
20 November 2025**AmFIRST REIT Maintains Upward Momentum, Delivering Strong 26.7% Growth in Realised Net Income for the First Half of FY2026**


AmREIT Managers Sdn Bhd ("AmREIT"), the Manager of AmFIRST Real Estate Investment Trust ("AmFIRST REIT" or the "Trust"), today announced another quarter of encouraging results, delivering a 7.0% quarter-on-quarter growth in realised net income for the second quarter of the current financial year ("**2Q FY2026**") of RM3.6 million, driven by improved overall portfolio occupancy and higher carpark income. Together with the improved realised net income achieved in the first quarter of the current financial year of RM5.1 million, the Trust delivered a significant 26.7% growth in realised net income for the first half of the current financial year ("**1H FY2026**") of RM8.7 million, compared to RM6.9 million achieved in the first half of last financial year.

Key Financial Highlights for 1H FY2026:

- **Gross Revenue:** RM54.4 million, up 5.1%
- **Net Property Income:** RM30.7 million, an increase of 5.4%
- **Realised Earnings Per Unit:** 1.27 sen per unit, up 26.7%

Portfolio occupancy continued to improve in 2Q FY2026, underpinned by the commencement of tenancies for new leases and renewals across several properties, in particular at Menara AmBank, Wisma AmFIRST, Prima 9 and Jaya 99.

Property expenses increased by 6.1% in 2Q FY2026, compared to the same quarter of last financial year, mainly due to higher assessment charges, increased repair and maintenance costs, and leasing commission associated with new tenancies that contributed to the improved overall occupancy.



Finance costs decreased by 3.8% in 2Q FY2026, compared to the corresponding quarter last financial year, supported by lower average cost of borrowings, following Bank Negara Malaysia's 25 basis points cut in the Overnight Policy Rate in July 2025. With approximately 67% of the Trust's borrowings are subject to floating rates, the Trust estimates an annual interest saving of about RM1.3 million for every 25 basis points reduction in the cost of debt. This favorable interest rate environment is expected to boost the Trust's earning resilience.

Accordingly, the Board of Directors of the Manager has declared an interim income distribution of 1.27 sen per unit, representing approximately 100% of the realised distributable net income for the first half of the current financial year. This marks a 26.7% increase compared to 1.00 sen per unit declared in the corresponding period of the previous financial year, reflecting the Manager's commitment to deliver higher and sustainable returns to the Unitholders.

The Trust's realized net income has shown continued improvement, driven by strong revenue growth from higher occupancy levels and improved rental rates, alongside disciplined cost optimization. Barring any unforeseen circumstances, the Manager remains cautiously optimistic that the Trust will deliver stronger performance for the remainder of the financial year, supporting further enhancement in income distribution to the Unitholders.

About AmFIRST REIT

Listed on 21 December 2006, AmFIRST REIT currently owns eight (8) properties valued at RM1.57 billion. These include Bangunan AmBank Group, Menara AmBank, Wisma AmFIRST, The Summit Subang USJ, Prima 9, Prima 10, Jaya 99 and Mydin Hypermall, Bukit Mertajam. The Trust focuses on investing in income-producing real estate which are primarily for commercial use. AmFIRST REIT is managed by AmREIT Managers Sdn Bhd.

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