

CELEBRATING TWO DECADES OF SHAPING SKYLINES



CELEBRATING 20 YEARS OF M-REITS

Twenty years on, the story of Malaysian REITs is, above all, a journey of shared progress and growth. To our stakeholders, regulators, government partners, members, and friends of the industry, we convey our deepest appreciation. Your belief has carried us forward, your guidance has steadied our steps, and your partnership has made every milestone possible.

What began as an idea has unfolded into an enduring testament of accomplishment and resilience, written not by one, but by many. This book is dedicated to you.

Leong Kit May
CHAIRMAN
OF MRMA

*Two Decades,
Countless Skylines,
One Shared Vision*

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“

MRMA extends its heartfelt appreciation to all sponsors for their generous support in making our M-REITs 20th Anniversary celebrations possible. Your contributions have been instrumental in the success of this milestone event, and we are deeply grateful for your partnership in commemorating two decades of growth and progress in the Malaysian REIT industry.

”



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In appreciation of a night made possible by our sponsors' unwavering support.

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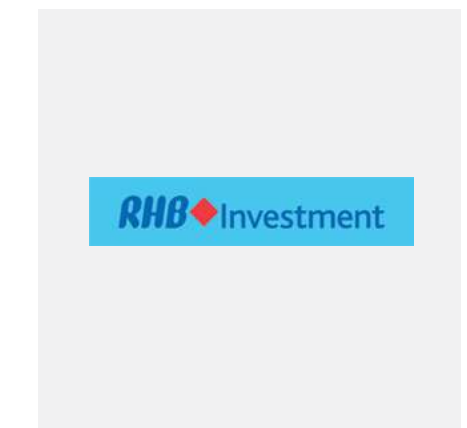
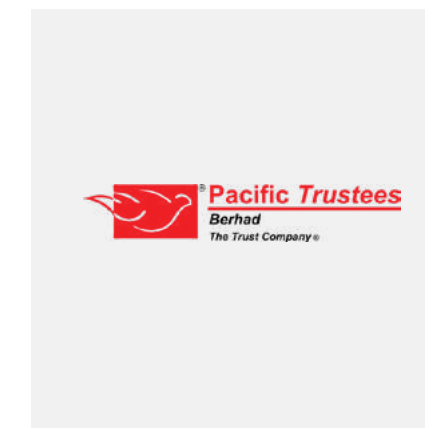
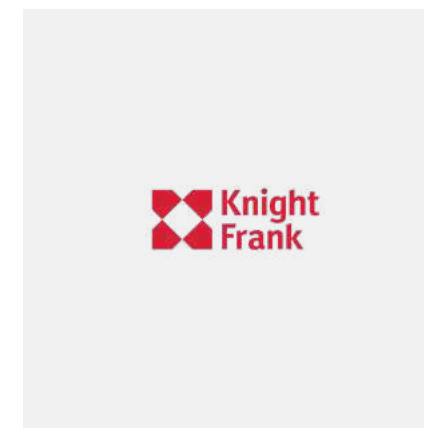
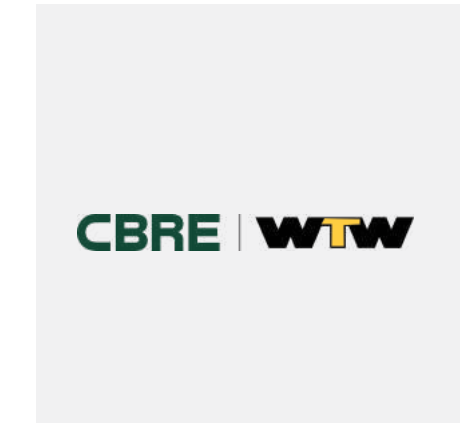
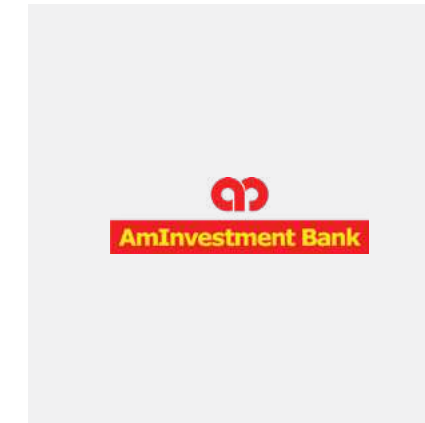
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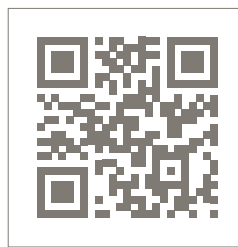
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GET TO KNOW US

Curious about who we are and what we do?
Scan the QR code or visit mrma.my to learn more about the Association.

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MESSAGE FROM THE FINANCE MINISTER II

“

Progress in any nation is shaped not just by grand projects, but by steady, ongoing efforts that bring opportunities closer to people.

”

YB SENATOR DATUK SERI AMIR
HAMZAH AZIZAN

Minister of Finance II



THE MALAYSIAN REIT INDUSTRY: BUILDING SHARED VALUE

In Malaysia, the Real Estate Investment Trust industry or REITs, has become one of those quiet yet consistent contributors. It has enabled Malaysians to invest in properties that are part of everyday life: the shopping centres that anchor communities, the healthcare facilities that serve families, the logistics hubs that connect us across the region.

The REIT industry is more than a financial instrument. It supports economic activity, attracts international investment, and creates jobs in construction, services, and management. At the same time, it plays a role in shaping our towns and cities, revitalising neighborhoods, supporting small businesses, and improving public access to essential facilities.

This progress has been made possible through robust governance. Institutions like the Securities Commission Malaysia and Bursa Malaysia have provided the foundation for an industry that is transparent, well-regulated, and trusted. Today, many REITs are aligning their strategies with sustainability goals, adopting environmental and social practices that contribute to long-term value for investors and communities alike.

Of course, challenges remain, markets evolve, interest rates fluctuate, and the global competition is intense. But what gives this industry its strength is the ability to adapt and innovate, responding to

changes while staying focused on its responsibility to investors and the wider public.

REITs represent more than just buildings or financial products. They embody a framework that channels growth into shared value, builds market confidence, and contributes to a Malaysia that is both resilient and forward-looking.

I extend my warmest congratulations to the Malaysian REIT Managers Association on the occasion of M-REITs' 20th anniversary. Over the years, the Association has played a constructive and steady role in shaping industry practices, promoting sound governance, and supporting the professional development of its members. It has also provided a valuable platform for advocacy and knowledge-sharing, helping Malaysian REITs remain competitive and aligned with international standards.

The efforts of the Association's members have helped REITs become a recognised and growing part of Malaysia's financial sector, contributing meaningfully to both economic activity and community development. As Minister, it is a privilege to witness the progress made and the contributions of all involved. I look forward to seeing the Association continue supporting the industry's development in the years ahead.

MESSAGE FROM

DATO' MOHAMMAD FAIZ AZMI

The Chairman of The Securities Commission Malaysia

“

From its early beginnings two decades ago to its position today as a dynamic and trusted investment vehicle, the Malaysian Real Estate Investment Trust's (M-REIT) journey is a story of collaboration and innovation.

”



THE CORNERSTONE OF INTEGRITY

Since the rebranding of Malaysian property trust into the REIT framework in 2005, the industry has grown in asset size and diversity. This was made possible by key reforms, including the Capital Markets and Services Act 2007 and enhancements to REIT guidelines. In addition, measures to promote governance, liberalisation and the growth of Islamic REITs encouraged greater transparency and investor participation.

Over the years, the Malaysian REIT Managers Association (MRMA) has played an instrumental role in nurturing professionalism, raising governance standards, establishing compliance best practices and serving as a unifying voice for the industry. The Securities Commission Malaysia (SC) recognises the MRMA's dedication and commitment towards advocacy, training and engagement activities, reflected in the market capitalisation of REITs surpassing RM56 billion this year.

As we look ahead, global trends from sustainability reporting and evolving property market dynamics to stronger cybersecurity standards will have to be navigated as they reshape the future of investment and stewardship.

Ultimately, a sound regulatory framework alongside responsible market intermediaries remain the foundation of investor trust. When transparency and accountability guide our collective actions, confidence in the capital market grows – setting the stage for the stability and long-term success that will hopefully define M-REIT's next chapter.

MESSAGE FROM

DATO' FAD'L MOHAMED

CEO of Bursa Malaysia

“

**Congratulations to
MRMA on the momentous
20th Anniversary of Malaysian
Real Estate Investment Trusts.**

”



A TESTAMENT TO MARKET MATURITY

This two-decade journey, which began with the first listing in 2005, is a powerful testament to market maturity and enduring value creation. From a nascent asset class, M-REITs have evolved into a sophisticated sector with a diversified portfolio spanning prime retail, resilient industrial and specialised properties.

By providing a low-barrier-to-entry access to high-quality property assets, with the added benefit of consistent, attractive dividend yields, M-REITs appeal to both seasoned institutional funds and income-focused retail investors.

Reflecting this sector's growing importance, Bursa Malaysia launched the Bursa REIT index in 2017 as to empower investors with a tool to measure, access and diversify exposure to real estate.

We commend MRMA for its relentless efforts in market advocacy and enhancing transparency. This work has been crucial in bolstering liquidity and ensuring M-REITs remain an internationally competitive asset class.

Looking ahead, Bursa Malaysia remains committed to collaborating with MRMA and industry partners to ensure the M-REIT sector sustains its trajectory as a cornerstone of our vibrant capital market.

MESSAGE FROM OUR CHAIRMAN

“

Twenty years is a meaningful milestone, a moment to look back with gratitude and forward with purpose.

”

LEONG KIT MAY

**Chairperson, Malaysian REIT
Managers Association**



FROM VISION TO LEGACY

As we celebrate the 20th anniversary of M-REITs, we are reminded of how much the industry has grown, and how far collaboration and shared vision have carried us.

When MRMA was founded, our goal was simple yet ambitious: to create a collective platform where REIT managers could share insights, tackle common challenges, and pursue opportunities together. Two decades on, that spirit of unity has shaped an association that stands as the voice of the Malaysian REIT industry. Through constant engagement with regulators, policymakers, and market participants, we have helped nurture a framework that enables REITs to thrive while protecting the interests of investors.

Our collaboration with the Securities Commission Malaysia and Bursa Malaysia have been at the heart of this journey. These collaborations have enabled us to advocate effectively on behalf of our members, contribute to policy refinements, and strengthen disclosure and governance standards. These efforts have made Malaysian REITs not only more transparent but also more trusted, both at home and globally.

Knowledge sharing has also been a cornerstone of MRMA's mission. Through forums, dialogues, and training initiatives, we have created opportunities for members to learn from one another and stay aligned with global best practices. In doing so, we have helped to elevate awareness of REITs among investors and the public, broadening participation in an asset class that continues to deliver stable and sustainable value.

As the industry advances with an increasing focus on sustainability, MRMA is proud to play an active role in strengthening ESG integration across the REIT sector. Through ESG-focused capacity-building programmes and industry dialogues, as well as facilitating access to Bursa Malaysia's Centralised Sustainability Intelligence (CSI) platform—a system that will eventually be required for all PLCs—MRMA supports members in improving their sustainability disclosures. While only a handful of Malaysian REITs currently participate in international benchmarks such as GRESB and FTSE Russell ESG ratings, MRMA's initiatives aim to build collective readiness for these standards. These efforts reflect our belief that the long-term success of the REIT industry depends not only on financial performance but also on responsible and transparent stewardship.

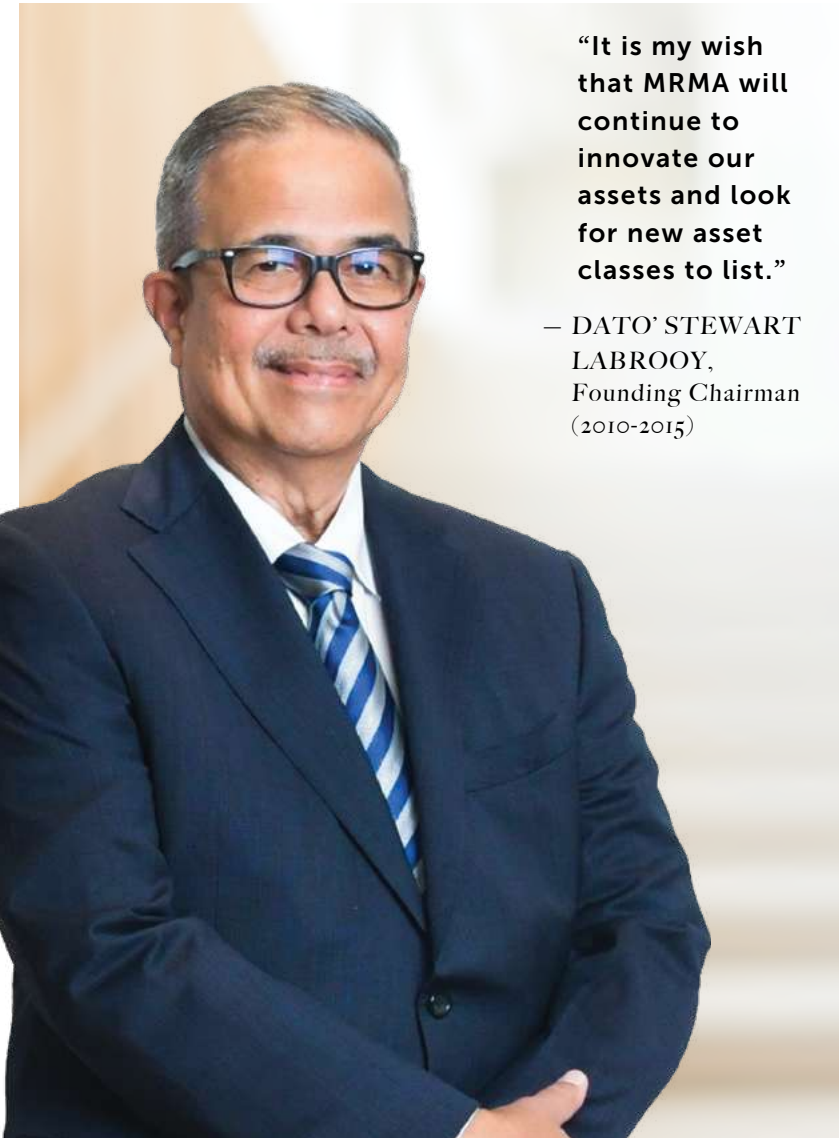
This anniversary is also a celebration of everyone who has contributed to our journey, including our members, regulators, partners, and stakeholders. Your commitment and collaboration have made MRMA what it is today: a trusted voice, a bridge between industry and policymakers, and a community built on shared ambition.

As we look to the years ahead, I am confident that the foundations we have built will continue to support an industry that is innovative, resilient, and forward-looking. Let us carry this spirit with us as we chart new paths, embrace new opportunities, and continue shaping the future of Malaysia's REIT landscape together.

MESSAGE FROM OUR FOUNDER & PAST CHAIRMEN

A SHARED LEGACY

From a single REIT listing to an industry with a combined market capitalisation surpassing RM57 billion by 2025, M-REITs' two-decade journey is a testament to collaboration, governance, and vision.



“It is my wish that MRMA will continue to innovate our assets and look for new asset classes to list.”

– DATO' STEWART LABROOY,
Founding Chairman
(2010-2015)

THE BEGINNING OF AN IDEA

In the early 2000s, Malaysia's REIT market was an uncharted frontier. Axis REIT debuted alone on Bursa Malaysia, a bold pioneer in a market, yet to fully grasp its potential. The overwhelming 19-times oversubscription of its IPO was both a surprise and a signal that the idea had merit. Yet, awareness and understanding of REITs remained limited among investors and regulators alike.

As the CEO of Malaysia's first REIT, I quickly realised that we were navigating a landscape without a collective voice. It became clear that we needed unity — a single platform through which we could advocate for our shared interests, strengthen governance, and build market confidence. This led to the founding of the Malaysian REIT Managers Association (MRMA) in 2010, a collaborative effort by all listed REITs at the time. We drew inspiration from Singapore's well-established REIT ecosystem and the Asia Pacific Real Assets Association (APREA), adopting global best practices that shaped our industry's growth trajectory. Over time, MRMA became more than a representative body, it became the unifying force behind a maturing industry.

Today, MRMA stands as the collective voice of Malaysia's REIT sector, representing 20 listed and 2 unlisted REITs with a combined market capitalisation exceeding RM57 billion. Our members include some of the most respected and well-managed REITs in the region. Through continued collaboration with organisations such as REHDA and APREA, we have influenced policy, advanced governance standards, and strengthened investor confidence.

As we mark M-REITs' 20th anniversary, I look back with pride at how far we've come — from a single listing to an entire industry united by shared purpose, integrity, and ambition.

THE ROAD TO UNITY

The journey towards uniting Malaysia's REIT industry was not immediate. In the early years, each organisation had its own priorities and shareholder expectations, and aligning these diverse interests required patience, dialogue, and a shared conviction that collective strength would drive long-term growth.

Much of our early effort centred on engaging senior management and major shareholders to embrace collaboration. It was a process built on trust and persistence, proving that unity could achieve far more than individual effort, and giving rise to a stronger, more influential voice for Malaysia's REIT community.

As our industry matured, MRMA recognised the need to chart bold new paths for sustainable growth. About a decade ago, to further strengthen M-REITs' long-term performance, MRMA championed a transformative growth strategy that would allow M-REITs to undertake property development activities on greenfield sites. Through a series of engagement sessions with the senior management of the Securities Commission (SC), we provided detailed feedback as part of the SC's public consultation on major amendments to the REIT Guidelines. This collaborative effort marked a significant breakthrough, paving the way for M-REIT players to generate higher distribution income and deliver more accretive returns to unitholders over time.

A defining milestone followed in 2017 with the launch of the M-REITs Index on Bursa Malaysia, providing institutional investors with a recognised benchmark and reaffirming MRMA's growing credibility. As Chairman from 2016 to 2021, I placed great emphasis on continuity and stewardship, ensuring each transition carried forward MRMA's mission with fresh ideas, integrity, and renewed energy.

EVOLVING WITH PURPOSE

When I joined MRMA in 2011, I was inspired by how a small circle of pioneers had transformed an emerging idea into a recognised institution. What began as a modest effort to raise awareness for the REIT industry had evolved into a unified platform that championed industry standards, built trust among stakeholders & authorities, and became a respected voice for Malaysia's REIT sector.

My tenure as Chairman from 2022 to 2024 marked a new chapter of purposeful progress. During this period, MRMA strengthened its role as an active intermediary between industry players and regulators. A defining milestone was the successful extension of the annual report submission timeline to four months — a change that reflected fairer compliance timelines and MRMA's growing credibility as an industry advocate.

Equally meaningful was the revival of collective engagement through MRMA's first post-pandemic forum, namely "M-REITs & The Road Ahead" in 2022. It reminded us that beyond regulations and reforms, MRMA's enduring strength lies in shared purpose, collaboration, and trust — values that will continue to guide the Association forward.



“We must remain the united voice that keeps Malaysian REITs relevant and competitive.”

– DATO' JEFFREY NG,
Chairman (2016 - 2021)

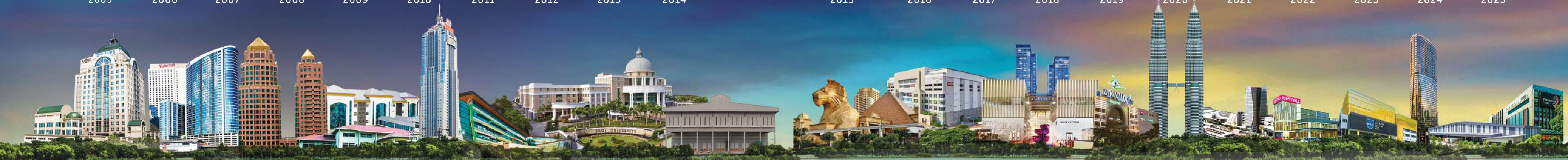
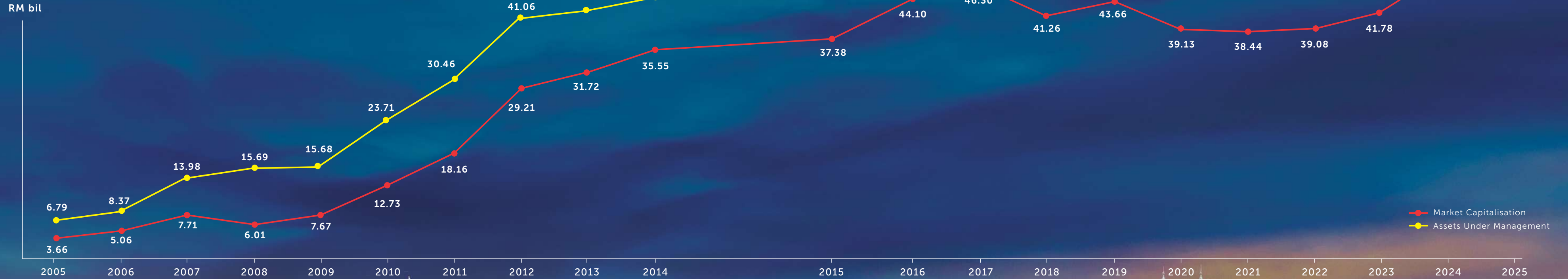


“Future leaders must uphold transparency, adaptability and mentorship to take the industry to greater heights.”

– DATO' PHILIP HO,
Chairman (2022-2024)

GROWTH OF M-REITS SINCE 2005

THE YEARS THAT DEFINED US



2005

- Amanah Harta Tanah PNB (AHP)
 - Est. 1989, listed in 1990 as Prop Trust
 - Reclassified as REIT in 2005
 - Voluntarily delisted in 2021
- Axis REIT
- YTL Hospitality REIT
 - Originally Starhill REIT (2005-2012)
- UOA REIT

2006

- Tower REIT
- Al-'Aqar Healthcare REIT
 - Originally Al-'Aqar KPJ REIT
 - Renamed in 2011
- Hektar REIT
- AmFIRST REIT

2007

- Sentral REIT
 - Originally Quill Capita Trust (2007)
 - Renamed to MRCB-Quill REIT (2015)
 - Renamed to Sentral REIT (2021)
- AmanahRaya REIT
- Atrium REIT

2010

- Sunway REIT
- CapitaLand Malaysia Trust (CLMT)
 - Originally CapitaMalls Malaysia Trust (2010)
 - Renamed to CapitaLand Malaysia Mall Trust (2015)
 - Renamed to CapitaLand Malaysia Trust (2021)

2011

- Pavilion REIT

2012

- IGB REIT

2013

- KLCC REIT
 - Listed as Stapled Securities known as KLCCP Stapled Group

2015

- Al-Salām REIT

2017

- KIP REIT
- Alpha REIT
 - Unlisted

2021

- IGB Commercial REIT

2022

- AME REIT

2025

- Paradigm REIT

PATRONS' AWARD

HONOURING THE VISIONARIES WHO SHAPED MALAYSIA'S REIT LANDSCAPE

**Recognising The Leaders
of The Association
Who Paved The Way
For M-REITs to Thrive.**

In commemorating the M-REITs' 20th anniversary, the Patrons' Award pay tribute to three visionary leaders whose foresight, perseverance, and collaborative spirit have defined the growth and credibility of Malaysia's REIT industry.

From establishing the foundation and uniting early players, to advancing governance, advocacy, and resilience, their contributions continue to shape MRMA's enduring legacy.



**DATO' GEORGE
STEWART LABROOY**

Founding Chairman,
Malaysian REIT Managers Association
Former CEO and Executive Director,
Axis REIT Managers Bhd
Honorary Secretary,
Malaysian REIT Managers Association
Founder & Director / Exec. Chairman,
AREA Management Sdn Bhd

A true pioneer and architect of Malaysia's REIT industry, Dato' George Stewart Labrooy laid the cornerstone upon which the nation's REIT landscape was built. Guided by his vision to unify the industry and elevate professional standards, he brought together Malaysia's earliest listed REITs under a single representative body, the Malaysian REIT Managers Association (MRMA).

His leadership forged vital partnerships with regulators, cultivated investor confidence through nationwide education roadshows, and set the benchmark for governance and transparency. By linking MRMA with regional networks such as the Asia Pacific Real Assets Association (APREA), Dato' Stewart positioned Malaysia's REIT industry within the broader Asia-Pacific context, ensuring it grew on par with international best practices.

Through his pioneering spirit and tireless advocacy for knowledge sharing, Dato' Stewart not only established the foundation of the REIT ecosystem but also nurtured a culture of collaboration and trust that continues to guide the industry today.



**DATO' JEFFREY
NG TIONG LIP**

Former Chairman (2016-2021)
Malaysian REIT Managers Association
Former Chief Executive Officer,
Sunway REIT Management Sdn Bhd
Advisor,
Malaysian REIT Managers Association
Chairman,
CapitaLand Malaysia REIT Management

Building on the foundation set by his predecessor, Dato' Jeffrey Ng Tiong Lip steered MRMA into a new era of consolidation, institutional credibility, and global recognition. Under his leadership, the Association achieved full industry participation, uniting all Malaysian REITs under one platform and strengthening MRMA's standing as the authoritative voice of the REIT sector.

Dato' Jeffrey's tenure saw landmark initiatives such as the launch of the M-REIT Index on Bursa Malaysia Bursa Malaysia, which was a milestone that provided the market's first official benchmark for institutional investors. His efforts deepened engagement with regulators including the Ministry of Finance, the Securities Commission, and Bursa Malaysia, reinforcing trust and policy alignment.

By enhancing governance standards, institutionalising leadership succession, and elevating industry education, Dato' Jeffrey transformed MRMA into a mature, respected institution that continues to influence the future of Malaysia's real estate investment landscape.



**DATO' PHILIP
HO YEW HONG**

Former Chairman (2022-2024)
Malaysian REIT Managers Association
Former Chief Financial Officer,
Urusharta Cemerlang Sdn Bhd
Immediate Past Chairman,
Malaysian REIT Managers Association
Chief Executive Officer,
Pavilion REIT Management Sdn Bhd

At the helm of MRMA's most recent chapter, Dato' Philip Ho Yew Hong led the Association through a pivotal phase of renewal and reform. His leadership was marked by strengthened policy advocacy, regulatory collaboration, and post-pandemic revitalisation that reinforced MRMA's position as a trusted policy intermediary.

Under his guidance, MRMA successfully secured regulatory approval to extend the REIT annual reporting timeline, aligning the industry with listed company standards and easing operational compliance. He also revived the M-REIT Forum, reigniting dialogue between REIT managers, investors, and regulators to foster a renewed sense of unity and direction.

By advancing discussions on gearing limits, property development caps, and ESG integration, Dato' Philip guided the industry toward greater resilience and sustainability. His forward-thinking leadership positioned Malaysian REITs as a globally competitive and trusted asset class, ensuring that the legacy of collaboration, transparency, and innovation continues to define MRMA's journey.

WE ARE MRMA

**Building a Stronger,
More Attractive M-REIT
Industry Since 2010.**

**MRMA was formed as the
collective voice of Malaysia's
REIT industry.**

Today, it brings together 20 listed REITs,
two unlisted REITs, and six associate members
under one platform dedicated to progress,
professionalism, and global relevance.



**MRMA CHAMPIONS
TRANSPARENCY, GOVERNANCE,
AND INTERNATIONAL
BEST PRACTICES.**

This is done to ensure Malaysian REITs are trusted by investors at home and abroad. Through research, advocacy, and collaboration with regulators, the Association strengthens competitiveness and promotes growth for the industry.

At the heart of its efforts lies the industry's core value proposition: delivering top-quality real estate portfolios that provide unitholders with steady dividends and sustainable capital gains. By upholding these standards, MRMA reinforces confidence in Malaysia's REIT landscape and supports the continued creation of long-term value for investors.

Beyond representation, MRMA nurtures knowledge and professionalism by hosting forums, training, and thought-leadership initiatives.

**Its vision is to create an environment
where high-quality REITs can thrive,
driving Malaysia's property funds
industry forward while connecting to the
opportunities of the wider region.**

EXCO GALLERY

LED BY

VISIONARIES



MEET OUR LEADERS
A closer look at the people
guiding MRMA's vision,
collaboration, and progress today.



LEONG KIT MAY
Chairman
CEO of
Axis REIT Managers
Berhad



DEREK TEH WAN WEI
Vice-Chairman
CEO of
Sentral REIT
Management
Sdn Bhd



ZUHAIRY BIN MD ISA
Vice-Chairman
Deputy CEO of
AmREIT Managers
Sdn Bhd



DATO' PHILIP
HO YEW HONG
Immediate Past Chairman
CEO of
Pavilion REIT
Management Sdn Bhd



HAFIDZ ATRASH KOSAI BIN
MOHD ZIHIM
Honorary Treasurer
CEO / Exec. Director of
Pelaburan Hartanah
Nasional Berhad



DATO' GEORGE
STEWART LABROOY
Honorary Secretary
Chairman of
Alpha REIT Managers
Sdn Bhd



YONG SU-LIN
Committee Member
CEO of
CapitaLand Malaysia
REIT Management
Sdn Bhd



DATO' JEFFREY NG
TIONG LIP
Advisor
Chairman of
CapitaLand Malaysia
REIT Management
Sdn Bhd

GUIDED BY

STRONG GOVERNANCE

**Shaping a Resilient
and Trustworthy REIT
Market in Malaysia.**

**Good governance is the
cornerstone of Malaysia's
REIT success story— a
framework built on trust,
integrity, and accountability.**

From the very beginning, the Malaysian REIT industry has been anchored by a strong regulatory foundation under the Securities Commission Malaysia's REIT Guidelines, ensuring investor protection and market confidence.

EVERY REIT OPERATES WITHIN A CULTURE OF RESPONSIBILITY:

Trustees and managers act with care and diligence, prioritising unitholders' interests through transparency, disclosure, and prudent financial stewardship. Independent valuations, rigorous conflict management, and a clear separation of roles uphold fairness, while a 50% gearing cap reinforces financial discipline.

As sustainability reshapes global investment expectations, Malaysia has advanced with foresight. The National Sustainability Reporting Framework (NSRF), aligned with the ISSB's IFRS S1 and S2 standards, is guiding REITs towards stronger ESG integration — embedding environmental, social, and governance principles into every decision.

Through the Malaysian REIT Managers Association (MRMA), the industry's voice has grown stronger. MRMA's collaboration with regulators and policymakers has refined disclosure standards, encouraged digital governance, and strengthened investor fairness — cultivating a resilient, transparent ecosystem admired across the region.

Today, Malaysia's REITs stand as proof that strong governance is not merely a safeguard, but a catalyst that sustains confidence, inspires growth, and secures lasting value for generations to come.

SETTING STANDARDS

FOR TRANSPA

**Championing Clarity and
Disclosure To Strengthen Market
Integrity and Investor Trust.**

**Transparency has long been the
hallmark of Malaysia's REIT industry –
a principle deeply embedded in every
policy, disclosure, and report.**

Guided by MRMA, the sector has evolved from compliance to leadership, setting new benchmarks in openness, comparability, and accountability.

Through close collaboration with the Securities Commission Malaysia and Bursa Malaysia, MRMA has championed alignment with global frameworks such as IFRS-based Malaysian Financial Reporting Standards (MFRS 9 and MFRS 16). These standards ensure consistency and reliability in financial reporting, reinforcing Malaysia's reputation for sound governance and investor trust.

RENCY

Through its Disclosure and Governance Working Group, MRMA has also developed best-practice templates for related-party transactions, valuations, and risk reporting, ensuring clarity and comparability across the industry. The promotion of Integrated Reporting has further bridged financial performance with ESG outcomes, transforming reports into holistic narratives of purpose and progress.

These collective efforts have elevated Malaysia's REIT market from one defined by yield to one defined by integrity – where transparency inspires confidence, strengthens market credibility, and builds enduring trust between managers, unitholders, and investors worldwide.

ADVOCATING FOR BETTER OUTCOMES



Final Meeting with EAC, Chaired by YAB Perdana Menteri, Tan Sri Muhyiddin Yassin, 2020



Engagement with RMCD, 2023

In times of challenge, leadership reveals its true strength.

Throughout its journey, MRMA has been a steadfast advocate for progress, engaging policymakers, regulators, and industry partners to create an environment where Malaysia's REITs can grow, adapt, and deliver sustainable value to investors and communities alike.

Responding To Crisis, Protecting The Industry

When the COVID-19 pandemic disrupted businesses and strained the property market, M-REITs faced unprecedented pressure, projecting RM689 million in rental reliefs extended to tenants at their own expense. Recognising the urgency, MRMA took decisive action. Through multiple engagements with the Ministry of Finance, the Economic Action Council, and the Prime Minister's Office, the Association presented a comprehensive proposal outlining financial and regulatory relief measures worth RM314 million.

These efforts bore fruit. The Securities Commission approved a temporary increase in gearing limits from 50% to 60% until December 2022, providing breathing space for REITs to stabilise operations. MRMA also successfully secured exemptions from service tax on building maintenance and service charges, directly easing financial strain on both landlords and tenants.

Driving Policy Change And Modernisation

Beyond crisis response, MRMA's advocacy has continually shaped the evolution of Malaysia's REIT framework. A significant milestone came in February 2024 when the Securities Commission Malaysia approved MRMA's proposal to extend the REIT annual reporting deadline from two to four months. This adjustment aligned REITs with listed-company standards, acknowledging the sector's operational complexity while preserving transparency and accountability.

MRMA also took the lead in engaging the Royal Malaysian Customs Department (RMCD) on the taxation of service charges, successfully reversing an earlier ruling that had imposed service tax without consultation. The outcome reaffirmed MRMA's credibility as a constructive industry voice grounded in collaboration and evidence-based dialogue.

Shaping The Future Of Investment Trusts

Looking ahead, MRMA continues to champion reforms that will make the M-REIT market more competitive and investor-friendly. Among its current priorities is the liberalisation of the 10% withholding tax on income distributions to individual unitholders — a move aimed at attracting broader investor participation and aligning Malaysia's REIT incentives with leading regional markets.

Through every engagement, MRMA's approach has remained consistent: listen, collaborate, and advocate with purpose. Each policy change achieved, from financial relief to regulatory reform, reflects the Association's enduring commitment to ensuring the long-term health, transparency, and inclusivity of Malaysia's REIT ecosystem.

As the Association celebrates two decades of leadership, its advocacy stands as more than a record of outcomes. It is a testament to unity, resilience, and the collective pursuit of better futures for all who call Malaysia's REIT industry home.

“

As the Association celebrates two decades of leadership, its advocacy stands as more than a record of outcomes — it is a testament to unity, resilience, and the collective pursuit of better futures for all who call Malaysia's REIT industry home.

”

WORKING WITH

REGULATORS

ENGAGEMENT WITH THE MINISTRY OF ECONOMY, 2020



First Meeting between MRMA and EAC, 18 June 2020

Chaired by: YBhg Tan Sri Dato' Seri Dr Noor Azlan Ghazali

Represented by: Dato' Jeffrey, Dato' Hisham, Dato' Stewart, Low Peck Chen



Second Meeting between MRMA and EAC, 25 June 2020

Chaired by: YBhg Tan Sri Dato' Seri Dr Noor Azlan Ghazali

Represented by: Dato' Jeffrey, Dato' Hisham, Dato' Stewart, Low Peck Chen, Yong Su-Lin, Nikki Ng, Ng Zhan Ming



Third Meeting between MRMA and EAC, 26 June 2020

Chaired by: YB Dato' Sri Mustapa Bin Mohamed

Represented by: Dato' Jeffrey, Dato' Hisham, Low Peck Chen, Ng Zhan Ming



Final Meeting with EAC, Chaired by YAB Perdana Menteri, Tan Sri Muhyddin, 2020

Chaired by: YAB Tan Sri Muhyddin (Prime Minister, 2020-2021)

Represented by: Dato' Jeffrey, Dato' Stewart, Leong Kit May, Low Peck Chen, Ng Zhan Ming

ENGAGEMENT WITH THE SECURITIES COMMISSION MALAYSIA, 2022

Chaired by: Datuk Zainal Izlan bin Zainal Abidin

Co-chaired by: Dato' Zain Azhari bin Mazlan & Stephanie Yew (SC)

Represented by:

Dato' Philip Ho, Dato' Jeffrey Ng, Dato' Stewart Labrooy, Tan Choon Siang, Antony Barragry, Zuhairy Bin Md Isa, Derek Teh Wan Wei, Chan Kum Chong, Shireen Iqbal Binti Mohamed Iqbal, Zarina Binti Halim, Chong Hong Chuon, Nikki Ng, Chai Lai Sim, Ong Hui Ling, Ng Bee Lien, Soon Yeong Chyan, Hii Wei Bing, Sahrin Bin Munir, Chow Yeng Keet, Alice Leow, Tan Kong Yam (Kadir Andri & Partners)



Engagement Session between SC and MRMA, 5 August 2022

ENGAGEMENT WITH THE MINISTRY OF FINANCE, 2023



MRMA meets with YB Steven Sim (Deputy Minister of Finance II at the time), 11 May 2023

ENGAGEMENT WITH THE ROYAL MALAYSIAN CUSTOMS DEPARTMENT, 2023



MRMA meets with Tuan Zunaibi bin Mat Ali (Timbalan Pengarah Kastam) and MoF representatives on Waiver of Service Tax on Service Charges for Common Areas, 5 September 2023

ENGAGEMENT WITH THE MINISTRY OF FINANCE & LHDN, 2024



MRMA meets with YBrs. John Patrick Antonsamy (Under Secretary of Tax Division at the Ministry of Finance) and LHDN representatives, 6 May 2024

COMMITTEES

IN MOTION

Powering Industry Growth Through Shared Expertise and Collective Action.

The strength of MRMA lies in the collective expertise and dedication of its committees.

Each has played a pivotal role in advancing the Malaysian REIT (M-REIT) industry, shaping its regulatory landscape, and fostering growth through collaboration, innovation, and advocacy.

The Regulatory and Policy Committee

has been at the forefront of policy development and engagement with key regulators, including the Ministry of Finance and the Securities Commission Malaysia. Its persistent efforts helped preserve tax transparency and secure vital withholding tax incentives for investors, ensuring Malaysia's REIT market remains competitive. The committee's contributions to successive guideline revisions in 2012, 2018, and 2021 expanded investment scopes, refined governance standards, and facilitated cross-border liberalisation – laying the groundwork for a more dynamic and resilient industry.

The Finance, Accounting and Reporting Committee

has strengthened the industry's financial integrity and reporting excellence. Working closely with the Malaysian Accounting Standards Board (MASB), it advanced the alignment of M-REIT reporting standards with IFRS to promote consistency and transparency. The committee also introduced best-practice templates to elevate reporting quality and investor confidence, while addressing critical technical matters with tax authorities on deferred tax, income distribution timing, and cross-border income treatment.

The Islamic REIT and Shariah Compliance Committee

has positioned Malaysia as a global pioneer in Islamic REITs. Through the standardisation of Shariah-compliant structures and the integration of Islamic financing instruments such as wakalah and ijarah, the committee strengthened market integrity and investor assurance. Its continued collaboration with the Securities Commission Malaysia on Shariah screening and compliance guidelines underscores Malaysia's global leadership in Islamic finance.

The ESG and Sustainability Committee

emerged as a catalyst for responsible growth, as sustainability gained prominence in global investment discourse. The committee has championed the adoption of GRESB benchmarking and TCFD-aligned disclosures, while partnering with Bursa Malaysia to promote voluntary ESG reporting among member REITs. These initiatives have prepared the industry for the transition toward enhanced sustainability and climate-related transparency.

The Membership, Research and Events Committees

has created platforms for constructive engagement between regulators, investors, and REIT managers through flagship events such as the Malaysian REIT Forum. Their efforts in publishing research insights and coordinating responses to industry challenges, including those faced during the COVID-19 pandemic, have strengthened unity and resilience within the M-REIT community.

PROFESSIONALISING

THE INDUSTRY

From its earliest days, MRMA recognised that the strength and sustainability of the M-REIT industry rest on the professionalism, knowledge, and integrity of its people.

Over the past two decades, MRMA has championed capacity building and continuous learning, creating structured avenues for REIT professionals to refine their technical expertise, broaden their strategic understanding, and stay ahead of global market trends.

At the forefront of these efforts is the Annual Malaysian REIT Forum – MRMA’s flagship event that convenes regulators, fund managers, investors, analysts, and thought leaders from across the region. The forum serves as a platform for dialogue on policy developments, market trends, and emerging themes such as ESG and sustainability, driving alignment between industry practice and evolving stakeholder expectations.

Complementing this are targeted workshops and technical briefings focused on areas critical to REIT operations – from regulatory compliance and tax structuring to Shariah governance, ESG integration, and property valuation. MRMA also hosts knowledge-sharing sessions and webinars, which have become vital for disseminating insights on topical issues such as sustainability reporting and post-pandemic market recalibration. These initiatives are supported by industry guidelines and best practice papers, offering practical reference tools that translate policy discussions into operational improvements.

Through these programmes, MRMA has raised the technical proficiency of REIT professionals and enhanced the industry’s collective understanding of global REIT trends, financial reporting standards, and ESG imperatives. This ongoing investment in professional development has led to greater consistency, transparency, and agility across member organisations, enabling faster adaptation to regulatory and market changes.

Collaboration has been central to MRMA’s success in capacity building. The Association works closely with the Securities Commission Malaysia and Bursa Malaysia to co-host forums and ESG workshops that clarify regulatory expectations and encourage proactive compliance. Partnerships with professional bodies such as the Malaysian Institute of Accountants (MIA) and the Royal Institution of Surveyors Malaysia (RISM) have provided technical input on accounting, tax, and valuation standards. In addition, universities and research institutions have contributed to the exchange of ideas and academic insights, particularly in advancing Islamic REIT structures and sustainable building practices.

Beyond formal training, MRMA has nurtured a culture of continuous learning and peer exchange. Regular updates, newsletters, and webinars keep members informed of the latest regulatory and market developments, while the Association’s collaborative environment encourages experience-sharing and mutual support. Training and development have become hallmarks of MRMA’s annual calendar – reinforcing a professional culture that aspires not only to meet, but to exceed, industry standards.

Looking ahead, MRMA is steering the next phase of professional growth for the M-REIT sector. Its future priorities include advanced training in ESG and sustainability reporting, digitalisation and PropTech, cross-border investment, Islamic REIT structuring, and leadership and governance. These focus areas will equip the next generation of REIT professionals with the foresight, agility, and technical depth needed to navigate an increasingly complex global landscape.

Through its sustained commitment to professional excellence, MRMA continues to shape a capable, forward-looking, and globally respected M-REIT industry – one that stands as a model of integrity, innovation, and continuous advancement.

REIT IN THE SPOTLIGHT

INSIGHTS THAT DEFINE THE REIT LANDSCAPE

JULY
31



SILVER LINING - POST PANDEMIC COMEBACK OF MALAYSIAN REITS

SEP
25



M-REITS - A NEW MODEL OF AFFORDABLE RENTAL HOUSING?

NOV
27



ALTERNATIVE ASSET CLASSES FOR M-REITS

JAN
08



A QUANTUM LEAP FOR M-REITS

MAR
05



THE IMPORTANT ROLE REITS PLAY IN THE ECONOMY

APR
23



THE SECURITISATION OF HIGHWAYS

JULY
16



REITS ARE BORING AND THAT'S A GOOD THING



WRITTEN BY *Dato' Jeffrey Ng*

2021

2022



WRITTEN BY *Dato' Stewart Labrooy*

MAY
29



THE FORCE AWAKENS - THE RISE OF MALAYSIAN REITS

JUNE
26



REGULATORY TRANSFORMATION - PRACTICAL MEASURES TO IMPLEMENT FOR REITS

AUG
28



SOWING SEEDS, GROWING ASSETS - VALUE CREATION BY REIT MANAGERS

OCT
30



INVESTING FOR GOOD - ESG WITH M-REITS

JAN
29



REITS AND THE IMPACT OF ESG ON PERFORMANCE

MAR
26



CAN MALAYSIA HAVE ITS OWN DATA CENTRE REITS?

MAY
28



CAN REITS BE A HEDGE AGAINST RISING INTEREST RATES?

BUILDING A STRONGER COMMUNITY

ONE CONTRIBUTION, LASTING IMPACT – SUPPORTING LIVES THROUGH REIT CSR



MRMA has contributed

RM100,000

in the form of cash vouchers from 99 Speedmart that may be used for food, groceries, personal hygiene products and other essential goods to help and support the communities in Selangor and Kuala Lumpur that have been adversely impacted by the COVID-19 pandemic and the various lockdowns since 2020.



Dato' Hisham Bin Othman handing over the

RM10K VOUCHERS

to YB Michelle Ng (ADUN of Subang Jaya) on 2 August 2021



Dato' Stewart Labrooy handing over the

RM12K VOUCHERS

to YB Charles Santiago (MP of Klang) on 30 July 2021



Dato' Stewart Labrooy handing over the

RM10K VOUCHERS

to YB Tony Leong (ADUN of Pandamaran) on 3 August 2021

M-REIT FORUM OVER THE YEARS

DRIVING THE REIT CONVERSATION FORWARD



2019

MRMA-APREA: OPPORTUNITIES IN THE NEW MALAYSIA

Chaired by Dato' Jeffrey Ng Tiong Lip



2020

NAVIGATING THE NEW NORMAL

Chaired by Dato' Jeffrey Ng Tiong Lip

Online webinar broadcasted from Mandarin Oriental KL





2022

M-REITS & THE ROAD AHEAD

Chaired by Dato' Philip Ho Yew Hong



2024

M-REITS RECONFIGURED

Chaired by Leong Kit May



THE FACES OF M-REIT LEADERSHIP TODAY



SHIREEN IQBAL BINTI
MOHAMED IQBAL
Chief Executive Officer
Alpha REIT Managers



DATUK MOHD ISKANDAR
DZULKARNAIN RAMLI
Managing Director
AmanahRaya-Kenedix
REIT Manager



CHONG HONG CHUON
Chief Executive Officer
AmREIT Managers



LEONG KIT MAY
CEO / Executive Director
Axis REIT Managers



YONG SU-LIN
Chief Executive Officer
CapitaLand Malaysia
REIT Management



NOORBAIZURA BINTI
HERMEYNEY
Executive Director
GLM REIT Management



ZAINAL ISKANDAR BIN
ISMAIL
CEO / Executive Director
Hektar Asset Management



CHAI LAI SIM
Chief Executive Officer
IGB REIT Management



CHAN WAI LEO
CEO / Executive Director
I REIT Managers



ZULHILMY
KAMARUDDIN
Chief Executive Officer
JLG REIT Managers



VALERIE ONG
Chief Executive Officer
KIP REIT Management



DATUK SR MOHD. SALEM
BIN KAILANY
CEO / Executive Director
KLCC REIT Management



SELENA CHUA
CEO / Executive Director
Paradigm REIT
Management



DATO' PHILIP
HO YEW HONG
Chief Executive Officer
Pavilion REIT Management



HAFIDZ ATRASH KOSAI BIN
MOHD ZIHIM
CEO / Executive Director
Pelaburan Hartanah Nasional Berhad



DATO' YEOH SEOK KAH
Chief Executive Officer
Pintar Projek



DEREK TEH WAN WEI
Chief Executive Officer
Sentral REIT Management

*Atrium REIT,
Sunway REIT,
and UOA REIT
have opted not
to be featured
in this section at
the respective
managements'
request.*

MALAYSIA'S ONLY HEALTHCARE-FOCUSED REIT

OFFERING EXCLUSIVE EXPOSURE TO A RESILIENT AND GROWING SECTOR.

Johor Specialist Hospital



ZULHILMY KAMARUDDIN
Chief Executive Officer

Al-'Aqar Healthcare REIT — Advancing Islamic Healthcare Real Estate

Listed in 2006 as the world's first Islamic healthcare REIT, Al-'Aqar Healthcare REIT has played a defining role in shaping Malaysia's real estate investment landscape. By aligning healthcare infrastructure with Shariah-compliant investment principles, we set new standards for thematic REITs, demonstrating how responsible investment can support essential social sectors.

From an initial portfolio of six assets at IPO, we have expanded strategically to 23 assets valued at RM1.9 billion encompassing hospitals, aged care, and healthcare-related facilities, reflecting our strength, adaptability, and focus on long-term value creation for unitholders and stakeholders alike.

Our progress mirrors the evolution of Malaysia's REIT industry, from its formative years to its position today as a diverse and mature market. Through consistent returns, disciplined asset management, and regional diversification, we have strengthened confidence in Islamic and healthcare-based real estate investment.

As an active member of the Malaysian REIT Managers Association (MRMA), we remain dedicated to advancing healthcare-focused real estate and upholding Shariah investment principles, contributing to a more resilient, inclusive, and sustainable future for the Malaysian REIT sector and beyond.



JLG REIT Managers Sdn Bhd
(Manager of Al-'Aqar Healthcare REIT)

Ampang Puteri Specialist Hospital



KPJ Penang Specialist Hospital



INVESTMENT PROPERTIES VALUED AT
RM1.9 BILLION
POST-ACQUISITION

underpinned by strategic expansion and stable income.

RM241 MILLION
IN ACQUISITIONS FOR FY2025

comprising new KPJ Ampang Puteri and KPJ Penang extension buildings.



Scan here for more information on Al-'Aqar Healthcare REIT

INVESTMENT PROPERTIES VALUED AT RMI.22 BILLION

REFLECTING STRONG ASSET DIVERSITY AND RESILIENCE.

Mydin Mall Gong Badak



ZULHILMY KAMARUDDIN
Chief Executive Officer

Al-Salām REIT – Strengthening Malaysia’s Diversified Islamic REIT Landscape

Since its listing in 2015, Al-Salām REIT has been instrumental in shaping Malaysia’s diversified Islamic REIT market. With a portfolio that spans retail, industrial, office, and food and beverage assets, the REIT embodies versatility and innovation in adapting to evolving market conditions.

Our strategic focus on transit-oriented developments and asset enhancement initiatives underscores a long-term approach to sustainable value creation. The rejuvenation of KOMTAR JBCC in Johor Bahru stands as a key example of this commitment, revitalising one of the city’s most prominent retail landmarks while enhancing community vibrancy and investor confidence.

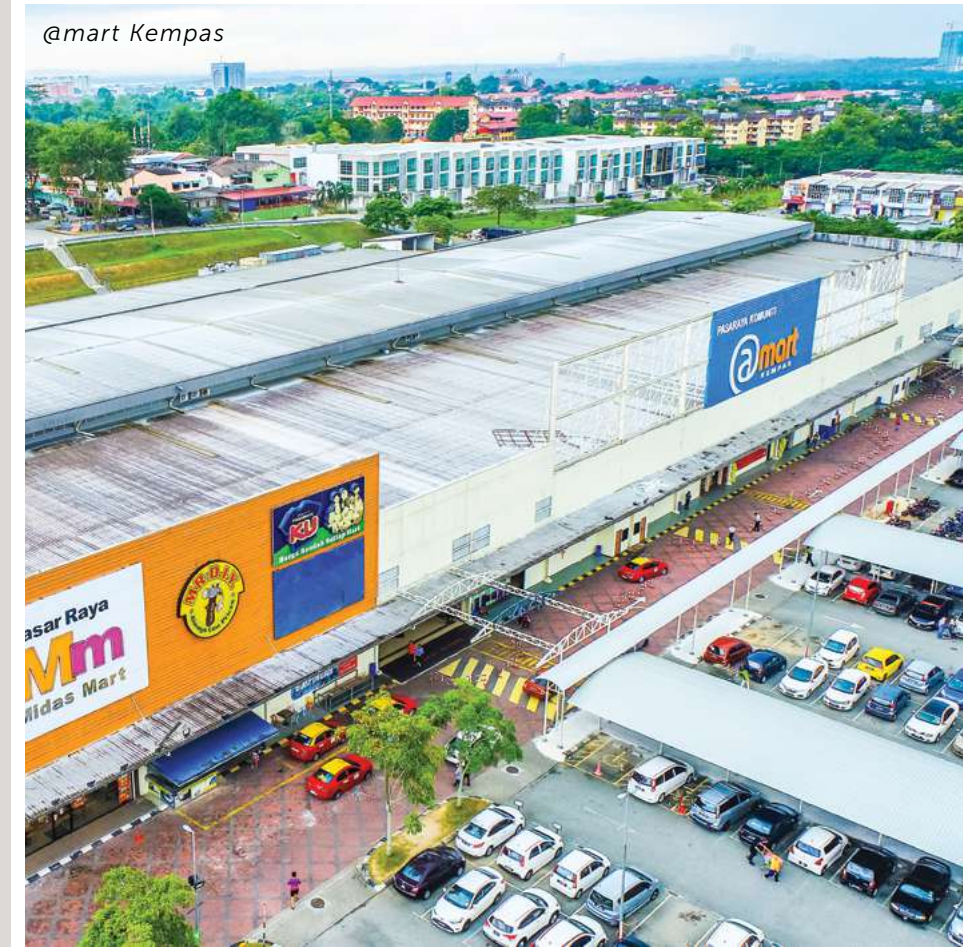
From 31 assets at listing to 53 today, we continue to expand our presence in sectors that offer resilience and stable income potential. Our diversified portfolio provides investors with balanced exposure to growth opportunities within Malaysia’s dynamic commercial landscape.

Proudly part of the Malaysian REIT Managers Association (MRMA), we actively support the industry’s growth, and remain focused on delivering sustainable returns to its unitholder – leveraging infrastructure catalysts and regional growth, particularly in Johor – while strengthening our role in the nation’s evolving real estate market.



JLG REIT Managers Sdn Bhd
(Manager of Al-Salām REIT)

@mart Kempas



FLAGSHIP ASSETS KOMTAR JBCC & MENARA KOMTAR

anchor Al-Salām REIT’s presence in the JS-SEZ corridor.

STRATEGIC TURNAROUND FOR KOMTAR JBCC

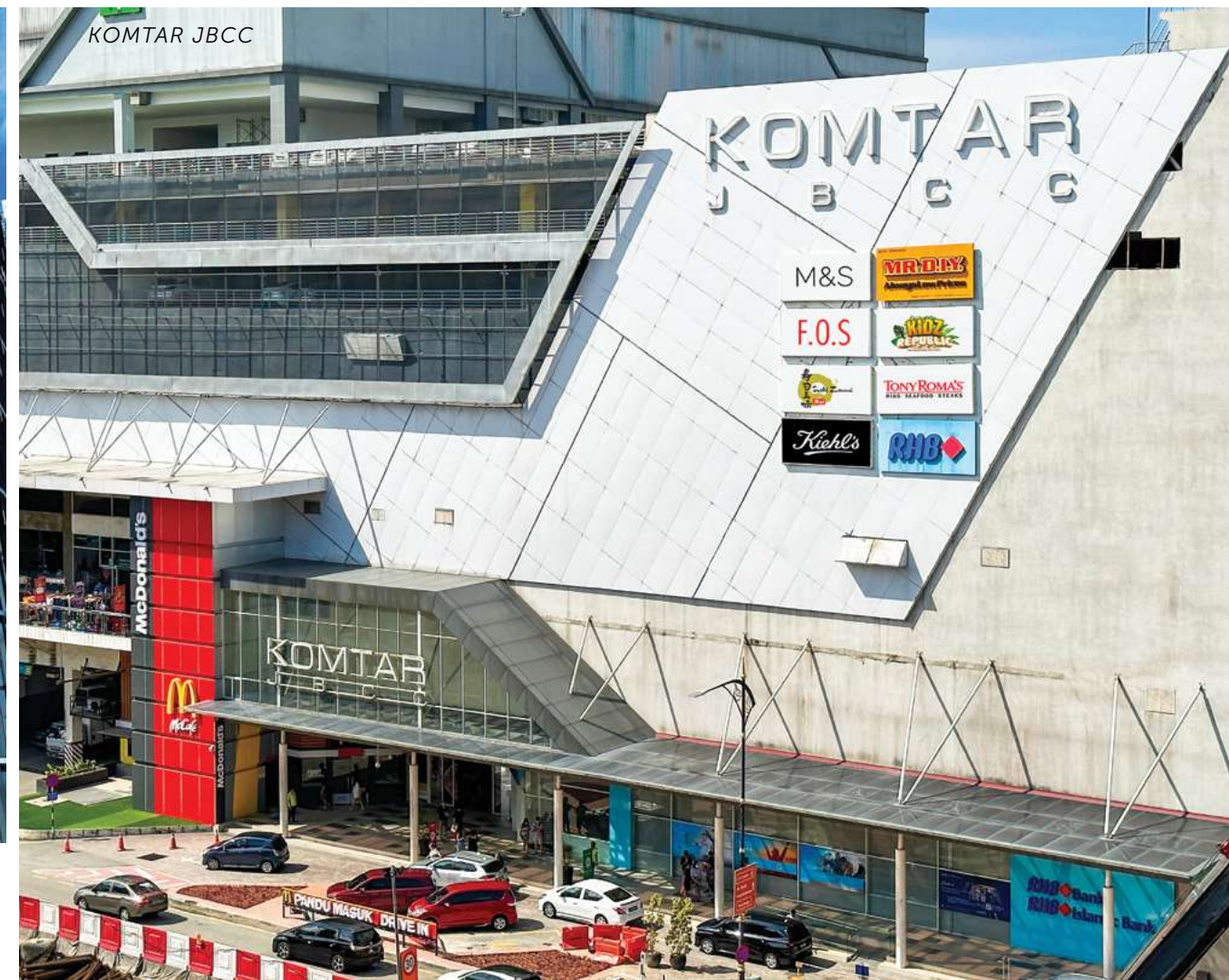
with rising occupancy and tenant uplift.



Scan here for more information on Al-Salām REIT



Menara KOMTAR



KOMTAR JBCC

MALAYSIA'S FIRST AND ONLY EDUCATION- FOCUSED REIT



Sri KDU, Kota Damansara



Eaton International School, Kajang



**DATO' GEORGE
STEWART
LABROOY**
Chairman



**SHIREEN IQBAL BT
MOHAMED IQBAL**
Chief Executive Officer /
Executive Director

Alpha REIT — Pioneering Malaysia's Education Real Estate Sector

Alpha REIT is Malaysia's first and only education-focused real estate investment trust, as well as the nation's pioneering unlisted Shariah-compliant REIT. With an AUM of RM452 million in FY2024, it invests in a diversified portfolio of income-producing properties serving the education sector, a niche that has demonstrated exceptional stability and resilience.

During the global lockdowns of 2020-2022, the institutions within our portfolio continued operating effectively through robust digital readiness and online infrastructure. Our uninterrupted learning and research activities enabled the REIT to sustain market-leading returns, reinforcing the education sector's strength as a future-oriented investment class.

As a member of the Malaysian REIT Managers Association (MRMA), we introduced a new asset class to Malaysia's REIT landscape, expanding exposure beyond retail, industrial, and office assets and contributing greater diversification and depth to the national REIT ecosystem.

Our growth illustrates the viability of unlisted REITs while championing investments that nurture education, innovation, and human potential.



Alpha REIT Managers Sdn Bhd



Sri KDU, Kota Damansara

AWARDS & RECOGNITION

EDGEPROP MALAYSIA'S BEST MANAGED & SUSTAINABLE PROPERTY AWARDS 2021

- Sri KDU Schools, Kota Damansara – *Gold Winner* (10 Years and Above, Specialised Category)
- International School @ ParkCity – *Silver Winner* (Below 10 Years, Specialised Category)

IFN AWARDS – EQUITY DEAL OF THE YEAR 2017

Awarded for its RM334 million Real Estate Trust, presented by *Islamic Finance News (IFN)*, a leading global authority on Islamic finance news and analysis.



Scan here for more information
on Alpha REIT

MALAYSIA'S FIRST PROPERTY TRUST FUND

ESTABLISHED IN 1989 AND CLASSIFIED
AS A REIT IN 2005.



Lotus's Kajang



HAFIDZ ATRASH
KOSAI BIN
MOHD ZIHIM

Chief Executive Officer /
Executive Director

Amanah Harta Tanah PNB – A Foundation of Malaysia's REIT Evolution

Amanah Harta Tanah PNB (AHP) holds a distinguished place in Malaysia's real estate investment history. Established in 1989 as a Property Trust Fund, AHP laid the groundwork for the nation's REIT industry, evolving over time into one of Malaysia's earliest real estate investment trusts. Through this transformation, we provided alternative property-based investment opportunities to unitholders of Amanah Saham Nasional Berhad (ASNB) and Permodalan Nasional Berhad (PNB), delivering consistent and sustainable returns.

Throughout our journey, we have been an active participant in the REIT industry's growth and development. As a member of the Malaysian REIT Managers Association (MRMA), we worked alongside fellow members in strengthening the industry's foundation, promoting sound governance, and fostering shared progress.

Over the past 15 years, MRMA has served as a unifying voice for the REIT sector, elevating AHP's recognition and relevance within Malaysia's capital market. Guided by this collective vision, we remain confident in the Malaysian REIT industry's continued growth, prosperity, and long-term wealth for the nation and its people, underpinned by MRMA's enduring strength and leadership.



AMANAH HARTA TANAH PNB

Pelaburan Hartanah Nasional Berhad
(Manager of AHP)



CX1 Data Centre, Cyberjaya

MANAGED BY PHNB, WHOLLY OWNED BY PERMODALAN NASIONAL BERHAD

in managing its domestic property assets as a key contributor to the unit trusts of Amanah Saham Nasional Berhad (ASNB).

APPROXIMATELY
**RM540
MILLION**
IN ASSETS UNDER
MANAGEMENT

backed by its parent company, PNB.



Scan here for more information
on Amanah Harta Tanah PNB



Mydin Mall Seremban 2



Mydin MiTC, Melaka

BACKED BY A RMI.3 BILLION ASSET BASE

Help University, Damansara



Vista Tower,
The Intermark KL



AmanahRaya REIT – Heritage of Trust, Horizon of Growth

AmanahRaya REIT has been part of Malaysia’s REIT journey since the industry’s formative years, a name synonymous with trust, stability, and prudent stewardship. Backed by the institutional strength of Amanah Raya Berhad and complemented by the global expertise of Kenedix Asia, one of Japan’s leading investment and real estate manager, the REIT represents a distinctive blend of local insight and international best practice.

Over the years, AmanahRaya REIT has evolved in step with the market, managing a diversified portfolio that reflects both resilience and adaptability. Its steady performance and disciplined management continue to create long-term value for unitholders while contributing to the sustainable development of Malaysia’s REIT landscape.

As an active member of the Malaysian REIT Managers Association (MRMA), AmanahRaya REIT values the spirit of collaboration, advocacy, and shared progress that defines the Association’s mission. Together, these efforts have shaped an industry that stands stronger, more connected, and more future-ready, a reflection of the trust and collective vision that have guided AmanahRaya REIT since its inception.

AMANAH RAYA ■ REIT

**DATUK MOHD ISKANDAR
DZULKARNAIN RAMLI**

Managing Director,
AmanahRaya-Kenedix REIT
Manager Sdn Bhd
(Manager of AmanahRaya REIT)

Segi University, Petaling Jaya, Selangor



DIVERSIFIED & RESILIENT PORTFOLIO CONSISTING OF 12 PROPERTIES

Moving towards a sustainable portfolio, supported by reputable and long-term tenants including government-linked institutions and corporate occupiers.

SUPPORTED BY AMANAH RAYA BERHAD & KENEDIX ASIA

Strong institutional and international backing from Malaysian’s premier trustee company and one of Japan’s leading investment and real estate manager, combining local institutional strength with international real estate expertise.



Scan here for more information
on AmanahRaya REIT

HOLISTIC & SUSTAINABLE

ECOSYSTEMS WITH
A HUMAN-CENTRIC APPROACH.



i-Park SAC 23 & 24

*Portfolio located in award winning
i-Park@Senai Airport City*



CHAN WAI LEO

Chief Executive Officer /
Executive Director

AME REIT — Building Malaysia’s Industrial Future

AME REIT stands at the forefront of Malaysia’s industrial transformation, shaping a future where innovation, sustainability, and global connectivity converge. Listed on the Main Market of Bursa Malaysia in September 2022, we offer investors a gateway into the nation’s thriving industrial real estate sector through a portfolio of fully tenanted, high-quality assets that strengthen Malaysia’s supply chain resilience.

Our portfolio currently stands at 41 properties valued at RM832 million, strategically located within the award-winning i-Park and i-TechValley industrial parks — both in the heart of the Johor–Singapore Special Economic Zone (JS-SEZ). Spanning 2.3 million square feet of modern industrial space, our portfolio hosts both multinational and local corporations in sectors such as electrical and electronics, medical devices, logistics and advanced packaging— reflecting enduring global confidence in our integrated ecosystem.

Beyond industrial facilities, AME REIT integrates purpose-built worker dormitories within its ecosystem, creating a holistic and sustainable environment aligned with United Nations Sustainable Development Goals (SDGs). This human-centric approach enhances community well-being while reinforcing clients’ social and governance objectives across their value chains.

As Malaysia’s industrial landscape continues to evolve under the momentum of the JS-SEZ, AME REIT remains committed to expanding thoughtfully and sustainably, contributing to the maturity of the Malaysian REIT market and reinforcing Malaysia’s position as a regional hub for global industry and innovation.



I REIT Managers Sdn Bhd
(Manager of AME REIT)

Workers’ Dormitory, i-Stay@Senai Airport City



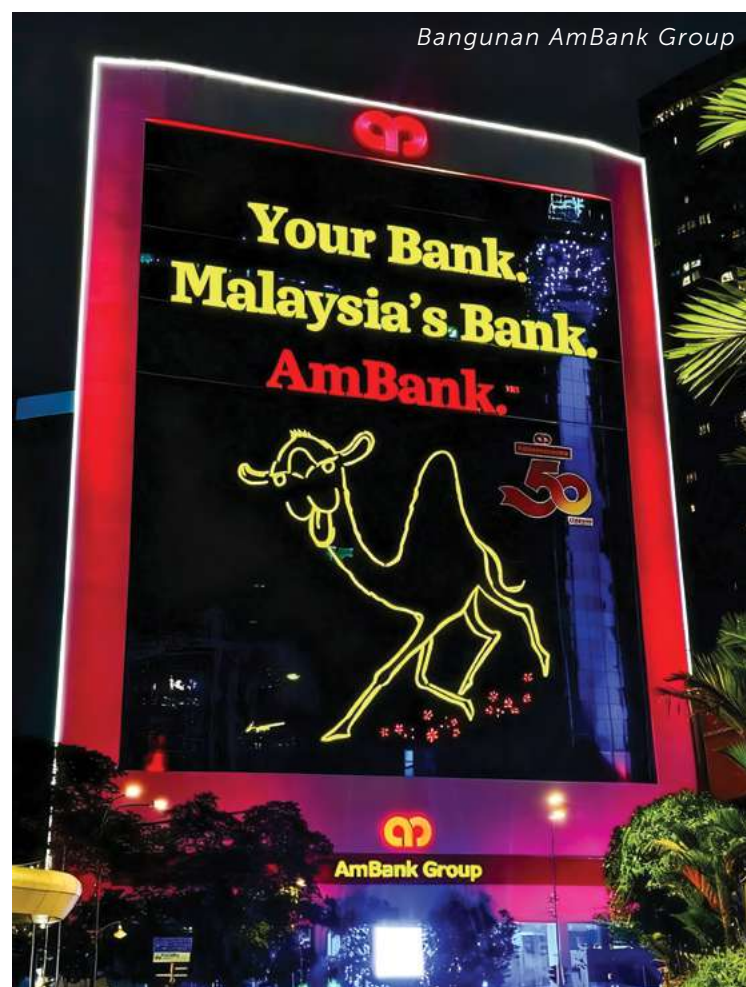
“WHERE INDUSTRY THRIVES”

Spanning 2.3 million sq ft, our industrial spaces host multi-national and local corporations in electronics, medical devices, logistics, and advanced packaging.



Scan here for more information
on AME REIT

MALAYSIA'S SOLE REIT SPONSORED BY A FINANCIAL INSTITUTION



Bangunan AmBank Group



Menara AmBank



CHONG HONG CHUON
Chief Executive Officer

AmFIRST REIT — Championing Two Decades of Industry Growth and Collaboration

As one of Malaysia's pioneer listed real estate investment trusts, we have played a meaningful role in the evolution and growth of the nation's REIT industry over the past two decades. Our journey has been defined by active participation, collaboration, and a steadfast commitment to advancing the Malaysian REIT landscape.

Throughout the years, we have contributed to advocacy efforts and policy dialogues, sharing knowledge, insights, and best practices that have helped strengthen the foundations of the REIT ecosystem. Our engagement has extended beyond operations, with members of our senior management team serving on the Malaysian REIT Managers Association (MRMA) committees since its inception, reflecting our long-standing dedication to collective industry progress. In line with our progressive approach, AmFIRST REIT also achieved a key milestone as the first Malaysian REIT to undertake a rights issue in 2012, reinforcing our commitment to innovation and financial growth.

We take pride in being part of MRMA's 15-year legacy, which continues to serve as a unifying platform for REIT managers in promoting governance excellence, sustainability, and investor confidence. As we move forward, we remain committed to creating long-term value for our Unitholders and stakeholders, while contributing to the continued advancement, resilience, and maturity of the Malaysian REIT industry.



AmREIT Managers Sdn Bhd
(Manager of AmFIRST REIT)



Wisma AmFIRST

RMI.6 BILLION OF DIVERSIFIED ASSET PORTFOLIO

AmFIRST REIT holds a diversified portfolio of eight commercial real estate assets—including office buildings, retail spaces, a hotel, and a hypermarket.

These properties are strategically located across Malaysia's key growth areas and are well tenanted by a diverse mix of large corporations and multinational companies, with AmBank Group being the anchor tenant in three of the buildings.



Scan here for more information on AmFIRST REIT

FIRST REIT IN MALAYSIA

LAUNCHED IN 2005 AS MALAYSIA'S
FIRST LISTED REIT,
MARKING THE BEGINNING OF
THE COUNTRY'S REIT INDUSTRY.



LEONG KIT MAY

Chief Executive
Officer /
Executive Director

Axis REIT — Pioneering Malaysia's REIT Landscape

As Malaysia's first listed real estate investment trust, we take pride in pioneering and shaping the nation's REIT industry. Our establishment marked a defining milestone in Malaysia's capital market, introducing a new asset class that bridged property ownership with investment accessibility.

We also co-founded the Malaysian REIT Managers Association (MRMA), which celebrates its 15th anniversary alongside us in 2025. From the beginning, our purpose was clear: to create a unified industry platform to engage regulators and the Ministry of Finance to advance tax and policy reforms. These were instrumental in strengthening competitiveness and credibility of M-REITs across the region.

Two decades on, we remain a cornerstone of the industry, driving progress through leadership, stewardship, and collaboration. Today, as Malaysia's largest industrial REIT with a portfolio spanning over 15.1 million square feet and a tenant mix of leading multinationals and established local enterprises, our growth reflects the REIT industry's evolution itself: built on shared commitment, responsible governance, and an enduring belief in collective progress and lasting success of our REIT landscape.



Axis REIT Managers Berhad



GROWTH FROM
5 TO 68
ASSETS
NATIONWIDE IN 2025

ASSETS UNDER
MANAGEMENT
RM339.6m → RM5.2b
IN 2025



Scan here for more information
on Axis REIT

CREATING SUSTAINABLE VALUE, CHAMPIONING BEST PRACTICES

AT CAPITALAND MALAYSIA TRUST, WE STAY AHEAD OF THE CURVE TO ENSURE WE ARE WELL-POSITIONED TO DELIVER SUSTAINABLE RETURNS AND LASTING VALUE TO UNITHOLDERS.



Queensbay Mall, Penang



Gurney Plaza, Penang



YONG SU-LIN
Chief Executive Officer

CapitaLand Malaysia Trust – Evolving with Purpose

Since being listed on Bursa Malaysia in 2010, CapitaLand Malaysia Trust (CLMT) has expanded its portfolio across diverse asset classes and regions, offering unitholders more opportunities to participate in its growth. Rooted in three key regions, namely Northern (Penang), Central (Klang Valley) and East Coast (Kuantan, Pahang), CLMT continues to expand its footprint southward into Johor, reinforcing its presence across Peninsular Malaysia.

Backed by the strength and expertise of its sponsor, CapitaLand Investment Limited, one of Asia's leading global real asset managers, CLMT stands at a vantage point to capture future opportunities and unlock new avenues of value creation, leveraging its sponsor's strong local network, superior market knowledge and solid expertise.

As it charts the next phase of growth, CLMT's commitment to environmental, social and governance (ESG) tenets guide its actions to create a positive impact where it operates. CLMT continues to demonstrate continued leadership in ESG practices with strong performances in the GRESB Real Estate Assessment, a global ESG benchmark for the real estate sector, and is a constituent on the FTSE4Good Bursa Malaysia Index.

In celebrating the M-REIT industry's 20th anniversary, CLMT stands as a symbol of progress: a REIT that continues to grow with purpose, resilience, and a long-term vision for shared success.



CapitaLand Malaysia REIT Management Sdn Bhd



Valdor Logistics Hub, Penang

154% AUM GROWTH TO RM5.2 BILLION SINCE LISTING

with logistics and industrial properties making up 7.9% of portfolio asset under management, targeting 20% in AUM composition by 2028.

INVESTMENT MANDATE EXPANSION IN 2021

accorded CLMT with the flexibility to invest in a comprehensive range of income producing assets, diversifying revenue stream and building a sector-diversified portfolio.



Scan here for more information on CapitaLand Malaysia Trust

MALAYSIA'S FIRST RETAIL- FOCUSED REIT

WITH 6 NEIGHBOURHOOD SHOPPING
CENTRES & 1 PRIVATE SCHOOL,
MARKING ITS DIVERSIFICATION
BEYOND RETAIL.



ZAINAL ISKANDAR
BIN ISMAIL

Chief Executive Officer /
Executive Director

Hektar REIT — Evolving for Sustainable Growth

Hektar REIT holds the distinction of being Malaysia's first retail-focused real estate investment trust, established to invest in income-generating properties and deliver steady distributions while building long-term value for its Unitholders. Over time, we have evolved beyond our retail origins, taking a measured and forward-looking approach to expand into the education, industrial, and renewable-energy sectors.

This strategic diversification reflects a clear vision: to create a stronger, more resilient portfolio that supports sustainable income growth and aligns with Malaysia's changing economic landscape. While neighbourhood retail remains our core strength, the inclusion of education and industrial assets provides balance, stability, and new opportunities for yield-accretive growth.

With a medium-term target of achieving an equal mix of retail and non-retail assets, we continue to position Hektar REIT itself as a future-ready REIT that embraces emerging sectors while maintaining our retail expertise.

As part of the Malaysian REIT Managers Association (MRMA), we actively contribute to industry dialogue and knowledge sharing, supporting the Association's mission to strengthen governance, innovation, and sustainable growth within the Malaysian REIT ecosystem.



Hektar Asset Management Sdn Bhd
(Manager of Hektar REIT)



Scan here for Hektar REIT's
full write-up



BUILDING RESILIENCE, BROADENING HORIZONS

Hektar REIT is diversifying beyond retail into education, industrial, and renewable energy sectors, optimising assets and securing sustainable, long-term growth.

RMI.4 BILLION IN ASSETS UNDER MANAGEMENT



Scan here for more information
on Hektar REIT

ASPIRING TO BE THE FIRST AND ONLY REIT WITH A FULLY GREEN-CERTIFIED PORTFOLIO



IGBCR and BWF hosted a badminton coaching clinic for underprivileged children at IGB International School, 22 June 2024

IGB Commercial REIT — Redefining Excellence in Commercial Real Estate

As Malaysia's largest office REIT, IGB Commercial REIT (IGBCR) is a benchmark of quality and operational excellence in the nation's commercial real estate landscape. With a market capitalisation of approximately RM1.5 billion as at 30 September 2025 and a portfolio value of RM3.2 billion, IGBCR continues to demonstrate resilience and stability, maintaining an impressive occupancy rate of 92% while delivering consistent earnings and attractive dividend yields.

IGBCR's success is built on a foundation of strong portfolio management, tenant engagement, and asset enhancement. Its forward-looking approach integrates digitalisation and sustainability across operations to drive efficiency, innovation, and long-term growth. This commitment to ESG advancement and technological adoption also supports inclusive economic participation and cultivates talent within the organisation and broader community.

Beyond business performance, IGBCR places emphasis on creating positive social impact through initiatives that enhance the communities it serves. As an active member of the Malaysian REIT Managers Association (MRMA), IGBCR collaborates with industry peers to elevate professional standards, strengthen governance, and promote sustainable practices across the M-REIT sector. With its focus on excellence and adaptability, IGBCR is well positioned to sustain long-term value creation and capture emerging opportunities in an evolving marketplace.



CHAI LAI SIM
Chief Executive Officer

IRENE SIN MAY LIN
Joint Deputy Chief Executive Officer (Commercial)

IGB REIT Management Sdn Bhd



GTOWER WINS DOUBLE HONOURS AT THE EDGE MALAYSIA BEST MANAGED & SUSTAINABLE PROPERTY AWARDS 2025

- Gold Award – 10 Years and Above (Non-Strata Office)
- Editor's Choice Award – Excellence in Agile Reinvention

EMPOWERED 158 CHILDREN THROUGH BWF YOUTH INITIATIVE

IGBCR continues to expand its sports-for-development initiative, launched in 2024 – coaching 70 children with 17 IGB staff certified as Shuttle Time Teachers.



Scan here for more information on IGB Commercial REIT



Menara Southpoint

ROBUST FINANCIAL PERFORMANCE



The Gardens Mall

Mid Valley Megamall



IGB REIT — Setting the Benchmark for Retail REITs

As Malaysia’s largest pure-play retail REIT by market capitalisation, IGB REIT has long set the benchmark for excellence and resilience within the industry. Anchored by its two flagship assets (Mid Valley Megamall and The Gardens Mall), the REIT has consistently delivered strong performance, earning the confidence of investors and stakeholders alike.

IGB REIT’s track record of sustained success is reflected in its multiple accolades, including nine consecutive years of recognition by The Edge Billion Ringgit Club for “Highest Return on Equity Over Three Years”. IGB REIT is also a four-time winner of The Edge Billion Ringgit Club award for “Highest Returns to Shareholders Over Three Years” and two-time winner of the publication’s “Highest Growth in Profit After Tax Over Three Years” award. These achievements underscore its ability to generate enduring value and reinforce trust in the Malaysian REIT market.

In an ever-evolving retail environment, IGB REIT continues to adapt and innovate, from leveraging digital platforms such as the MV Club app to enhance engagement and customer experience, to advancing its sustainability journey through inclusion in the FTSE4Good Bursa Malaysia Index.

As an active member of MRMA, IGB REIT remains committed to upholding professional standards, fostering collaboration, and contributing to the long-term growth of the M-REIT sector — building a future defined by innovation, responsibility, and sustainable value creation.



CHAI LAI SIM
Chief Executive Officer

RENNIE LEE CHAI TIN
Joint Deputy Chief Executive Officer (Retail)

IGB REIT Management Sdn Bhd



The Gardens Mall donated RM10,000 to Teach For Malaysia as part of its Raya celebration, 2025

INVESTED
RMI.1 MILLION
in community initiatives in 2024, benefiting 33,475 individuals.

RANKED
2ND LARGEST REIT
IN MALAYSIA

by market capitalisation of RM7.74 billion as at December 2024. Targeting total investment properties above RM8 billion by 4Q 2025 with new acquisitions.



Scan here for more information on IGB REIT

DRIVING SUSTAINABILITY THROUGH SMART AND EFFICIENT OPERATIONS

KIPMall Melaka



VALERIE ONG

Chief Executive Officer / Executive Director

KIP REIT – Strengthening Communities, Sustaining Growth

Since its listing, KIP REIT has played a pivotal role in shaping Malaysia’s REIT landscape through disciplined growth, sustainable operations, and a community-inclusive retail strategy. Its strong suburban presence, anchored by nine leading supermarket operators and supported by strategic partnerships with service providers such as KJTS, has enhanced asset efficiency while maintaining accessibility to essential retail services for everyday Malaysians.

As an active member of the Malaysian REIT Managers Association (MRMA), KIP REIT continues to contribute to the advancement of the industry through responsible investment, digital integration, and ESG-driven innovation. From renewable energy adoption to grassroots initiatives like the MyKasih RM100 grocery subsidy, KIP REIT’s efforts reflect a holistic approach to creating long-term value for unitholders, business partners, and the communities it serves.

In celebrating MRMA’s 15-year journey, KIP REIT is proof to how purposeful growth and community impact can go hand in hand—demonstrating that sustainability and inclusivity are the true foundations of lasting success.



KIP REIT Management Sdn Bhd

KIPMall Bangi



DPULZE Shopping Centre, Cyberjaya



STRATEGIC EXPANSION TARGETING RM2.0 BILLION AUM BY 2027

with **16** assets spanning to >3.1 million square feet.

9 SUPERMARKET ANCHORS AND 1,300 TENANTS NATIONWIDE

reinforcing a resilient retail ecosystem across Malaysia’s suburban retail market.



Scan here for more information on KIP REIT

MALAYSIA'S LARGEST REIT

OWNER OF THE ICONIC PETRONAS TWIN TOWERS AND A PREMIUM PORTFOLIO OF PRIME, HIGH-QUALITY ASSETS IN THE HEART OF KUALA LUMPUR CITY CENTRE.



PETRONAS Twin Towers



Kuala Lumpur City Centre (KLCC) lit in vibrant colours during Malaysia's National Day Celebration



DATUK SR MOHD. SALEM BIN KAILANY

Chief Executive Officer / Executive Director

KLCCP Stapled Group – An Icon of Strength, Integration and Innovation

KLCCP Stapled Group transformed Malaysia's real estate investment landscape by introducing the country's first stapled security structure, combining KLCC Property Holdings Berhad with KLCC REIT. This pioneering model enables investors to benefit from the tax efficiency of a REIT while retaining the capital growth potential and flexibility of a property company.

Owning and managing a prime portfolio of iconic assets, the Group has established itself as a leader in elevating standards for Grade-A offices and premier retail properties. Through continuous modernisation and a strong commitment to sustainability, we ensured that our assets remain resilient and aligned with evolving trends in technology, tenant engagement, and environmental performance.

Active participation in the Malaysian REIT Managers Association (MRMA) reflects our commitment to advancing the industry through collaboration, thought leadership, and the sharing of best practices in governance and sustainability. Together with industry peers, we continue to help shape a Malaysian REIT sector that is innovative, resilient, and sustainable – driving long-term value for investors and stakeholders alike.



KLCC REIT Management Sdn Bhd (Manager of KLCC REIT)



MALAYSIA'S ONLY STAPLED SECURITY STRUCTURE

controlling ~30% of the Bursa Malaysia REIT Index and the first ever self-managed Shariah-compliant REIT.

SINGULAR INTEGRATED ECOSYSTEM WITH FULL PRECINCT OWNERSHIP

Curating a complete destination – work, shop, stay, dine and play.



Scan here for more information on KLCC REIT

FOCUSED MANAGEMENT EXPERTISE

BRINGING EXTENSIVE EXPERIENCE
IN RETAIL PROPERTY OPERATIONS
AND VALUE ENHANCEMENT
STRATEGIES.

AEON Mall Bukit Tinggi



Paradigm Mall, Johor Bahru



Paradigm Mall, Petaling Jaya



Paradigm REIT — A New Chapter in Malaysia's REIT Evolution

Paradigm REIT's listing on Bursa Malaysia in 2025 marks a proud milestone as the nation's 20th real estate investment trust, coinciding with the 20th anniversary of Malaysia's REIT industry. Our establishment signifies a new generation of REITs: forward-looking, sustainable, and deeply rooted in the nation's commercial and community landscape.

Built on a strong foundation of quality retail assets, including Paradigm Mall Petaling Jaya, Paradigm Mall Johor Bahru, and Bukit Tinggi Shopping Centre, we enhance Malaysia's retail environment through dynamic tenant ecosystems and active, sustainability-focused asset management.

As part of the Malaysian REIT Managers Association (MRMA), we are committed to elevating industry standards through transparency, innovation, and responsible growth. We continue to play an active role in fostering investor confidence, strengthening community engagement, and championing ESG-driven practices that align with Malaysia's long-term economic and environmental aspirations.

In celebrating two decades of the Malaysian REIT industry, Paradigm REIT is a symbol of progress — reflecting resilience, inclusivity, and forward-thinking leadership that contribute to the continued evolution of the nation's REIT landscape.



SELENA CHUA

Chief Executive Officer / Executive Director,
Paradigm REIT Management Sdn Bhd



Paradigm REIT Listing Ceremony, 10 June 2023

COMPRISES 3 PROMINENT RETAIL ASSETS IN KEY URBAN & SUBURBAN AREAS

Paradigm Mall Petaling Jaya, Paradigm Mall Johor Bahru,
and Bukit Tinggi Shopping Centre.

RECENT MARKET LISTING

Listed on the Main Market of Bursa Malaysia on 10 June 2025, marking a significant milestone in expanding Malaysia's retail-focused REIT landscape.

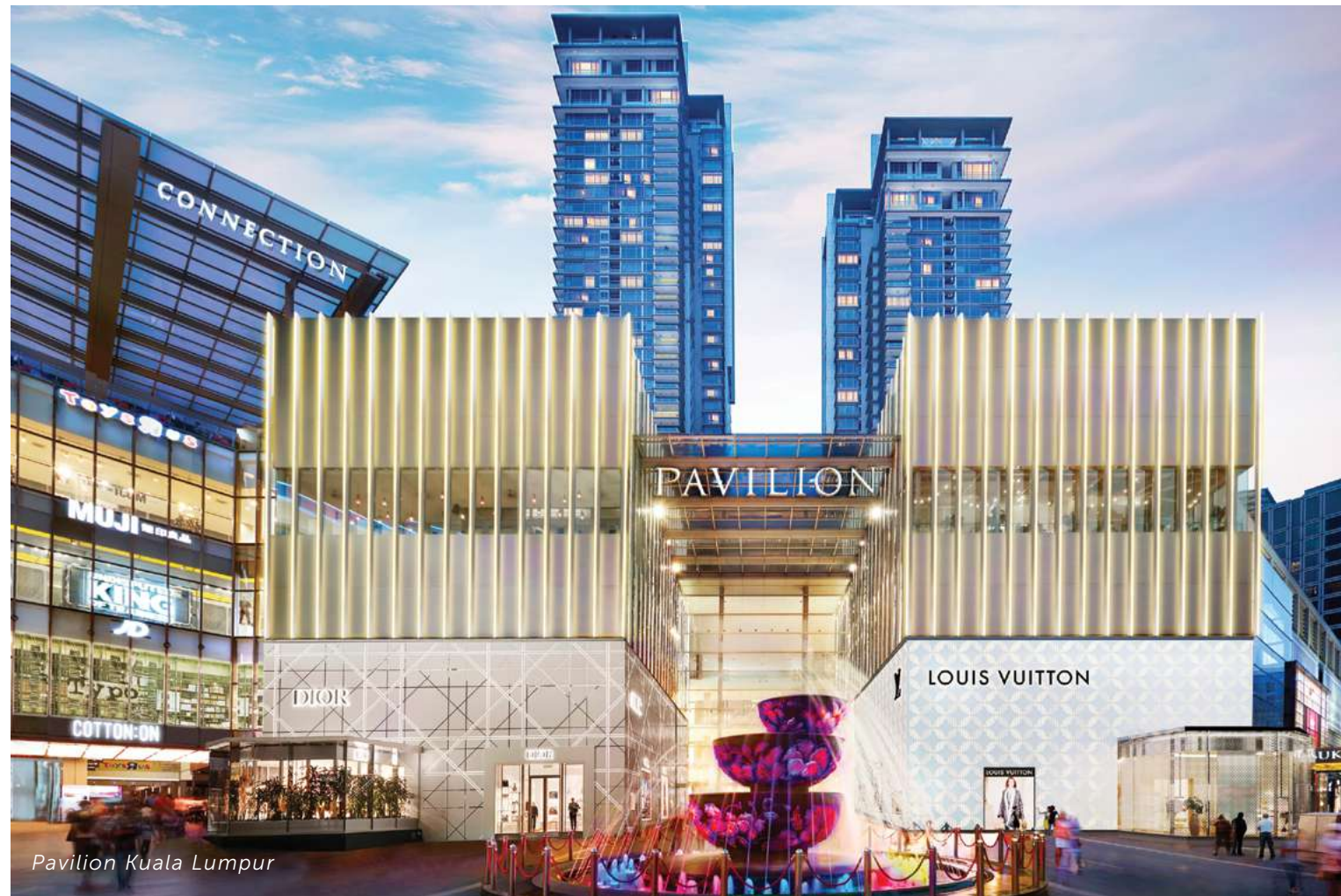


Scan here for more information
on Paradigm REIT

DIVERSE PORTFOLIO OF ICONIC ASSETS

Winner of
64 Local and International Best Retail Awards
www.pavilion-kl.com

Elite Pavilion Mall



Pavilion Kuala Lumpur



Pavilion Bukit Jalil

Pavilion REIT – A Class of Its Own

Pavilion REIT’s story is one of vision, community, and transformation. From the elegant corridors of Pavilion Kuala Lumpur to the vibrant energy of Pavilion Bukit Jalil, its spaces have become more than retail destinations – they are places where people gather, celebrate, and create memories.

Built on a foundation of excellence, Pavilion REIT has grown from RM3.5 billion to over RM9 billion in assets under management, reflecting not just financial strength but a deep understanding of how great retail places can shape lifestyles and connect communities. Its growth, driven by strategic acquisitions and landmark achievements, including the acquisition of Pavilion Bukit Jalil for RM2.2 billion – which marked Malaysia’s largest private REIT placement in 2023, as well as the recent acquisition of Pavilion Hotel Kuala Lumpur and Banyan Tree Kuala Lumpur for RM480 million.

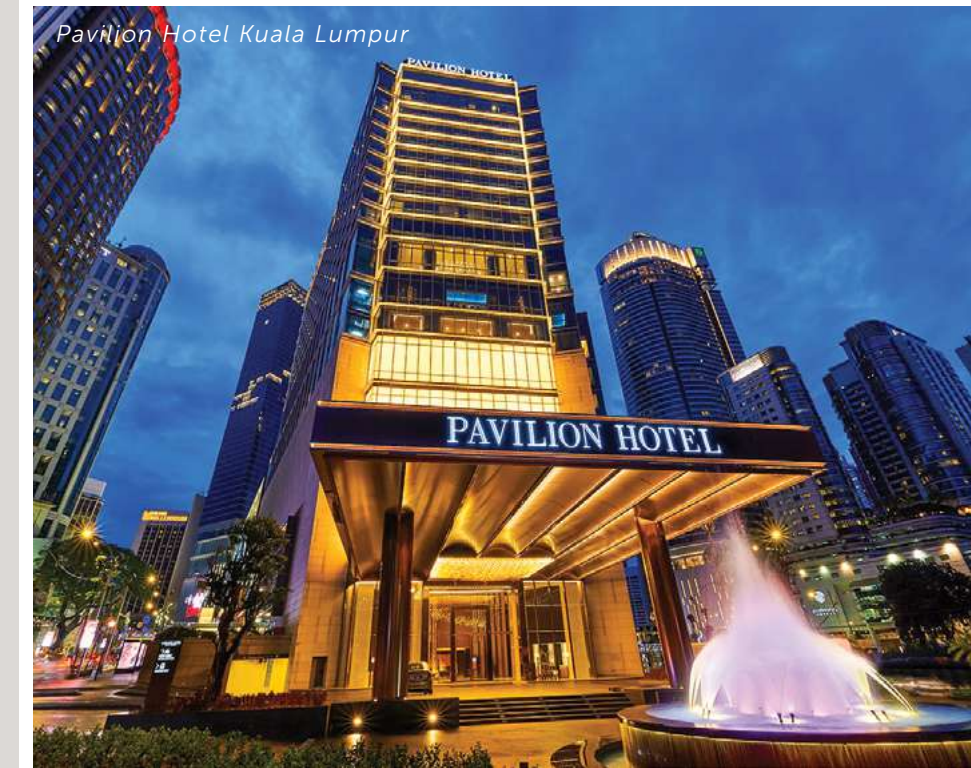
As part of the Malaysian REIT Managers Association (MRMA), Pavilion REIT champions integrity, innovation, sustainability and shared progress. Through its leadership, the REIT industry has grown more transparent, collaborative, and attuned to the people it serves.

As MRMA celebrates its 15-year milestone, Pavilion REIT stands as a testament to how purposeful investment can enrich lives – turning spaces into experiences, and growth into legacy.

PAVILION
REAL ESTATE INVESTMENT TRUST

DATO’ PHILIP HO YEW HONG

Chief Executive Officer,
Pavilion REIT Management Sdn Bhd



Pavilion Hotel Kuala Lumpur

A MULTI-AWARD-WINNING REIT THAT HAS SET INDUSTRY BENCHMARKS

- The Edge Billion Ringgit Club (BRC) 2025: **Highest Growth in Profit After Tax (PAT)** over three years among REITs
- FTSE4Good Bursa Malaysia Index inclusion for **strong ESG performance**
- Sustainability & CSR Malaysia Awards 2025: Company of the Year (REIT) – **ESG Leadership Award**
- **LEED Gold Certifications** for Pavilion Kuala Lumpur and Pavilion Tower
- **Platinum Award**, Top Sustainability Practices – Pavilion Loves Sustainability 2025: PPK Malaysia Shopping Mall Association
- **Gold Award**, FIABCI World Prix D’excellence Awards 2024 for Pavilion Bukit Jalil



Scan here for more information on Pavilion REIT

LEADING THE GREEN FINANCE FRONTIER

THE FIRST M-REIT TO ESTABLISH AN INTEGRATED SUSTAINABLE FINANCE FRAMEWORK AND TO ISSUE AN ASEAN GREEN CORPORATE BOND.

Platinum Sentral



Menara Shell

Sentral REIT — Advancing Sustainable Real Estate Excellence

Sentral REIT exemplifies leadership in sustainable property management through a portfolio of green-certified buildings that set new benchmarks in Malaysia's commercial real estate landscape. Its assets include Menara Shell (LEED Platinum), Platinum Sentral (BCA Green Mark Platinum and LEED O+M Gold), Menara CelcomDigi (LEED Gold), and Sentral Building 3 (LEED O+M Gold), each reflecting our steadfast focus on efficiency, innovation, and environmental stewardship.

Beyond our buildings, our sustainability journey extends to community and governance initiatives. In recent years, we have allocated CSR funding towards education for marginalised children, established a Climate Change Policy, and collaborated with tenants to expand solar power generation across our portfolio. The introduction of an Integrated Sustainable Finance Framework further aligns our financial strategy with long-term environmental and social objectives.

As a member of the Malaysian REIT Managers Association (MRMA), we recognise MRMA's instrumental role in shaping the industry—advocating for regulatory reform, tax harmonisation, and market competitiveness while championing ESG adoption and innovation. Together, these collective efforts continue to strengthen Malaysia's REIT market, fostering growth, and ensuring its enduring resilience and sustainability.



DEREK TEH WAN WEI

Chief Executive Officer,
Sentral REIT Management Sdn Bhd



Menara Celcom Digi

ESTABLISHED A ROADMAP TO CLIMATE CHANGE

4 PRIME OFFICE BUILDINGS

certified with Green ratings and features with a **combined NLA of 1.6 million sq ft**, with two of the buildings were awarded the **highest Green Rating** from **LEED** or **BCA Green Mark**.



Scan here for more information on Sentral REIT

28 DIVERSIFIED ASSETS

VALUED AT RM10.2 BILLION*

Sunway Pyramid Mall

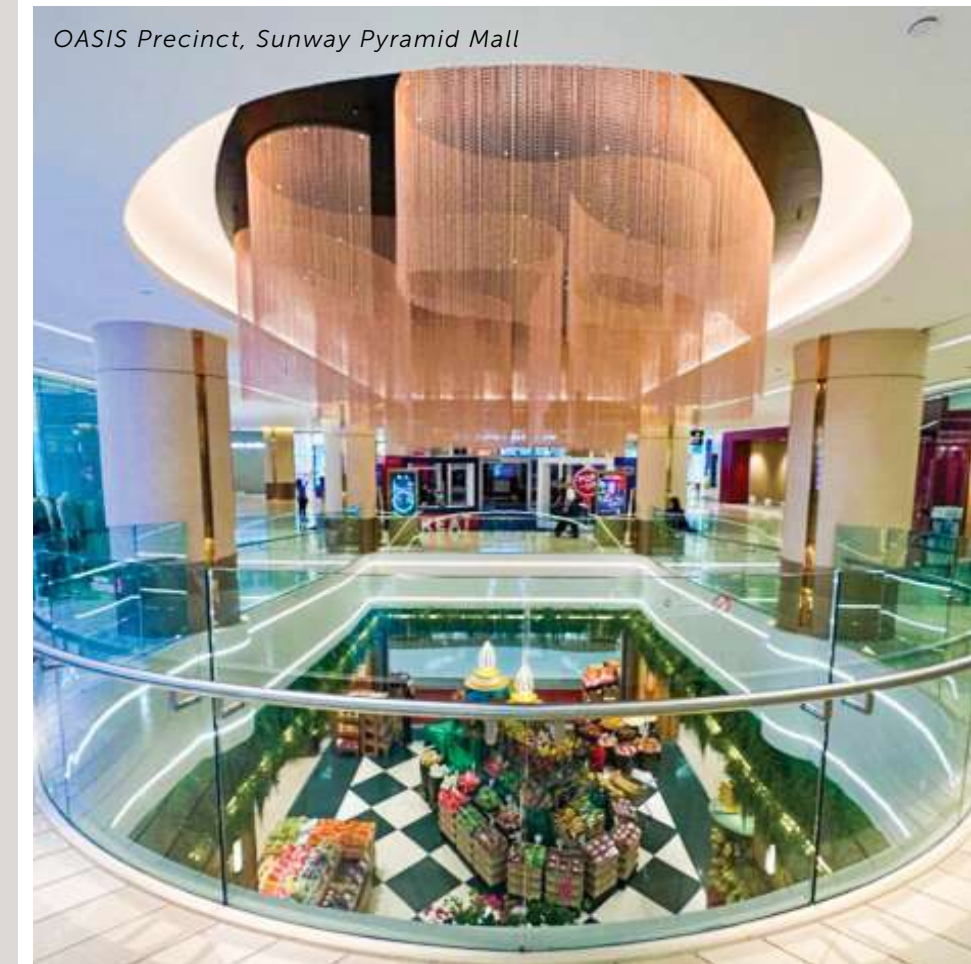


Sunway Carnival Mall



OASIS Precinct Entrance,
Sunway Pyramid Mall

OASIS Precinct, Sunway Pyramid Mall



Sunway REIT — Shaping Sustainable Growth and Industry Excellence

Since its listing, Sunway REIT has been one of Malaysia's most diversified and dynamic real estate investment trusts, encompassing retail, hotel, office and industrial assets*. Rooted in the Sunway ecosystem of integrated townships and sustainable communities, we consistently deliver long-term value through responsible growth, innovation, and a strong commitment to environmental, social, and governance (ESG) principles.

As an active contributor to the Malaysian REIT Managers Association (MRMA), we support the Association's mission to strengthen the industry's voice, drive market competitiveness, and advance governance and sustainability standards. Through ongoing participation in MRMA initiatives, we have helped elevate industry practices, foster knowledge exchange, and advocate for policies that enhance resilience and global standing for M-REITs.

Guided by our sustainability agenda and alignment with the United Nations Sustainable Development Goals (UNSDGs), we continue to lead by example in integrating ESG considerations across our portfolio. Our journey reflects the evolution of the M-REIT industry itself, built on collaboration, adaptability, and shared purpose. Together with MRMA, we remain dedicated to shaping a more inclusive, sustainable, and forward-looking REIT landscape for the future.



NG BEE LIEN

Acting CEO,
Sunway REIT Management Sdn Bhd

*Information as at 30 September 2025

SUNWAY PYRAMID MALL: LARGEST THEMED MEGA MALL

One of Asia's premier tourist destinations with over 1,000 retail & F&B outlets.

ENHANCED RETAIL EXPERIENCE OASIS PRECINCT

100 new retail and dining outlets with refreshed concepts and upgraded facilities, including new escalators and smart toilets.



Scan here for more information
on Sunway REIT

STRATEGICALLY-LOCATED PREMIUM OFFICE TOWERS IN KL

Plaza Zurich



MENARA GUOCO WON GOLD
IN THE EDGE MALAYSIA BEST MANAGED & SUSTAINABLE PROPERTY AWARDS (2022)

GUOCO Tower



NOORBAIZURA BINTI HERMEYNEY
Executive Director

Tower REIT – Elevating Spaces, Empowering Growth

Rising above the heart of Kuala Lumpur, Tower REIT's story is one of vision, resilience, and purposeful growth. From global corporations to homegrown enterprises, its portfolio of well-connected office and commercial spaces has become home to a diverse community of businesses, each contributing to the city's pulse and progress.

Beyond the skyline it helps shape, Tower REIT is guided by a deeper purpose: to create enduring value for its unitholders through thoughtful stewardship, sound governance, and sustainable asset management. Every enhancement, every reinvestment, and every decision reflects a belief in growth that lasts, grounded in trust, quality, and accountability.

As an engaged member of the Malaysian REIT Managers Association (MRMA), Tower REIT shares in the collective spirit that has strengthened Malaysia's REIT industry. Through collaboration and advocacy, it stands alongside its peers in advancing transparency, governance, and excellence.



GLM REIT Management Sdn Bhd
(Manager of Tower REIT)



TWO-FOLD APPROACH MANAGEMENT: SUSTAINABILITY-DRIVEN & TENANT-FOCUSED

emphasising tenant satisfaction and sustainable long-term value creation through green certification.



Scan here for more information on Tower REIT

REVITALISING COMMERCIAL ASSETS FOR SUSTAINED GROWTH

Menara UOA Bangsar



UOA Corporate Tower



UOA REIT — Enduring Values, Evolving Horizons

UOA REIT's journey is defined by consistency, integrity, and vision. Since its inception, it has embodied the principles of quality asset management, transparency, and sound governance — building a legacy of trust that continues to anchor investor confidence and inspire confidence in Malaysia's REIT market.

Guided by a commitment to long-term value creation, UOA REIT has grown in tandem with the industry, adapting to regulatory developments and shifting market expectations with quiet resilience and strategic foresight. Each milestone reflects a careful balance between preserving stability and embracing opportunity, ensuring its assets remain relevant and resilient in a changing landscape.

As an active member of the Malaysian REIT Managers Association (MRMA), UOA REIT contributes meaningfully to the collective advancement of the sector. Through collaboration, advocacy, and sustainability initiatives, it supports MRMA's vision of a robust, transparent, and future-ready REIT ecosystem.

As the industry celebrates close to two decades of growth, UOA REIT's enduring journey stands as a reflection of its progress — steady, principled, and continuously evolving toward a more sustainable future.



KONG SZE CHOON

Chief Executive Officer,
UOA Asset Management Sdn Bhd
(Manager of UOA REIT)

UOA Damansara



STRATEGIC DECARBONISATION INITIATIVES

to future-proof our portfolio.

INVESTING IN SMART SYSTEM UPGRADES

that leverage data insights to optimise energy use and enhance reliability across the portfolio.



Scan here for more information
on UOA REIT

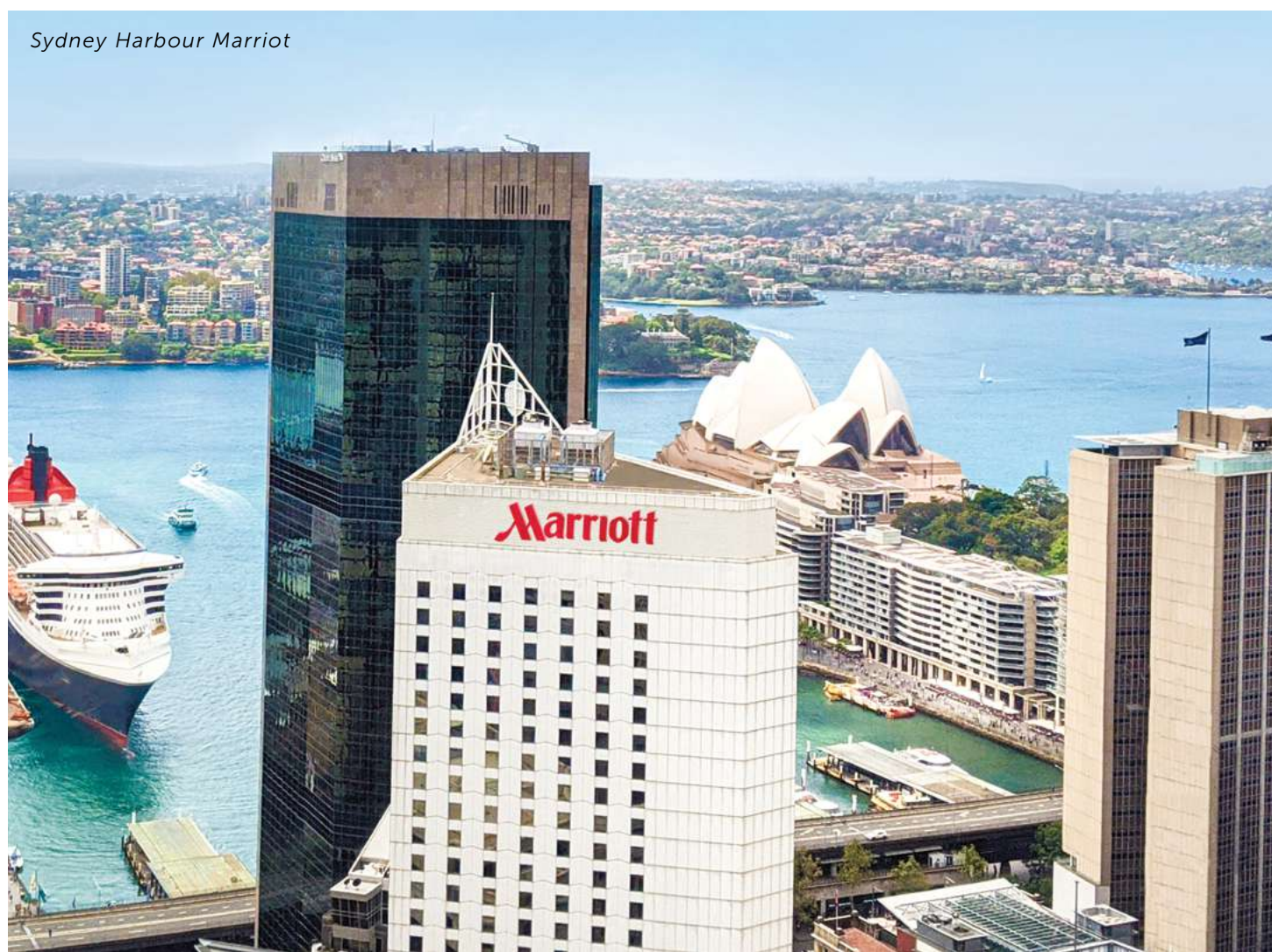
LARGEST OVERSEAS PROPERTY PORTFOLIO AMONG M-REITS



Melbourne Marriot



Brisbane Marriot



Sydney Harbour Marriot

YTL Hospitality REIT – From Iconic Destinations to Enduring Experiences

From the vibrant heart of Kuala Lumpur to the snow-capped landscapes of Niseko and the bustling harbours of Sydney, YTL Hospitality REIT’s story is one of vision, transformation, and timeless hospitality.

Listed in 2005 as Starhill Real Estate Investment Trust, its early portfolio – JW Marriott Hotel Kuala Lumpur, Starhill Gallery and Lot 10 parcels – reflected sophistication and urban prestige. A few years later, a bold repositioning reshaped its identity into a pure-play hospitality REIT, setting the stage for growth built on experience, excellence, and global reach.

Through landmark acquisitions including The Ritz-Carlton, Kuala Lumpur, the enchanting resorts of Pangkor Laut, Tanjong Jara and Cameron Highlands, and international icons across Japan and Australia, YTL Hospitality REIT has redefined hospitality investment, one destination at a time.

With new additions such as The Majestic Hotel Kuala Lumpur, Hotel Stripes, and upcoming developments like Moxy Niseko, its journey continues to weave heritage with innovation.

As MRMA celebrates 15 years of collective progress, YTL Hospitality REIT is a symbol of enduring trust, where every property tells a story, and every stay creates a lasting connection.

YTL HOSPITALITY REIT

DATO' YEOH SEOK KAH

Chief Executive Officer,
Pintar Projek Sdn Bhd
(Manager of YTL Hospitality REIT)



Pangkor Laut Resort

MARKET CAPITALISATION OF ALMOST RM2 BILLION

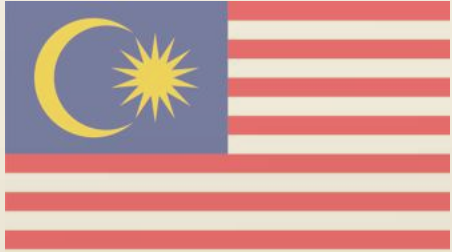
with a wide portfolio of prime hospitality assets in superbly unique locations.

APPROXIMATELY 776% INCREASE IN NUMBER OF KEYS/ROOMS SINCE IPO

with 4,915 keys/rooms as of 2025.



Scan here for more information on YTL Hospitality REIT



mrma
Malaysian REIT Managers Association

Unit A-9-8, Megan Avenue 1,
Jalan Yap Kwan Seng,
50450 Kuala Lumpur,
Malaysia.