AmFIRST
Real Estate Investment Trust

**Media Release**

**22 April 2026**

# AmFIRST REIT Delivers Strong FY2026 Results with Higher Profit and Income Distribution

AmREIT Managers Sdn Bhd ("**AmREIT**"), the Manager of AmFIRST Real Estate Investment Trust ("**AmFIRST REIT**" or the "**Trust**"), today announced improved financial performance for the fourth quarter and full financial year ended 31 March 2026 ("**FY2026**"), driven by higher overall portfolio occupancy and rental rates, increased income contribution from co-working spaces and car parks, as well as lower interest expense.

Building on the positive performance achieved in the first three quarters of FY2026, the Trust delivered double-digit year-on-year growth, recording a 23.2% increase in profit after taxation and 19.9% increase in realised net income for FY2026, with realised net income reaching RM19.7 million, compared to RM16.4 million achieved in the previous financial year.

**Key Financial Highlights for FY2026:**

- **Gross Revenue**: RM110.3 million, up 5.2%
- **Net Property Income**: RM64.1 million, up 5.0%
- **Profit After Taxation**: RM30.4 million, up 23.2%
- **Total Income Distribution** : 2.87 sen per unit, up 19.6%

Portfolio occupancy strengthened significantly from 82.5% as at 31 March 2025 to 88.7% as at 31 March 2026, driven by strong leasing momentum and renewals across several properties, in particular at Menara AmBank, Wisma AmFIRST, Prima 9 and Prima 10.

Finance costs declined by 5.2% quarter-on-quarter, supported by a lower average cost of borrowings, following Bank Negara Malaysia's 25-basis points cut in the Overnight Policy Rate in July 2025.

In the current financial year, the Trust undertook a revaluation of all its investment properties and recorded an unrealised fair value gain of RM16.8 million. This represents 1.1% increase in the asset value from the previous year's valuation.

Reflecting the improved profitability for the financial year, including the interim income distribution, the Trust has declared a total income distribution of 2.87 sen per unit for the financial year ended 31 March 2026. This year's DPU represents a 19.6% increase compared to the previous financial year and translates into a distribution yield of 9.4%, based on AmFIRST REIT's closing unit price of 30.5 sen.

Overall, FY2026 marked a year of solid performance for AmFIRST REIT, supported by higher portfolio occupancy, improved rental rates and disciplined cost management. These factors contributed to growth in realised net income and enabled the Trust to declare a higher income distribution to Unitholders. Looking ahead, the Manager remains cautiously optimistic and will continue to focus on proactive asset management, prudent capital management as well as selective asset portfolio rationalisation and diversification initiatives, to support the delivery of sustainable returns to 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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