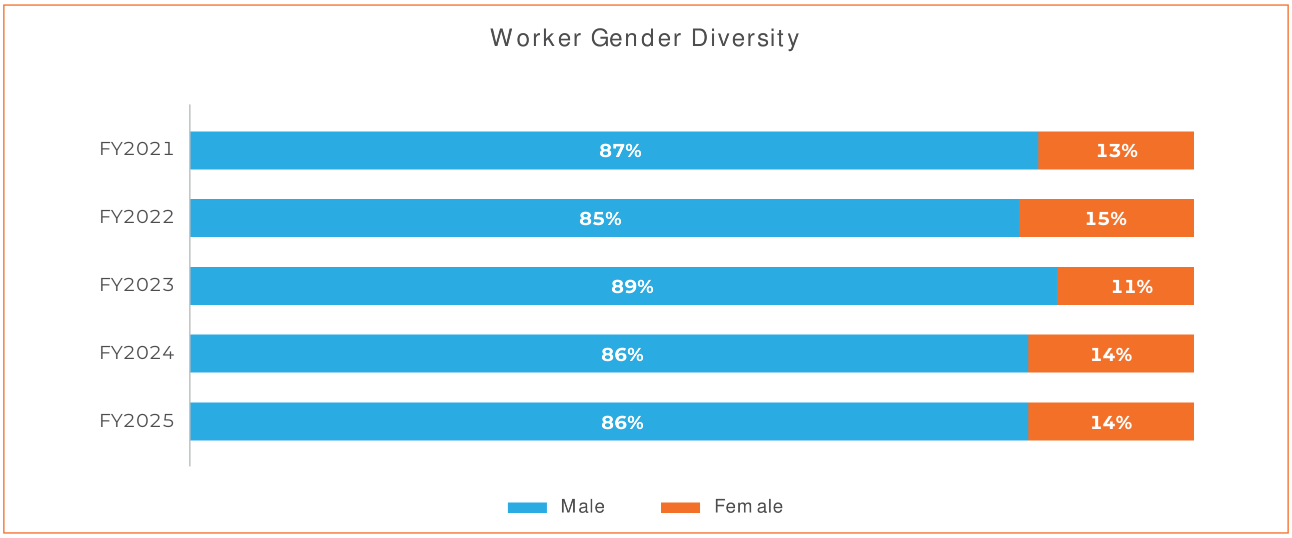


Chart 10: Worker Gender Diversity

SUSTAINABILITY STATEMENT
(cont'd)

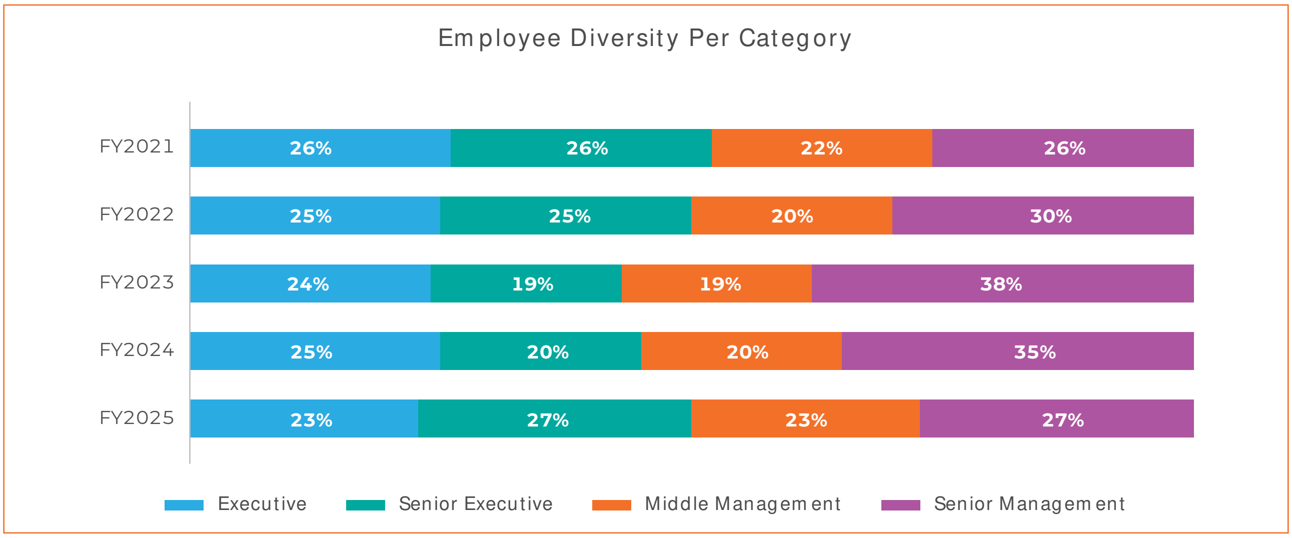


Chart 11: Employee Diversity Per Category

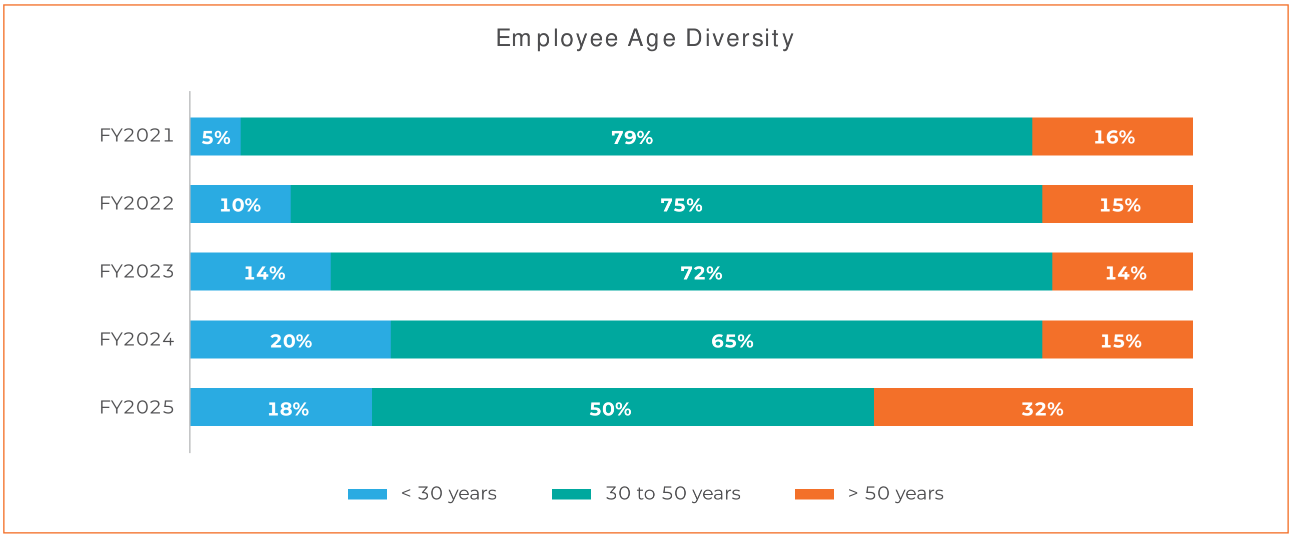


Chart 12: Employee Age Diversity

Note:
1. *Sentral REIT defines employees as individuals who are directly engaged by the organisation under formal employment contracts*
2. *Workers are personnel appointed by Sentral REIT through its property management partners*

SUSTAINABILITY STATEMENT
(cont'd)

Employee Training

In FY2025, MRCB Group strengthened its Health and Safety programs through key initiatives such as the Heart Awareness Webinar conducted by a Consultant Cardiologist and the 2025 Wellness Challenge ("Submit Your Final Weight and Win"). Complementing these efforts, our training programs covered a broad spectrum, including health and safety training and leadership development, ensuring employees are equipped with essential skills to perform effectively and responsibly. These initiatives underscore our commitment to continuous learning, workforce resilience and promoting holistic employee well-being.

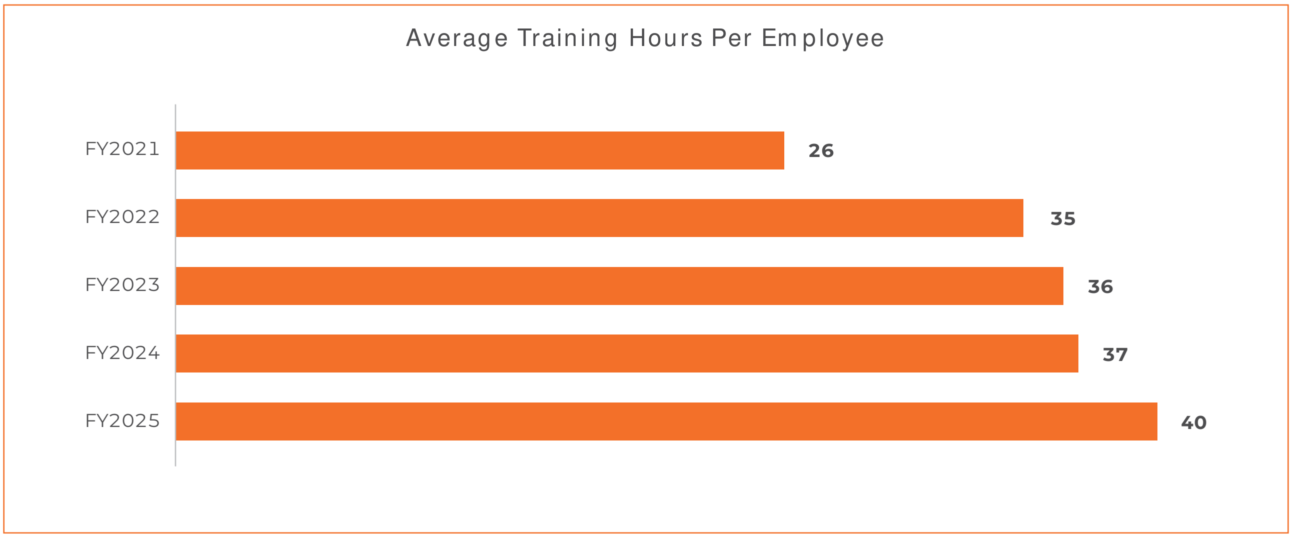


Chart 13: Average Training Hours per Employee

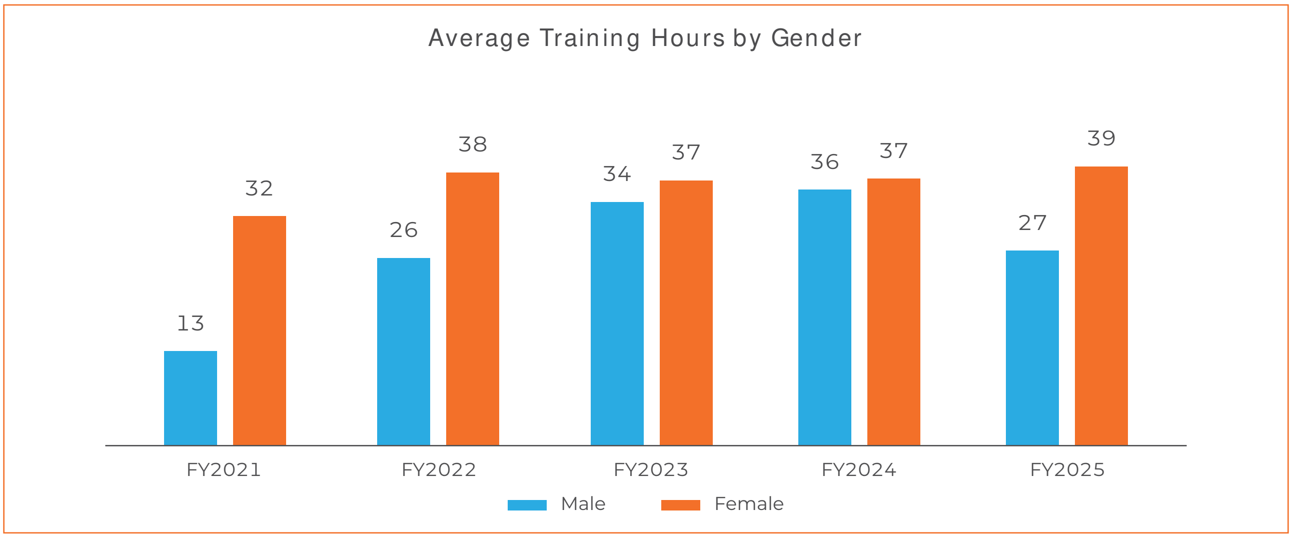


Chart 14: Average Training Hours by Gender

SUSTAINABILITY STATEMENT
(cont'd)

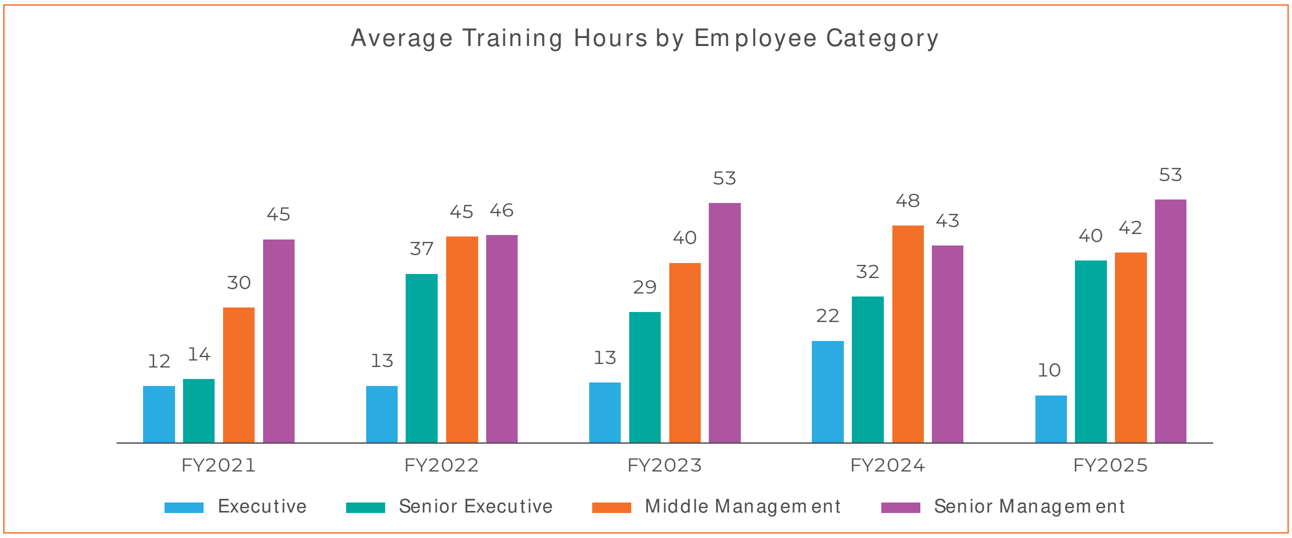


Chart 15: Average Training Hours by Employee Category

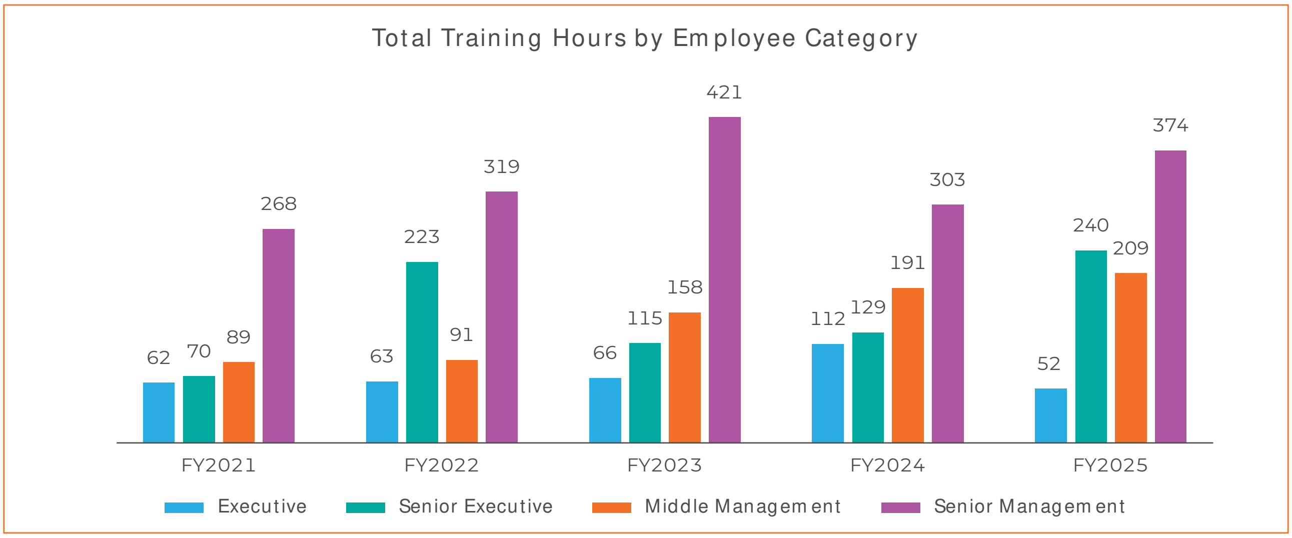


Chart 16: Total Training Hours by Employee Category

Note:
1. Figures have been rounded off to whole number.

Moving Forward

As we move forward, Sentral REIT remains committed to providing a supportive and inclusive workplace that prioritises professional growth, employee well-being, and a culture of continuous improvement. We will continue to strengthen initiatives that empower our workforce, ensuring they have the tools and opportunities to thrive in a dynamic environment.

Employee engagement and transparent communication will remain key priorities, as we work to build a harmonious and collaborative workplace. These efforts are integral to sustaining long-term organisational resilience and aligning with our broader sustainability objectives.

SUSTAINABILITY STATEMENT
(cont'd)

Health and Safety

GRI	3-3, 403-2, 403-5, 403-6, 403-9, 403-10, C5
Bursa	C5
Capitals	Human Capital
UN SDGs	SDG 8

At Sentral REIT, maintaining the highest standards of health, safety and well-being is integral to our operations. We are committed to safeguarding tenants' health and safety throughout the lease tenancy period by providing a structured framework for our property management teams and relevant service partners to manage, monitor, report on and continuously improve health and safety outcomes across our properties.

We implement this through systematic health and safety impact assessments, including proactive risk identification, clear safety protocols (such as building air and water quality measures and hazard elimination), and regular monitoring of mechanical and electrical ("M&E") equipment and essential services to maintain safe operations.

In addition, we adhere to applicable regulatory requirements and apply relevant voluntary or industry codes and guidelines where appropriate to strengthen safety practices beyond minimum compliance and to tailor controls to specific projects and environments.

Our commitment is reinforced by a comprehensive suite of principles, policies and guidelines that govern daily operations, maintenance and enhancements across our properties. These policies ensure compliance with all relevant laws and regulations while supporting our broader goals of operational excellence and environmental responsibility.

Figure 18 highlights our health and safety principles, and Figure 19 illustrates the key policies enforced in 2025, which apply to all our buildings except Lotus's Penang and Plaza Mont Kiara, as these properties are fully managed by tenants.

Figure 18: Sentral REIT's Health and Safety Principles

SUSTAINABILITY STATEMENT
(cont'd)

Policies Guiding Sentral REIT's Employee Development	
Renovation Manual/ Contractor's Guide	Provides tenants, contractors and property managers with a clear framework for conducting fit-outs and renovations safely, efficiently and in compliance with building rules.
House Rules	Establishes protocols for harmonious occupation, security measures and respect for common spaces, thereby maintaining a safe and pleasant environment for all occupants.
Waste Management	Establishes structured guidelines for responsible waste handling, ensuring waste prevention, reduction, reuse, recycling, recovery and responsible disposal, ensuring alignment with environmental regulations .

Figure 19: Sentral REIT's Health and Safety Policies

Sentral REIT's health and safety policies are mandatory for all relevant stakeholders and have been fully integrated into the daily operations of our properties. These measures ensure the highest standards of safety and well-being across workplaces and common facilities.

Our policies are developed in strict reference to local laws and regulations, including those set by the Department of Occupational Safety and Health ("DOSH"). Guided by these frameworks, our property management teams ensure that all operational systems comply with the Occupational Safety and Health (Amendment) Act 2022 and the Occupational Safety and Health (Construction Work) (Design and Management) Regulations 2024. This structured approach reinforces our commitment to regulatory compliance, operational excellence and creating safe, sustainable environments for all building occupants.

SUSTAINABILITY STATEMENT
(cont'd)

Health and safety grievances

Sentral REIT provides clear and accessible channels for stakeholders to raise concerns related to health, hygiene, and safety protection matters. Every reported incident is acknowledged, reviewed and handled promptly, with follow-up actions taken to achieve closure or reach a suitable resolution. Our grievance mechanisms are designed to ensure transparency, accountability and continuous improvement in workplace safety. These mechanisms are outlined in Table 15 below.

Channel	Description
Telephone	Stakeholders can lodge grievances to the Building Management Office ("BMO") via a telephone hotline or request to speak to a stakeholder contact officer or obtain the contact details of the property manager in charge
Email	Grievances can be submitted in writing to the respective property manager's email which can be retrieved from the respective BMO
Face-to-face Communication	We have physical point of contacts for stakeholders to escalate grievances directly to the property manager. We also have Auxiliary Police and/or security guard personnel on-duty for 24 hours at our main lobby counters to protect the property and prevent criminal activities

Table 15: Health and Safety Grievance Mechanisms

SUSTAINABILITY STATEMENT
(cont'd)

Managing risks and hazards in our building

To safeguard the well-being of occupants across Sentral REIT's portfolio, we emphasise active participation from all stakeholders in minimising exposure to health and safety risks. We work closely with building management teams, tenants and contractors to ensure that robust safety controls are implemented and maintained. This collaborative approach reinforces our commitment to creating secure, healthy and sustainable environments for everyone within our properties.

Stakeholders	Safety controls
Sentral REIT building management team and contractors	• Periodic fire risk assessments performed regularly to identify and manage potential risks and hazards • Monitoring safety certifications for fire, gondola, lift and escalator to ensure timely renewal • Maintenance and repairs to ensure compliance with safe operating standards recommended by manufacturer, Department of Occupational Safety and Health and BOMBA requirements. • Clear safety signages during refurbishment to provide awareness to all parties • Regular on-site inspections or spot checks as well as risk mitigation, if required, by the property manager to ensure the building is well maintained in compliance with the OSH regulations including safety briefings • Health and safety pre-qualification of contractors to ensure that they are in adherence to social, ethical and environmental principles and regulations. The property managers are responsible for on-going monitoring of work in progress by these contractors • Annual safety measures such as major service and maintenance work of high tension and low voltage electrical panel at the building to mitigate electrical and fire hazards by competent persons
Tenants	• Establish Emergency Response Teams (ERTs) trained in first aid and equipped with fire-fighting abilities to respond to health and safety incidents • Tenants are also required to conduct a risk assessment prior to any renovation and fit-out of the tenanted spaces

Table 16: Stakeholder Safety Controls and Risk Management Measures

Enhancement conducted across our portfolio

Sentral REIT undertakes continuous upgrades across its properties to ensure a safe, comfortable and modern environment for tenants and employees. These initiatives not only improve overall building functionality but also provide efficient, sustainable facilities that meet evolving needs.

SUSTAINABILITY STATEMENT
(cont'd)

In FY2025, we implemented several enhancement projects, some completed and others still ongoing across our portfolio. The details of these initiatives for each building are listed below:

Building	Initiative
Sentral Building 1	i. Standby Heat Exchanger Installation Installed a new additional standby heat exchanger to strengthen the building's cooling system capacity and redundancy. This installation improved environmental control reliability and ensured continuity of cooling, helping to maintain safe and comfortable indoor conditions during peak demand or equipment downtime. **Completed:**  ii. Perimeter Storm Drainage Reconstruction Reconstructed perimeter storm drainage system. Tenants will enjoy enhanced site resilience and improved accessibility, ensuring a more comfortable and reliable experience even during heavy rain and protect surrounding areas from water-related damage. **Completed:** 

SUSTAINABILITY STATEMENT
(cont'd)

<table>
<tr><th>Building</th><th>Initiative</th></tr>
<tr><td>Sentral Building 1 (cont'd)</td><td>iii. Perimeter Fencing Upgrade Between Sentral Building 1 (“SB1”) and Sentral Building 2 (“SB2”)

Upgraded the perimeter fencing between SB1 and SB2 to strengthen boundary control and site security.

This upgrade reduced unauthorised access and improved separation between areas, helping to lower the risk of trespassing, accidents and security-related incidents.

Completed:

</td></tr>
<tr><td>Sentral Building 3</td><td>i. Toilet Fittings Upgrade

Upgraded the existing toilet fittings to Green Building specification to improve washroom performance and user safety.

This upgrade enhanced hygiene standards and reduced risks of infection and physical injury, while also supporting environmental sustainability through more efficient specifications.

Completed:

a) Upgraded basin taps – LEED Green Specification Flowrate

 </td></tr>
</table>

SUSTAINABILITY STATEMENT
(cont'd)

<table>
<tr><th>Building</th><th>Initiative</th></tr>
<tr><td>Sentral Building 3 (cont'd)</td><td>
b) Upgraded urinal flush valve – LEED Green Specification Flowrate


ii. Rooftop Pneumatic Pump Installation
Installed a new pneumatic pump at the building rooftop area to modernise the pumping system and improve operational control.
This installation reduced exposure risks (such as chemical contact and airborne dust) and lowered ignition-source risks compared to older, more open systems.
Completed:


</td></tr>
</table>

SUSTAINABILITY STATEMENT
(cont'd)

<table>
<tr><th>Building</th><th>Initiative</th></tr>
<tr><td>Sentral Building 3
(cont'd)</td><td>
iii. Lobby and Back-of-House Floor Retiling Upgrade

Upgraded old floor tiles to new tile finishes at the Main Lobby, Lift Lobbies, and Back-of-House areas to improve surface condition and durability.

This retiling enhanced pedestrian safety by reducing slip/trip hazards associated with worn, uneven, or degraded flooring and improved overall workplace safety in high-traffic areas.

Work in progress: 
Completed: 

iv. Replaced lift call buttons for Passenger Lifts No. 1, 2 and 3.

Replaced the existing lift call buttons for Passenger Lifts No. 1, 2 and 3 to restore reliable operation and improve user interface functionality at lift landing areas.

This replacement improved passenger safety and accessibility by ensuring consistent call response, clearer button actuation/feedback and reduced the risk of service disruptions caused by worn or faulty components, enhancing overall user experience and operational reliability.

Work in progress:
 
</td></tr>
</table>

SUSTAINABILITY STATEMENT
(cont'd)

Building	Initiative
Sentral Building 3 (cont'd)	**Completed:**   **v. LEED Gold Green Building Certification Achievement** Achieved LEED Gold Green Building Certification, recognising Sentral Building 3's performance and management practices in sustainability, energy efficiency and environmental quality. 

SUSTAINABILITY STATEMENT
(cont'd)

Building	Initiative
Sentral Building 4	i. Rooftop FRP Water Tank Upgrade Upgraded the rooftop water storage system by installing a new Fiberglass Reinforced Plastic (FRP) water tank to replace/modernise the existing tank infrastructure. This upgrade enhanced water safety by improving tank integrity and protection, helping to keep domestic and drinking water clean and secure from contamination risks. Work **in progress:**   **Completed:**  

SUSTAINABILITY STATEMENT
(cont'd)

Building	Initiative
Platinum Sentral	i. Escalator Reliability & Safety Upgrade Upgraded escalators handrails and step-chains. This upgrade reduces the risk of escalator malfunction (e.g., sudden stops, slipping, or unstable handrail movement), improving ride stability and lowering the likelihood of trips, falls and related injuries for users. **Work in progress:**   **Completed:**  

SUSTAINABILITY STATEMENT
(cont'd)

<table>
<tr><th>Building</th><th>Initiative</th></tr>
<tr><td>Platinum Sentral (cont'd)</td><td>

ii. Timber Deck Safety Upgrade

Upgraded the existing timber deck at Block E, Level 2 (MSU) to improve surface condition and integrity.

This reduces trip and slip hazards by addressing uneven, loose, or worn deck surfaces and improving safe footing for pedestrians.

Work in progress:


Completed:


iii. Main Switchboard ATS Replacement

Replaced the existing Automatic Transfer Switch ("ATS") serving the building's main electrical switchboard to restore reliable changeover performance.

This lowers the risk of electrical incidents (e.g., fires, arc flashes, equipment failure) and helps ensure emergency power continuity to critical systems during outages.

Completed:


</td></tr>
</table>

SUSTAINABILITY STATEMENT
(cont'd)

Building	Initiative
Platinum Sentral (cont'd)	iv. Toilet Fittings & Accessories Upgrade Upgrading toilet accessories and fittings at Blocks B and C to improve usability, cleanliness and condition of washroom facilities. This supports better hygiene by reducing infection risk and minimises injury risks from damaged or poorly functioning fittings. **Work in progress:**   **Completed:**  

SUSTAINABILITY STATEMENT
(cont'd)

<table>
<tr><th>Building</th><th>Initiative</th></tr>
<tr><td>Platinum Sentral (cont'd)</td><td>v. Glass Roof Safety Edge Protection Upgrade

Installed aluminium L-channel edging and safety wire rope to the glass roof sections to provide additional restraint and edge protection, strengthening the roof perimeter and improving overall safety controls.

This enhancement reduced the risk of glass panel displacement and falling-object hazards by introducing a secondary retention system, improving safety for occupants and maintenance personnel and supporting safer access during inspection and upkeep works.

Work in progress:
 

Completed:
 </td></tr>
</table>

SUSTAINABILITY STATEMENT
(cont'd)

Building	Initiative

vi. Toilet Upgrade at Level 2, Block E

Upgraded the existing toilet at Level 2, Block E to improve overall condition, functionality and user comfort through refreshed finishes and improved fixtures/fittings.

This upgrade enhanced hygiene and workplace safety by addressing worn or deteriorated elements, improving cleanliness standards and reducing the likelihood of maintenance issues such as leaks, damaged surfaces, or unsafe fittings for occupants.

Work in progress:

Completed:

xii. LEED Gold Green Building Certification Achievement

Achieved LEED Gold Green Building Certification, recognising Platinum Sentral's performance and management practices in sustainability, energy efficiency and environmental quality.

SUSTAINABILITY STATEMENT
(cont'd)

<table>
<tr><th>Building</th><th>Initiative</th></tr>
<tr><td>Menara Shell</td><td>i. Fire-Resistant Ceiling Repainting

Repainted the existing common area ceilings at Levels 4–5 and the lift lobby ceilings from Levels 6–20 (Low Zone) and Levels 21–36 (High Zone) to renew the ceiling coating system.

This repainting helped preserve the ceiling's fire-resistant performance by preventing ageing materials and excessive build-up of old paint layers from compromising fire protection and increasing fire risk.

Completed:
 

ii. Building Gondola Mechanical Refurbishment

Refurbished the mechanical parts of the existing building gondola to restore safe operating condition and reliability.

This refurbishment improved operational safety and regulatory compliance by reducing the likelihood of equipment malfunction and associated risks during façade access and maintenance activities.

Completed:
</td></tr>
</table>

SUSTAINABILITY STATEMENT
(cont'd)

Building	Initiative
Menara Shell (cont'd)	iii. Multi-**Area Refurbishment Works (Toilets, Level 5 Landscape Area, Main Lobby,** Fountain & External Driveway Refurbished key common areas—including the toilets, Level 5 landscape area, Main Lobby, fountain and external driveway—to refresh finishes, restore functionality and uplift the overall appearance of the premises. These refurbishment works improved user comfort, hygiene and safety by addressing worn or deteriorated surfaces, enhancing cleanliness in high-usage areas, reducing slip/trip risks through improved surface conditions and ensuring external access routes remain in good condition for pedestrians and vehicles. **Completed:**    

SUSTAINABILITY STATEMENT
(cont'd)

Building	Initiative
Menara Shell (cont'd)	**iv. Level 4 Ballroom (MPH) Acoustic Fabric Installation** Installed acoustically transparent fabric at the Level 4 ballroom (MPH) to improve the space's acoustic treatment while maintaining a clean, uniform interior finish and allowing sound to pass through to the underlying acoustic materials. This installation enhanced user comfort and event quality by improving sound clarity and reducing unwanted reverberation/echo, while also providing a safer, more durable surface finish that helps protect internal acoustic components and supports easier upkeep in a high-usage venue. **Completed:**   v. Chequered Plate Flooring Installation Installed new chequered plate flooring along the route from the Loading Bay to the Bomba/Service Lift to provide a more robust, hard-wearing surface suitable for heavy-duty operational use. This upgrade improved safety and functionality by enhancing slip resistance in a high-traffic, high-load area, supporting smoother movement of trolleys and goods and reducing trip hazards and surface deterioration associated with worn or uneven flooring—strengthening overall back-of-house access reliability. **Completed:**  

SUSTAINABILITY STATEMENT
(cont'd)

<table>
<tr><th>Building</th><th>Initiative</th></tr>
<tr><td>Menara Shell
(cont'd)</td><td>

vi. Facilitated the delivery of co-working space at Level 10

Coordinated project requirements to support timely delivery and ensure alignment with building standards. This oversight facilitated smoother tenant onboarding and reduced coordination risks by enabling key upgrades/finishes to be completed efficiently, helping to maintain quality, compliance and overall building presentation while supporting improved space usability for occupants.

Work in progress:


Completed:


</td></tr>
</table>

SUSTAINABILITY STATEMENT
(cont'd)

Building	Initiative
Menara CelcomDigi	**i. Flush Valve Efficiency Upgrade** Upgraded the water closet flush valve sets and urinal flush valve sets across all toilets to improve flushing control and performance. This upgrade reduced excessive water use and supported more reliable washroom operation, helping to maintain sanitary conditions while lowering the likelihood of water-related issues. **Work in progress:** **Completed:**     ii. Frontage Landscape Enhancement Replaced the existing lemongrass with a tiered tropical landscape (Duranta Gold and Caladiums) at the building frontage planter box to improve structure and visual quality. This enhancement created a more orderly, low-maintenance frontage, which reduced upkeep intensity and helped maintain a neat external environment for occupants and visitors. **Completed:**  

Table 17: Portfolio Enhancements and Key Outcomes

SUSTAINABILITY STATEMENT
(cont'd)

Annual Performances

To keep our employees updated on the latest knowledge and health and safety regulations, Sentral REIT conducts annual health and safety training complemented by refresher courses for all employees. These programs ensure that our workforce remains informed, compliant and equipped to maintain a safe and healthy working environment across all properties.

	FY2025	FY2024	FY2023	FY2022	FY2021
Number of employees trained in health and safety standards	2	13	0	19	0

To strengthen emergency preparedness, property management staff are mandated to attend Emergency Response Team ("ERT") training and related drills covering fire safety, evacuation procedures, first aid, and crisis management. These sessions are conducted by the Fire and Rescue Department of Malaysia ("BOMBA"). In 2025, all property management staff participated in both a theory session focused on building systems and a practical session on fire equipment handling, ensuring readiness for emergency situations.

We are proud to report that in FY2025, Sentral REIT recorded:

- Zero (0) fatalities
- Zero (0) work-related injuries
- Zero (0) incidents of non-compliance with health and safety regulations
- Zero (0) health and safety grievances

These results reflect our strong commitment to maintaining a safe and compliant environment across all properties.

Moving Forward

Sentral REIT remains committed to emergency preparedness and the implementation of robust hazard identification and risk assessment procedures to protect employees, tenants and visitors. These measures are designed to minimise potential damage and losses during emergencies, ensuring swift and effective responses.

By embedding these practices into our operations, we not only create a safer workplace but also boost productivity and significantly reduce the likelihood of injuries and costly incidents. This proactive approach reinforces our dedication to maintaining a secure, resilient and sustainable environment across all properties.

SUSTAINABILITY STATEMENT
(cont'd)

Community Partnership and Activities

GRI	3-3, 413-1
Bursa	C2
Capitals	Social and Relationship Capital
UN SDGs	SDG 4

Sentral REIT's Corporate Social Responsibility ("CSR") initiatives in FY2025 continued to focus on supporting and facilitating children's welfare and education, with the aim of uplifting children from poor, underprivileged, marginalised, and vulnerable communities. These efforts promote lifelong learning opportunities and contribute toward achieving United Nations Sustainable Development Goal (SDG) 4: Quality Education, a global call to action to end poverty and ensure inclusive education.

Our community engagement activities include ongoing collaboration with four (4) non-profit organisations: Good Shepherd Services, Yayasan Ozanam, Persatuan Kebajikan Kanak-Kanak Kajang and Yayasan MRCB's CSR collaboration with the Malaysian Relief Agency (MRA Perak) supporting their education programs and initiatives that create meaningful impact for children in need.

Aligned with United Nations Sustainable Development Goal 4: Quality Education, SRM seeks to create inclusive opportunities that help break the cycle of poverty and improve access to equitable, quality education. Through these initiatives, SRM aims to deliver meaningful and lasting social impact at the community level.

Community Outreach Initiatives

Type of investment	List of investments	Total amount invested	List of beneficiaries
Donation to Good Shepherd Services	Sponsor-a-child education fund	RM35,700	25 students comprising 6 primary level students and 19 secondary level students from the rural indigenous communities from district of Kiulu, Telupid, Kota Marudu, Beluran, Ranau and Tawau of Sabah
	Purchase 40 units of digital devices for SK Lanas, Keningau	RM20,000	84 primary school students
Donation to Persatuan Kebajikan Kanak-Kanak Kajang	12 months free meal and free tuition programme	RM48,000	43 school-going children from ages 7 to 17 in Kajang and Semenyih
Donation to Yayasan Ozanam	Education fund	RM75,196	Financial aid for 8 students from Children Homes under the organisation who are currently pursuing degree and/or diploma programs at local universities and/or colleges
Donation to Yayasan MRCB	Community engagement	RM20,000	Orang Asli community in Belum Gerik, Perak

Table 18: Investments made in community outreach initiatives (2025)

SUSTAINABILITY STATEMENT
(cont'd)


Figure 20, 21: Good Shepherd Services education fund

Figure 22: Persatuan Kebajikan Kanak-Kanak Kajang


Figure 23, 24: Yayasan MRCB community project

SUSTAINABILITY STATEMENT
(cont'd)

Outcomes and Social Impact

SRM's community initiatives delivered meaningful outcomes by improving access to education, welfare and essential services for underprivileged and vulnerable communities. Educational programmes enabled children from rural and low-income households to remain in school, strengthening learning continuity and supporting progression to higher education.

Investments in digital learning enhanced access to technology and improved students' foundational skills, while meal and tuition programmes addressed both immediate welfare needs and academic performance, helping beneficiaries stay motivated and complete their studies successfully. Long-term education funding reduced financial barriers for tertiary students, supporting sustained achievement and career readiness.

Beyond education, community engagement initiatives improved health, well-being and social inclusion through healthcare, welfare support and community-building activities. Together, these efforts reflect SRM's commitment to creating lasting social impact, fostering opportunities for learning, growth and improved quality of life within the communities it serves.

Annual Performance

In FY2025, we allocated RM200,000 for CSR initiatives. During the year, we disbursed RM198,896 towards community outreach programmes, including contributions of RM75,200 to Yayasan Ozanam, RM55,700 to Good Shepherd Services, and RM48,000 to Persatuan Kebajikan Kanak-Kanak Kajang. We also introduced a new contribution of RM20,000 to Yayasan MRCB's CSR collaboration with the Malaysian Relief Agency (MRA Perak). This initiative focuses on enhancing the quality of life for the Orang Asli community in the Royal Belum Forest Reserve, Perak, reflecting our continued commitment to uplifting underserved communities.

Through these efforts, we positively impacted approximately 160 individuals and reaffirmed our dedication to fostering inclusive growth and creating lasting social value. Building on this momentum, we plan to allocate an additional RM200,000 in FY2026 to further strengthen our support for those in need.

Reporting year	FY2025	FY2024	FY2023	FY2022	FY2021
Total amount invested in the community (RM)	198,896	187,378	197,368	131,000	200,000
Total number of beneficiaries	Approximately 160 individuals	205 individuals	Approximately 189 individuals	1,056 individuals	Approximately 630 families 317 individuals

Table 19: Total Amount Invested and Total Number of Beneficiaries in the Community

Moving Forward

We remain committed to promoting lifelong learning, improving access to essential educational resources and fostering safe and nurturing environment for children from underprivileged and vulnerable communities. By continuing to allocate a portion of the Manager's profits towards education and community welfare initiatives, we aim to sustain and expand our efforts while creating meaningful and lasting social impact.

SUSTAINABILITY PERFORMANCE REPORT BASED ON BURSA SECURITIES' PRESCRIBED STANDARD FORMAT

Sentral Real Estate Investment Trust

BMLR Transition Period

Date & Time: 2026-03-18_08:45:59

FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance	Remarks
Sustainable Business Growth & Financial Performance	Revenue	RM	192,724,903	No target set	No assurance	
Sustainable Business Growth & Financial Performance	Distribution Per Unit (DPU)	sen	6.15	No target set	No assurance	
Sustainable Business Growth & Financial Performance	Net asset value per unit	RM	1.1443	No target set	No assurance	
Sustainable Business Growth & Financial Performance	Property value	RM	2.6 billion	No target set	No assurance	
Sustainable Business Growth & Financial Performance	Leases renewed	square feet (sq ft)	337,000	No target set	No assurance	
Sustainable Business Growth & Financial Performance	Tenant occupancy rate	%	86	No target set	No assurance	
Business Ethics	Confirmed corruption incidents and action taken	number	0	No target set	No assurance	
Business Ethics	Whistleblowing reports	number	0	No target set	No assurance	
Business Ethics	Employees completed ABAC training	%	100	No target set	No assurance	
Business Ethics	Operations assessed for corruption risk	%	100	No target set	No assurance	
Regulatory Compliance	Incidents of non-compliance with laws and regulations	number	0	No target set	No assurance	
Regulatory Compliance	Fines pertaining to non-compliance	RM	0	No target set	No assurance	
Data Privacy	Breach in stakeholders' data and privacy	number	0	No target set	No assurance	
Data Privacy	Cybersecurity incidents	number	0	No target set	No assurance	
Supply Chain Management	Proportion of spending on local suppliers	%	96	No target set	No assurance	

This report was generated on the Bursa Malaysia CSI Platform on 2026-03-18_08:45:59

Sentral Real Estate Investment Trust

BMLR Transition Period

Date & Time: 2026-03-18_08:45:59

FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance	Remarks
Supply Chain Management	Local procurement expenditure	RM	28,633,118	No target set	No assurance	
Supply Chain Management	Percentage of service providers underwent performance appraisal	%	100	No target set	No assurance	
Supply Chain Management	Percentage of service providers achieved higher than the minimum score rating of 60%	%	100	No target set	No assurance	
Energy & Carbon Footprint	Total energy consumption	kWh	29,845,102	2% reduction in energy consumption year-on-year	No assurance	In FY2025, total energy consumption rose by 7.3%, mainly due to higher electricity use at Sentral Building 1 and Menara CelcomDigi. The increase was driven by renovation works, main switchboard upgrades at Sentral Building 1, and occupancy of previously vacant floors by a Menara CelcomDigi sub-tenant.
Energy & Carbon Footprint	Energy intensity	kWh/m^2	123	No target set	No assurance	
Energy & Carbon Footprint	Scope 1 emissions	tCO_2e	15.70	No target set	No assurance	
Energy & Carbon Footprint	Scope 2 emissions	tCO_2e	11,173.40	No target set	No assurance	
Energy & Carbon Footprint	Scope 3 emissions	tCO_2e	14,017.03	No target set	No assurance	
Energy & Carbon Footprint	Total GHG emissions	tCO_2e	25,206.18	No target set	No assurance	
Energy & Carbon Footprint	GHG intensity	tCO_2e/m^2	0.104	No target set	No assurance	
Water Management	Total water consumption	m^3	217,665	No target set	No assurance	
Water Management	Water intensity	m^3/m^2	1.00	No target set	No assurance	

Sentral Real Estate Investment Trust

BMLR Transition Period

Date & Time: 2026-03-18_08:45:59

FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance	Remarks
Waste Management	Total waste generated	metric tonnes	940.44	No target set	No assurance	Waste data collection began in FY2024 for Platinum Sentral and Sentral Building 3, and expanded in FY2025 to Sentral Building 1, Menara Shell, and Menara CelcomDigi, covering five assets in total. Recyclable waste is currently recorded only for Platinum Sentral and Sentral Building 3.
Waste Management	Total waste diverted from landfill	metric tonnes	4.44	No target set	No assurance	
Waste Management	Total waste sent to landfill	metric tonnes	936.00	No target set	No assurance	
Quality of Assets & Services	Asset enhancement investments	RM	7,605,077	No target set	No assurance	
Quality of Assets & Services	Tenant complaints received	number	549	No target set	No assurance	
Quality of Assets & Services	Tenant complaints resolved	number	549	No target set	No assurance	
Quality of Assets & Services	Green-certified buildings	number	4	No target set	No assurance	
Employee Management	Total employees	number	22	No target set	No assurance	
Employee Management	New hires	number	8	No target set	No assurance	
Employee Management	Employee turnover	number	6	No target set	No assurance	
Employee Management	Training hours (average per employee)	hours	38	No target set	No assurance	
Employee Management	Employees receiving performance appraisal	%	100	No target set	No assurance	
Employee Management	Gender diversity (Male)	%	41	No target set	No assurance	
Employee Management	Gender diversity (Female)	%	59	No target set	No assurance	

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance	Remarks
Employee Management	Age diversity (<30 years old)	%	18	No target set	No assurance	
Employee Management	Age diversity (30-50 years old)	%	50	No target set	No assurance	
Employee Management	Age diversity (>50 years old)	%	32	No target set	No assurance	
Health & Safety	Work-related fatalities	number	0	No target set	No assurance	
Health & Safety	Work-related injuries	number	0	No target set	No assurance	
Health & Safety	Incidents of health & safety non-compliance	number	0	No target set	No assurance	
Health & Safety	Employees trained in health & safety	number	2	No target set	No assurance	
Community Partnership & Activities	Total amount invested in the community where the target beneficiaries are external to the listed issuer	RM	198,896	No target set	No assurance	
Community Partnership & Activities	Total number of beneficiaries of the investment in communities	number	Approximately 160 individuals	No target set	No assurance	

SUSTAINABILITY STATEMENT
(cont'd)

SUSTAINABILITY KEY PERFORMANCE INDICATORS

Economic

Indicator	Unit	FY2025	FY2024	FY2023	FY2022	FY2021
Direct economic value generated and distributed						
Value generated						
Revenue, finance income, gain on divestment of investment property	RM	192,724,903	194,412,340	163,668,083	150,906,023	166,461,106
Less: Property operating expenses	RM	(36,016,458)	(35,599,515)	(28,941,832)	(24,275,211)	(28,523,531)
Less: Other operating expenses	RM	(1,321,103)	(1,513,349)	(1,388,213)	(1,332,106)	(819,240)
Total Value Generated	RM	155,387,342	157,299,476	133,338,039	125,298,706	137,118,336
Reconciliation:						
Total realized income net of taxation	RM	77,320,394	79,815,642	74,221,484	73,625,238	84,485,957
Finance costs	RM	52,528,209	52,886,949	37,632,722	30,425,280	30,920,952
Manager's fees	RM	15,256.733	14,969,769	12,532,231	12,220,533	12,616,534
Trustee's fees	RM	791,544	773,554	654,678	649,354	664,577
Quit rent and assessment	RM	9,490,462	8,853,562	8,296,925	8,378,301	8,430,316
Total Value Generated	RM	155,387,342	157,299,476	133,338,039	125,298,706	137,118,336
Payments to the Manager and Trustee						
Manager's fees	RM	15,256,733	14,969,769	12,532,231	12,220,533	12,616,534
Trustees' fees	RM	791,544	773,554	654,678	649,354	664,577
Payments to government						
Quit rent and assessment	RM	9,490,462	8,853,562	8,296,925	8,378,301	8,430,316
Payments to providers of capital						
Income distribution	RM	73,523,435	76,033,992	72,436,401	73,095,601	79,419,121
Finance costs	RM	52,528,209	52,886,949	37,632,722	30,425,280	30,920,952
Economic value retained	RM	3,796,960	3,781,650	1,785,082	529,637	5,066,836
Total Value Distributed	RM	157,299,476	157,299,476	133,338,039	125,298,706	137,118,336
Business ethics						
Percentage of operations under management assessed for corruption-related risks	%	100	100	100	100	

SUSTAINABILITY STATEMENT
(cont'd)

Indicator	Unit	FY2025	FY2024	FY2023	FY2022	FY2021
Percentage of employees who have received training on anti-bribery and corruption	%	100	100	100	100	100
Confirmed incidents of corruption and action taken		0	0	0	0	0
Percentage of employees who have received training on anti-corruption by employee category						
Senior Executive	%	100	100	100	100	100
Senior Management	%	100	100	100	100	100
Middle Management	%	100	100	100	100	100
Executive	%	100	100	100	100	100
Total percentage of employees who have received training on anti-corruption	%	100	100	100	100	100
Confirmed incidents of corruption and action taken		0	0	0	0	0
Regulatory Compliance						
Incidences of non-compliance to relevant laws and regulations		0	0	0	0	0
Data privacy						
Number of substantiated complaints concerning breaches of customer privacy and losses of customer data		0	0	0	0	0
Supply chain management						
Proportion of spending on local suppliers	%	96	89	91	95	100
Local procurement expenditure	RM	28,633,118	22,755,457	9,838,478	5,170,000	2,386,183
Percentage of service providers underwent performance appraisal	%	100	100	100	100	100
Percentage of service providers achieved higher than the minimum score rating of 60%	%	100	100	100	100	100

SUSTAINABILITY STATEMENT
(cont'd)

Environmental

Indicator	Unit	FY2025	FY2024	FY2023	FY2022	FY2021
Energy and Carbon Footprint						
Energy consumption						
Sentral Building 1	kWh	5,598,069	3,833,453	3,861,891	4,006,600	4,377,662
Sentral Building 2	kWh	1,741,864	3,396,602	3,449,327	3,851,905	4,029,696
Sentral Building 3	kWh	2,663,683	2,818,442	2,738,317	2,551,113	2,405,305
Sentral Building 4	kWh	935,315	900,439	632,280	501,066	496,152
Wisma Sentral Inai	kWh	321,235	353,047	329,716	935,329	2,065,371
Plaza Mont Kiara	kWh	421,205	387,732	399,448	412,939	493,707
Menara Shell	kWh	5,510,490	5,327,049	5,353,928	5,206,562	4,771,616
Platinum Sentral	kWh	2,063,202	2,203,527	2,427,136	2,417,582	2,205,655
Menara CelcomDigi*	kWh	5,224,493	3,237,364	4,680,946		
Lotus Penang	kWh	5,365,546	5,365,456	5,365,546		
Total energy consumption	kWh	29,845,102	27,823,201	27,971,268	19,883,096	20,845,164
Energy intensity	kWh/m²	123	117	117	101	102
Reduction/(increase) of energy consumption	kWh	(2,021,901)	148,067	-	1,025,001	3,964,629
GHG Emissions*						
Scope 1, 2 and 3						
Sentral Building 1	tCO_2	4,381.29	3,042.28	3,065.66		
Sentral Building 2	tCO_2	884.83	2,576.05	2,754.45		
Sentral Building 3	tCO_2	2,515.72	2,666.42	2,530.36		
Sentral Building 4	tCO_2	1,322.26	916.49	481.65		
Wisma Sentral Inai	tCO_2	298.68	327.44	306.5		
Plaza Mont Kiara	tCO_2	766.75	357.57	368.37		
Menara Shell	tCO_2	4,235.42	4,913.59	4,943.8		
Platinum Sentral	tCO_2	1,975.11	2,050.05	2,491.83		
Menara CelcomDigi	tCO_2	4,583.21	4,278.42	4,135.33		
Lotus Penang	tCO_2	4,282.88	4,070.95	4,070.95		
Total GHG Emissions	tCO_2	25,206.18	26,281.44	26,231.09		
GHG Intensity	Tonnes/m²	0.104	0.110	0.110		

SUSTAINABILITY STATEMENT
(cont'd)

Indicator	Unit	FY2025	FY2024	FY2023	FY2022	FY2021
Waste Management						
Waste Generation						
Total waste directed to landfill	Tonnes	936	20.5			
Total waste diverted away from landfill	Tonnes	4.44	3.1			
Total waste generated	Tonnes	940.44	23.7*			
Water Management						
Water Consumption						
Sentral Building 1	m^3	9,928	10,196	4,961	3,778	5,111
Sentral Building 2	m^3	12,508	6,343	258	2,319	5,189
Sentral Building 3	m^3	14,048	13,209	11,091	8,328	5,284
Sentral Building 4	m^3	4,143	10,491	513	1,407	3,914
Wisma Sentral Inai	m^3	0	53	517	7,205	12,597
Plaza Mont Kiara	m^3	242	243	379.64	358	496
Menara Shell	m^3	49,399	63,339	65,930	104,907	66,427
Platinum Sentral	m^3	62,805	57,628	47,921	32,254	34,491
Menara CelcomDigi	m^3	64,592	64,188			
Total Water Consumption	m^3	217,665	225,689.8	131,571	160,556	133,509
Water intensity	m^3/sqm	1.00	1.04	0.75	0.92	0.76

Notes:
- * *Data on energy consumption of Menara CelcomDigi for FY2022 is not included as acquisition was completed in FY2023.*
- * *Emissions were calculated using updated emission factors - Cross Sector Tools (March 2024), Grid Emission Factor (GEF) in Malaysia published by Suruhanjaya Tenaga, UK Government GHG Conversion Factors for Company Reporting from the Department for Environment, Food and Rural Affairs (DEFRA), US EEIO Database, and IEA - Life Cycle Upstream Emission Factors.*
- * *Waste data collection in 2024 are from the months of July to December 2024.*

SUSTAINABILITY STATEMENT
(cont'd)

Social

Indicator	Unit	FY2025	FY2024	FY2023	FY2022	FY2021
Health and Safety						
Number of employees trained on health and safety standards		2	13	0	19	0
Number of work-related fatalities		0	0	0	0	0
Lost time incident rate		0	0	0	0	0
Quality of Assets and Services						
Percentage of properties certified against Green Building Certification (%)	%	36	22	12.5	12.5	12.5
Asset enhancement investments	RM	7,605,077	3,142,901	2,840,217	3,556,790	1,770,000
Number of complaints received		549	217	676	1,245	794
Number of complaints resolved		549	215	676	1,245	794
Percentage of complaints resolved	%	100	99	100	100	100
Employee Management						
Employment Type						
Employees		22	20	21	20	19
Workers		36	36	27	27	30
Employee Type						
Permanent		22	20	7	8	11
Contract		0	0	14	12	8
Permanent	%	100	100	33	40	58
Contract	%	0	0	67	60	42
Employee count						
Total number of employees		22	20	21	20	19
Number of new hires		8	1	5	5	1
Employee turnover		6	2	4	4	0
Employee Turnover by Employee Category						
Executive		2	0	2	2	0
Senior Executive		0	0	1	1	0
Middle Management		0	1	0	0	0
Senior Management		4	1	1	1	0

SUSTAINABILITY STATEMENT
(cont'd)

Indicator	Unit	FY2025	FY2024	FY2023	FY2022	FY2021
Employee Gender Diversity by Employee Category						
Executive						
Male		2	2	2	2	3
Female		3	3	3	3	2
Male	%	40	40	40	40	60
Female	%	60	60	60	60	40
Senior Executive						
Male		2	1	1	1	1
Female		4	3	3	4	4
Male	%	33	25	25	20	20
Female	%	67	75	75	80	80
Middle Management						
Male		2	1	1	1	1
Female		3	3	3	3	3
Male	%	40	25	25	25	25
Female	%	60	75	75	75	75
Senior Management						
Male		3	3	3	2	1
Female		3	4	5	4	4
Male	%	50	43	37	33	20
Female	%	50	57	63	67	80
Total						
Male		9	7	7	6	6
Female		13	13	14	14	13
Male	%	41	35	33	30	32
Female	%	59	65	67	70	68
Employee Age Diversity by Employee Category						
Executive						
< 30 years old		3	3	3	2	1
30-50 years old		0	1	1	2	3
> 50 years old		2	1	1	1	1
< 30 years old	%	60	60	60	40	20
30-50 years old	%	0	20	20	40	60
> 50 years old	%	40	20	20	20	20

SUSTAINABILITY STATEMENT
(cont'd)

Indicator	Unit	FY2025	FY2024	FY2023	FY2022	FY2021
Senior Executive						
< 30 years old		1	0	0	0	0
30-50 years old		3	4	4	5	5
> 50 years old		2	0	0	0	0
< 30 years old	%	16	0	0	0	0
30-50 years old	%	50	100	100	100	100
> 50 years old	%	34	0	0	0	0
Middle Management						
< 30 years old		1	1	0	0	0
30-50 years old		2	2	3	3	3
> 50 years old		3	1	1	1	1
< 30 years old	%	20	25	0	0	0
30-50 years old	%	40	50	75	75	75
> 50 years old	%	60	25	25	25	25
Senior Management						
< 30 years old		0	0	0	0	0
30-50 years old		6	6	7	5	4
> 50 years old		0	1	1	1	1
< 30 years old	%	0	0	0	0	0
30-50 years old	%	100	86	87	83	80
> 50 years old	%	00	14	13	17	20
Total						
< 30 years old		4	4	3	2	1
30-50 years old		11	13	15	15	15
> 50 years old		7	3	3	3	3
< 30 years old	%	18	20	14	10	5
30-50 years old	%	50	65	72	75	79
> 50 years old	%	32	15	14	15	16
Board Diversity by Gender						
Male		6	7	7	6	6
Female		1	1	1	2	2
Male	%	86	87	87	75	75
Female	%	14	13	13	25	25

SUSTAINABILITY STATEMENT
(cont'd)

Indicator	Unit	FY2025	FY2024	FY2023	FY2022	FY2021
Board diversity by Age group						
30-50 years old		1	2	1	1	1
> 50 years old		6	6	7	7	7
30-50 years old	%	14	25	13	13	13
> 50 years old	%	86	75	87	87	87
Worker diversity - Gender						
Male		10	31	24	23	26
Female		11	5	3	4	4
Human Rights						
Number of substantiated complaints concerning human rights violation		0	0	0	0	0
Learning and development hours						
Executive		52	112	66	62.5	62.2
Senior Executive		240	128.5	114.95	222.5	70
Middle Management		208.5	190.65	158	90.5	89
Senior Management		373.5	303	420.83	319	268
Total hours		874	734.15	759.78	694.5	489.2
Parental Leaves Utilisation						
Maternity Leave		0	1	0	0	0
Paternity Leave		1	0	0	0	0
Community Partnership and Activities						
Total amount invested in the community where the target beneficiaries are external to the listed issuer	RM	198,896	187,378	197,368	131,000	200,000
Total number of beneficiaries of the investment in communities		Approximately 160 individuals	205 individuals	Approximately 189 individuals	1,056 individuals	Approximately 630 families 317 individuals

SUSTAINABILITY STATEMENT
(cont'd)

BURSA CONTENT INDEX

Bursa Sustainability Matters	Sentral's Material Matter	Bursa indicators		GRI	Location **(Page)**
Common Sustainability Matters					
Anti-corruption	Business ethics	C1 (a)	Percentage of employees that have received training on anti-corruption by employee category	205-2	195
		C1 (b)	Percentage of operations assessed for corruption-related risks	205-1	194
		C1 (c)	Confirmed incidence of corruption and action taken	205-3	195
Community/Society	Community partnership and activities	C2(a)	Total amount invested in the community where the target beneficiaries are external to the listed issuer	201-1	193
		C2(b)	Total number of beneficiaries of the investment in communities	201-1	193
Diversity	Diversity and equal employment	C3(a)	Percentage of employees by gender, age group for each employee category	405-1 405-2	166, 167
		C3(b)	Percentage of directors by gender and age group	405-1	165
Energy management	Energy and carbon footprint	C4(a)	Total energy consumption	302-1	134
Health and safety	Health and safety	C5(a)	Number of work-related fatalities	403-9	190, 202
		C5(b)	Lost time incident rate	403-9	202
		C5(c)	Number of employees trained on health and safety standards	403-5 404-1	190, 202
Labour practices and standards	Employee engagement	C6(a)	Total hours of training by employee category	404	169
		C6(b)	Percentage of employees that are contractors or temporary staff	401	202
		C6(c)	Total number of employee turnover by employee category	401-1	202
		C6(d)	Number of substantiated complaints concerning human rights violation		205
Supply chain management	Supply chain management	C7(a)	Proportion of spending on local suppliers	204-1	126, 195

SUSTAINABILITY STATEMENT
(cont'd)

Bursa Sustainability Matters	Sentral's Material Matter	Bursa indicators		GRI	Location (Page)
Common Sustainability Matters					
Data privacy and security	Data privacy	C8(a)	Number of substantiated complaints concerning breaches of customer privacy and losses of customer data	418-1	195
Water	Water management	C9(a)	Total volume of water used	303-3 303-4 303-5	139, 201
Waste management	Waste management	C10(a)	Total waste generated, and a breakdown of the following: (i) Total waste diverted from disposal (ii) Total waste directed to disposal	306-3 306-4	137, 200, 201
Emissions management	Energy and carbon footprint	C11(a)	Scope 1 emissions in tonnes of CO_2e	305-1 302-1	135, 200
		C11(b)	Scope 2 emissions in tonnes of CO_2e	305-2 302-1	135, 200
		C11(c)	Scope 3 emissions in tonnes of CO_2e (at least on business travel and employee commuting)	305-3	135, 200
Supply chain (Environmental)/ Supplier environmental assessment	Supply chain management	S6(a)	Percentage of new suppliers that were screened using environmental criteria	308-1	
		S6(b)	Number of suppliers assessed for environmental impacts	308-2	
		S6(c)	Percentage of the company's total property portfolio certified to a recognised building management standard for property		202
Supply Chain (Social)/Supplier Social Assessment	Supply chain management	S7(a)	Percentage of new suppliers that were screened using social criteria	414-1	
		S7(b)	Number of suppliers assessed for social impacts	414-2	

SUSTAINABILITY STATEMENT
(cont'd)

GRI CONTENT INDEX

Statement of use	Sentral REIT has reported in accordance with the GRI Standards for the period 1 January 2025 to 31 December 2025
GRI 1 used	GRI 1: Foundation 2021
Applicable **GRI Sector Standard(s)**	Not applicable

GRI Standard/ Other Source	Disclosure	Location (Page)	Omission			GRI Sector Standard Ref. No.
			Requirement(s) Omitted	Reason	Explanation	
General Disclosures						
GRI 2: General Disclosures	The Organization and its Reporting Practices					
	2-1 Organisational details	3-5				
	2-2 Entities included in the organisation's sustainability reporting	94				
	2-3 Reporting period, frequency and contact point	94				
	2-4 Restatements of information	Restatement of GHG emissions and energy intensity in FY2025, pg 131				
	2-5 External assurance	94				
	Activities and Workers					
	2-6 Activities, value chain and other business relationships	124				
	2-7 Employees	166				
	2-8 Workers who are not employees	166				
	Governance					
	2-9 Governance structure and composition	104				
	2-10 Nomination and selection of the highest governance body	68, 73, 104				
	2-11 Chair of the highest governance body	104				

SUSTAINABILITY STATEMENT
(cont'd)

GRI Standard/ Other Source	Disclosure	Location **(Page)**	Omission			GRI Sector Standard Ref. No.
			Requirement(s) Omitted	Reason	Explanation	
GRI 2: General Disclosures (cont'd)	2-12 Role of the highest governance body in overseeing the management of impacts	104				
	2-13 Delegation of responsibility for managing impacts	104				
	2-14 Role of the highest governance body in sustainability reporting	104				
	2-15 Conflicts of interest	82, 90				
	2-16 Communication of critical concerns	104				
	2-17 Collective knowledge of the highest governance body	70				
	2-18 Evaluation of the performance of the highest governance body	75				
	2-19 Remuneration policies	77				
	2-20 Process to determine remuneration	85, 86				
	2-21 Annual total compensation ratio	Information not disclosed due to confidentiality constraints.				
	Strategy, Policies and Practices					
	2-22 Statement on sustainable development strategy	95-98				
	2-23 Policy commitments	116				
	2-24 Embedding policy commitments	116				
	2-25 Processes to remediate negative impacts	116				

SUSTAINABILITY STATEMENT
(cont'd)

GRI Standard/ Other Source	Disclosure	Location (Page)	Omission			GRI Sector Standard Ref. No.
			Requirement(s) Omitted	Reason	Explanation	
GRI 2: General Disclosures (cont'd)	2-26 Mechanisms for seeking advice and raising concerns	116				
	2-27 Compliance with laws and regulations	116				
	2-28 Membership associations	110				
	Stakeholder Engagement					
	2-29 Approach to stakeholder engagement	105-111				
	2-30 Collective bargaining agreements	105-111				
Material Topics						
GRI 3: Material Topics	3-1 Process to determine material topics	112				
	3-2 List of material topics	113				
Material Topics: Economic						
GRI 201: Economic Performance						
GRI **3: Material** Topics **GRI 201:** Economic Performance	3-3 Management of material topics	115				
	201-1 Direct economic value generated and distributed	119, 194				
GRI 204: Procurement Practices						
GRI 3: Material Topics	3-3 Management of material topics	124, 125				
GRI 204: Procurement Practices	204-1 Proportion of spending on local suppliers	126, 195				

SUSTAINABILITY STATEMENT
(cont'd)

GRI Standard/ Other Source	Disclosure	Location **(Page)**	Omission			GRI Sector Standard Ref. No.
			Requirement(s) Omitted	Reason	Explanation	
GRI 205: Anti-corruption						
GRI 3: Material Topics	3-3 Management of material topics	116, 117				
GRI 205: Anti- Corruption	205-2 Communication and training about anti-corruption policies and procedures	116				
	205-3 Confirmed incidents of corruption and actions taken	195				
Material Topics: Environmental						
GRI 302: Energy						
GRI 3: Material Topics	3-3 Management of material topics	132-135				
GRI **302:** Energy	302-2 Energy consumption outside of the organisation	134, 200				
	302-3 Energy intensity	134, 200				
	302-4 Reduction of energy consumption	133				
GRI 303: Water and Effluent						
GRI 3: Material Topics	3-3 Management of material topics	137-140				
GRI 303: Water and **Effluent**	303-1 Interactions with water as a shared resource	138				
	303-5 Water consumption	139, 201				
GRI 305: Emissions						
GRI **3: Material** Topics	3-3 Management of material topics	127-131				
GRI 305: Emissions	305-2 Energy indirect (Scope 2) GHG emissions	130, 200				
	305-4 GHG emission intensity	130, 200				

SUSTAINABILITY STATEMENT
(cont'd)

GRI Standard/ Other Source	Disclosure	Location (Page)	Omission			GRI Sector Standard Ref. No.
			Requirement(s) Omitted	Reason	Explanation	
GRI 306: Waste						
GRI 3: Material Topics	3-3 Management of material topics	136, 137				
GRI 306: Waste	306-1 Waste generation and significant waste-related impacts	136, 137				
	306-2 Management of significant waste-related impacts	136, 137				
	306-3 Waste generated	137, 201				
	306-4 Waste diverted from disposal	137, 200				
	306-5 Waste directed to disposal	137, 201				
GRI 308: Supplier Environmental Assessment						
GRI **3: Material** Topics	3-3 Management of material topics	113				
GRI 308: Supplier Environmental Assessment	308-1 New suppliers that were screened using environmental criteria	Information unavailable. Steps are being taken to obtain the information to be included in report.				
	308-2 Negative environmental impacts in the supply chain and actions					
Material Topics: Social						
GRI 401: Employment						
GRI 3: Material Topics	3-3 Management of material topics	159-169				
GRI 401: Employment	401-1 New employee hires and employee turnover	166, 202				
	401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	160				
	401-3 Parental leave	160				

SUSTAINABILITY STATEMENT
(cont'd)

GRI Standard/ Other Source	Disclosure	Location **(Page)**	Omission			GRI Sector Standard Ref. No.
			Requirement(s) Omitted	Reason	Explanation	
GRI 402: Labour/Management Relations						
GRI 3: Material Topics	3-3 Management of material topics	121				
GRI 402: Labour/ Management Relations	402-1 Minimum notice periods regarding operational changes	121				
GRI 403: Occupational Health and Safety						
GRI 3: Material Topics	3-3 Management of material topics	170-190				
GRI 403: Occupational Health and Safety	403-2 Hazard identification, risk assessment, and incident investigation	170-190				
	403-5 Worker training on occupational health and safety	190, 202				
	403-6 Promotion of worker health	172				
	403-9 Work-related injuries	173, 202				
	403-10 Work-related ill health	172				
GRI 404: Training and Education						
GRI 3: Material Topics	3-3 Management of material topics	168, 169				
GRI 404: Training and Education	404-1 Average hours of training per year per employee	169				
	404-2 Programs for upgrading employee skills and transition assistance programs	164				
	404-3 Percentage of employees receiving regular performance and career development reviews	168				

SUSTAINABILITY STATEMENT
(cont'd)

GRI Standard/ Other Source	Disclosure	Location (Page)	Omission			GRI Sector Standard Ref. No.
			Requirement(s) Omitted	Reason	Explanation	
GRI 405: Diversity and Equal Opportunity						
GRI 3: Material Topics	3-3 Management of material topics	159				
GRI 405: Diversity and Equal Opportunity	405-1 Diversity of governance bodies and employees	166-167				
GRI 406: Non-Discrimination						
GRI 3: Material Topics	3-3 Management of material topics	159				
GRI 406: Non- Discrimination	406-1 Incidents of discrimination and corrective actions taken	160				
GRI 413: Local Communities						
GRI 3: Material Topics	3-3 Management of material topics	191-193				
GRI 413: Local Communities	413-1 Operations with local community engagement, impacts assessments, and development programs	205				
GRI 414: Supplier Social Assessment						
GRI 3: Material Topics	3-3 Management of material topics	124-126				
GRI 414: Supplier Social Assessment	414-1 New Suppliers that were screened using social criteria	Information unavailable. Steps are being taken to obtain the information to be included in report.				
	414-2 Negative social impacts in the supply chain and actions taken					
GRI 418: Customer Privacy						
GRI 3: Material Topics	3-3 Management of material topics	122-123				
GRI 418: Customer privacy	418-1 Substantiated complaints concerning breaches of customer privacy and losses of customer data	123				