Corporate | Malaysia

Pavilion REIT 4Q property income up 11% with new hotels, declares 5.03 sen DPU

By Izzul Ikram / theedgemalaysia.com

29 Jan 2026, 08:24 pm

Pavilion Real Estate Investment Trust posted a net property income of RM149.82 million for the fourth quarter ended Dec 31, 2025, helped by rental income from its newly acquired hotels. (Photo by Low Yen Yeing/The Edge)

KUALA LUMPUR (Jan 29): Pavilion Real Estate Investment Trust (KL:PAVREIT ASK EDGE) saw its net property income (NPI) in the fourth quarter rise 11.1% from a year earlier, fuelled by rental income from its newly acquired hotels.

NPI for the three months ended Dec 31, 2025 (4QFY2025) rose to RM149.82 million from RM134.86 million previously, according to a bourse filing on Thursday.

Pavilion REIT is one of the country's largest retail concentrated REITs.

Besides the rental income from Banyan Tree KL and Pavilion Hotel KL, acquired in June last year, NPI was also helped by higher contribution from Pavilion Bukit Jalil and marginally lower property operating expenses.

Revenue was up 6.1% to RM232.09 million as compared to RM218.79 million previously.

It proposed a final income distribution of 5.03 sen per unit, payable on Feb 27, bringing full-year distribution to 10 sen per unit.

For the full year ended Dec 31, 2025 (FY2025), NPI rose 8.6% to RM567.89 million from RM522.77 million in the same period a year earlier, as revenue increased 6.6% to RM901.49 million from RM845.87 million.

Looking to the year ahead, Pavilion REIT is positive, taking comfort in the expectation for resilient domestic consumption and a boost in tourism with Visit Malaysia Year 2026.

This, it said, together with asset enhancement, partnership and operational efficiency, will drive portfolio performance.

"We remain focused on strengthening asset performance, enhancing shopper experiences and maintaining prudent cost and capital management to support sustainable long-term growth," said Pavilion REIT Management Sdn Bhd CEO Datuk Philip Ho.

Shares in Pavilion REIT ended one sen or 0.51% lower at RM1.94, valuing the investment trust at RM7.61 billion.

Edited By Liew Jia Teng