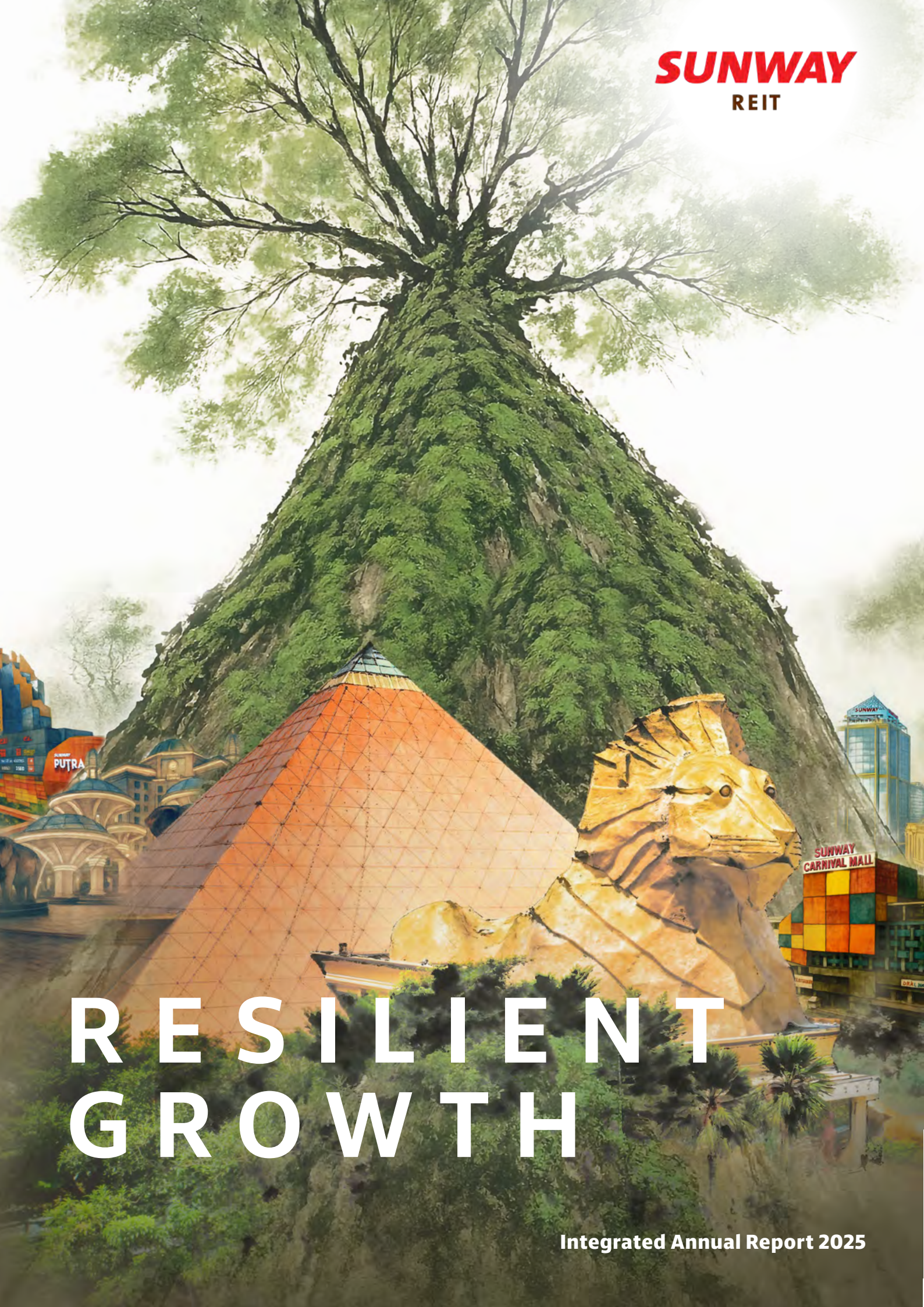
SUNWAY REIT



RESILIENT GROWTH

Integrated Annual Report 2025

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The report is available online at **www.sunwayreit.com/investor-relations**
To request a printed copy of the Integrated Annual Report 2025, please email irsunreit@sunway.com.my.
To support environmental conservation, we encourage the use of the digital version.

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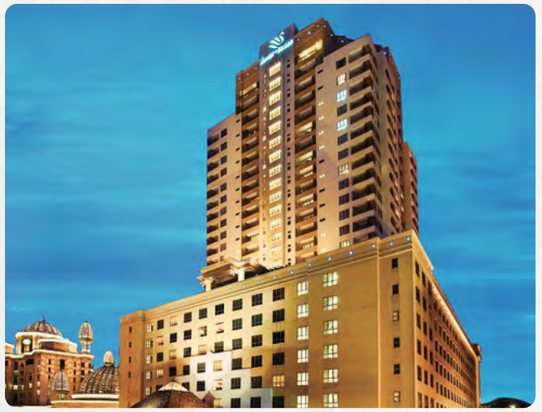

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Integrated Annual Report 2025

RESILIENT GROWTH: SUNWAY REIT CELEBRATES 15 YEARS AND MORE

The cover visual embodies the theme "**Resilient Growth**" A towering tree rooted in a rocky cliff symbolises strength, adaptability and sustainable growth. The upward perspective reflects Sunway REIT's forward-looking strategy, while lush greenery signifies renewal and Environmental, Social and Governance ("ESG") integration. The rocky base reinforces a solid foundation, highlighting stability and consistent value creation. Together, the imagery conveys Sunway REIT's journey of strengthening its roots while reaching toward future opportunities.

Sustainability Report 2025

SUSTAINABLE TOMORROW

NAVIGATION ICONS

TRANSCEND 2027 Strategic Pillars

A Leading M-REIT | Growing Portfolio Size | Focused Growth | Targets

Business Segments

Retail | Hotel | Office | Industrial & Others

Capitals

- **Financial Capital**
- **Human Capital**
- **Manufactured Capital**
- **Social & Relationship Capital**
- **Intellectual Capital**
- **Natural Capital**

Stakeholders

- **Board of Directors**
- **Tenants and Lessees**
- **Senior Management**
- **Suppliers**
- **Employees**
- **Unitholders, Financiers and Investment Community**
- **Asset Managers**
- **Regulators and Industry Associations**

Cross References

IAR Connect to more information in **Integrated Annual Report (IAR) 2025**

SR Connect to more information in **Sustainability Report (SR) 2025**

WWW Refer to **Sunway REIT's website**

13th Annual General Meeting ("AGM") Sunway REIT

21 May 2026 | Thursday | 3:00 p.m.

Meeting Venue:
Grand Congress, Level 12, Sunway Resort Hotel, Persiaran Lagoon, Bandar Sunway, 47500 Subang Jaya, Selangor Darul Ehsan, Malaysia.

SUNWAY REIT AT A GLANCE

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Menara Sunway

BASIS OF THIS REPORT

Sunway Real Estate Investment Trust ("Sunway REIT" or "The Trust") is pleased to present its Integrated Annual Report 2025 ("IAR 2025") in respect of the financial year ended 31 December 2025 ("FY2025"). The IAR 2025 aims to provide a comprehensive yet concise report regarding financial and business performance, as well as the Trust's continued efforts in sustaining and enhancing stakeholder value based on the six capitals of integrated reporting and the principles of the Integrated Reporting Framework as follows:

Sunway REIT's Business Purpose

VISION

To be a leading diversified REIT in Malaysia committed to enhancing stakeholder value – Sustainable Growth, Environmental Stewardship and Community Engagement

MISSION

To deliver sustainable income distribution over the long-term through responsible business strategies supported by adaptive innovation solutions, management and sustainability practices

PURPOSE

- Empowering Businesses
- Enriching Lives
- Curating Experiences

Applying Integrated Thinking in Realising its Purpose

3 CORE VALUES

Integrity
We believe in doing the right thing at all times:
- We conduct ourselves in an honest and trustworthy manner
- We act professionally, ethically and honourably
- We ensure our actions are consistent with our words

Humility
We believe in being humble, polite and respectful:
- We never stop learning
- We care for and respect the people and the environment
- We seek first to understand, then to be understood

Excellence
We take pride in all that we do:
- We strive to deliver high quality products and services
- We continuously innovate and improve for greater progress
- We seek to inspire others to excel

TRANSCEND 2027
4 STRATEGIC PILLARS

- A Leading M-REIT
- Growing Portfolio Size
- Focused Growth
- Targets

4 SEGMENTS

- Retail
- Office
- Hotel
- Industrial & Others

Implementation of the Integrated Reporting Framework

How Sunway REIT utilises, protects and regenerates the:

6 CAPITALS

- **Financial Capital**
- **Human Capital**
- **Manufactured Capital**
- **Social & Relationship Capital**
- **Intellectual Capital**
- **Natural Capital**

While adhering to the:

7 GUIDING PRINCIPLES

- Strategic focus and future orientation
- Connectivity of information
- Conciseness
- Reliability and completeness
- Consistency and comparability
- Materiality
- Stakeholder relationships

Through disclosures made in accordance to:

8 CONTENT ELEMENTS

- Organisational overview and external environment
- Governance
- Business model
- Risks and opportunities
- Strategy and resource allocation
- Performance
- Outlook
- Basis of preparation and presentation

Basis of Preparation and Approach to Reporting

Reporting Scope and Boundary
This report covers Sunway REIT's financial and non-financial performance for the period from 1 January 2025 to 31 December 2025, unless stated otherwise. The scope includes all business entities, assets and operations under the Trust's full operational control, including subsidiaries.

Basis of Preparation
Disclosures have been further scoped based on the principle of materiality of information as well as the disclosure requirements set out in the following reporting frameworks:

- Securities Commission Guidelines on Listed Real Estate Investment Trusts ("Listed REIT Guidelines")
- Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Listing Requirements")
- Capital Markets and Services Act 2007
- Companies Act 2016
- Bursa Malaysia Corporate Governance Guide (4th edition)
- Securities Commission Licensing Handbook
- Malaysian Code on Corporate Governance 2021 ("MCCG")
- Malaysian Financial Reporting Standards ("MFRSs")
- Anti-Money Laundering, Anti-Terrorism Financing and Proceeds of Unlawful Activities Act 2001
- International Financial Reporting Standards ("IFRS®") Sustainability Disclosure Standards
- IFRS Accounting Standards
- IFRS Foundation's International Integrated Reporting <IR> Framework ("IR Framework")
- United Nations Sustainable Development Goals ("UN SDGs")
- Global Reporting Initiative ("GRI") Standards
- National Sustainability Reporting Framework ("NSRF")

For detailed information on materiality determination, kindly refer to the Sunway REIT Sustainability Report 2025, which outlines the materiality assessment process and the identification and prioritisation of material issues. The approach to materiality is guided by the following considerations:

- Mandatory disclosures required to comply with regulatory frameworks such as Bursa Malaysia's enhanced sustainability reporting requirements and the NSRF.
- Adoption of IFRS S1 and S2 standards.
- Information needs of capital providers and other stakeholders, including unitholders.

Where relevant, GRI reporting principles have been applied to ensure meaningful disclosures. These include stakeholder inclusiveness, sustainability context, completeness, balance, comparability, accuracy, timeliness, reliability and clarity.

Board Statement of Responsibility
The Board of Directors of the Manager of Sunway REIT acknowledges its responsibility for ensuring the integrity of the Integrated Annual Report for the financial year ended 31 December 2025. The Board is of the opinion that the report has been prepared in accordance with the IFRS Foundation's Integrated Reporting Principles Based Framework and other applicable disclosure requirements.

This report provides insights into the Trust's non-financial performance, business and operational strategies, risks and opportunities and forward-looking narratives. These include resource allocation priorities, future orientation, strategic goals and objectives.

The report is designed to give providers of capital a clear understanding of how Sunway REIT has created and plans to continue creating stakeholder value. This involves managing various risks, capitalising on emerging opportunities and establishing a clear pathway to navigate the external operating environment over the short, medium and long-term.

Forward Looking Statements
The IAR 2025 may contain forward-looking statements involving risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed or implied due to various factors, including but not limited to general industry and economic conditions, interest rate trends, cost and availability of capital and financing, availability of real estate properties, competitive pressures, changes in operating expenses such as employee costs and property expenses, and shifts in government policies or regulations.

Readers are advised not to rely solely on this report and should conduct their own due diligence and research before making any financial or investment decisions related to Sunway REIT. Past performance is not necessarily indicative of future results. Unit prices and investment returns may fluctuate. Sunway REIT will not be liable for any financial or non-financial losses arising from outcomes or developments that differ from those set out in this report.

ABOUT SUNWAY REIT

Sunway Real Estate Investment Trust ("Sunway REIT" or "Trust") is one of Malaysia's largest diversified real estate investment trusts ("REITs") with a portfolio strategically located within award-winning integrated townships in key areas of Greater Kuala Lumpur, Penang, Perak and Johor.

Sunway REIT was listed on the Main Market of Bursa Malaysia Securities Berhad ("Bursa Malaysia") on 8 July 2010. As at 31 December 2025, the Trust's market capitalisation stood at RM7.9 billion, with a total property value of RM10.2 billion.

Sunway REIT owns 28 assets across multiple sectors, comprising 14 retail properties (including one undergoing redevelopment into a retail-focused tourist destination and seven hypermarkets), six hotels, five offices and three industrial properties.

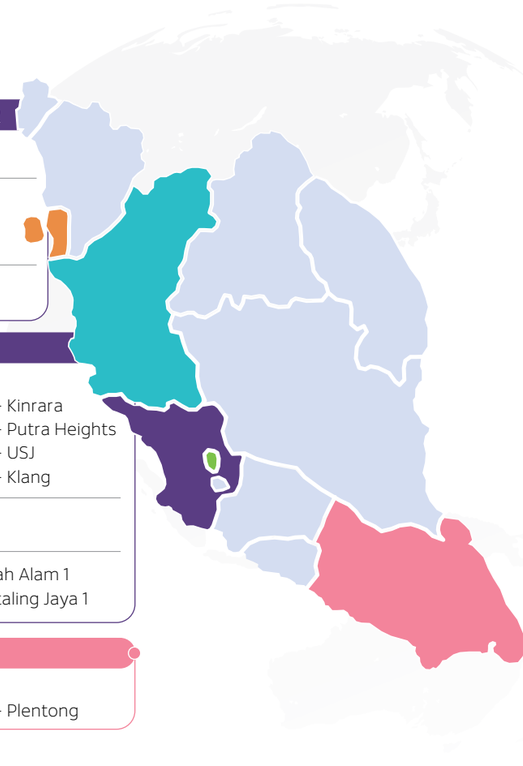
14 Retail Properties

6 Hotel Properties

5 Office Properties

3 Industrial & Others Properties

IAR *For more information on the Trust's property portfolio, please refer to the Property Details section of this report.*



PENANG MAINLAND
- Sunway Carnival Mall
- Sunway Hotel Seberang Jaya
- Sunway REIT Industrial - Prai

PENANG ISLAND
- Sunway Hotel Georgetown

PERAK
- SunCity Ipoh Hypermarket
- AEON Mall Seri Manjung NEW

KUALA LUMPUR
- Sunway Putra Mall
- Sunway 163 Mall
- Sunway REIT Hypermarket - Ulu Kelang
- Sunway Putra Hotel
- Sunway Putra Tower
- Sunway Tower

SUNWAY CITY KUALA LUMPUR
- Sunway Pyramid Mall
- Sunway Resort Hotel
- Sunway Pyramid Hotel
- Sunway Lagoon Hotel
- Sunway Pinnacle
- Menara Sunway

SELANGOR
- Sunway Pier
- Sunway REIT Hypermarket - Kinrara
- Sunway REIT Hypermarket - Putra Heights
- Sunway REIT Hypermarket - USJ
- Sunway REIT Hypermarket - Klang
- Wisma Sunway
- Sunway REIT Industrial - Shah Alam 1
- Sunway REIT Industrial - Petaling Jaya 1

JOHOR
- Sunway Kluang Mall
- Sunway REIT Hypermarket - Plentong

Sunway REIT's portfolio is concentrated in Sunway City Kuala Lumpur, home to its flagship asset, Sunway Pyramid Mall. Other properties in the township include Sunway Resort Hotel, Sunway Pyramid Hotel, Sunway Lagoon Hotel, Sunway Pinnacle and Menara Sunway.

In Kuala Lumpur city centre, the Trust owns six assets: Sunway 163 Mall, Sunway REIT Hypermarket - Ulu Kelang, Sunway Tower and and a three-in-one integrated property called Sunway Putra which consists of Sunway Putra Mall, Sunway Putra Hotel and Sunway Putra Tower.

Within Selangor, the portfolio comprises eight properties: Sunway Pier (which is planned for redevelopment into a retail-centric tourist destination), Wisma Sunway, Sunway REIT Industrial – Shah Alam 1, Sunway REIT Industrial – Petaling Jaya 1 and four Sunway REIT Hypermarkets located in Kinrara, Putra Heights, USJ and Klang.

In the northern region, Sunway REIT holds six assets across Perak and Penang. These include SunCity Ipoh Hypermarket and the newly acquired AEON Mall Seri Manjung in Perak, as well as Sunway Hotel Seberang Jaya, Sunway Hotel Georgetown, Sunway Carnival Mall and Sunway REIT Industrial – Prai in Penang.

In the southern region, the portfolio includes two properties in Johor: Sunway Kluang Mall and Sunway REIT Hypermarket – Plentong.

Sunway REIT adopts a strategic diversification approach across asset types, sectors and geographies to reduce reliance on any single asset class. This strategy strengthens its resilience, enables it to capture emerging growth opportunities and maximises operational synergies across the portfolio.

Profile Highlight:

In 2025, Sunway REIT continued to deepen collaboration with tenants under its Green Lease Partnership Programme, reinforcing shared responsibility in driving environmental performance and long-term asset sustainability.

Green Lease Participation Rate as of FY2025:

HOTEL MASTER LESSEES
100%

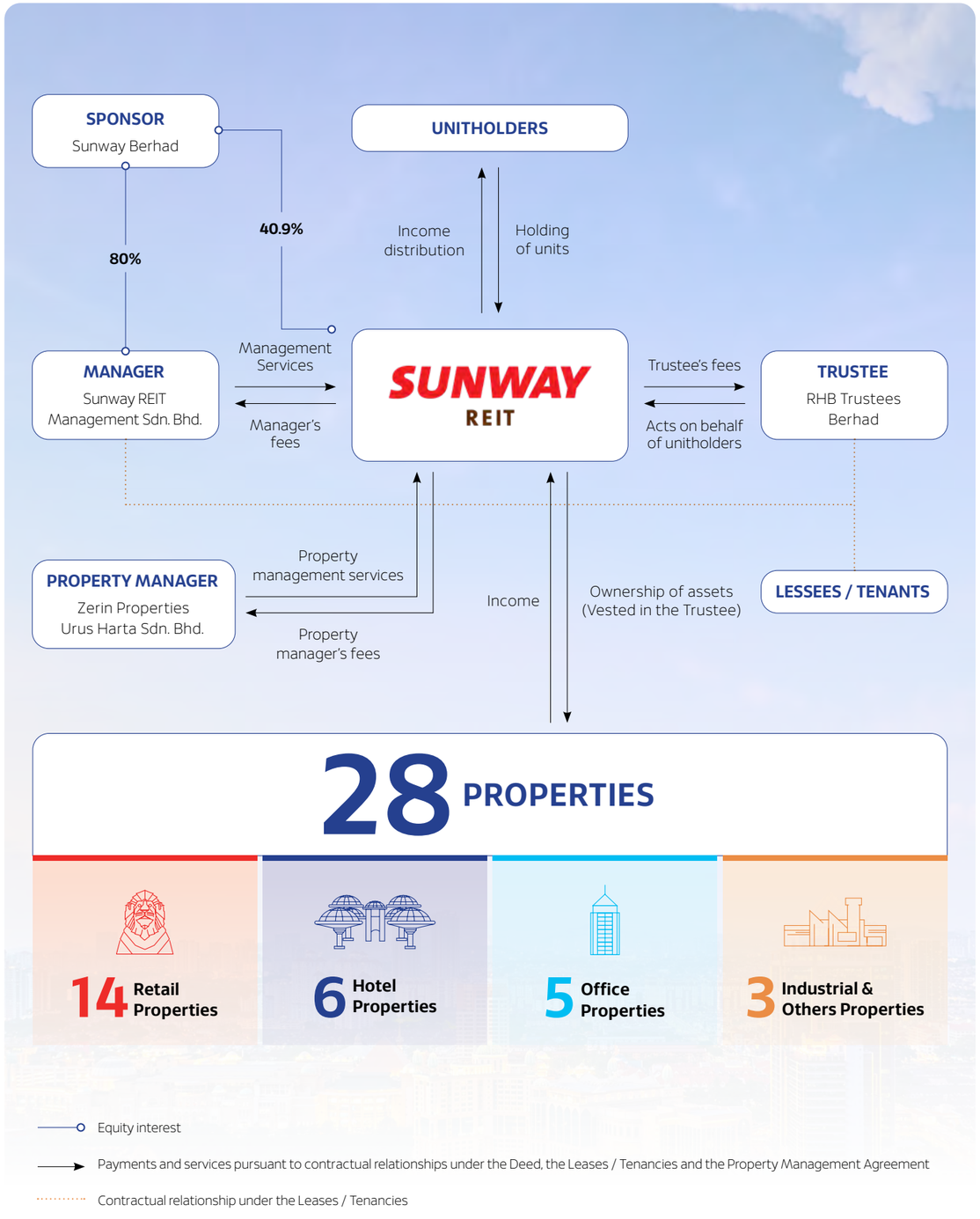
OFFICE TENANTS
96%

RETAIL TENANTS
92%

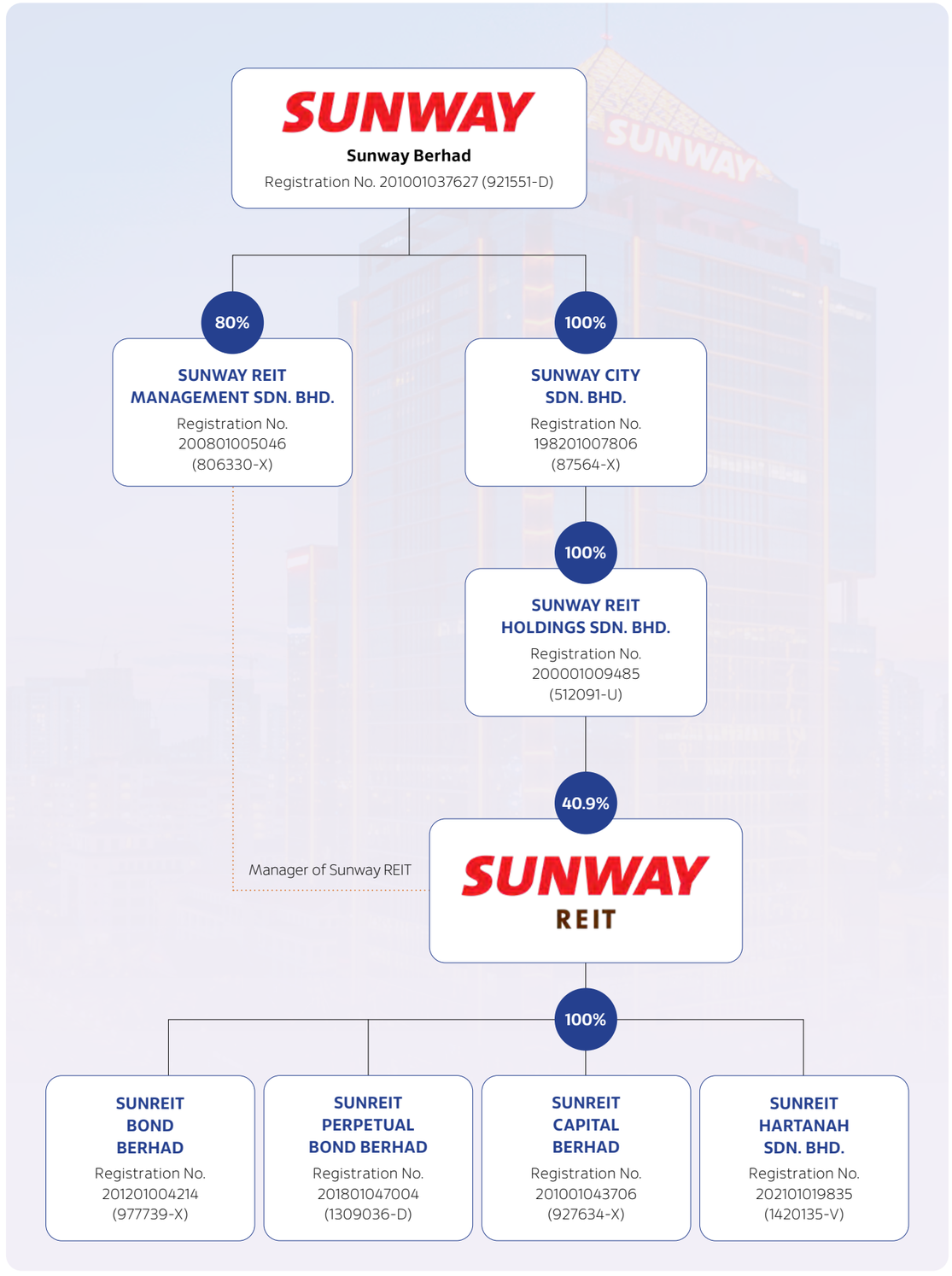
INDUSTRIAL & OTHERS TENANTS
78%

SR *For more information, please refer to Goal 2, Advocating A Responsible Value Chain in SR 2025.*

TRUST STRUCTURE



CORPORATE STRUCTURE



SALIENT FEATURES

Sunway REIT's properties are primarily located in Sunway City Kuala Lumpur, a vibrant, integrated township featuring a premier retail-resort-office-education-hospitality ecosystem. The township, transformed from a tin-mining wasteland, hosts its flagship asset, Sunway Pyramid Mall, hotels (Sunway Resort Hotel, Sunway Lagoon Hotel, Sunway Pyramid Hotel) and offices (Menara Sunway and Sunway Pinnacle).

Sunway City Kuala Lumpur

SALIENT FEATURES

Name of Fund	**Sunway REIT**
Type of Fund	Income and Growth
Category of Fund	Real Estate Investment Trust
Duration of Fund / Termination Date	The earlier of: • the occurrence of the termination events as listed in the deed dated 20 May 2010, a supplemental deed dated 10 June 2010, an amended and restated deed dated 18 September 2018 and a second amended and restated deed dated 7 April 2025 (collectively referred to as "Deed"); • the 999 years after the date of the registration of the Deed; or • the date on which the Fund is terminated by the Manager in such circumstance as set out in the Deed
Investment Objective	To provide the Unitholders with an exposure to a diversified portfolio of authorised investments that will provide stable cash distributions with the potential for sustainable growth of the net asset value per unit
Investment Policy	At least 75% of the Fund's total asset value must be invested in real estate and / or single purpose companies at all times, and not more than 25% of the total asset value is invested in non-real estate, cash, deposit and / or money market instruments
Key Acquisition Criteria	• Diversified asset classes • High growth cities and townships in Malaysia • Compatibility and synergistic with asset portfolio
Distribution Policy	• 100% distributable income in each financial year (at least 90% distributable income in FY2020 and FP2021) • Semi-annual distribution
Revaluation Policy	At least once a financial year by independent registered valuer
Gearing Policy	Not exceed 50% of the Fund's total asset value
Manager's Fees	• Base Fee: 0.3% per annum of total asset value • Performance Fee: 3% per annum of net property income, but before deduction of fees payable to the Property Manager pursuant to the Property Management Agreement • Acquisition Fee: 1% of acquisition price • Divestment Fee: 0.5% of sale price
Trustee's Fee	Up to 0.015% per annum of the Fund's net asset value subject to a maximum of RM700,000 per annum
Financial Year End	31 December
Board Lot	100 units per board lot
Listing	Main Market of Bursa Malaysia Securities Berhad
Stock Name	SUNREIT
Stock Code	5176
Date of Listing	8 July 2010
Initial Public Offering Price	• RM0.88 – retail • RM0.90 – institutional

INVESTMENT CASE

ONE OF THE LEADING DIVERSIFIED REITS IN MALAYSIA

Market Capitalisation
RM7.9 billion
Top 3 M-REIT

Property Value
RM10.2 billion
Top 2 M-REIT

No. of Assets
28

Total GFA
> 21 million sq.ft.

Wide Tenant Base with
1,728 tenancies

Asset Portfolio Attribution (by property value)

- **Retail Segment** 70%
- **Hotel Segment** 19%
- **Office Segment** 9%
- **Industrial & Others Segment** 2%

GROWTH STRATEGY

Guided by
TRANSCEND 2027 Roadmap

Property Value at IPO[1]
RM3.5 billion

Total Acquisition (Net of disposal) since IPO[1]
RM2.7 billion

Net Fair Value Gain, AEI and Property Development Activities since IPO
RM4.0 billion

Acquisitions completed in FY2025

July 2025
- AEON Mall Seri Manjung
- SOVO unit at Kiara 163

Disposal completed in FY2025

September 2025
- Sunway university & college campus

Disposal pending completion in FY2025

October 2025
- Sunway Hotel Seberang Jaya

[1] *Including incidental costs on acquisition, i.e., acquisition fee, legal fee and valuation fee*

ROBUST FINANCIALS

Revenue RM894 million	**Property Yield** 6.2%	**Distribution Yield** 6.3%	**Total Return** 31.2%
NPI RM658 million	**Cost of Debt** 3.79%	**DPU** 14.48sen	**Premium-to-NAV** 51.9%

SUSTAINABILITY AGENDA

Pioneering efforts in advancing sustainable finance in Malaysian REIT industry:

96% of borrowings structured under sustainable finance mechanism

MSCI **MSCI** rating of **A**

FTSE4Good **FTSE4Good** Bursa Malaysia ESG Grading **Band 4**

GRESB **GRESB 3-star** and '**A**' for **Public Disclosure** at full score

Rated SUSTAINALYTICS **Sustainalytics** **Low** ESG Risk Rating

12,040 MWh of renewable energy consumed

11 Green Buildings,
40% of total gross floor area under management are green-certified

CORPORATE GOVERNANCE

50% female directors on board

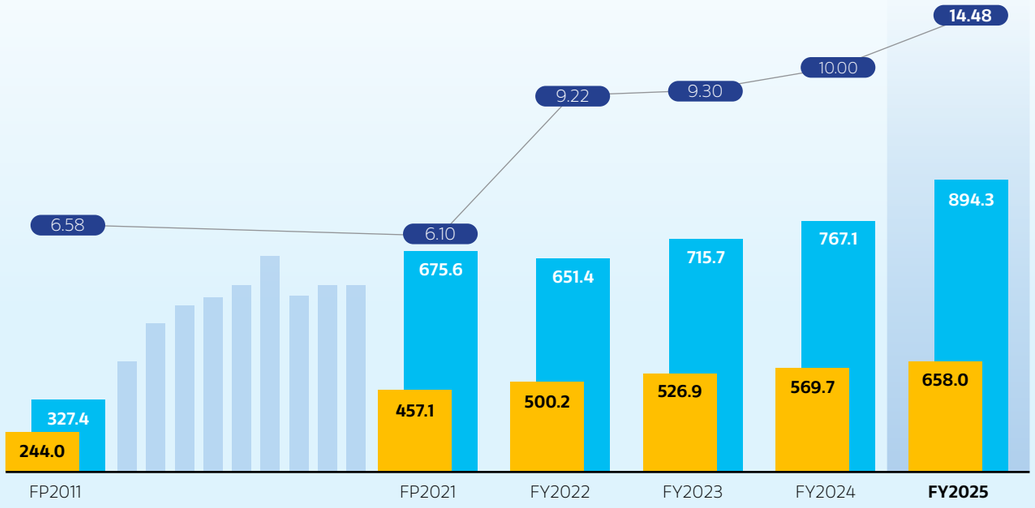
Corporate Credit Rating **AA2**

Attained
10 awards and recognitions in FY2025:

- **The Asset Triple A Sustainable Finance Award 2025**
  Best Sustainability-Linked Bond (Malaysia)
  RM500 million dual tranche sustainability-linked perpetual securities
- **Asia Sustainability Reporting Awards 2024**
  Gold Award – CEO Letter
  Bronze Award – Human Rights
- **Asia Integrated Reporting Awards 2024**
  Bronze Award – Asia's Best Integrated Report (Large Co)
  Finalist – Asia's Best Integrated Report (Governance)
- **Asis Sustainability Reporting Awards 2025**
  Finalist – CEO Letter
- **TIME and Statista**
  Best Companies Asia-Pacific 2025 – evaluated on Employees Satisfaction, Financial Performance, Sustainability Transparency (ranked 164 out of 500)
- **ASEAN Corporate Governance Conference & Awards ("CGCA") 2025**
  Top 50 ASEAN PLC award – covers 569 large capital Public Listed Companies across ASEAN countries
- **Minority Shareholders Watch Group's National Corporate Governance & Sustainability Awards ("NACGSA") 2025**
  REITs Excellence Award
- **National Annual Corporate Report Awards ("NACRA") 2025**
  Gold Excellence Award – companies with RM2 billion to RM10 billion in market capitalisation

2025 MILESTONES

ALL-TIME HIGH PERFORMANCE SINCE IPO



Legend
- Distribution Per Unit ("DPU") (sen)
- Net Property Income ("NPI") (RM'million)
- Revenue (RM'million)

	Initial Portfolio	FY2024	FY2025
No. of Properties	8 (IPO)	28	28
Property Value	RM3.5 BILLION (IPO)	RM10.5 BILLION	RM10.2 BILLION
Market Capitalisation	RM3.0 BILLION (FP2011)	RM6.3 BILLION	RM7.9 BILLION

▶ FEBRUARY

Retirement of Director Tengku Nurul Azian Binti Tengku Shahriman after 9 years of service

▶ JUNE

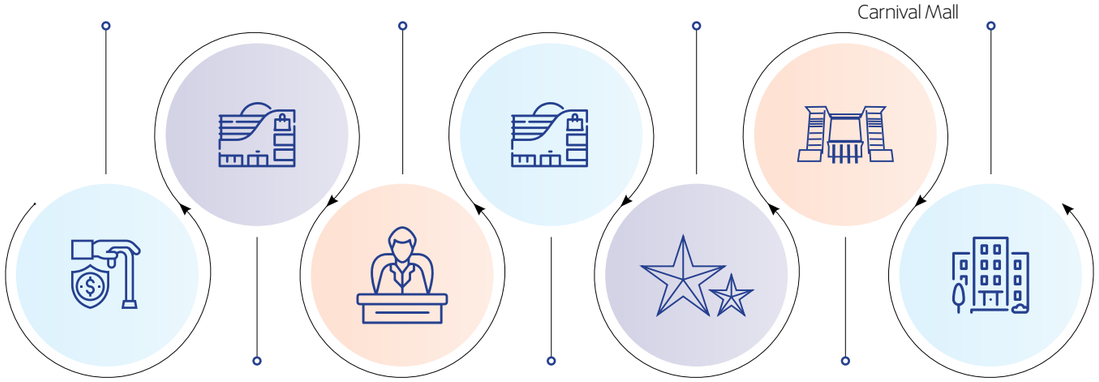
Resignation of Chief Executive Officer, Clement Chen Kok Peng, to join Sunway Berhad as Chief Financial Officer

▶ AUGUST

Reaffirmation of corporate credit rating of AA_2 by RAM Rating Services Berhad

▶ OCTOBER

Entered into a sale and purchase agreement for Sunway Hotel Seberang Jaya and commenced development of a new hotel atop Sunway Carnival Mall



▶ MAY

Completion of refurbishment at Sunway Carnival Mall (Old Wing)

▶ JULY

Completion of acquisition of AEON Mall Seri Manjung and SOVO unit at Kiara 163

▶ SEPTEMBER

Completion of disposal of Sunway university & college campus

▶ NOVEMBER

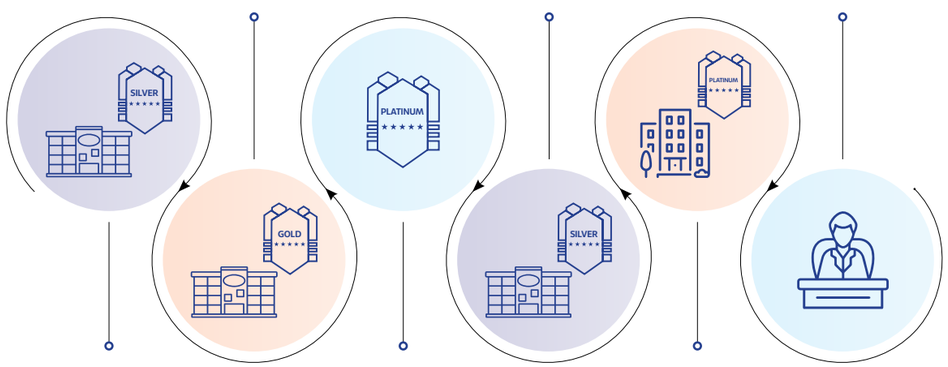
Achievement of GreenRE Gold certification for Sunway Carnival Mall (New Wing)

▶ DECEMBER

Achievement of GreenRE Silver certification for Sunway REIT Hypermarket – Ulu Kelang

▶ DECEMBER

Appointment of Derek Teh Wan Wei as Chief Executive Officer



▶ NOVEMBER

Achievement of GreenRE Silver certification for Sunway REIT Hypermarket – Putra Heights

▶ NOVEMBER

Achievement of GreenRE Platinum certification for Sunway Putra Tower

▶ DECEMBER

Achievement of GreenRE Platinum certification for Sunway Pyramid Hotel

LEADERSHIP STATEMENT

20 Message from The Chairman

26 CEO's Business Review

Sunway Pyramid Mall

MESSAGE FROM THE CHAIRMAN

Dear Valued Stakeholders,

It is my pleasure to present the Integrated Annual Report for the financial year ended 31 December 2025 ("FY2025"). Throughout the year, Sunway REIT continued to operate within an evolving and at times challenging market environment. Despite these conditions, our portfolio delivered remarkable growth performance supported by the strength of our core retail and integrated assets as well as the contributions from our recent acquisitions.

Based on our performance, distribution per unit ("DPU") for the year was more than 40% higher at 14.48 sen (FY2024: 10.00 sen), reflecting the resilience of our asset base as well as continued income growth in line with our long-term strategic roadmap.

TAN SRI AMIRSHAM BIN A AZIZ
Chairman
Sunway REIT Management Sdn. Bhd.

OPERATING ENVIRONMENT

The year 2025 unfolded against a backdrop of evolving global and domestic economic dynamics, with moderate growth, lingering geopolitical tensions and shifting investor sentiment shaping the real estate investment landscape.

Global economic growth, while uneven, expanded by 2.8 – 3.3% in 2025, according to the International Monetary Fund, reflecting some resilience in consumption and investment despite ongoing geopolitical and trade uncertainties. Continued monetary easing by major central banks, including a series of interest rate reductions in the United States, contributed to lower global borrowing costs, encouraged portfolio reallocations toward emerging markets and supported sentiment across yield-sensitive asset classes. Lower policy rates in advanced economies also alleviated some cost pressures for corporations and supported demand for investment in real assets.

In Malaysia, domestic macroeconomic conditions demonstrated resilience against these global headwinds. The economy expanded by 5.2% in 2025, surpassing the 5.1% recorded in 2024, supported by sustained domestic demand, stable private investment and a recovery in export performance. In addition, Bank Negara Malaysia lowered the Overnight Policy Rate ("OPR") to 2.75 % in July 2025 as a pre-emptive move to support economic activity amid external uncertainties and moderate inflation. This accommodative stance helped maintain credit growth and domestic spending.

GDP GROWTH FOR 2025

2025
5.2% ↑
(2024: 5.1%)

Concurrently, the Malaysian ringgit strengthened against the U.S. dollar, reflecting improved investor confidence and narrowing interest rate differentials as U.S. rates eased. A stronger ringgit helped moderate the cost of imported goods and eased inflationary pressures while enhancing Malaysia's external purchasing power. The combination of a supportive monetary policy, strengthening currency and resilient growth dynamics contributed to a macroeconomic environment that supported domestic consumption and investment flows.

In terms of challenges, businesses saw a rise in operating costs mainly due to the ongoing implementation of economic reforms. This included an increased minimum wage, mandatory Employees Provident Fund ("EPF") contributions for foreign workers, the expanded scope of the sales and service tax ("SST") and adjustments to energy tariffs that came into effect in the middle of 2025. While these reforms are intended to foster a more equitable and sustainable economic framework while broadening the tax base, they have also tempered near-term activity in certain sectors.

For Sunway REIT, the electricity tariff restructuring provided some cost savings given the conducive and supportive crude oil price environment in FY2025 which determines the cost of electricity generation. Meanwhile, most of our service contractors and employees are already compensated above the minimum wage level, limiting the additional wage burden.

On the demand side, many tenants - particularly small and medium enterprises - faced margin pressures due to elevated input costs. In addition, the expansion of SST to include rental or leasing services for commercial properties increased tenants' cost burden and constrained landlords' ability to raise rents in the short-term. A 2% reduction in the SST on rental or leasing services, effective 1 January 2026, is expected to provide some cost relief to businesses.

Looking towards 2026, global economic conditions are expected to remain moderate but supportive of investment in real assets, although geopolitical developments in the Gulf may continue to introduce some uncertainty around oil supply conditions, inflationary pressures and global interest rate movements. Domestically, Malaysia's growth trajectory into 2026 is underpinned by stable economic fundamentals and supportive fiscal policy. Budget 2026 prioritises tourism, infrastructure investment and measures to stimulate domestic demand, reinforcing an expansionary stance that aims to sustain growth momentum under the Ekonomi MADANI framework. Allocations to the Visit Malaysia Year 2026 campaign and related tourism initiatives are expected to boost visitor arrivals, retail footfall and hospitality demand, which are expected to have positive spill-over effects on segments of the real estate sector, including retail-oriented REITs. However, we remain cautiously optimistic as geopolitical tensions may pose downside risks to tourism growth.

In term of industry developments, the preferential withholding tax concession for income distributions by Malaysian Real Estate Investment Trusts ("M-REITs") ended on 31 December 2025 pursuant to the Finance Act 2025. From 2026 onwards, income distributions from M-REITs that are exempt under Section 61A of the Income Tax Act will be taxable to the unitholders as follows:

Category of Unitholders	Tax Rate (Up to Year of Assessment 2025)	Tax Rate (From Year of Assessment 2026 Onwards)
Individuals and all other non-corporate investors such as institutional investors	Withholding Tax ("WHT") of 10%	Income tax of 0 to 30%
Resident corporate investors	Corporate tax of 24%	Corporate tax of 24%
Non-resident corporate investors	WHT of 24%	WHT of 24%

Sunway REIT, through the Malaysian REIT Managers Association ("MRMA"), continues to engage with the relevant authorities to explore alternative tax incentive framework and initiatives to support the growth of the REIT industry in Malaysia. Notwithstanding the change in the tax regime for unitholders, the underlying operations and distributable income of Sunway REIT remain fundamentally stable and unaffected.

PERFORMANCE OVERVIEW OF M-REITS

TRADING PERFORMANCE OF M-REITS (2025)

Total Return
10.7%

Distribution Yield
5.8%

In 2025, M-REITs demonstrated resilience and defensive strength amid a volatile market environment. The Bursa Malaysia REIT Index recorded an annual increase of 8.3%, outperforming the broader FTSE Bursa Malaysia KLCI, which posted a modest increase of 2.3%. This outperformance was supported by stable rental income, attractive dividend yields and the diversified asset portfolio. Despite cost inflation and interest rate pressures earlier in the year, M-REITs with strong governance and disciplined capital management and diversified portfolios navigated these challenges effectively, delivering sustainable performance.

Investor confidence in M-REITs as a defensive asset class with stable income strengthened significantly during the year. This was reflected in a notable expansion in market capitalisation, which surged by more than 21% to RM59.3 billion in 2025, from RM48.9 billion in 2024. This growth was driven by active asset acquisitions across key sectors, particularly in retail and industrial segments. The recovery in retail fundamentals has further aided by the rebound in tourism and stronger domestic consumption, underpinned by a supportive macroeconomic environment and broader economic recovery.

M-REITs delivered a stable distribution yield of 5.8%, unchanged from 2024 due to the increase in unit price despite the higher average income distribution per unit. Total returns improved from 9.4% in 2024 to 10.7% in 2025, reflecting continued investor optimism amid easing interest rates and strong operating performances across key sectors. Furthermore, the average discount-to-Net Asset Value ("NAV") narrowed from 18.5% as at 31 December 2024 to 13.5% as at 31 December 2025, highlighting the positive impact of higher unit prices and growing market confidence in the sector.

SUNWAY REIT'S PERFORMANCE

TRADING PERFORMANCE OF SUNWAY REIT (FY2025)

Total Return
31.2%

Distribution Yield
6.3%

Sunway REIT outperformed the broader M-REITs sector in FY2025 delivering a total return of 31.2%, comprising both unit price appreciation and income distributions. This was well above the total return for M-REITs of 10.7% for the same period. This outperformance was underpinned by robust operational performance, particularly in the retail portfolio and newly acquired assets, which drove double-digit growth in revenue and net property income in 2025. Sunway REIT's unit price rose by 24.9%, reaching a peak of RM2.33 before closing at RM2.31 as at 31 December 2025, compared with RM1.85 as at 31 December 2024.

Sunway REIT also continued its commitment to distributing 100% of its distributable realised profit for FY2025, declaring a DPU of 14.48 sen, which exceeded its distributable realised profit of 13.18 sen mainly due to crystallisation of prior years unrealised fair value gains upon the disposal of Sunway university & college campus. This translated to a distribution yield of 6.3%, which remained well above the sector average, providing investors with both attractive income and strong capital appreciation.

Additionally, Sunway REIT's premium-to-NAV expanded significantly to 51.9% as at 31 December 2025, up from 22.1% in the prior year, indicating improved valuation and heightened investor confidence. Overall, Sunway REIT demonstrated both the defensive qualities of the REIT sector and the benefits from its disciplined asset acquisition strategy and strong operating fundamentals, positioning it among the top-performing M-REITs in 2025, with returns that significantly exceeded the M-REITs performance.

PROGRESS UNDER TRANSCEND 2027

Following the recalibration of our TRANSCEND 2027 strategy in 2024, the focus in 2025 remained on disciplined execution within the refined strategic parameters. The shift from broad diversification to a more concentrated emphasis on core retail and integrated developments continued to guide our investment decisions. This approach supported stability in portfolio performance while maintaining flexibility to pursue growth opportunities in segments that align with our long-term direction.

In 2025, we intensified capital deployment into key retail and integrated assets to strengthen their positioning through improvements in tenant mix, customer engagement and operating efficiency. These initiatives reflect our intention to ensure that strategic assets remain competitive and continue to deliver consistent income. At the same time, the criteria for opportunistic expansion introduced in 2024 was applied with greater selectivity. Prospective acquisitions were evaluated not only on financial merit but also on their green building credentials or their potential to achieve certification within three years after acquisition. This approach aligns TRANSCEND 2027 with evolving market expectations while supporting our sustainability roadmap.

Looking ahead, we will continue to engage regularly with our Sponsor to monitor the progress and readiness of identified pipeline of assets for potential injection into Sunway REIT, in line with our long-term aspiration to grow assets under management to at least RM14 billion. In parallel, we will focus on organic growth by maintaining close oversight of our ongoing asset enhancement initiatives and development projects which are expected to be yield accretive to our portfolio and to provide the next phase of growth for Sunway REIT.

4 STRATEGIC PILLARS

A LEADING M-REIT

Sunway REIT maintained its position among the leading M-REITs in 2025, supported by the scale and quality of its portfolio. Market capitalisation and property value stood at approximately RM7.9 billion and RM10.2 billion respectively, reinforcing Sunway REIT's standing within the domestic REIT landscape and supporting our ambition to remain among the top tier of the sector.

GROWING PORTFOLIO SIZE

Portfolio optimisation remained a key focus in 2025. Sunway REIT completed the acquisition of AEON Mall Seri Manjung, strengthening its retail footprint while enhancing income resilience. During the year, two non-core assets were divested and proposed to be divested, namely Sunway university & college campus and Sunway Hotel Seberang Jaya respectively. These transactions reflect a disciplined capital recycling approach, allowing resources to be redeployed in line with strategic priorities under TRANSCEND 2027.

FOCUSED GROWTH

In line with the strategy's emphasis on retail led growth, Sunway REIT continued to refine the composition of its retail portfolio in 2025. The neighbourhood malls segment was further expanded to deepen exposure to community-based assets that serve daily consumer needs. Following these adjustments, the retail portfolio mix comprised approximately 59% super-regional malls, 15% regional malls, 16% neighbourhood malls and 10% big box retail in terms of property value, supporting a balanced income profile across different retail formats.

TARGETS

Achieved

70% AUM target

Progress toward the RM14–15 billion asset under management target remained on track. As at 2025, Sunway REIT had achieved approximately 70% of its Assets Under Management ("AUM") target, underpinned by completed acquisitions and portfolio repositioning initiatives. This provides a clear line of sight toward meeting the TRANSCEND 2027 objectives through a combination of selective acquisitions and active asset enhancement initiatives.

Note: Including the disposals of Sunway Medical Centre (Tower A & B) and Sunway university & college campus, Sunway REIT would have reached approximately 80% of its AUM target.

SUSTAINABILITY AS A STRATEGIC CORNERSTONE

Sustainability continues to anchor Sunway REIT's long-term strategy and reflects the expectations of our stakeholders, tenants and investment community. The growing emphasis on environmental responsibility and the increasing adoption of sustainable real estate practices remain central influences on the industry.

Advancing the Green Building Roadmap 2034

Demand for green-certified buildings continued to expand in 2025, driven by higher awareness of operational efficiency, climate-aligned design and tenants' preferences. In line with this, Sunway REIT continues to build on the goals outlined in our Green Building Roadmap 2034. By the end of 2025, 11 of our buildings, representing 40% of the total Gross Floor Area ("GFA"), have been green-certified with five being certified in 2025 itself. We remain guided by the Green Building Policy that was established in 2024, which all new acquired properties will either hold recognised green building certifications at acquisition or obtain certification within three years post-acquisition.

Green Building Certifications in 2025

Business Segment	Properties	Certification	Rating
Retail	Sunway Carnival Mall (New Wing)	GreenRE (Final)	Gold
	Sunway REIT Hypermarket - Putra Heights	GreenRE (Final)	Silver
	Sunway REIT Hypermarket - Ulu Kelang	GreenRE (Final)	Silver
Hotel	Sunway Pyramid Hotel *(2nd hotel with Platinum certification after Sunway Resort Hotel)*	GreenRE (Final)	Platinum
Office	Sunway Putra Tower *(1st office with Platinum certification under Sunway REIT)*	GreenRE (Final)	Platinum

Deepening Tenant Engagement Through Green Lease Partnership Programme

Our Green Lease Partnership Programme continued to support tenant engagement on sustainability. This programme is an industry-first initiative and remains an important platform for advancing shared responsibility for environmental performance across our tenant base. In 2025, the participation rates continued to strengthen, reflecting growing tenant engagement and commitment towards advancing shared environmental performance. In addition, Sunway REIT has embarked on the second phase of its green lease journey by engaging with our top 10 high energy usage tenants. This phase aims to establish a clear understanding of the tenants' energy demand readings and set baseline targets for our tenants to achieve.

Strengthening Climate Governance and IFRS-Aligned Disclosures

Our commitment to transparency reached a significant milestone this year as we embarked on the adoption of IFRS S1 and continued disclosure for IFRS S2. To support our decarbonisation pathway, we established a Scope 2 GHG emissions intensity target of a 3.5% year-on-year reduction from 2023 as the baseline, aligning with the Intergovernmental Panel on Climate Change ("IPCC") goal to reduce carbon intensity by 45% by 2030.

Linking Sustainability Performance to Capital Management

In tandem with these disclosures, we have leveraged on the robust Sustainability-Linked Financing ("SLF") Framework established in 2024. The adoption of this Gold-rated framework by RAM Sustainability reflects our strong governance and readiness, providing the structured accountability underpinning our 2025 reporting. By linking our capital management strategy to environmental performance, we ensure a clear alignment between our sustainability stewardship and financial resilience.

Enhancing Physical Resilience Across the Portfolio

We also remain focused on the physical resilience of our assets. We have allocated RM2 million for an Asset Enhancement Initiative ("AEI") at Sunway REIT Industrial – Shah Alam 1 specifically for flood mitigation, with RM1.48 million already invested in robust protection features. This targeted investment addresses potential exposures identified in our scenario analysis, where total potential flood exposure across the portfolio is estimated at RM286 million under the worst-case scenario assuming all Sunway REIT's properties are flooded simultaneously.

Benchmarking Against Global Environmental, Social and Governance ("ESG") Standards

We continue to benchmark our ESG performance through global standards. Our FTSE Russell ESG score improved from ESG Grading Band 3 in 2024 to Band 4 in 2025, leading to our inclusion in the FTSE4Good Bursa Malaysia Index in December 2025 after passing the liquidity requirement. Whilst we maintained an 'A' rating from MSCI, a 'B-' for Water Security and a 'C' for Climate Change from CDP, our Global Real Estate Sustainability Benchmark ("GRESB") rating was adjusted from 4-star to 3-star due to data gaps from our newly acquired properties. This gap has since been addressed through comprehensive tenant data collection with the aim to regain a higher rating in the next assessment cycle.

Sustaining Focus on Tenant Satisfaction and Stakeholder Trust

Finally, our commitment to stakeholder satisfaction remains a priority. We have extended our tenant satisfaction survey this year to include Sunway REIT Industrial - Shah Alam 1, Sunway REIT Industrial - Prai, SunCity Ipoh Hypermarket, six Sunway REIT Hypermarkets and AEON Mall Seri Manjung. With this, all our assets are covered and Sunway REIT will be able to prioritise our stakeholders satisfaction based on their feedback.

AWARDS & RECOGNITION IN 2025

Malaysian Awards

Minority Shareholders Watch Group ("MSWG")'s National Corporate Governance & Sustainability Awards 2025 – REITs Excellence Award

Our corporate governance and sustainability practices were recognised by the MSWG as industry leading with our win in the REIT category.

National Annual Corporate Report Awards ("NACRA") 2025 - Gold Excellence Award (Companies with RM2 billion to RM10 billion in market capitalisation)

This is the 14th consecutive year Sunway REIT has been feted at NACRA, reflecting our consistently high standards at delivering relevant disclosures to our stakeholders, even when benchmarked against all similar sized peers listed on Bursa Malaysia.

International Awards

Asia Integrated Reporting Awards 2024 (Bronze – Large Co; Finalist – Governance)

Based in Singapore, the awards recognise excellence in integrated reporting, reflecting integrity in holistic reporting practices, as well as strong governance and transparency.

Asia Sustainability Reporting Awards 2024 (Gold – CEO Letter; Bronze – Human Rights)

Recognises quality and transparency in corporate sustainability reporting and that the CEO Letter and human rights disclosures were judged among the best in large-cap companies.

TIME / Statista Asia Pacific Best Companies 2025 (ranked 164 out of top 500)

Recognises companies across Asia-Pacific for a balanced performance in employee satisfaction, financial performance and sustainability transparency.

The Asset Triple A Sustainable Finance Award 2025: Best Sustainability-Linked Bond (Malaysia)

Based in Hong Kong, this award recognise excellence in sustainable finance, highlighting our commitment to sustainable financing and responsible capital management.

Asia Sustainability Reporting Awards 2025 (Finalist – CEO Letter)

Recognises quality and transparency in corporate sustainability reporting and that the CEO Letter were judged among the best in large-cap companies.

ASEAN Corporate Governance Conference & Awards ("CGCA") 2025 Top 50 ASEAN PLC

Recognises public listed companies in ASEAN that meet high standards of corporate governance and board practices.

ACKNOWLEDGEMENTS

I would like to record our appreciation to Mr. Clement Chen Kok Peng for his leadership and contributions during his tenure as Chief Executive Officer ("CEO") of Sunway REIT. His guidance supported the development of a stronger and more resilient foundation for the organisation and has positioned Sunway REIT to continue progressing in the years ahead. On behalf of the Board, we are pleased to welcome Mr. Derek Teh Wan Wei as the new CEO of Sunway REIT. Derek brings more than 20 years of experience in the property sector and we look forward to his leadership in bringing Sunway REIT to greater heights.

We also extend our heartfelt thanks to Tengku Nurul Azian Tengku Shahriman who retired from the Board on 28 February 2025 upon completing nine years of service. Her commitment and insight have been valuable in shaping the direction of Sunway REIT. We wish her the very best in her future endeavours.

I am grateful to the Board of Directors for the trust they continue to place in me. I also wish to thank the Sunway REIT team and our colleagues across our business units. I look forward to working closely with the Board and management team as we steer Sunway REIT through an evolving operating environment.

Finally, I wish to express my sincere appreciation to our unitholders, tenants, business partners, service providers, financiers and members of the media for their continued support during the year. Your engagement and partnership remain important as we advance our long-term objectives. We look forward to building on these relationships to support sustainable growth moving forward.

Yours Sincerely,
Tan Sri Amirsham Bin A Aziz
Chairman
Sunway REIT Management Sdn. Bhd.

CEO'S BUSINESS REVIEW

Dear Valued Stakeholders,

It is a privilege to present my first Chief Executive Officer's Statement for Sunway REIT for the financial year ended 31 December 2025. The year was defined by disciplined execution, careful capital management and a clear sight on strengthening the portfolio. Guided by our TRANSCEND 2027 strategy, we concentrated on actions that drive earnings quality, enhance asset performance and support sustainable distributions. The results demonstrate that Sunway REIT is now more resilient, more efficient and better positioned for the years ahead.

DEREK TEH WAN WEI
Chief Executive Officer
Sunway REIT Management Sdn. Bhd.

OUR MARKET LANDSCAPE

FY2025 was shaped by resilient domestic economic expansion despite a challenging global backdrop. Global economic growth moderated as inflationary pressures persisted, interest rates remained volatile and geopolitical developments continued to reshape trade dynamics. Within Malaysia, the economy remained healthy, charting growth of 5.2% underpinned by strengthened tourism initiatives, boosted domestic consumption and Malaysia's improved competitive standing as a regional investment destination. Despite this and a strong Ringgit, consumer sentiment remained cautious due to rising costs and uncertainties from policy adjustments.

For Sunway REIT, we experienced tighter operating margins, heightened cost sensitivity among tenants and more cautious leasing dynamics across selected segments of the real estate sector. Inflationary pressures, labour cost adjustments, shifts in consumer behaviour and regulatory changes further increased complexity. Notably, the introduction of an 8% Sales and Service Tax ("SST") on commercial rentals and a 6% SST on construction services affected the tenants' occupancy costs and our asset enhancement feasibilities. Despite these challenges, our diversified portfolio and proactive asset management approach enabled us to maintain stability and protect long-term unitholder value.

Cost management remained a key priority throughout the year. The higher tax burden on rentals required a balanced and collaborative approach to tenant engagement and rental sustainability, while rising construction costs necessitated more rigorous project controls and value engineering. These impacts were substantially mitigated through active project management and close engagement with tenants, particularly across our retail portfolio where established relationships proven to be beneficial. While the new electricity tariff implemented by Tenaga Nasional Berhad effective from 1 July 2025 provided some relief on utility costs, additional opportunities for efficiency, structural cost improvements and operational resilience continued to be prioritised.

ANNUAL DISTRIBUTION PER UNIT ("DPU")

FY2025
14.48 sen
(FY2024: 10.00 sen)

RECORD-HIGH ANNUAL DISTRIBUTION

Building on the strong foundations from 2024, FY2025 marks a significant milestone for Sunway REIT as annual DPU increased from 10.00 sen to a record-high of 14.48 sen, the highest level since our Initial Public Offering ("IPO"). This achievement reflects the earnings contribution from strategic investments made in prior periods, particularly rental contribution from retail malls acquired in 2024 and 2025, as well as the newly completed Oasis precinct at Sunway Pyramid Mall and the refurbished Sunway Carnival Mall, which together strengthened overall portfolio performance. The disposal of the Sunway university & college campus further enhanced results, brought forth a special interim distribution during the year from the realised gain and demonstrated our capital recycling discipline to enhance yield.

The record-high DPU was supported by stronger topline and earnings performance across the portfolio. Revenue rose to RM894.3 million, an increase of 16.6% from RM767.1 million previously, driven by improved occupancy, positive rental reversions and full-year contributions from newly acquired assets. Net Property Income ("NPI") grew by 15.5% to RM658.0 million, reflecting healthy operating margin, while Profit Before Tax ("PBT") increased by 3.8% to RM547.7 million. Realised profit attributable to unitholders advanced by 31.2% to RM451.2 million from RM343.8 million, supported by the stronger recurring earnings from an expanded asset portfolio and one-off disposal gain from the disposal of Sunway university & college campus.

As Sunway REIT enters the next phase, we remain focused on optimising the existing portfolio, maintaining a disciplined balance sheet and pursuing growth opportunities that meet our return thresholds. These priorities are intended to support sustainable distributions, enhance asset quality and create long-term value for our unitholders.

PROGRESSING OUR STRATEGY

Strategic Focus and Execution

Throughout FY2025, Sunway REIT continued to execute the TRANSCEND 2027 strategy with discipline and clarity. The focus was on strengthening the portfolio through selective acquisitions, targeted capital recycling and active asset enhancement initiatives, all guided by the four strategic pillars under TRANSCEND 2027. This consistent approach allowed us to enhance earnings and asset quality while preserving financial flexibility.

Our strategy centres on building a portfolio that delivers sustainable income and long-term value. Capital is directed to assets with strong fundamentals, while mature assets are monetised at the opportune time to unlock value and redeploy funds into investments with higher growth potential. This disciplined cycle of acquisition, enhancement and recycling continues to strengthen the overall portfolio yield.

ACCRETIVE ACQUISITION AND ASSET RECYCLING

Sunway REIT completed the acquisition of AEON Mall Seri Manjung on 25 July 2025, extending our retail footprint into a new growth corridor. Strategically located within the commercial and administrative centre of the Manjung district, the property is surrounded by established residential communities and key civic amenities. It serves a broad catchment area that includes Seri Manjung, Sitiawan, Lumut and the tourist destination of Pangkor Island, reaching a population of more than 200,000 residents.

The two-storey retail complex sits on a large 30.25 acres of freehold commercial land and is supported by extensive parking facilities. Fully leased to AEON Co. (M) Bhd under a long-term master lease until December 2037, the asset provides stable recurring income to Sunway REIT. With an average NPI yield of approximately 7% over the remaining lease tenure with AEON, the property enhances overall portfolio yield and contributes positively to the performance of Sunway REIT.

As part of its asset recycling strategy, Sunway university & college campus was divested in September 2025 for RM613 million, 4.6% above its market value and generated a net disposal gain of RM41 million to Sunway REIT. The transaction reflects a decent disposal yield of 6.3%, allowing the capital to be redeployed for higher growth opportunities.

Sunway REIT has also entered into a conditional sale and purchase agreement in October 2025 to dispose Sunway Hotel Seberang Jaya for RM60 million, 9.0% above its latest valuation of RM55 million. The proposed disposal, at disposal yield of 5.3%, will allow Sunway REIT to monetise the 27-year-old hotel at an attractive value and reinvest in a more strategically-located new hotel on top of Sunway Carnival Mall.

TRANSFORMATIVE ASSET ENHANCEMENT INITIATIVES ("AEIs")

Since 2023, Sunway REIT has committed approximately RM1 billion to three major AEIs aimed at unlocking value, strengthening income streams and elevating overall portfolio quality. These projects form an important part of our long-term strategy, as we reposition key assets, refine tenant mixes and enhance the overall experience across our properties.

The first initiative involved the RM190 million refurbishment of the Oasis precinct at Sunway Pyramid Mall, carried out between the third quarter of 2023 and the fourth quarter of 2024. The impact was immediate and visible. Footfall increased 10%, while the average rental rate per sq.ft. rose around 250%. This improvement translated into a higher valuation for the asset, which increased from RM3.9 billion in 2023 to RM4.2 billion in 2024, demonstrating how targeted upgrades can elevate both operating performance and asset value.

Building on this momentum, the second initiative focused on the RM360 million refurbishment of the old wing at Sunway Carnival Mall. Work began in the third quarter of 2023, and the opening was brought forward to the second quarter of 2025. The refreshed mall environment has attracted stronger customer traffic, reflecting a more compelling tenant mix and improved retail experience.

The third major project, Sunway Pier, represents a new growth platform for the portfolio. This RM462 million seafront development in Port Klang is designed as a distinctive retail and lifestyle destination featuring a seafood market, recreational facilities and a curated range of food and beverage offerings. RM82 million has been invested to date, with completion targeted for the second half of 2028. Once operational, the project will introduce a tourism-oriented retail destination and enhance the portfolio's growth profile.

Beyond these major projects, we continue to optimise lower-yielding precincts through targeted repositioning and tenant refresh initiatives. These efforts introduce concepts and services aligned with evolving consumer preferences, supporting stronger occupancy quality and more sustainable rental performance.

Enhancements Across Key Asset Classes

Within the retail segment, ongoing works at Sunway Pyramid Mall include toilet upgrades along with scheduled air handling unit and lift retrofitting, all aimed at improving operational efficiency and customer comfort. At Sunway Carnival Mall, the refurbishment was completed in May 2025, marking another milestone in the mall's repositioning journey.

In the hotel segment, Sunway REIT is pursuing a strategic property development initiative following the proposed disposal of Sunway Hotel Seberang Jaya. A new Sunway Hotel Seberang Jaya will be built atop Sunway Carnival Mall, with construction commenced in the fourth quarter of 2025 and completion targeted in end-2027. The new property will feature upgraded facilities, including a larger ballroom, an infinity swimming pool and direct connectivity to the mall, creating a more competitive and higher-yielding integrated asset in mainland Penang.

Additional enhancements across the hotel portfolio include switchgear replacement at Sunway Hotel Georgetown, compliance and transformer upgrades at Sunway Putra Hotel, as well as the rollout of digital in-room dining and a 24-hour live chat service at Sunway Resort Hotel to enhance guest experience and operational efficiency.

Enhancement initiatives continued across the office as well as industrial & others segments to strengthen asset quality, reliability and tenant experience. Sunway Putra Tower underwent facility upgrades, including interior and exterior improvements, alongside the introduction of 2,500 sq.ft. of communal space known as Connect @33 and enhanced amenities such as modern workstations and meeting rooms. Elevator upgrades were completed at Sunway REIT Industrial - Petaling Jaya 1 and are currently in progress at Wisma Sunway, improving operational reliability and tenant comfort. In addition, electric vehicle charging stations have been installed across our retail and office portfolio to support the growing demand of sustainable mobility. Within the industrial & others segment, enhancement works at Sunway REIT Industrial - Prai consist of repainting, replacement of air conditioning coils and rectification of water leakage issues, improving overall asset condition and tenant satisfaction. At Sunway REIT Industrial - Petaling Jaya 1, additional Net Lettable Area ("NLA") is being created through the conversion of rooftop space into pickleball courts, with completion scheduled for the second half of 2026.

These AEIs form a forward-looking asset enhancement programme that strengthens portfolio quality and unlocks embedded value. Each upgrade and new property development decision is designed to improve income resilience, maintain asset relevance and position Sunway REIT for sustainable long-term growth.

Case Study: Asset Enhancement Initiative at Sunway Carnival Mall

Future-Proofing Retail Asset in the Northern Region

In May 2025, Sunway REIT completed the RM360 million refurbishment of the old wing at Sunway Carnival Mall, as part of its broader AEI to reposition the property as the leading retail destination in northern Malaysia. The project was completed two months ahead of schedule with a total NLA of approximately 761,000 sq.ft..

Located at Seberang Jaya in mainland Penang, Sunway Carnival Mall serves communities across mainland Penang, southern Kedah and northern Perak. The mall continues to attract a growing visitor base from neighbouring states, alongside increasing international patronage, particularly from Chinese tourists and Indonesian medical travellers. This underscores Penang's emergence as a key healthcare and leisure hub in the northern region.

The refurbishment strategically elevated the mall's design and retail offering, transforming it from a community-focused asset into a mixed-tier shopping destination with enhanced spatial efficiency and visitor flow. Upon completion of the refurbishment, the enhanced mall achieved an average occupancy rate of 98% with improved overall rental rate by 3% in FY2025 and introduced a curated tenant mix anchored by international and lifestyle brands such as Tommy Hilfiger, Coach, Michael Kors, Urban Republic and KKV, strengthening Sunway Carnival Mall's positioning within the competitive northern retail landscape and bridging the gap between mass-market and premium retail segments.

The design strategy also delivered a seamless integration between the old and new wings, ensuring a consistent shopping experience and maintaining rental parity across the entire mall. The improved layouts are creating more efficient retail spaces, encouraging shopper visitations and contributing to stronger rental yields, tenant attraction and tenant retention. Rental reversions are expected to exceed projections given ongoing tenant upgrades, while nearly all tenants operate under a revenue sharing model that enhances alignment between tenant success and rental growth.

Looking ahead, Sunway Carnival Mall exemplifies Sunway REIT's continued emphasis to future-proofing retail assets through strategic reinvestment, data-driven leasing and sustainable asset management. The property now serves as a benchmark for secondary-market retail transformation, underscoring the Manager's long-term strategy to drive sustainable value creation across its portfolio.

ORGANIC GROWTH

While acquisitions and asset enhancement initiatives strengthened the asset portfolio of Sunway REIT, organic growth across existing assets continued to play an important role in the overall financial performance. Each segment navigated unique operating conditions during the year, requiring focused asset management and targeted responses to sustain occupancy, rental growth and tenant satisfaction.

In the retail segment, consumer sentiment softened during the second quarter of FY2025 amid global and domestic economic uncertainties. This segment also faced cost pressures linked to inflation and the introduction of the SST on rentals. E-commerce activity expanded, while changes in mobility patterns influenced footfall and car park traffic across certain locations. These developments required more agile leasing strategies and careful tenant curation to sustain vibrancy across our malls. Through active engagement with tenants, targeted promotions and ongoing tenant refresh initiatives, the retail portfolio continued to deliver resilient occupancy and stable rental performance.

The hotel segment experienced softer occupancy and lower meetings, incentives, conferences and exhibitions and banqueting activity during the first half of FY2025. Travel patterns were affected by geopolitical tensions, shifting travel restrictions and increased competition from both new hotel openings and budget operators. The temporary closure of airspaces across the Middle East during a key travel period in June 2025 further disrupted travel flows. These factors placed pressure on occupancy and revenue per available room. As a result of various government-led initiatives such as progressive visa liberation and Malaysia serving as ASEAN Chair in 2025, tourist arrivals to Malaysia reached 26.6 million in 2025, compared with 25.0 million in 2024, reflecting a 6% increase year-on-year. This gradual improvement in travel demand provided a more conducive operating environment in the later part of the year.

In the office segment, new office supply of approximately 2 million sq.ft. annually, coupled with evolving workspace preferences such as hybrid working arrangements, influenced occupancy and leasing dynamics. Inflation and regulatory policies also contributed to higher maintenance and operating costs. At Sunway Putra Tower, the departure of a major tenant in 2024 resulted in its occupancy falling below 70%. Our leasing efforts have yielded positive results, with secured occupancy for Sunway Putra Tower exceeding 80% at end-2025.

The services segment operated under a triple net lease structure. Following the disposal of the Sunway university & college campus, which was the segment's only asset, there was no contribution from this segment from 30 September 2025 onwards.

The industrial & others segment faced supply chain disruptions and higher operating costs, alongside shifts in tenant demand influenced by changes in manufacturing and logistics activity. External trade developments, including tariff-related uncertainties, also affected expansion plans in certain industries. Even so, our active leasing efforts have enchanced occupancy in Sunway REIT Industrial - Petaling Jaya 1, whereas proactive tenant engagement and operational adjustments helped improve the occupancy to 71% at end-2025, from 31% in the same period last year.

Across the portfolio, leasing activity remained active and disciplined. Sunway REIT achieved an average rental reversion of 8.5% in FY2025, compared with 6.4% in FY2024. The improvement was largely contributed by the retail segment with the completion of Oasis precinct in November 2024 and fully refurbished Sunway Carnival Mall in May 2025. The portfolio's weighted average lease expiry moderated to 2.6 years at end-2025, compared with 4.0 years in end-2024, following the disposal of Sunway university & college campus.

Average occupancy levels across the portfolio remained robust, supported by proactive leasing and tenant retention strategies. Retail occupancy stood at 98%, hotel at 65%, office at 82% and industrial & others at 87% for FY2025.

Operationally, improvements in tenant retention and cost efficiency reflected the effectiveness of our active asset management approach and continuous tenant engagement. These efforts helped manage operating expenses, sustain occupancy levels and enhance overall portfolio quality, supporting stable income generation across the year.

DISCIPLINED CAPITAL MANAGEMENT

Lower Gearing Level

Sunway REIT strengthened its balance sheet through proactive portfolio optimisation and targeted asset recycling during the year. On 30 September 2025, Sunway REIT completed the disposal of the Sunway university & college campus for a cash consideration of RM613 million, generating a net gain on disposal of approximately RM41 million. The transaction reflects our disciplined strategy to monetising mature assets and unlocking value through timely asset recycling.

The disposal proceeds aim to support yield-accretive acquisitions and asset enhancement initiatives. In the interim, we are optimising returns by applying the net disposal proceeds to reduce borrowings, lowering gearing from 41.4% before disposal to 39.4% at end-December 2025 and generating annual financing cost savings. This strengthens our financial position and provides greater flexibility to pursue yield-accretive asset growth.

Our approach to disciplined capital management will continue to focus on gearing optimisation, selective equity fundraising and strategic asset recycling, supporting sustainable long-term returns for unitholders.

2026 OUTLOOK

The operating environment in 2026 is expected to present a mix of opportunities and challenges, shaped by global geopolitical and economic developments, evolving trade policies and domestic policy adjustments, including the expiration of preferential withholding tax treatment for REIT distributions. A stronger Malaysian Ringgit may offer cost and balance sheet advantages, while the US interest rate environment continues to influence global capital flows. In this setting, Sunway REIT will stay focused on selective acquisitions, proactive asset enhancement initiatives, active asset management, disciplined capital management and close collaboration with tenants. The priorities are clear: protect portfolio performance, enhance asset quality and deliver stable distributions, guided by the TRANSCEND 2027 strategy.

Within the retail segment, efforts will centre on deeper digital transformation, broaden food and beverage offerings and space reconfiguration for high-performing tenants across the malls. These initiatives are expected to reinforce the appeal of our malls and support healthy footfall and tenant demand. Cost discipline and the transition toward lower-carbon assets will be continued, strengthening operational efficiency and long-term asset relevance.

In the hotel segment, priorities include digital marketing, international business development, dynamic pricing strategies, automation initiatives and expansion into new demand segments. These efforts are supported by opportunities arising from Visit Malaysia Year 2026, which is expected to provide a positive boost to travel demand and occupancy levels although we take cognisant that in the event of a protracted Middle East conflict, tourism growth may be affected in the short-term.

The office portfolio will focus on occupancy recovery, pricing flexibility, yield enhancement and progressive upgrades to facilities and sustainability standards. Demand for industrial assets is expected to stay resilient, supported by Malaysia's industrial development policies and evolving supply chain dynamics, which continue to attract investment into logistics and manufacturing activities.

Sunway REIT enters 2026 with a clear direction, supported by a resilient portfolio and a disciplined execution framework. A consistent focus on operational excellence, prudent capital deployment and long-term value creation provides a strong platform to capture opportunities and deliver sustainable returns for our unitholders.

THANKING OUR CONTRIBUTORS

As this marks my inaugural CEO statement, I would like to express sincere appreciation to my predecessors, Mr. Clement Chen Kok Peng and Ms. Ng Bee Lien, for their leadership and contributions, which both have placed Sunway REIT on a strong footing. I also extend my thanks to Tengku Nurul Azian binti Tengku Shahriman for her dedicated service to the Board during her 9-year tenure as Independent Non-Executive Director.

My gratitude goes to the Board of Directors for their guidance and trust, and to the Sunway REIT team and colleagues across our business units for their professionalism and dedication throughout the year. Finally, I thank our unitholders, tenants, partners and other stakeholders for their continued support as we move forward with confidence into the next phase of our journey.

Yours Sincerely,
Derek Teh Wan Wei
Chief Executive Officer
Sunway REIT Management Sdn. Bhd.

VALUE CREATION APPROACH

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Sunway Resort Hotel

APPROACH TO VALUE CREATION

Sunway REIT's value creation process integrates financial discipline, operational excellence and sustainability stewardship to achieve balanced long-term growth. The approach aligns with TRANSCEND 2027 and Sustainability Goals and Commitments, ensuring that portfolio expansion and asset enhancement are pursued responsibly and efficiently across all segments.

1 EVALUATING THE OPERATING ENVIRONMENT

Assessment of the operating environment is guided by analysis of Malaysia's macroeconomic conditions and property market dynamics. Key indicators such as Gross Domestic Product growth, unemployment, inflation and the Overnight Policy Rate are monitored to evaluate their implications on business performance, consumer demand and financing costs. At the sector level, trends across retail, hotel, office and industrial segments are assessed, with emphasis on demand-supply dynamics and upcoming developments, to anticipate competitive pressures and inform asset enhancement and portfolio strategies. Consideration is also given to regulatory developments, tourism trends and government initiatives, alongside evolving market preferences such as experience-led retail and flexible workspaces, to ensure the portfolio remains responsive and aligned with changing market conditions.

For more information, please refer to the Macroeconomic Highlights and Property Market Insights sections of this report.

2 MANAGING RISKS AND OPPORTUNITIES

Risk and opportunity management is guided by a structured risk management framework, supported by a three-tiered governance and oversight model, to enable timely identification, assessment and mitigation of key business risks at their source. Risk management is embedded within core business operations and aligned with the Board's risk appetite to support the achievement of business objectives. Key risk focus areas are identified through ongoing evaluation of macroeconomic conditions, regulatory and policy developments, sector-specific challenges and sustainability-related factors, ensuring that potential exposures are proactively managed while positioning the portfolio to capture relevant growth opportunities.

For more information, please refer to the Key Business Risks and Statement on Risk Management and Internal Control sections of this report.

3 STRENGTHENING STAKEHOLDER RELATIONSHIPS

Stakeholder engagement is conducted through a proactive and collaborative approach to foster meaningful dialogue and understand stakeholder expectations, emerging concerns and evolving sustainability priorities. Insights from these engagements inform business strategies and sustainability initiatives to support long-term growth and resilience. Stakeholders are also identified and mapped into internal and external groups to enable more targeted engagement based on their interests and influence.

Key Stakeholder Groups:

- **Board of Directors**
- **Senior Management**
- **Employees**
- **Asset Managers**
- **Tenants and Lessees**
- **Suppliers**
- **Unitholders, Financiers and Investment Community**
- **Regulators and Industry Associations**

For more information, please refer to the Stakeholder Engagement section of this report.

APPROACH TO VALUE CREATION

4 IDENTIFYING AND PRIORITISING MATERIAL MATTERS

Material matters are identified, assessed and prioritised based on their impact on operations, performance and long-term resilience. A comprehensive assessment is conducted every two years, with annual reviews to ensure continued relevance in response to evolving stakeholder priorities, regulatory developments and emerging sustainability risks and opportunities, incorporating inputs from internal and external stakeholders. In FY2024, the approach was enhanced from single to double materiality, covering key economic, environmental, social and governance ("EESG") topics in line with evolving reporting requirements and international best practices. For FY2025, a desktop validation exercise reaffirmed the relevance of all 21 material issues, with seven topics consolidated to improve clarity and alignment with industry practices and the Manager's risk management framework.

For more information, please refer to the Material Matters section in SR 2025.

5 INTEGRATING SUSTAINABILITY AND STRATEGY

Anchored by the United Nations Sustainable Development Goals ("UNSDGs"), Sunway REIT adopts a structured sustainability approach to drive value creation and strengthen long-term performance. This approach is underpinned by four key pillars (Goal 1 to Goal 4) — Transforming Our Portfolio To Low-Carbon Assets, Advocating A Responsible Value Chain, Investing In Community Inclusivity, and Upholding Transparency and Delivering Excellence — which define priority focus areas and guide the management of environmental, social and governance priorities.

For more information, please refer to the SR 2025.

Additional disclosures on our sustainability approach are available on www.sunwayreit.com.

6 ALLOCATING CAPITALS EFFICIENTLY

Resources are managed through six capitals. Each capital contributes distinct value levers that collectively drive performance, ensure operational continuity and enable sustainable expansion of the portfolio.

- **Financial Capital**
- **Human Capital**
- **Manufactured Capital**
- **Social & Relationship Capital**
- **Intellectual Capital**
- **Natural Capital**

For more information, please refer to the Value Creation Model section of this report.

7 DELIVERING SUSTAINABLE OUTCOMES

Execution of the value creation approach translates into tangible outcomes aligned with Sunway REIT's TRANSCEND 2027 strategy, including sustained income growth, enhanced portfolio quality, improved tenant experience and a reduced environmental footprint. These outcomes are driven by disciplined asset management, proactive risk oversight, stakeholder engagement and the integration of sustainability considerations across operations, to achieve key performance targets such as annual total return, premium-to-NAV and long-term DPU growth, while positioning the Trust among the top two M-REITs by market capitalisation and property value. Trade-offs between capitals are carefully balanced to sustain value creation over the short, medium and long-term.

VALUE CREATION MODEL

VALUE CREATION MODEL

INPUTS	STRATEGY	OUTPUTS	OUTCOMES	TRADE-OFFS BETWEEN CAPITALS
Financial Capital • Unitholders' funds: **RM5.4 billion** • Perpetual note holders' funds: **RM0.5 billion** • Total borrowings: **RM4.2 billion** • Cash and bank balances: **RM360.9 million** *IAR For more information, please refer to the Financial Highlights section on pages 134 to 141 of this report.*		• Revenue: **RM894.3 million** • NPI: **RM658.0 million** • DPU: **14.48 sen** • Distribution yield: **6.3%** • Total return: **31.2%** • Gearing: **39.4%** • Fixed vs Floating debt: **56:44** • Average debt maturity: **1.6 years** • Total assets: **RM10.7 billion** • Total liabilities: **RM4.8 billion**	• Property value: **RM10.2 billion** • Market capitalisation: **RM7.9 billion** • 5-year average total return: **13.6%** • **96%** of borrowings were structured with sustainable finance mechanism	Growth initiatives, asset enhancements and acquisitions require financial resources and may reduce near-term liquidity. These investments support long-term returns by improving portfolio performance and enabling continued competitiveness. Financial capital is also allocated to technology upgrades and workforce development which increase short-term operating costs but strengthen future earning capacity.
Manufactured Capital • Asset portfolio comprising **28 properties** • Organic and inorganic growth strategies comprising rental reversion, asset enhancement initiatives, property development and strategic acquisition • Space under management: - Retail: **>6.6 million** sq.ft. NLA - Hotel: **>2,500** rooms - Office: **>1.6 million** sq.ft. NLA - Industrial & Others: **>1.1 million** sq.ft. GFA *IAR For more information, please refer to the Property Details section on pages 82 to 109 of this report.*		• **1** new asset was acquired • **1** existing asset was disposed • Portfolio of **28** properties with a total property value of **RM10.2 billion** • Average occupancy rate: - Retail: **98%** - Hotel: **65%** - Office: **82%** - Industrial & Others: **87%**	• Further expansion into other geographic region i.e. Perak as well as ability to leverage new demographic market segment • Further progress made in the realisation of TRANSCEND 2027 • Higher NPI yields and fair value gain • Healthy rental renewals	Expanding or upgrading the property portfolio requires financial outlays and additional human and technological resources. These activities may raise short-term operating pressures yet enhance asset quality and operational resilience over time. Portfolio growth also contributes to higher demands on intellectual and social & relationship capitals through new management processes, tenant engagement and system integration.
Intellectual Capital • TRANSCEND 2027 strategic roadmap • Organic and inorganic growth strategies • Market understanding and industry knowledge • Inherent expertise and experience • Leveraging brand reputation of Sponsor and Sunway REIT *IAR For more information, please refer to The Business Model: TRANSCEND 2027 section on pages 60 to 63 of this report.*		• Continued realisation of TRANSCEND 2027 targets • The value of Intellectual Capital is reflected in the various business, operational and strategic achievements registered across all six capitals • Continued business and financial performance growth	• **10** industry awards and accolades • Effective risk mitigation • Consolidation of Sunway brand value • Robust corporate governance and continued strengthening of internal processes and controls	Digitalisation and technology adoption require upfront financial spending and can alter workforce requirements. Automation may reduce certain human capital needs while improving accuracy and operational efficiency. The benefits of new systems may take time to materialise and can influence portfolio operations during transition periods.
Human Capital • Total workforce of the Manager: **20 employees** • No. of new hires: **5** • **>RM60,000** invested in employee training *SR For more information, please refer to Goal 3, Investing In Community Inclusivity in SR 2025.*		• Employee retention rate: **65%** • Employee engagement score: **69%** • Average training hours per employee: **66**	• Providing local employment opportunities and developing local talents • Tenant satisfaction scores: - Retail: **71%** - Office: **98%** - Hotel guests: **90%** - Industrial & Others: **83%** - Triple Net Lease: **87%**	Developing talent requires financial support for training and skill enhancement while temporarily reducing productivity during learning phases. These investments strengthen intellectual capital and support operational effectiveness through a more capable and engaged workforce. Higher competency levels also reinforce social & relationship capital through improved service to tenants and stakeholders.
Social & Relationship Capital • Regular **stakeholder engagement** • **Effective, timely and transparent** communication and disclosure • **11** investor-related engagements • **2** REIT-level CSR activities • Various stakeholder engagement strategies • Building strong and trust-based relationships with tenants • Participation and contribution to CSR activities *SR For more information, please refer to Goal 2, Advocating A Responsible Value Chain and Goal 3, Investing In Community Inclusivity in SR 2025.*		• Unit price improved **24.9%** y-o-y • Highest amongst M-REITs: **17** research coverages • No. of Buy calls from analysts: **12** • Increased unitholders to > **34,000** • **> 1,700** active tenancies • Tenancy renewal rate: **92%** • Zero fines for social / labour non-compliance • Green lease participation rate: - Retail: **92%** - Hotel: **100%** - Office: **96%** - Industrial & Others: **78%**	• Strong long-term relationships with business partners and stakeholders with high levels of integrity and fairness to all parties • Enhanced tenant satisfaction and stakeholder relationships, closer working ties and improved productivity	Maintaining strong stakeholder relationships and meeting regulatory expectations require financial and human resources. These efforts support trust, compliance and long-term partnerships which contribute to sustaining portfolio performance. Social investments also reinforce human and intellectual capitals by shaping organisational culture and responsible business conduct.
Natural Capital • Energy sourced from the grid: **309,054 MWh** • Energy sourced from solar power: **12,040 MWh** • **3,314,747 m³** of water consumption • Waste produced (excluding construction waste): **17,981 tonnes** • Ongoing climate risk assessments and sustainability initiatives *SR For more information, please refer to Goal 1, Transforming Our Portfolio To Low-Carbon Assets in SR 2025.*		• Scope 1 emissions: **19 tonnes CO_2e** • Scope 2 emissions: **69,425 tonnes CO_2e** • Scope 3 emissions: **184,401 tonnes CO_2e** • Waste directed to disposal: **87%** • Waste diverted from disposal: **13%** • **11** Green buildings	• Lowered carbon footprint and efficient resource management • Continued improvements in sustainability performance and progressive advancement towards Net Zero Carbon Emissions by 2050 • Adopted IFRS S1 and S2 disclosures	Investments in energy efficiency and renewable energy may increase short-term financial and operational commitments. These measures support long-term reductions in environmental impact and help maintain asset value and tenant appeal. Strengthened natural capital also supports social & relationship capital through improved reputation and alignment with sustainability expectations.

STAKEHOLDER ENGAGEMENT

Sunway REIT engages closely with its stakeholders to support operational excellence, long-term value creation and responsible asset management. Engagement activities are structured to ensure regular dialogue, practical feedback loops and meaningful collaboration across the value chain, covering internal teams, business partners, tenants, investors, regulators and suppliers.

Legend:
Engagement Frequency

A Annually | Q Quarterly | M Monthly | R As and when required | O On-going

EMPLOYEES

Engagement Platform:

- R CEO Townhall Sessions providing updates on financial performance, growth plans and employee matters
- R Electronic communication platform (email newsletters, Microsoft Teams, Life@Sunway and other virtual channels)
- A Performance review (Sunway MyPerformance)
- R Digital learning ecosystem with 24/7 accessibility (Sunway MyLearning)
- A Employee Engagement Survey
- A Team building

Sunway REIT does not have any direct employees, as the Trust is managed by the Manager and overseen by the Trustee. Engagement focuses on employees of the Manager who are responsible for executing business and operational plans.

Key initiatives include family-friendly insurance policies, wellness programmes, structured performance assessments, clear grievance channels and policies covering human rights, diversity and occupational safety. These efforts support productivity, skills development and a positive work environment.

Employee retention rate: 65% (FY2024: 83%)
Average training per employee: 66 hours (FY2024: 38 hours)

ASSET MANAGERS

Engagement Platform:

- R Electronic communication platform (email and other virtual channels)
- M Business Unit Management Meetings (Monthly SWG meetings, Monthly Management meetings)

Asset managers play a central role in day-to-day asset management, providing tenant support and implementing sustainability initiatives. Engagement takes place mainly through monthly management meetings and digital channels, focusing on operational performance, energy, water and waste management.

Through these sessions, Sunway REIT aligns operational standards, monitors ESG performance and coordinates asset enhancement initiatives. Asset managers also support data collection for reporting and assurance, helping to strengthen disclosure quality and performance tracking.

TENANTS AND LESSEES

Engagement Platform:

- A Tenant satisfaction surveys
- A Business partner meetings
- A One-to-one engagement sessions
- R Newsletters and regular updates
- R Community engagement activities
- R Digital communication channels (e.g. emails, Sunway Community Apps)

With a diversified tenant base across retail, office, hospitality and industrial & others segments, engagement is conducted through tenant satisfaction surveys, business partner meetings, community engagement activities and digital platforms.

Initiatives include Green Lease Partnership Programme, energy efficiency engagement with high-usage tenants and guidance on sustainable fit-outs. Community engagement activities and retail campaigns help drive footfall while strengthening tenant relationships.

UNITHOLDERS, FINANCIERS AND INVESTMENT COMMUNITY

Engagement Platform:

- A Annual General Meeting ("AGM")
- Q Investor and analyst briefings
- Q Results announcement
- O Corporate website
- A Integrated Annual Report
- A Sustainability Report
- R Media releases
- R Investor Day, townhalls and property tour
- R Unitholders' meeting
- R Sunway REIT's website

Sunway REIT maintains regular communication with investors and analysts through Annual General Meetings, quarterly results briefings, media releases, investor days and site visits. Sustainability practices are shared through Sunway REIT Sustainability Report and the corporate website.

These engagements provide insights into performance, funding strategy and asset development plans, supporting informed decision-making and market confidence.

Number of unitholders: 34,969 (FY2024: 32,320)
Number of financiers: 9 (FY2024: 9)
Number of research coverage: 17 (FY2024: 15)
Buy calls from research firms: 71% (FY2024: 87%)

REGULATORS AND INDUSTRY ASSOCIATIONS

Engagement Platform:

- R Consultation papers and regulatory dialogues
- R Conferences and webinars

Engagement with regulators takes place through consultations, dialogues, conferences and industry platforms. Recent initiatives include the transition from TCFD to IFRS S2 climate reporting, initiation of IFRS S1 disclosures and adoption of a waste hierarchy framework. This supports compliance readiness while enabling Sunway REIT to contribute positively to broader industry discussions.

SUPPLIERS

Engagement Platform:

- R Tender interview
- R Supplier briefing and training
- R Supplier risk assessment form
- R Anti-Bribery and Corruption ("ABC") declaration form
- R One-on-one group engagement sessions

Suppliers are engaged through tender processes, briefings, risk assessments and compliance declarations. All vendors are required to follow the Sustainable Procurement Policy and Supplier Code of Conduct.

Key actions include structured proposal evaluations, mandatory risk assessments and communication of the Sustainable Procurement Policy and Anti-Bribery & Corruption ("ABC") Policy. These measures support a reliable, compliant and responsible supply chain.

SR *For more information, please refer to the Stakeholder Engagement section in SR 2025.*

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Sunway Pinnacle

MACROECONOMIC HIGHLIGHTS

Gross Domestic Product ("GDP")

Malaysia's GDP is estimated by the Ministry of Finance ("MOF") to have expanded by 5.2% in 2025, slight improvement from 5.1% in 2024. Growth was driven primarily by the services sector, supported by stronger household spending, higher tourist arrivals, and improved activity in transportation and logistics. This momentum was reinforced by government measures such as Payung Rahmah and the Sumbangan Asas Rahmah ("SARA") one-off assistance, as well as progressive visa liberalisation particularly benefiting tourists from China and India. In addition, Malaysia's ASEAN Chairmanship in 2025 helped lift tourism and Meetings, Incentives, Conferences and Exhibitions ("MICE") activity, benefiting related service industries. Meanwhile, the manufacturing sector remained supported by export-oriented industries, particularly Electronics and Electrical ("E&E"), which benefited from demand linked to data centres and artificial intelligence applications. This was complemented by policy support under the New Industrial Master Plan 2030 and the National Semiconductor Strategy. The construction sector also continued to expand strongly, underpinned by large scale public infrastructure projects under the Twelfth Malaysia Plan (2021 to 2025), alongside rising private investment in industrial facilities, commercial developments and data centres, especially in Johor and Selangor.

Looking ahead, the Government projects GDP growth of 4.0%–4.5% in 2026, broadly in line with the International Monetary Fund's ("IMF") forecast of 4.6% for 2026.

Source: MOF, Department of Statistics Malaysia ("DOSM"), The Edge Malaysia

Unemployment Rate

In December 2025, Malaysia's unemployment rate remained unchanged at 2.9% for the second consecutive month, underscoring the continued resilience of the labour market. The number of unemployed persons declined marginally by 0.1% month-on-month, falling by 700 to 517,700 (November 2025: 518,400). On a year-on-year basis, unemployment recorded further improvement, decreasing by 3.9% or 20,800 from 538,500 in December 2024. Based on preliminary estimates by the Department of Statistics Malaysia ("DOSM"), the overall unemployment rate for 2025 stood at 3.0%.

In the year to come, Malaysia's labour market is expected to enter 2026 on firmer footing, supported by a combination of fiscal measures, tourism recovery and employment-driven initiatives. The Budget 2026 framework under Ekonomi MADANI places strong emphasis on labour market reforms, employability enhancement, wage growth support, and closer industry collaboration in skills development. These initiatives aim to broaden access to higher-income opportunities while supporting sustainable wage progression across the workforce. Collectively, such measures are anticipated to strengthen labour market resilience and encourage broader participation across both formal and emerging sectors. In line with this outlook, MBSB Research projects the unemployment rate to remain stable at 3.0% in 2026, underpinned by steady employment growth and continued hiring momentum within domestic-oriented service sectors.

Source: DOSM, MBSB Investment Bank Berhad

Consumer Price Index ("CPI")

According to the latest data from the DOSM, the CPI for 2025 slowed to 1.4%, compared with 1.8% in 2024. This was supported by slower price growth in several categories: Housing, Water, Electricity, Gas & Other Fuels increased by 1.6% (2024: 3.0%); Health rose 1.2% (2024: 1.8%); Recreation, Sport & Culture grew 1.1% (2024: 1.8%); Transport edged up 0.4% (2024: 1.0%); and Furnishings, Household Equipment & Routine Household Maintenance increased 0.2% (2024: 0.7%). Meanwhile, Information & Communication and Clothing & Footwear recorded declines of 4.3% and 0.2%, respectively.

On the other hand, certain categories experienced higher growth, including Personal Care, Social Protection & Miscellaneous Goods & Services (4.4%), Insurance & Financial Services (3.4%), Restaurant & Accommodation Services (3.2%), Education (2.3%) and Food & Beverages (2.1%).

According to Bank Negara Malaysia ("BNM"), headline inflation is projected to remain moderate in 2026, averaging between 1.5% and 2.5%, despite heightened global price volatility arising from ongoing geopolitical tensions in the Middle East.

Source: DOSM, Malaysian National News Agency ("BERNAMA")

Overnight Policy Rate ("OPR")

Throughout 2025, BNM implemented one Overnight Policy Rate ("OPR") cut in July, lowering it by 25 basis points to 2.75%, and maintained this rate throughout the remainder of the year. In its first meeting of 2026, the Monetary Policy Committee ("MPC") found that the global economic conditions in 2025 were firmer than initially anticipated, supported by milder trade restrictions, sustained AI-driven technology investments, and stronger fiscal stimulus. Global growth is expected to remain resilient despite potential headwinds from trade measures, underpinned by steady domestic demand, easing inflationary pressures, continued technology investment and accommodative policy settings. Nevertheless, risks persist from escalating geopolitical tensions, increased financial market volatility and stretched asset valuations, while upside potential could emerge from stronger-than-expected technology spending, less severe trade disruptions and growth-supportive policies in major economies.

Based on consensus views from RHB Research, UOB, DBS, Kenanga and Public Invest, BNM is expected to maintain a steady monetary policy stance through 2026, keeping the OPR at 2.75%, as the current setting remains appropriate to support growth amid moderate inflation and external uncertainties.

Source: DOSM, BNM, Hong Leong Bank Global Markets Research, The Edge Malaysia

PROPERTY MARKET INSIGHTS

RETAIL MARKET OVERVIEW

Malaysia's retail sector delivered a softer-than-anticipated performance in 2025, with retail sales growth moderating to 2.4%, below the earlier projection of 3.6%, according to Retail Group Malaysia ("RGM"). The underperformance was largely attributable to a subdued Q4 2025 which recorded growth of 2.5% despite the seasonal uplift typically associated with year-end festivities, extended school holidays, and increased tourist arrivals. From a segmental standpoint, performance was mixed. The mini-market, convenience store, and cooperative segment stood out as the primary growth driver, recording a robust expansion of 13.2% for the full year. In contrast, discretionary retail categories faced significant headwinds, with the furniture and furnishing, home improvement, and electrical and electronics segments collectively contracting by 9.6% over the same period.

Looking ahead, RGM has projected a retail sales growth rate of 4.0% for 2026. However, this outlook remains subject to downside risks, particularly from persistent cost-of-living pressures among Malaysian consumers, as well as potential external uncertainties, including conflicts in the Middle East.

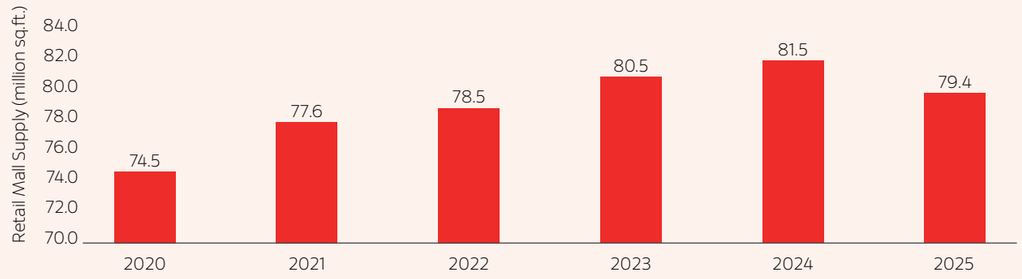
Source: The Edge Malaysia

SUPPLY OF RETAIL SPACES

KLANG VALLEY

According to the National Property Information Centre ("NAPIC") Property Market Report, cumulative retail spaces supply in the Klang Valley (Kuala Lumpur, Selangor, and Putrajaya) declined to 79.4 million sq. ft. in 2025, reflecting a modest 2.6% year-on-year contraction.

CUMULATIVE SUPPLY OF RETAIL SPACES IN KLANG VALLEY (2020 - 2025)



Source: NAPIC

New retail supply in the Klang Valley in 2025 was driven by several major developments, including Hextar World @ Empire City, Sunway Square Mall and KLGCC Mall. Collectively, these projects were projected to contribute approximately 2.34 million sq.ft. of new retail space to the total Klang Valley retail stock.

Completed Purpose-Built Retail Space in Klang Valley

Retail Development	Location	Completion	Estimated NLA (sq.ft.)
Hextar World @ Empire City	Damansara Perdana	2025	1,800,000
Sunway Square Mall	Bandar Sunway	2025	300,000
KLGCC Mall	Bukit Kiara	2025	240,000

Source: CBRE | WTW Research & Consulting

For 2026, upcoming developments such as Ombak KLCC, Coalfields Retail Park, Pavillion Damansara Heights Mall (Phase 2) and 118 Mall @ Merdeka 118 are expected to further expand retail supply. These projects are estimated to add approximately 2.31 million sq.ft. of new retail space to the Klang Valley market.

Future Supply of Retail Developments in Klang Valley

Retail Development	Location	Expected Completion	Estimated NLA (sq.ft.)
Pavillion Damansara Heights Mall (Phase 2)	Pusat Bandar Damansara	2026	529,000
Ombak KLCC	KLCC	2026	420,000
Coalfields Retail Park	Sungai Buloh	2026	460,000
118 Mall @ Merdeka 118	Jalan Hang Jebat	2026	900,000

Source: CBRE | WTW Research & Consulting & Knight Frank Research

PENANG

As at 2025, Penang's cumulative retail space supply is estimated at approximately 21.1 million sq.ft., with the island accounting for around 12.02 million sq.ft. and Seberang Perai contributing the remaining 9.08 million sq.ft..

Looking ahead, The Waterfront Shoppes, the latest phase of The Light Waterfront development, is scheduled for completion in 2026. Spanning approximately 1.5 million sq.ft. over five stories, the mall has already begun leasing activities. Upon completion, the development is expected to introduce a curated mix of fashion retailers, specialty cafés, flagship outlets, and experiential lifestyle attractions, further enhancing Penang's retail landscape.

Future Supply of Retail Developments in Penang

Retail Development	Location	Expected Completion	Estimated NLA (sq.ft.)
Waterfront Shoppes @ The Light Waterfront	Gelugor	2026	1,500,000

Source: The Edge Malaysia

JOHOR

As at Q3 2025, Johor's cumulative retail supply was estimated at approximately 25.6 million sq.ft., with Johor Bahru remaining the dominant retail submarket, accounting for about 78.3% of total retail space in the state. Incoming retail developments include SKS City Mall, formerly known as Pacific Mall, and Horizon Mall. In addition, Johor Bahru City Square has been undergoing a major refurbishment since November 2025, which will enlarge the mall's floor area by roughly 20,000 sq.ft. to support a broader tenant mix of over 300 retail outlets.

Future Supply of Retail Developments in Johor

Retail Development	Location	Expected Completion	Estimated NLA (sq.ft.)
SKS City Mall JBCC	Johor Bahru	2026	280,000
Horizon Mall	Iskandar Puteri	2026	150,000
Johor Bahru City Square (mall extension)	Johor Bahru	2027	20,000*

* *The mall's floor space will be expanded by over 20,000 sq.ft. to 568,927 sq.ft.*

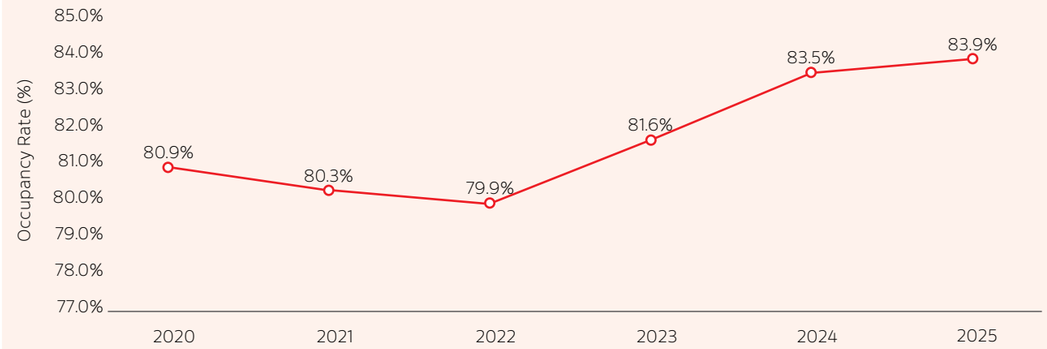
Source: Knight Frank Research

DEMAND IN RETAIL SPACE

KLANG VALLEY

In 2025, the average occupancy rate of shopping malls in the Klang Valley improved to 83.9%. This uptrend signals a sustained recovery in leasing activity, extending the positive momentum observed in the post-pandemic period. The recovery has been largely supported by the robust performance of prime retail assets, where tenant demand has remained resilient. Well-located, top-tier malls continue to outperform the broader market, sustaining high occupancy levels and attracting a steady influx of international retailers as well as experiential and lifestyle-focused brands. Conversely, ageing and weaker-performing malls are facing growing challenges in tenant retention and positioning, underscoring an increasingly pronounced divergence in performance within the retail sector.

OCCUPANCY RATES OF RETAIL SPACES IN KLANG VALLEY (2020 - 2025)



Source: NAPIC

Despite the improvement in occupancy levels, net absorption across the Klang Valley weakened significantly during the first nine months of 2025. Total net take-up amounted to 0.30 million sq.ft., representing a sharp decline of 74.4% compared to the corresponding period in 2024. Kuala Lumpur recorded positive net absorption of 0.37 million sq.ft., although this was 29.9% lower year-on-year, while areas outside Kuala Lumpur experienced net space contraction of 0.07 million sq.ft., reversing the positive absorption recorded in the previous year.

While purpose-built retail occupancy across the Klang Valley continues to trend upward, the contraction in net absorption highlights a more cautious leasing environment. This reflects softer market sentiment amid ongoing concerns over consumer spending. Although inflationary pressures have eased across the Klang Valley, elevated living costs continue to constrain discretionary expenditure, thereby tempering expansion plans among retailers and weighing on overall space take-up.

Net Absorption Rates of Retail Spaces in Klang Valley

Location	Net Absorption / Take-Up (million sq.ft.)		y-o-y % Change
	9M 2025	9M 2024	
Klang Valley	0.30	1.16	-74.4%
Kuala Lumpur	0.37	0.52	-29.9%
Outside Kuala Lumpur	-0.07	0.63	-111.0%

Source: RGM, NAPIC, DOSM, CBRE | WTW Research & Consulting

According to the Klang Valley Shopping Centre Rental Index by NAPIC, rental performance across the Klang Valley remained stable during the first half of 2025, with a modest 0.3% increase in average rental per sq.ft. per month compared to the previous year. Prime assets in Kuala Lumpur continued to command premium pricing, with Suria KLCC maintaining its position at the top end of the market, where selected prime lots command rental rates of up to RM210 per sq.ft. per month.

In Selangor, the highest rental levels were observed at Giant Hypermarket in Seksyen 13, Shah Alam, followed by Giant Hypermarket in Kota Damansara. Rental rates at these locations ranged from RM2 to RM89 per sq.ft. per month and RM1.86 to RM75 per sq.ft. per month, respectively.

Average Rental Rates of Retail Space in Klang Valley (2020 - Q2 2025p)

	Average Rental Rate (RM per sq.ft. / month)		
Year / Quarter	Klang Valley	Kuala Lumpur	Selangor
2020	8.69	7.71	9.72
2021	8.77	7.79	9.84
2022	8.91	7.95	9.91
2023	9.04	7.96	10.01
2024	9.16	8.04	10.07
Q2 2025p	9.19	8.07	10.09

Source: NAPIC
p = preliminary data

PENANG

In Q3 2025, Penang Island saw a slight improvement in overall retail occupancy, rising to 76.1%, supported by modest gains in George Town and Bayan Baru. Across the mainland, Seberang Perai saw a more pronounced improvement, with occupancy climbing to 63.8%, driven by stronger demand in Butterworth and Simpang Ampat. As a result, the overall retail occupancy rate for retail spaces in the state of Penang edged up to 70.8% in Q3 2025.

Occupancy Rate of Retail Space in Selected Localities in Penang (Q2 2025 - Q3 2025)

Locality	Occupancy Rate (%)		
	Q2 2025	Q3 2025	Quarterly Change
Penang State	69.8	70.8	1.0
Penang Island	75.6	76.1	0.5
Georgetown	68.9	69.8	0.9
Bayan Baru	66.1	66.4	0.3
Seberang Perai	61.4	63.8	2.4
Butterworth	77.9	82.4	4.5
Simpang Ampat	74.6	80.3	5.7

Source: Knight Frank Research

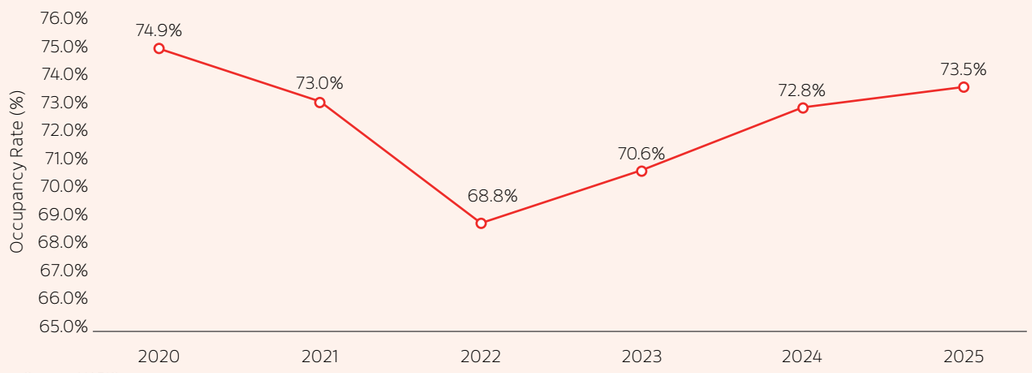
According to Knight Frank Research, monthly rental rates for ground-floor retail space in selected prime shopping malls in George Town remained stable, ranging from RM1.80 to RM36.98 per sq.ft..

JOHOR

According to CBRE | WTW, leasing activity in Johor's retail market improved over the period, driving a 73% year-on-year increase in net absorption. This improvement was underpinned by firmer demand at selected suburban and regional shopping centres, alongside continued space reconfiguration by existing tenants. Food and beverage, health and wellness, and experiential lifestyle concepts accounted for a meaningful share of overall take-up, underscoring the sector's resilience and its ability to stay aligned with shifting consumer preferences, as noted by CBRE | WTW.

This has translated into an improvement in the Johor retail market, with occupancy rates increasing to 73.5%, underpinned by stronger leasing activity.

OCCUPANCY RATES OF RETAIL SPACES IN JOHOR (2020 - 2025)



Source: NAPIC

Rental performance across Johor's retail market remained generally stable. Prime city centre malls continued to achieve the highest rental levels at approximately RM22 per sq.ft., supported by tourist footfall and their established locations within key commercial districts. Secondary city centre malls recorded average rents of around RM15 per sq.ft., with occupancy largely underpinned by local and commuter patronage, although rental growth remained constrained amid competitive supply.

In suburban markets, prime malls registered average rental rates of approximately RM13 per sq.ft., reflecting their role as major retail hubs within surrounding residential catchments. Secondary suburban malls maintained average rental rates of about RM11 per sq.ft., supported by neighbourhood-based demand and a more value-oriented tenant mix.

Prime Retail Rental Benchmarks by Location

Location	Average Gross Rental Rate (RM per sq.ft. / month)	Market Positioning
Prime City Centre	22	High-profile, tourist footfall
Secondary City Centre	15	Mid-market malls serving both locals and commuters
Prime Suburban	13	Large regional malls, strong catchment
Secondary Suburban	11	Serve local neighbourhood demand

Source: CBRE | WTW Research & Consulting

RETAIL MARKET TRENDS

Sales and Service Tax ("SST") Expansion Weighs on Retailers and Landlords

The expansion of Malaysia's SST in July 2025 has heightened pressure on retail margins, particularly in discretionary and newly taxable categories. Higher post-tax prices have increased consumer price sensitivity, leading to more cautious spending and softer transaction volumes in non-essential segments. These demand-side pressures are compounded by rising operating costs, as the new 8% SST is layered on top of higher labour expenses, including the increase in the minimum wage to RM1,700 in February 2025 and mandatory Employees Provident Fund ("EPF") contributions for foreign workers from October 2025.

For landlords, the extension of the 8% SST to commercial property leasing and rental services applies to offices, shopping malls, shop lots and warehouses. This is expected to result in weaker space absorption and downward pressure on rental growth. However, the government's subsequent reduction of the service tax rate on rental and leasing services to 6% in January 2026 may help partially mitigate the overall tax burden.

Source: New Strait Times ("NST"), The Edge Malaysia

Fiscal Measures Boost Household Income

Household disposable income is projected to increase following the implementation of the Civil Service Pay Reform (SSPA Phase 2), which will inject an extra RM18 billion for 1.6 million civil servants from January 2026. In addition, the government continues to allocate funds for cash and welfare assistance through the Sumbangan Tunai Rahmah ("STR") and SARA Madani initiatives, amounting to RM15 billion. Part of this support includes an additional RM100 SARA payment to 22 million Malaysians, effective from February 2026. This is expected to provide a near-term uplift to consumer spending, particularly during the Ramadan and Chinese New Year festive periods.

Source: Eastspring Investment Market Highlights

A Shift Towards Experience-led Retail

In 2025 and beyond, the retail market is set to see more malls offering experiences beyond conventional shopping, with designs increasingly focused on green spaces, culture, art, and community. Shoppers today seek more than just products as they value immersive experiences, convenience, personalised service, and engaging environments. At the end of 2025, Sunway Square Mall introduced a distinctive retail concept anchored by The Library by BookXcess, providing students and the surrounding neighbourhood with extended-hours space for studying and leisure. Moving into 2026, Merdeka 118 by PNB Merdeka Ventures will feature a 60,000 sq.ft. Malaysian Artisan District showcasing local fashion, art and crafts, alongside curated dining and cultural attractions, while Ombak KLCC is set to include experiential elements such as a rooftop sky garden and a major art gallery.

Source: Malay Mail

HOSPITALITY MARKET OVERVIEW

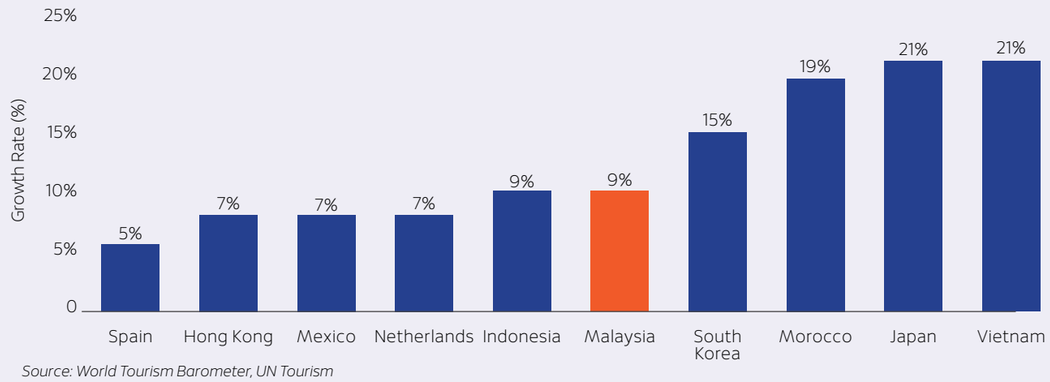
In 2025, Malaysia welcomed 26.6 million international visitors, representing a 6.4% increase year-on-year. Inbound tourism was primarily supported by neighbouring Asian markets, with Singapore accounting for the highest number of arrivals at 9.3 million, followed by China (4.0 million) and Indonesia (3.8 million). Thailand, India and Brunei recorded 1.7 million, 1.2 million and 1.0 million visitors, respectively.

INTERNATIONAL TOURIST ARRIVALS (2020 - 2025)

Source: Tourism Malaysia

The Ministry of Tourism, Arts and Culture attributed this positive performance to the effectiveness of government-led initiatives, including progressive policies such as visa liberalisation, as well as continued support and incentives for industry players. This momentum has been recognised internationally, with the United Nations ("UN") highlighting Malaysia as one of the key destinations experiencing strong growth in tourist arrivals during the first half of 2025. According to the UN World Tourism Organisation's World Tourism Barometer, international arrivals to Malaysia increased by 9% in H1 2025, well above the global average growth of 5% and ahead of destinations such as Hong Kong and Spain. These trends point to Malaysia's continued competitiveness within the regional tourism landscape and its ability to capture a growing share of international travel flows.

SELECTED COUNTRIES WITH HIGH GROWTH IN INTERNATIONAL TOURIST ARRIVALS (H1 2024 - H1 2025)



Source: World Tourism Barometer, UN Tourism

SUPPLY OF HOSPITALITY SPACE

KLANG VALLEY

Kuala Lumpur continued to lead with the largest hotel inventory in the country and Klang Valley with a total of 269 establishments offering 51,293 rooms. In Q3 2025, an additional 10 hotels comprising 2,092 rooms were under construction, while six hotels with 1,481 rooms were in the planning stage. Hotel supply in Selangor and Putrajaya remained largely stable, with a slight increase in Q3 2025 to 218 establishments providing 28,550 rooms, compared with 217 establishments and 28,055 rooms in H1 2025.

Existing Supply of Hotel Rooms in Klang Valley by Star Rating (Q3 2025)

	State	Kuala Lumpur	Putrajaya	Selangor
5-star	**No.of Hotels**	38	3	21
	No.of Rooms	15,556	678	8,322
4-star	**No.of Hotels**	44	3	22
	No.of Rooms	13,160	1,053	5,691
3-star	**No.of Hotels**	37	0	34
	No.of Rooms	8,402	0	4,829

Source: NAPIC, Knight Frank Research

In the second half of 2025, the Klang Valley experienced a notable increase in hotel openings, with six mid- to large-scale properties commencing operations. The majority of these new hotels are positioned within the upper-upscale and luxury segments, primarily located in Kuala Lumpur city centre and operated by established international hotel chains.

Notable Hotel Openings in Klang Valley (H2 2025)

Development	Locality	No. of Rooms	Expected Star Rating
Park Hyatt Kuala Lumpur	KL City	252	5
Marriott Executive Apartments Kuala Lumpur	KL City	353	4
Hyatt Regency Kuala Lumpur	KL City	410	5
Grand Mercure Kuala Lumpur Bukit Bintang	KL City	325	4
Kimpton Naluria Kuala Lumpur	KL City	466	5
Petaling Jaya Marriott Hotel	Selangor	393	5

Source: Knight Frank Research

For 2026, Klang Valley is expected to welcome several new luxury and upscale international hotel brands predominantly the Kuala Lumpur City area. Key openings including Waldorf Astoria Kuala Lumpur, Irama Kuala Lumpur, and ASAI Gamuda Cove.

Notable Upcoming Hotel Openings in Klang Valley

Development Name	Locality	Expected Star Rating	Expected Completion	Number of Rooms
Irama Kuala Lumpur	KL City	5	2026	766
Conrad Kuala Lumpur	KL City	5	2026	488
Waldorf Astoria Kuala Lumpur	KL City	5	2026	272
The Edition Kuala Lumpur	KL City	5	2026	350
The Regent Kuala Lumpur	KL City	5	2026	259
YOTEL Kuala Lumpur	KL City	4	2026	290
Tryp by Wyndham @ Medan Tuanku	KL City	4	2026	222
ASAI Gamuda Cove	Selangor	4	2026	280
Courtyard by Marriott Subang	Selangor	4	2026	280

Source: Knight Frank Research

PENANG

As of Q3 2025, Penang's hotel sector comprised 252 properties, offering a total of 25,583 rooms, reflecting a modest rise of 1.6% in the number of hotels and 2.0% in room capacity compared with Q3 2024, which recorded 248 hotels and 25,071 rooms. The majority of rooms (approximately 67.1%) are classified as 3-star and above, with 4-star establishments representing 29.5% of total supply (29 hotels, 7,552 rooms) and 5-star properties accounting for 21.0% (20 hotels, 5,372 rooms).

Existing Supply of Hotel Rooms (3-5 stars) (Q3 2025)

Star Rating	No. of Hotels	No. of Rooms
5-star	20	5,372
4-star	29	7,552
3-star	32	4,233

Source: NAPIC, Knight Frank Research

Hotel supply is expected to expand further in 2026, with five new properties scheduled to enter the market. The growth in mid-upscale hotel offerings is likely to intensify competition among operators, potentially affecting existing hotels and placing downward pressure on both room rates and occupancy levels.

Notable Upcoming Hotel Openings in Penang

Development	No. of Rooms	Expected Opening
HARRIS Hotel & Conventions Sunshine Penang	289	2026
Hompton Air-Port @ Bayan Lepas	293	2026
Capri By Fraser, Penang	248	2026
JdV by Hyatt The Light City Hotel	156	2026
Galaxy Minyoun Penang The Light City Hotel	303	2026

Source: CBRE | WTW Research & Consulting

DEMAND FOR HOSPITALITY SPACE

KLANG VALLEY

During Q3 2025, the Klang Valley hospitality sector demonstrated improving operating conditions, with occupancy rates rising by 2.9% compared with the same period in the previous year. Research by CBRE | WTW indicates that this improvement was led by mid-scale hotels in Kuala Lumpur and Selangor, supported by steady domestic travel, demand from small and medium enterprises, and continued inflows from short-haul regional markets.

At the higher end of the market, upscale and luxury hotels continued to record healthy occupancy levels, despite a slight moderation from 2024. Demand in this segment was supported by long-haul leisure travel, corporate activity, and event-related stays, reflecting sustained confidence in premium accommodation offerings. Across the broader market, operators maintained disciplined pricing strategies, resulting in largely stable average daily room rates compared with the previous year. Certain traveler segments also continued to demonstrate a willingness to pay for enhanced products and upgraded experiences. Serviced apartments also recorded firm rate and occupancy performance, driven by long-stay, project-related, and family travel.

Klang Valley Hotels: ADR and Occupancy Rates (9M 2024 - 2025)

	9M 2025	9M 2024	y-o-y % Change
Average Daily Room Rate ("ADR")	RM380	RM380	-
Average Occupancy Rate ("AOR")	69.2%	66.3%	2.9%

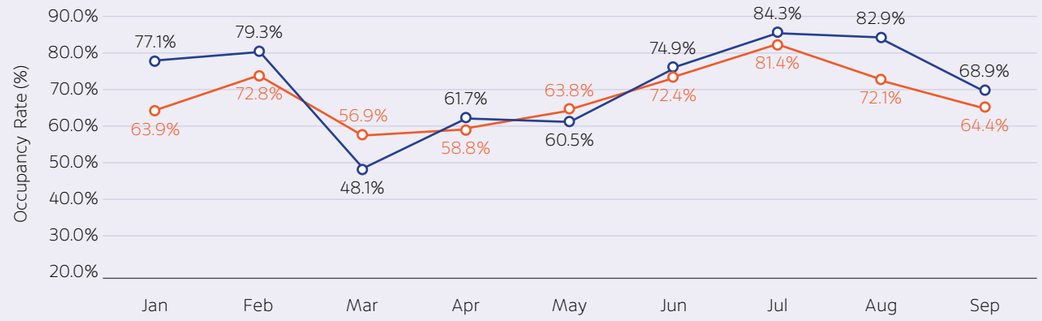
Source: CBRE | WTW Research & Consulting

PENANG

Over the period from January to September 2025, beach-oriented hotels in Penang recorded encouraging performance, with 3- to 5-star beachfront properties on Penang Island achieving an average occupancy of 70.9% and an ADR of RM441, according to research by CBRE | WTW. Urban hotels also delivered stable results, registering an average occupancy rate of 67.1% alongside an ADR of RM305.

According to Tourism Malaysia, hotel stays in Penang increased by 4.9% in the first half of 2025 compared with the same period in the previous year, reaching approximately 4.02 million guests versus 3.83 million in H1 2024. This growth was primarily supported by visa-free travel arrangements and improved air connectivity, which collectively enhanced the state's accessibility and visitor inflows.

OCCUPANCY RATES OF HOTELS IN PENANG (9M 2025)



Source: CBRE | WTW Research & Consulting

Penang's hotel market is expected to benefit from strengthening demand drivers, underpinned by the expansion of MICE infrastructure, improved air connectivity, and sustained investment in tourism-related assets. The opening of the Penang Waterfront Convention Centre, together with enhanced international flight connectivity, is likely to support increased business and event-driven travel, while new cultural attractions such as the Lin Xiang Xiong Art Gallery are expected to further bolster leisure demand. In addition, the ongoing expansion of Penang International Airport is set to improve accessibility and capacity over the medium-term. Collectively, these developments are anticipated to provide a supportive operating environment for Penang hotel operators in 2026.

HOTEL MARKET TRENDS

Tourism Initiatives under Visit Malaysia 2026

Visit Malaysia Year 2026 ("VM2026"), themed "Surreal Experiences", aims to attract 47 million international visitors and generate RM329 billion in tourism receipts. The campaign is positioned around higher-value and sustainable tourism in alignment with the United Nations Sustainable Development Goals ("UN SDGs"), with emphasis on eco-tourism, cultural heritage, luxury travel, and Muslim-friendly offerings.

In support of this initiative, Budget 2026 has allocated RM500 million for tourism promotion and infrastructure enhancements, alongside targeted tax measures designed to encourage travel-related spending. These efforts are complemented by additional incentives for inbound tourism operators and organisers of international conferences, which are expected to further reinforce Kuala Lumpur's role as a regional MICE hub by supporting more consistent weekday demand and higher utilisation of meeting and banquet facilities. At the same time, domestic tourism is being encouraged through personal tax relief on entrance fees to local attractions, promoting weekend travel and sustained local tourism activity. These measures are expected to support continued growth in both international and domestic tourism, strengthening Malaysia's position as a leading regional destination.

Source: Malaysian National News Agency ("BERNAMA"), MBSB Research

Medical Tourism in the Spotlight

The Malaysia Healthcare Travel Council ("MHTC") has announced Malaysia Year of Medical Tourism 2026 ("MYMT 2026"), a national initiative aimed at strengthening Malaysia's position as a leading global destination for healthcare travel. Medical tourism remains a high-impact niche segment within the wider tourism landscape, supported by longer average stays and higher per-visitor spending, with positive spillover effects across hospitality, retail, transportation, and wellness sectors. According to Knight Frank Research, Malaysia welcomed 1.6 million healthcare travellers in 2024, generating RM2.72 billion in revenue, a 21% increase from the previous year, with Indonesian visitors contributing approximately 80% of total receipts. This initiative is expected to boost Malaysia's hotel sector, particularly mid- to upscale properties, through higher occupancy, longer stays, and increased demand for premium accommodation in key destinations.

Source: Tourism Malaysia

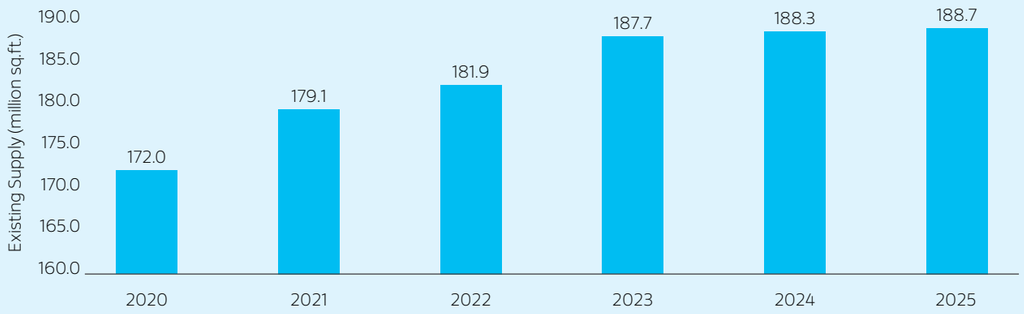
OFFICE MARKET OVERVIEW

The quality-driven trend continued to shape the office market in 2025, with tenants particularly in the banking and financial sectors consolidating into newer Grade A, green-certified buildings. According to CBRE | WTW, notable developments included Alliance Bank relocating from a non-prime office to its headquarters at Menara Alliance Bank, Ant International establishing its regional base at The Exchange 106, and Bursa Malaysia reportedly in advanced negotiations to occupy space within the same tower in the financial district. Maybank has also confirmed its phased relocation to Merdeka 118 starting in 2026. These moves underscore the growing emphasis on quality, operational efficiency, and brand presence in tenants' real estate strategies.

SUPPLY OF OFFICE SPACE

In 2025, Klang Valley's office stock reached 188.7 million sq.ft., reflecting a marginal year-on-year increase of approximately 0.21%. New completions were concentrated in decentralised locations, with key additions including Menara TNB Bangsar in the KL Fringe, as well as Sunway Square Corporate Towers and Sunsuria Forum in Selangor. According to Knight Frank Research, these additions provide a measured expansion of decentralised office options, offering larger, more efficient floorplates that cater to corporates seeking cost-effective locations beyond the city core, particularly as occupiers continue to reassess spatial requirements and focus on value-driven sites.

KLANG VALLEY OFFICE SUPPLY (2020 - 2025)



Source: NAPIC

The office development pipeline is expected to stay active in 2026, with an estimated 2.8 million sq.ft. of new supply. Menara Golden Eagle in KL City is slated for completion in the first half of 2026, while delivery activity is projected to accelerate in the latter half of the year.

Completed Office Developments in Klang Valley

Development	Location	Completion	Estimated NLA (sq.ft.)
Menara TNB Bangsar	KL Fringe	2025	475,000
Sunway Square Corporate Towers	Selangor	2025	971,000
Oxley Tower	KL City	2025	346,000
The Exchange TRX Campus Office	KL City	2025	192,000
Sunsuria Forum	Selangor	2025	379,000

Source: Knight Frank Research

DEMAND FOR OFFICE SPACE

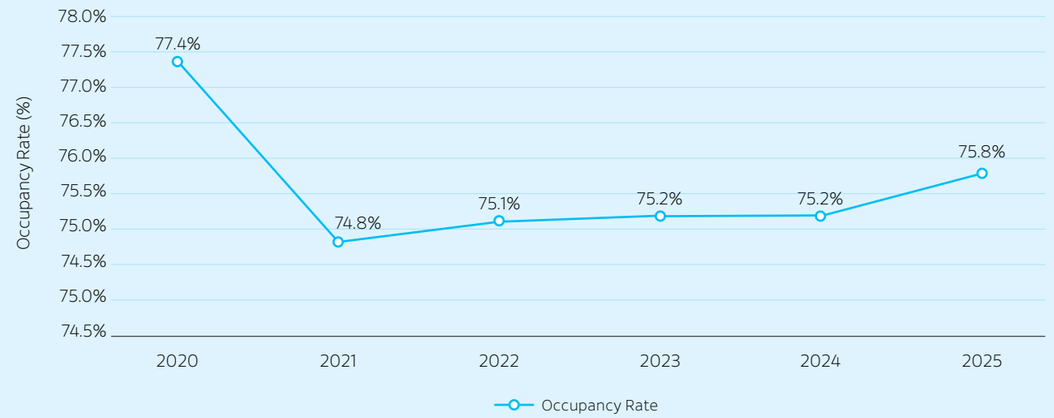
KLANG VALLEY

According to CBRE | WTW, despite the continued addition of new supply, leasing activity across most submarkets remained resilient, supported by tenants recalibrating and consolidating their office footprints in response to operational requirements, sector-led expansion, and the ongoing evolution of hybrid work arrangements. This measured and selective demand has reinforced tenant preference for well-located, high-quality office assets, contributing to a gradual improvement in the performance of premium buildings.

In contrast, older and non-prime offices continued to encounter softer leasing conditions, marked by slower absorption rates, extended vacancy periods, and a growing reliance on rental incentives to sustain occupancy.

Taking this into account, the overall Klang Valley office market has shown modest improvement, with occupancy rates increasing marginally by 0.6% year-on-year to 75.8%, according to NAPIC.

OCCUPANCY RATES FOR OFFICE SPACE (2020 - 2025)



Source: NAPIC

According to Knight Frank Research, office rents in the Klang Valley saw modest growth across all submarkets in the second half of 2025, driven by selective demand for modern, strategically located spaces. In Kuala Lumpur City, average rents edged up to RM6.73 per sq.ft. per month, from RM6.69 in the first half, supported by sustained interest in Grade A buildings offering strong connectivity and high-quality specifications. However, overall increases remained moderate due to the continued availability of secondary office stock.

The KL Fringe submarket recorded a slight rise to RM5.83 per sq.ft. per month, up from RM5.81, buoyed by the recent handover of Menara TNB Bangsar and ongoing demand in established business nodes such as Mid Valley and KL Eco City, where tight vacancies and strong tenant retention enabled landlords to maintain or incrementally raise rents. Meanwhile, Selangor's office market saw average rents climb to RM4.29 per sq.ft. per month, from RM4.24, reflecting the addition of large-scale developments like Sunway Square Corporate Towers, while the broader decentralised stock remained largely stable.

Average Rental Rate of Offices in Klang Valley (H1 - H2 2025)

	Average Rental Rate (RM per sq.ft. / month)		
Period	KL City	KL Fringe	Selangor
H1 2025	6.69	5.81	4.24
H2 2025p	6.73	5.83	4.29

Source: Knight Frank Research / NAPIC
p = preliminary data

Asking Rentals of Selected Prime A+ and Grade A Offices (H2 2025p)

Building Name	Average Rental Rate (RM per sq.ft. / month)
KL City	
New CBD	
The Exchange 106	15.00
Menara Prudential @ TRX	11.00
Menara Maxis	10.50 – 13.50
Permata Sapura	10.20 – 12.50
Integra Tower	10.00 – 11.00
The Exchange TRX Campus Office	9.50
Menara Binjai	8.50
Equatorial Plaza	7.50 – 9.50
G Tower	7.50 – 8.00
Old CBD	
Menara AIA Cap Square	6.00 – 6.50
JKG Tower	5.50 – 6.50
Menara Great Eastern 2	5.00
KL Fringe	
Menara Southpoint	8.50 – 9.50
Menara Shell	8.50 – 8.80
The Gardens North & South Towers	8.50
Menara Etiqa	7.00 – 8.00
NU Tower 2	7.00
Menara Ken @ TTDI	6.50
UOA Corporate Tower A	6.00
Selangor	
1 First Avenue	7.00
Imazium @ Uptown	6.50 – 7.00
1 Powerhouse	6.50 – 7.00
The Pinnacle	6.30
Surian Tower	5.80
The Ascent @ Paradigm	5.80
Plaza 33	5.50 – 6.50

Source: Knight Frank Research
p = preliminary data

As we enter 2026, the Klang Valley office market is set to navigate a period of measured growth and selective demand. While the pipeline of high-specification, large-scale developments is expected to expand supply, tenants are likely to continue favouring modern, well-located spaces that offer operational efficiency and ESG-aligned features. This preference will sustain interest in Grade A and premium offices, while older or secondary buildings may face continued pressure to offer incentives. The market enters 2026 with cautious optimism, but the elevated supply pipeline is expected to keep rentals relatively soft and drive more tenant-friendly conditions.

OFFICE MARKET TRENDS

Transforming Legacy Office Assets

As outlined earlier, non-prime and non-green office buildings continue to experience elevated vacancy levels, placing sustained downward pressure on occupancy across the Klang Valley. CBRE | WTW estimates that approximately 77% of the total net lettable area in the Klang Valley area no longer meets current market standards for performance, space efficiency, or environmental compliance, largely comprising ageing office towers developed prior to 2015.

The government has also recognized this challenge and introduced measures to encourage the adaptive reuse and repurposing of office buildings. Notably, Budget 2026 proposed a special tax deduction for the conversion of office assets, aimed at supporting such initiatives. While interest in refurbishment and conversion has gained momentum, progress remains constrained by high capital requirements, complex approval processes, and uncertainties surrounding demand viability and investment returns. Nonetheless, several successful precedents, including Wisma KFC, Menara MIDF, Wisma Lee Rubber, and the Oriental Bank Building, have been refurbished and repositioned for hospitality use.

Source: CBRE | WTW Research & Consulting

Rise of Co-Working Spaces

Co-working spaces have been on an upward trend, supported by the sustained adoption of hybrid work models and growing enterprise demand. These flexible workspaces have reshaped tenant priorities, offering an alternative to traditional offices, which often involve rigid leases, fixed square footage, and high upfront costs that limit agility. In contrast, co-working solutions provide a capex-light, space-as-a-service model, enabling companies to scale their teams up or down quickly without being locked into lengthy contracts. Supporting this trend, Knight Frank Research highlights several notable co-working launches in 2025. Common Ground opened its flagship 15,000 sq.ft. centre at Menara Darussalam, Infinity8 launched outlets at TRX@Exchange and Sunway Square Corporate Towers measuring 30,000 sq.ft. and 24,000 sq.ft., respectively, while Universal Serviced Offices expanded its footprint with the addition of 337 new workstations.

Source: NST, Knight Frank Research

INDUSTRIAL MARKET OVERVIEW

Malaysia's approved investments recorded a strong start in the first nine months of 2025, totaling RM285.2 billion, a 13.2% year-on-year increase. The growth was primarily driven by the services sector, which accounted for RM187.9 billion or 65.9% of total approvals, and the manufacturing sector, which contributed RM93.8 billion.

Within the manufacturing sector, foreign investments remained the dominant contributor, amounting to RM73.1 billion (78%) and outpacing domestic investments of RM20.7 billion (22%). At the sub-sector level, Chemicals and Chemical Products and Basic Metal Products experienced substantial gains, registering year-on-year increases of 150% and 725%, respectively, in the first nine months of 2025.

Top 5 Manufacturing Sub-sectors by investment value (9M 2024 - 2025)

Sub-sector	Approved Investment Value (RM'billion)		y-o-y % Change
	9M 2025	9M 2024	
Electrical & Electronics	22.0	47.0	-53%
Chemicals and Chemical Products	17.5	7.0	150%
Transport Equipment	12.7	7.0	81%
Non-Metallic Mineral Products	7.5	4.2	79%
Basic Metal Products	9.9	1.2	725%

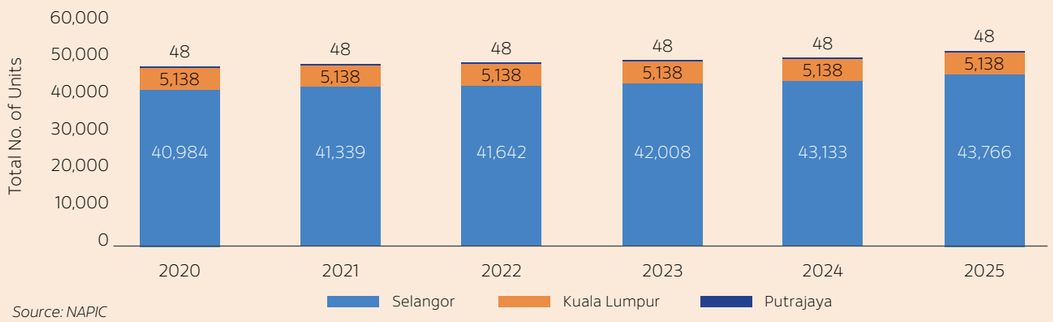
Source: Malaysian Investment Development Authority ("MIDA")

SUPPLY OF INDUSTRIAL SPACE

KLANG VALLEY

According to NAPIC, the industrial property market in the Klang Valley recorded an increase in the number of industrial assets, reaching 48,952 units in 2025, up from 48,319 units last year. This growth was primarily driven by an addition of 633 units in Selangor.

CUMULATIVE INDUSTRIAL SUPPLY, KLANG VALLEY (2020 - 2025)



Source: NAPIC

For 2026, the industrial market is expected to welcome approximately 9.45 million sq.ft. of new net lettable area, according to CBRE | WTW. The new supply is anticipated to cater to tenant demand, particularly from third-party logistics providers and e-commerce operators seeking scalable, efficient, and strategically located facilities.

Pipeline Development in Klang Valley (2026)

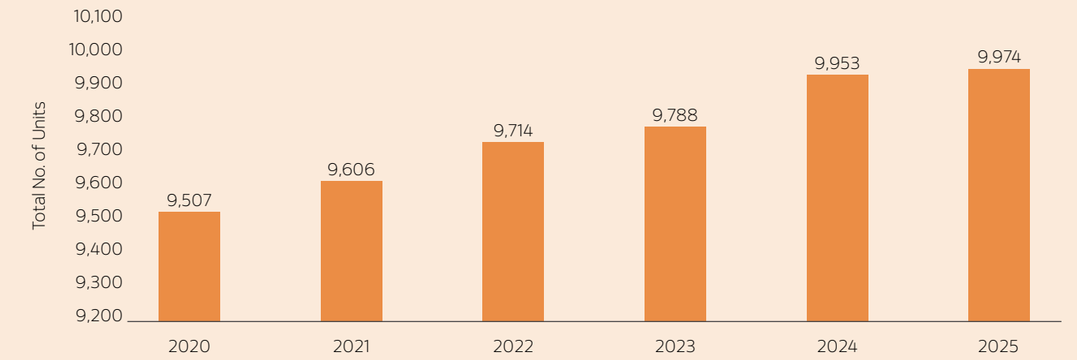
Development	Location	Estimated NLA (sq.ft.)
Shah Alam International Logistics Hub (SAILH), Phase 1	Shah Alam	2,800,000
Bandar Bukit Raja Industrial Gateway 2 (BBRIG 2)	Bukit Raja	1,250,000
Exio Logistics Hub, Elmina	Sungai Buloh	500,000
Mapletree Logistics Hub, Utas Shah Alam	Shah Alam	4,900,000

Source: CBRE | WTW Research & Consulting

PENANG

According to NAPIC, the industrial property market in Penang saw a slight increase in the number of industrial assets, reaching 9,974 units in 2025, up from 9,953 units in the same period last year, with 21 new units added to the state.

CUMULATIVE INDUSTRIAL SUPPLY IN PENANG (2020 - 2025)



Source: NAPIC

DEMAND OF INDUSTRIAL SPACE

KLANG VALLEY

According to Knight Frank Research, industrial market activity gained momentum in 9M 2025, with transaction volumes increasing by 12.5% year-on-year and total transaction value rising at a faster pace of 31.7%.

Market momentum was most evident in districts experiencing the rollout of new and planned industrial parks, notably Klang, Kuala Langat and Hulu Selangor, all of which recorded double digit year-on-year growth in both transaction volume and value. The introduction of these developments has stimulated demand and played a significant role in driving higher transaction activity. In contrast, growth in the Petaling district was supported by its established market depth, with sustained secondary market transactions continuing to underpin activity within this mature industrial district.

Volume and Value of Industrial Transactions in Klang Valley (9M 2024 - 9M 2025p)

District	Total Volume of Transactions (No. of Units)		y-o-y % Change
	9M 2024	9M 2025p	
Petaling	509	611	20.0%
Klang	417	519	24.5%
Kuala Langat	103	142	37.9%
Kuala Selangor	96	56	-41.7%
Sabak Bernam	13	12	-7.7%
Gombak	293	251	-14.3%
Hulu Selangor	251	338	34.7%
Hulu Langat	311	323	3.9%
Sepang	89	71	-20.2%
Wilayah Persekutuan Kuala Lumpur	119	153	28.6%
Total	**2,201**	**2,476**	**12.5%**

District	Total Value of Transactions (RM'million)		y-o-y % Change
	9M 2024	9M 2025p	
Petaling	2,234.71	2,883.73	29.0%
Klang	2,139.05	3,386.91	58.3%
Kuala Langat	659.54	898.91	36.3%
Kuala Selangor	252.50	361.87	43.3%
Sabak Bernam	1.05	8.40	697.7%
Gombak	1,343.77	1,110.29	-17.4%
Hulu Selangor	301.66	589.34	95.4%
Hulu Langat	1,041.37	1,310.12	25.8%
Sepang	289.14	300.21	3.8%
Wilayah Persekutuan Kuala Lumpur	368.59	516.57	40.1%
Total	**8,631.39**	**11,366.35**	**31.7%**

Source: NAPIC, Knight Frank Research
p = preliminary

PENANG

Industrial transaction activity in Penang moderated during the first nine months of 2025, with total transaction volume declining by 12.3% year-on-year to 327 units, as reported by Knight Frank Research. Transaction levels softened across most districts, with the steepest contractions recorded in Barat Daya, Seberang Perai Selatan and Seberang Perai Utara.

Notwithstanding the lower volume, transaction values showed greater resilience, with total deal value increasing by 6.4% to approximately RM1.3 billion in 9M 2025. Value growth was particularly strong in Barat Daya, which recorded a substantial 149.7% year-on-year increase, while Seberang Perai Selatan and Seberang Perai Utara also posted notable gains of 39.7% and 21.5%, respectively. In contrast, transaction values in Timur Laut and Seberang Perai Tengah declined by 18.7% and 23.5%, respectively.

District	Total Volume of Transactions (No. of Units)		y-o-y % Change
	9M 2024	9M 2025p	
Timur Laut	19	16	-15.8%
Barat Daya	22	10	-54.5%
Seberang Perai Utara	82	68	-17.1%
Seberang Perai Tengah	174	172	-1.1%
Seberang Perai Selatan	76	61	-19.7%
Total	**373**	**327**	**-12.3%**

District	Total Value of Transactions (RM'million)		y-o-y % Change
	9M 2024	9M 2025p	
Timur Laut	29.11	23.68	-18.7%
Barat Daya	90.02	224.75	149.7%
Seberang Perai Utara	188.15	228.52	21.5%
Seberang Perai Tengah	724.77	554.28	-23.5%
Seberang Perai Selatan	199.70	278.96	39.7%
Total	**1,231.75**	**1,310.19**	**6.4%**

Source: NAPIC, Knight Frank Research
p = preliminary data

Overall, this divergence between volume and value trends suggests a market shift towards fewer but higher value transactions, reflecting selective demand and continued investor focus on quality industrial assets in the state of Penang.

INDUSTRIAL MARKET TRENDS

Reducing Export Uncertainty, Opening New Markets

Malaysia's external trade landscape strengthened significantly following a series of strategic trade developments during and after the 47th ASEAN Summit. The Agreement on Reciprocal Trade ("ART") improved market access to the United States, Malaysia's third largest trading partner, reducing tariffs on Malaysian exports from 25% to 19% and granting duty exemptions for 1,711 product categories. These measures are expected to benefit high value sectors, particularly aerospace, E&E, and chemical and oleochemical industries.

Beyond the United States, Malaysia continued to expand its free trade agreement network. Notable milestones include the Malaysia EFTA Economic Partnership Agreement ("MEEPA") in June 2025, its first trade pact with Switzerland, Norway, Iceland and Liechtenstein, followed by the Malaysia-Korea Free Trade Agreement ("MKFTA") in October 2025. Existing agreements are also being modernised, such as the Malaysia-New Zealand Free Trade Agreement ("MNZFTA"), while long stalled negotiations with the European Union have been reactivated after more than a decade. With U.S. tariffs stabilised and key trade agreements in place, the operating environment for exporters is more predictable, reducing uncertainty and expanding access to new export markets.

Source: Knight Frank Research

Data Centre Expansion in Malaysia

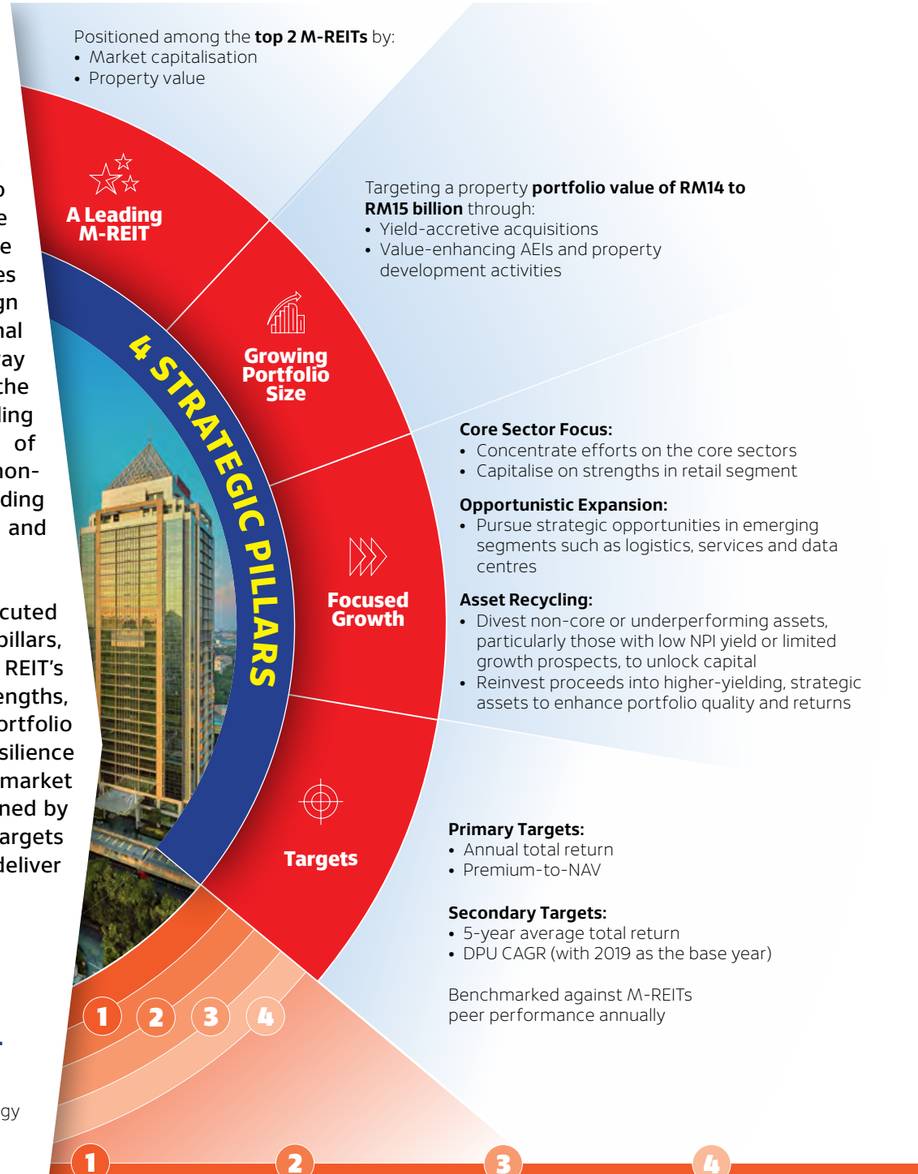
Malaysia's data centre sector is experiencing rapid growth, driven by strong foreign direct investment, government support, and rising demand for cloud and AI infrastructure. As of mid-2025, the country recorded RM42.6 billion in digital investments under the Malaysia Digital initiative, with the majority concentrated in data centres and cloud facilities. To meet demand for large and strategically located sites, landowners, including palm oil plantation companies, have begun allocating portions of their estates for industrial parks dedicated to data centre development, with renewable energy solutions such as solar and battery storage helping to sustainably meet rising power requirements. Notable projects and initiatives driving this growth include the Southern Johor Renewable Energy Corridor, and national programmes such as the Sustainable Data Centre Framework and National Cloud Computing Policy. Collectively, these trends position Malaysia as a leading destination for high-value, energy-intensive industrial infrastructure in Southeast Asia.

Source: Knight Frank Research, The Star

THE BUSINESS MODEL: TRANSCEND 2027

TRANSCEND 2027 sets out the strategic direction for Sunway REIT to strengthen its leadership position in the market and to create sustainable long-term value to the stakeholders. It provides a clear framework to align business and operational strategies with Sunway REIT's priorities across the six capitals, while guiding the identification of material financial and non-financial matters, including the associated risks and opportunities.

The strategy, executed through four key pillars, sharpens Sunway REIT's focus on its core strengths, supports disciplined portfolio growth and ensures resilience in a changing market environment, underpinned by clear performance targets and a commitment to deliver returns for unitholders.



Positioned among the **top 2 M-REITs** by:
- Market capitalisation
- Property value

Targeting a property **portfolio value of RM14 to RM15 billion** through:
- Yield-accretive acquisitions
- Value-enhancing AEIs and property development activities

Core Sector Focus:
- Concentrate efforts on the core sectors
- Capitalise on strengths in retail segment

Opportunistic Expansion:
- Pursue strategic opportunities in emerging segments such as logistics, services and data centres

Asset Recycling:
- Divest non-core or underperforming assets, particularly those with low NPI yield or limited growth prospects, to unlock capital
- Reinvest proceeds into higher-yielding, strategic assets to enhance portfolio quality and returns

Primary Targets:
- Annual total return
- Premium-to-NAV

Secondary Targets:
- 5-year average total return
- DPU CAGR (with 2019 as the base year)

Benchmarked against M-REITs peer performance annually

FOCUSED GROWTH: BUILDING A DIVERSIFIED RETAIL PORTFOLIO

The Core Sector Focus strategy aims to build a strong and well-rounded retail portfolio across four key subsectors: super-regional malls, regional malls, neighbourhood malls and big box retail. This goal seeks to broaden Sunway REIT's consumer reach nationwide, supporting its objective to drive growth and to capture value-accretive opportunities across Malaysia.

1 Super-Regional Malls

Large scale retail offerings catering to mass market and international demands. Focus on larger stores, more event based activities and various other lifestyle propositions.

2 Regional Malls

Larger retail spaces that offer additional attractions such as entertainment and leisure offerings.

3 Neighbourhood Malls

Catering to the immediate needs of local clientele. More customised, niched and curated offerings aimed at providing convenience and ease of access.

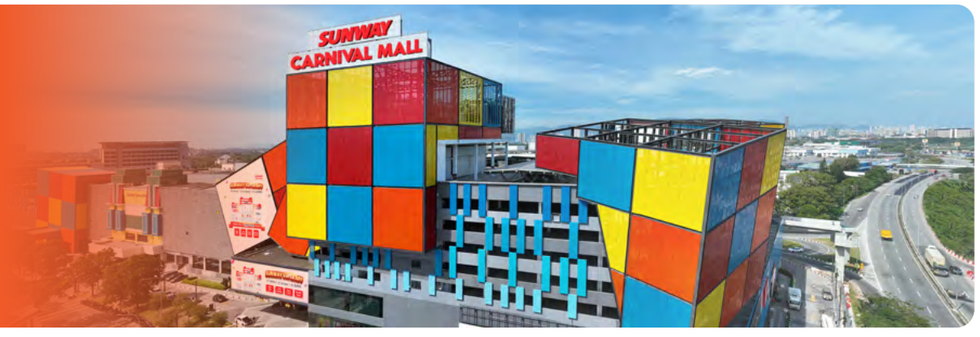
4 Big Box Retail

Specialised, community based retail experiences which offer products to meet everyday consumer needs.

TRANSCEND 2027 PROGRESS REPORT

Following is Sunway REIT's 2025 performance in tandem with its TRANSCEND 2027 pillars:

STRATEGIC PILLARS	2027 TARGETS	2025 RESULTS
A Leading M-REIT	Top 2 M-REIT by property value Top 2 M-REIT by market capitalisation	**RM10.2 billion** Ranked 2nd amongst M-REITs (Top 2 M-REIT) **RM7.9 billion** Ranked 3rd amongst M-REITs (Top 3 M-REIT)
Growing Portfolio Size	Property portfolio value of RM14 to 15 billion	**RM10.2 billion** (FY2024: RM10.5 billion)
Focused Growth	Core Sector Focus Opportunistic Expansion Asset Recycling	Acquired one retail property, AEON Mall Seri Manjung Evaluated few industrial and logistics properties, including smart warehouses Disposed one services property, Sunway university & college campus
Targets	**Primary Targets** • Annual total return • Premium-to-NAV **Secondary Targets** • 5-year average total return • DPU CAGR (with 2019 as the base year)	Annual total return: **31.2%** Premium-to-NAV: **51.9%** 5-year average total return: **13.6%** DPU CAGR (with 2019 as the base year): **7.1%**



CORE SECTOR FOCUS

The Core Sector Focus strategy aims to build a strong and well diversified retail portfolio across four key subsectors.

The acquisition of AEON Mall Seri Manjung reinforces Sunway REIT's Core Sector Focus strategy by strengthening its retail portfolio with a defensive, income-generating asset anchored by a leading operator. Supported by a long-term lease with 12 years remaining, the asset provides stable, recurring income and enhances earnings visibility.

It also expands Sunway REIT's presence in suburban catchments in Perak, aligning with its focus on well-located, needs-based retail assets that demonstrate resilient demand. Overall, the acquisition enhances portfolio resilience while supporting sustainable, long-term value creation.

	SUPER-REGIONAL MALLS	REGIONAL MALLS	NEIGHBOURHOOD MALLS	BIG BOX RETAIL
	Large scale retail offerings catering to mass market and international demands. Focus on larger stores, more event-based activities and various other lifestyle propositions.	Larger retail spaces that offer additional attractions such as entertainment and leisure offerings.	Catering to the immediate needs of local clientele. More customised, niched and curated offerings aimed at providing convenience and ease of access.	Specialised, community based retail experiences which offer products to meet everyday consumer needs.
Target market & net lettable area	Local & international tourists NLA > 1 million sq.ft.	Population within 50km NLA > 500,000 sq.ft.	Population within 20km NLA > 250,000 sq.ft.	Population within 10km NLA c. 250,000 sq.ft.
Strategic retail asset portfolio	Sunway Pyramid Mall	Sunway Carnival Mall	Sunway Putra Mall, Sunway 163 Mall, Sunway Kluang Mall, **AEON Mall Seri Manjung**, Sunway Pier[1]	Sunway REIT Hypermarkets: SunCity Ipoh, Kinrara, Putra Heights, USJ, Klang Ulu Kelang, Plentong
Geographical footprint across Malaysia	Sunway City Kuala Lumpur	Penang	Kuala Lumpur, Johor, **Perak**, Selangor	Ipoh, Selangor, Kuala Lumpur, Johor
Sunway's unique strengths & characteristics	Unique and iconic location; Strong management and leasing expertise	Focus on identifying underserved markets	Resilience through a diverse tenant mix of F&B and essential services	Serving everyday needs of people
WALE	1 - 2 years	1 - 2 years	1 – **12** years	2 - 14 years

[1] *Retail asset under development*

ASSET RECYCLING

Asset Recycling strategy was incorporated into the Focused Growth pillar as Sunway REIT seeks to optimise portfolio quality and long-term value creation by unlocking capital and redeploying into assets that offer higher yields and / or growth potential. During the financial year, Sunway REIT has entered into conditional sale and purchase agreements ("SPA") to dispose the following properties:

SUNWAY UNIVERSITY & COLLEGE CAMPUS

Date of Acquisition	15 April 2019
Acquisition Cost	RM556 million
Age of Building	Phase 1: 29 and 32 years Phase 2: 10 years
Date of SPA	2 May 2025
Disposal Value	RM613 million
Date of Latest Valuation	1 December 2024
Valued by	Jones Lang Wootton (Proprietor: Singham Sulaiman Sdn. Bhd.)
Market Value	RM586 million
Premium Over Valuation	RM27 million / 4.6%
Disposal Yield[1]	6.3%

Rationale for disposal

- Monetise the asset to strengthen the financial position of Sunway REIT and crystallise net disposal gain of RM41 million over investment cost.
- Net proceeds redeployed for yield accretive investments and asset enhancement initiatives. The proceeds will be temporary utilised to reduce the gearing of Sunway REIT, providing immediate headroom for accretive investments.

SUNWAY HOTEL SEBERANG JAYA

Date of Acquisition	8 July 2010
Acquisition Cost	RM52 million
Age of Building	27 years
Date of SPA	28 October 2025
Disposal Value	RM60 million
Date of Latest Valuation	17 July 2025
Valued by	Knight Frank Malaysia Sdn. Bhd.
Market Value	RM55 million
Premium Over Valuation	RM5 million / 9.1%
Disposal Yield[1]	5.3%

Rationale for disposal

- Aged hotel with the need of refurbishment to remain competitive.
- Monetise the aging hotel at disposal yield of 5.3% and record a gross gain on disposal of RM4 million over market value.
- Net proceeds channelled to partially fund the construction of a new hotel atop Sunway Carnival Mall. The integrated development of mall and hotel is expected to enhance its competitiveness in Mainland Penang.

[1] *Based on audited net property income for FY2024.*

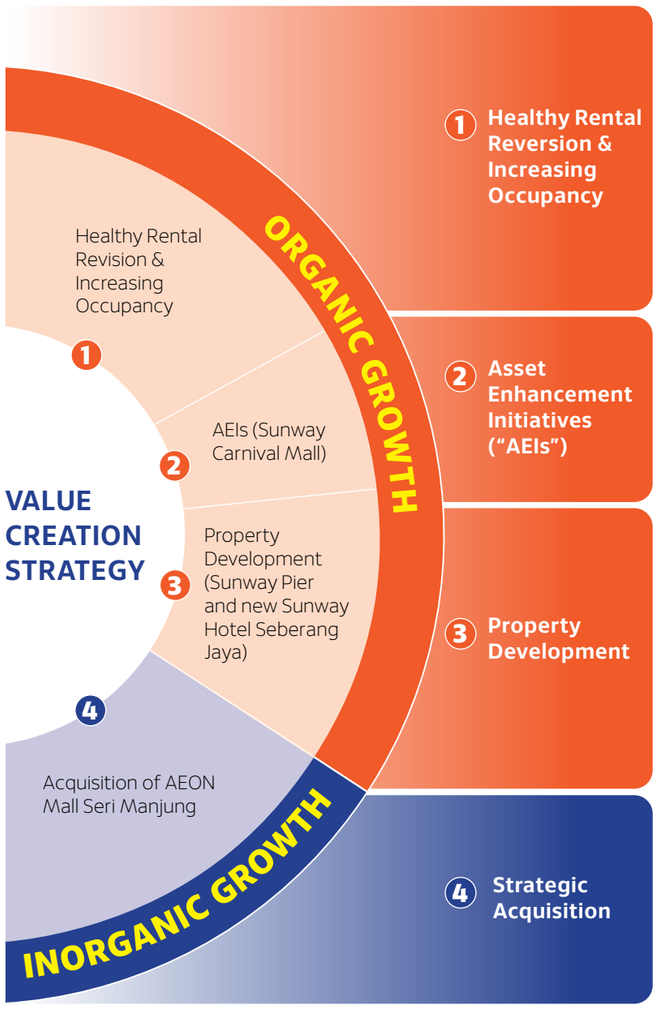
BALANCED PATHWAYS TO GROWTH

BALANCED PATHWAYS TO GROWTH

TRANSCEND 2027 sets out a clear roadmap to drive sustainable growth in property value through both organic and inorganic opportunities. The framework guides strategic capital allocation, ensuring focus on key priority areas while enabling effective and active management of the asset portfolio to maximise long-term value creation.

Financial | Manufactured | Intellectual | Human | Social & Relationship | Natural

STRATEGY	RESULTS CREATED	CAPITALS ENHANCED



1 Healthy Rental Reversion & Increasing Occupancy

Average Rental Reversion of **8.5%** for the portfolio's 1,842,494 sq.ft. of new or renewed tenancies in FY2025. (FY2024: 6.4%). The healthy rental reversion was primarily driven by the Retail segment, led by Sunway Carnival Mall following the successful completion of its refurbishment in May 2025.

Weighted Average Lease Expiry ("WALE") of **2.6 years** (FY2024: 4.0 years). The WALE has moderated in FY2025 following the disposal of Sunway university & college campus. Notwithstanding this, it remains strong relative to the typical retail lease expiry tenure of three years.

Robust Average Occupancy Rates in FY2025

Retail	Hotel	Office	Industrial & Others
98%	65%	82%	87%
(FY2024: 98%)	(FY2024: 65%)	(FY2024: 83%)	(FY2024: 80%)

2 Asset Enhancement Initiatives ("AEIs")

AEIs primarily focus on initiatives that enhance property yields, with refreshment efforts aimed at modernising assets, enhancing performance and staying relevant to evolving market demands.

Following the resounding success of Sunway Carnival Mall's new wing which opened in June 2022, Sunway REIT commenced refurbishment of the old wing in June 2023. The refurbishment was completed in phases by May 2025, with total costs of **RM360 million**.

The refurbished Sunway Carnival Mall creates a seamless integration between the old and new wings, maintaining a cohesive mall identity and visitor flow at the same time. Occupancy of the refurbished mall stood at 99% as at end December 2025 with an improved average rental rate.

3 Property Development

Property development activities serve as key enabler for organic pipeline growth and support portfolio rejuvenation through the replacement of ageing, less efficient assets.

Sunway REIT acquired Sunway Pier in 2022 through a tender exercise at an attractive acquisition cost of RM37 million. Previously serving as an international jetty terminal in Port Klang, the property's strategic seaside location presents a unique opportunity for value creation. Sunway REIT has earmarked a total budget of **RM462 million** to redevelop the property into a vibrant, retail-centric tourist destination that complements the surrounding waterfront environment. The redevelopment commenced in October 2024 with target completion in H2 2028.

Sunway Hotel Seberang Jaya was acquired on 8 July 2010 and last refurbished in 2013. As the property has aged and become less efficient, Sunway REIT has opted to replace the existing hotel with a new hotel atop Sunway Carnival Mall. With a planned investment of **RM140 million**, the new hotel will feature upgraded facilities, including a larger ballroom, a new infinity swimming pool and direct connectivity to the mall, offering an enhanced guest experience and strengthen the integrated retail–hospitality ecosystem. The development commenced in October 2025 with target completion in Q4 2027.

4 Strategic Acquisition

Sunway REIT completed the acquisition of AEON Mall Seri Manjung in Perak on 25 July 2025 at the purchase consideration of **RM138 million**.

The property is a two-storey retail complex spanning across a large 30.25 acres of freehold commercial land.

Fully leased to AEON Co. (M) Bhd. ("AEON") under a long-term lease agreement, the property offers income stability with a remaining lease tenure of 12 years up to December 2037.

The property offers an initial yield of 6.5% with an average yield of 7% over the balance of the lease tenure with AEON.

SUSTAINABILITY STRATEGY

Sunway REIT's sustainability approach is anchored by four key pillars, each representing a strategic focus area that underpins responsible growth. Collectively, these pillars provide a structured framework for conducting business in an environmentally and socially responsible manner while sustaining long-term economic performance and contributing to a more sustainable and inclusive future.

TRANSFORMING OUR PORTFOLIO TO LOW-CARBON ASSETS	ADVOCATING A RESPONSIBLE VALUE CHAIN	INVESTING IN COMMUNITY INCLUSIVITY	UPHOLDING TRANSPARENCY AND DELIVERING EXCELLENCE
• Physical Impacts of Climate Change • Materials Management • Energy Management • Water Management • Waste & Pollution Management • Brand Awareness & Reputation	• Supply / Value Chain Management • Tenant Satisfaction • Physical Impact of Climate Change • Brand Awareness & Reputation	• Talent Development & Retention • Diversity, Equity & Inclusivity • Labour Practices & Standards • Occupational Safety & Health • Community Engagement & Social Impacts • Brand Awareness & Reputation	• Sustainable Financing • Business Performance & Resilience • Risk, Compliance & Crisis Management • Corporate Governance & Transparency • Brand Awareness & Reputation

SUSTAINABILITY GOALS AND COMMITMENTS

GOAL 1 TRANSFORMING OUR PORTFOLIO TO LOW-CARBON ASSETS

Building Energy Intensity ("BEI") should **stay below the annual target set** for the respective business divisions starting from 2022

At least **40%** of electricity from renewable energy sources by 2030 (**5%** locally generated, **35%** purchased from green sources / solar farms)

40% waste diverted away from landfills by 2030

Certify **100%** of Sunway REIT's properties as **green buildings** by 2034

CAPITALS:

- **Natural Capital**
- **Manufactured Capital**
- **Social & Relationship Capital**

GOAL 3 INVESTING IN COMMUNITY INCLUSIVITY

To reach out and support

1 million

beneficiaries

(Contributing to Sunway Berhad)

CAPITALS:

- **Human Capital**
- **Social & Relationship Capital**

GOAL 2 ADVOCATING A RESPONSIBLE VALUE CHAIN

Achieve and maintain

100%

tenant participation in Sunway REIT's Green Lease Partnership Programme by 2030

CAPITALS:

- **Natural Capital**
- **Social & Relationship Capital**

GOAL 4 UPHOLDING TRANSPARENCY AND DELIVERING EXCELLENCE

MSCI ESG RATINGS — CCC | B | BB | BBB | **A** | AA | AAA

To achieve and / or maintain MSCI ESG Rating of **A and above** by 2030

FTSE4Good

To achieve and maintain FTSE4Good Bursa Malaysia ESG **rating higher than country average (Malaysia)** by 2030

GRESB

To achieve and maintain **GRESB** Real Estate Assessment Rating of **5-star** by 2030

CAPITALS:

- **Social & Relationship Capital**
- **Intellectual Capital**

KEY BUSINESS RISKS

The Board of the Manager upholds robust risk management practices through an established risk management framework. This framework operates on a three-tiered risk governance and oversight model, providing a structured and comprehensive approach to the timely identification, assessment and mitigation of risks at the origin of the risk event. At Sunway REIT, risk management is embedded across all core business operations and processes to ensure key risks are proactively managed in line with the Board's risk appetite, supporting the achievement of financial, business and operational objectives.

The Board is supported by the Risk Management Committee ("RMC") and Risk Management Working Group, which are responsible for reviewing key risks, opportunities, and control effectiveness. The Risk Officer works closely with designated risk champions and risk owners across business units and functional departments to maintain and periodically update the Risk Register, ensuring that identified risks, including sustainability and climate-related exposures, are monitored, prioritised and mitigated through appropriate controls and management action plans.

IAR *Further details on the risk management framework and risk governance structure are provided in the Statement on Risk Management and Internal Control section of this report.*

RISK FOCUS AREAS

Sunway REIT's risk focus areas are derived through the periodic review of macroeconomic trends, regulatory and policy changes, sector-specific challenges and sustainability-related developments. The following focus areas serve as the guide to risk owners on risks that are deemed important in achieving Sunway REIT's strategic objectives:

External	Risks related to natural disasters, disease outbreaks, manmade disasters, political and economic uncertainties, globalisation, competition, take over and public perception on brand value.
Financial	Risks related to asset and liability management, budgeting, costing, regulatory fines, litigation costs and environmental-related costs.
Value Chain	Risks related to suppliers, customers, management of materials, water, energy and waste.
Infrastructure	Risks related to physical infrastructure such as land, buildings, plants, fixtures and machinery and digital infrastructure such as disaster recovery, information technology, data storage and cybersecurity.
People	Risks related to human rights, employee health and safety, labour standards and practices, human capital development and diversity and inclusion.
Regulatory Compliance	Risks related to compliance towards statutory, environmental and social laws and regulations and legal obligations.
Corporate Governance	Risks related to compliance with Sunway REIT's policy and procedures, code of conduct and business ethics.

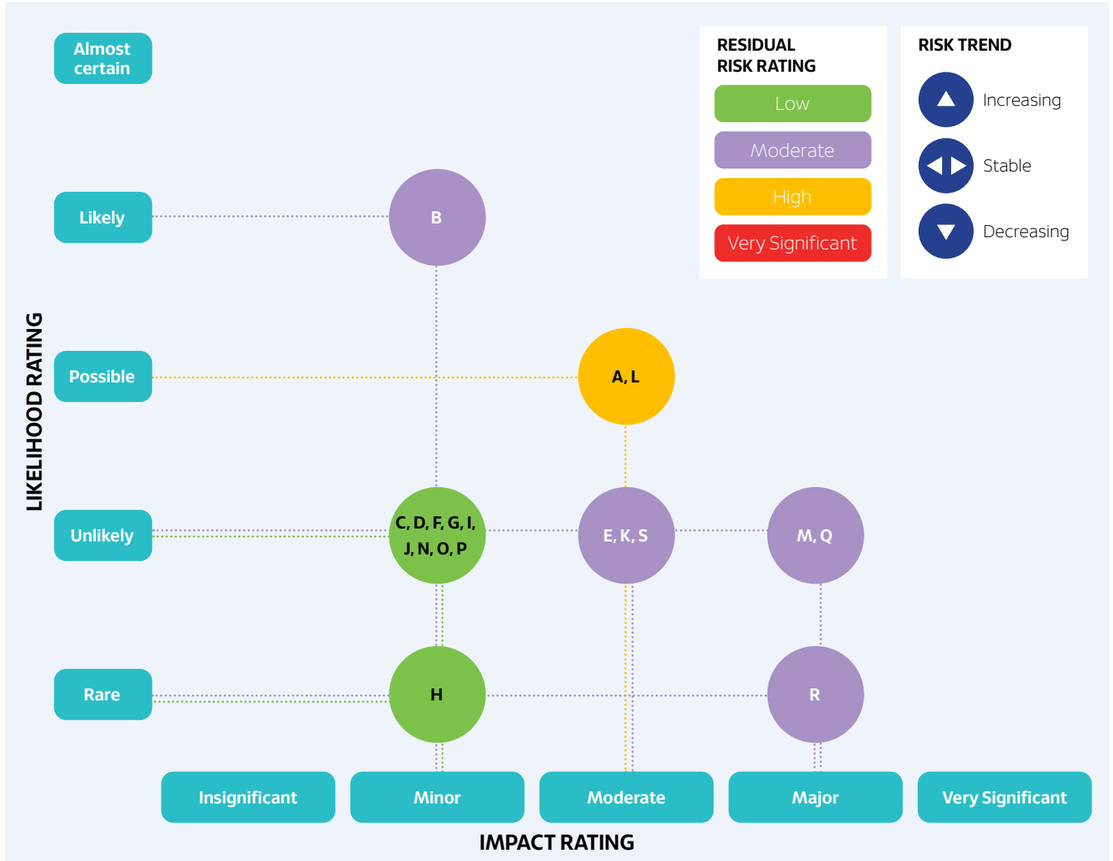
EMERGING RISK

With the increasing adoption of Artificial Intelligence ("AI") technologies across business operations, the Manager recognises the potential operational, regulatory and reputational risks associated with the use of AI. These include risks relating to data privacy and protection, cybersecurity vulnerabilities, accuracy and reliability of AI-generated outputs, as well as ethical concerns such as bias and transparency.

These AI risks are mapped under Cybersecurity risk and the Manager continues to strengthen its technology governance framework with the adoption of a new AI Governance Policy in 2025. The Manager will continue to monitor evolving regulatory developments and industry practices to ensure responsible and secure use of AI technologies.

RISK PROFILE

The table below summarises the key risks identified by Sunway REIT using the perspectives of likelihood of occurrence and severity of impact of the risk event.



No	Risk	
A	Business / Market	▲
B	Inflation	◀▶
C	Interest rate	◀▶
D	Reputational	◀▶
E	Climate change	◀▶
F	Financing and refinancing	◀▶
G	Liquidity / Collection	◀▶
H	Acquisition and investment	▼
I	Valuation	◀▶
J	Tenancy renewal	◀▶

No	Risk	
K	Tenant concentration	◀▶
L	Property development	◀▶
M	Cybersecurity	◀▶
N	Safety and health	◀▶
O	Succession and retention	◀▶
P	Compliance and regulatory	◀▶
Q	Bribery and corruption	◀▶
R	Money laundering, financing terrorism, proliferation financing	◀▶
S	Litigation	▼

KEY BUSINESS RISKS

Most key risks remained stable during the financial year, with notable movements observed in acquisition and investment risk, litigation risk and business / market risk.

Acquisition and investment risk was lowered from Moderate to Low supported by a set approved investment criterias approved by the Board and monitored by Investment Appraisal Working Group. Recent acquisitions in 2024 and 2025 totaling RM1.1 billion met or exceeded their initial yield forecasts. Litigation risk has been lowered from High to Moderate following the conclusion of the assessment of damages by High Court in November 2024, with no new evidence were allowed to be produced at Court of Appeal. The case has been fixed for hearing at the Court of Appeal on 26 January 2027.

The escalating conflicts in the Middle East in Q1 2026 has elevated the following key risks of Sunway REIT:

Firstly, Business / Market risk. The residual risk rating has been revised upward from Moderate to High, reflecting heightened uncertainty and potential spillover effects stemming from the conflict, which may adversely impact operating conditions of our Hotel segment. The segment may face pressure on occupancy rates as flight disruptions through Gulf transit hubs could affect approximately 7% of our guest base originating from Middle East (6%) and Europe (1%). In response, we are actively diversifying our guest mix by strengthening domestic demand and tapping into alternative international markets. While the Hotel segment may face near-term headwinds, the overall portfolio remains resilient. Defensive assets such as Retail, Office and Industrial & Others properties, which collectively contribute approximately 89% of the portfolio's revenue, provide stability during periods of geopolitical volatility.

Secondly, the Inflation risk. The recent surge in global oil prices, approaching US$100 per barrel, is expected to exert upward pressure on electricity tariffs and logistics fuel costs, which may in turn compress operating margins. The residual risk rating remained as Moderate, although the impact has increased in view of rising cost pressures.

TOP RISKS

The Board prioritises the key risks (ranging from High to Moderate residual risk rating) for monitoring over the expected time horizon in line with the Board's risk appetite.

Sunway REIT applies three time horizons in monitoring of the top risks, which are short-term, medium-term and long-term horizons.

TIME HORIZON	STRATEGY AND ACTION	TOP RISKS
Short-term **< 2 years**	Immediate actions and decisions, ensuring operational resilience	• Inflation risk • Cybersecuity risk • Bribery and corruption risk • Money laundering, financing terrorism and proliferation financing risk
Medium-term **2-5 years**	Linked to Sunway REIT's mid-range strategic planning, including capital allocation for mitigation strategies	• Business / Market risk • Tenant concentration risk • Property development risk • Litigation risk
Long-term **> 5 years**	Aligned to Sunway REIT's vision for sustainable growth, addressing long-range planning	• Climate change risk

KEY BUSINESS RISKS

Against the backdrop of heightened geopolitical tensions, the following nine risks were identified as key to our business in FY2025.

Business / Market Risk

The risk of performance and profit decline arising from market competition, political and economic uncertainties, geographical concentration and pandemic outbreaks.

Risk Appetite

Moderate appetite.

The Manager continuously strives to innovate, diversify and maintain the relevance of Sunway REIT's business.

Risk Level	Time Horizon	Risk Trend
High	Medium-term	▲

Risk Owner

- Chief Executive Officer
- Heads of Business Units

Opportunities

Pursuing a diversified portfolio of asset classes and implementing asset enhancement initiatives to maintain income stability and capitalise on emerging trends and growth sectors.

Mitigation

- Diversified property portfolio to mitigate the risks of weaker performance in certain property subsectors.
- Collaboration with the Sponsor to leverage and maximise the operational and business synergies with the surrounding developments within the townships that are master-planned and developed by the Sponsor.
- Continuous assessment of potential asset enhancement initiatives to refresh the properties and maintain their competitiveness.
- Recalibrated TRANSCEND 2027 strategy with renewed emphasis on domestic opportunities and focused growth in Retail segment.

Highlights in 2025

- Malaysia's economy expanded by 5.2% in 2025, within the Government's initial forecast range of 4.5% to 5.5% announced in Budget 2025.
- Retail Group Malaysia reported 2.4% retail sales growth in 2025, below the earlier projection of 3.6%, following a weak performance in Q4 2025 attributed to cautious spending despite festive season. Growth is forecasted to be around 4% in 2026, driven by resilient domestic demand despite anticipated cost-of-living pressures and rising operational costs.
- Ministry of Tourism, Arts and Culture reported a 6.4% year-on-year increase in tourists arrival in 2025, driven by enhanced air connectivity, visa liberalisation plan and improved regional travel with the Malaysia serving as ASEAN chair in 2025. Over RM700 million allocated to tourism in Budget 2026, including RM500 million for Visit Malaysia 2026. Impact on rising tension in Middle East are to be monitored.
- Office sector in Malaysia is anticipated to see a continued increase in incoming supply, focusing on green certified buildings.

IAR *For more information on the market overview of the core segments of Sunway REIT, please refer to the Property Market Insights section of this report.*

Property Development Risk

The risk of cost overrun from increase in material prices and financial loss arising from delays in project completion.

Risk Level	Time Horizon	Risk Trend
High	Medium-term	◀▶

Risk Owner

- Chief Executive Officer
- General Manager - Project and Contracts
- Heads of Business Units

Opportunities

Enhancing properties with latest offerings and digital innovation to stay ahead of market competition.

Mitigation

- Experienced and qualified team of project managers, contractors and consultants.
- Periodic status meetings between project managers, contractors, consultants, operation team and tenants.
- Award of major projects based on tenders.
- Early tender and / or award.
- Value engineering during design and tender stage.

Risk Appetite

Moderate appetite.

Property development activities and asset enhancement initiatives are undertaken to ensure long-term sustainability and continued relevance of Sunway REIT's properties.

Highlights in 2025

- Phase 2 refurbishment of Sunway Carnival Mall was completed in May 2025, ahead of its planned completion in July 2025 and within the approved budget.
- The redevelopment of Sunway Pier into a seafront retail-centric tourist attraction commenced in October 2024 with target completion postponed to second half of 2028 from early 2027 following revision of the development layout plan. The redevelopment is expected to cost up to RM462 million.
- The development of a new Sunway Hotel Seberang Jaya atop of Sunway Carnival Mall commenced in October 2025 with an estimated total property development cost of up to RM140 million. The new hotel is targeted to complete by fourth quarter of 2027, around the same time with the completion of disposal of existing Sunway Hotel Seberang Jaya to allow for seamless transition from the existing hotel to the new hotel.

IAR *For more information on the planned property development activities and asset enhancement initiatives, please refer to the Retail Segment and Hotel Segment sections of this report.*

Inflation Risk

The risk of rising operational costs driven by increasing food, energy and commodity prices.

Risk Level	Time Horizon	Risk Trend
Moderate	Short-term	◀▶

Risk Owner

- Chief Financial Officer
- Heads of Business Units

Opportunities

- Offering alternative choices at a lower cost.
- Optimising energy usage and transitioning to solar energy where possible.

Mitigation

- Adopt different procurement methodologies based on price submission for cost savings.
- Study and use of alternatives materials and substitutes.
- Expand pool of suppliers to ensure cost competitiveness.
- Combined volume across all malls and offices for better cost efficiency via consolidation lock rate or contract consolidation.
- Adopt value engineering to optimise project costs.

Risk Appetite

Moderate appetite.

The Manager monitors statistical data, federal budgets, and economic forecasts to anticipate foreseeable events and mitigate the impact of inflation where possible, while acknowledging these as external factors beyond control.

Highlights in 2025

- The Consumer Price Index recorded an annual inflation rate of 1.4% for 2025, moderating from 1.8% in 2024.
- For 2026, inflation is expected to trend higher at a range between 1.5% to 2.5%. Bank Negara Malaysia noted that while global commodity prices may be subject to greater volatility depending on the length and severity of the conflicts in Middle East, the pass-through to domestic inflation is expected to be moderated by stronger exchange rate and targeted policy measures.

IAR *For more information on the economic outlook, please refer to the Macroeconomic Highlights section of this report.*

Climate Change Risk

- Physical risk: The risk of climate events (e.g. sea level rise, flash / riverine flooding and direct rainfall damage) that will physically damage Sunway REIT's properties and operations.
- Transition risk: Financial and operational challenges arising from the shift to a low-carbon economy, driving by evolving policies, technologies, market, and stakeholder expectations.

Risk Appetite

Low appetite.

The Manager performs thorough due diligence on new investments and continuously monitors exposure across existing properties. Sunway REIT remains committed to advancing its sustainability agenda, guided by the REIT's overarching Net Zero Carbon Emissions 2050 roadmap to support the transition towards a low-carbon economy.

Risk Level	Time Horizon	Risk Trend
Moderate	Long-term	◀▶

Risk Owner

- Chief Executive Officer
- General Manager - Project and Contracts
- Heads of Business Units
- Head of Sustainability

Opportunities

- Reduce operating costs by improving efficiency in energy, water, waste and materials management.
- Acquire properties that have low physical risk or have adequately mitigated potential physical risk.

Mitigation

- Established 2030 sustainability targets with annual scorecard, which include Goal 1: Transforming Our Portfolios to Low-Carbon Assets.
- Established 10-year Green Building Roadmap.
- Incorporated sustainability key performance indicators ("KPIs") into the performance evaluation of senior management , including aligning to Sunway Berhad's internal carbon pricing framework of RM15 per tonne.
- Implemented Sunway REIT's Green Lease Partnership Programme, an initiative to reduce environmental impact.
- Conduct energy audits and retrofit properties with more efficient systems to improve efficiency and reduce wastage.
- Perform climate VaR assessment as part of acquisition due diligence.
- Incorporated sustainable KPIs into capital management in supporting climate action.
- Implemented climate adaptation measures into asset design to mitigate exposure to sea level rise and flooding risks.

Highlights in 2025

- Sunway REIT achieved its targets set for both solar energy generation and building energy intensity for 2025.
- A total of 11 green buildings, representing 40% of the total gross floor area under management are green-certified.
- More than 90% of retail and office tenants participated in the Green Lease Partnership Programme, an initiative to reduce environmental impact. Sunway REIT actively engage with high energy-consuming tenants to understand energy usage drivers and identify opportunities to improve efficiency and reduce emissions.
- BDO continued to be appointed to provide assurance in connection with validation of greenhouse gas ("GHG") emissions in line with National Sustainability Reporting Framework since 2024.
- In 2025, Sunway REIT set Scope 2 GHG emission intensity reduction targets for its managed assets, based on a 2023 baseline year and aligned with the Intergovernmental Panel on Climate Change ("IPCC")'s pathway of achieving a 45% reduction by 2030, supporting its portfolio decarbonisation efforts.

SR *For more information on on-going initiatives, target and achievement of sustainability targets, please refer to Goal 1, Transforming Our Portfolio To Low-Carbon Assets in SR 2025.*

Tenant Concentration Risk

The risk of key tenants not to renew leases, leading to substantial income loss and reduced occupancy rates.

Risk Appetite

Moderate appetite.

Sunway REIT aims to diversify its tenant mix and reduce tenant concentration across its property portfolio.

Risk Level	Time Horizon	Risk Trend
Moderate	Medium-term	◀▶

Risk Owner

- Heads of Business Units
- Heads of Leasing

Opportunities

Enhancing the tenant mix to align with evolving market trends and latest developments in retail.

Mitigation

- Experienced Business Unit Management Teams with periodic meetings to address issues highlighted at property level.
- Proactive interaction with tenants and lessees to build strong relationships to reduce the potential of non-renewal or early termination.
- Early engagement with tenants and lessees on renewal of tenancies.
- Leverage on the positive attributes of the hypermarkets / retail complexes as well as the Manager's track record in mall management to secure new tenants.

Highlights in 2025

- Sunway REIT acquired AEON Mall Seri Manjung on 25 July 2025 with a new key lessee and balance lease period of 12 years until December 2037.
- Sunway REIT invested in additional flood mitigation measures at Sunway REIT Industrial – Shah Alam 1, given its proximity to a riverine area, to reduce exposure during periods of heavy rainfall.
- Sunway REIT achieved 87% tenant satisfaction score in FY2025 for triple net-lease tenant and lesses including SunCity Ipoh Hypermarket, Sunway REIT Hypermarkets, Sunway REIT Industrial – Shah Alam 1 and AEON Mall Seri Manjung.

IAR *For more information on top 10 tenants, please refer to the Segmental Highlights section of this report.*

Cybersecurity Risk

The risk of operational disruptions and loss of confidential data resulting from cyberattacks on Information Technology ("IT") systems.

Risk Level: Moderate

Time Horizon: Short-term

Risk Trend: ◀▶

Risk Owner

- Chief Executive Officer
- Heads of Business Units
- Sunway Group Chief Information Security Officer

Opportunities

- Embracing innovation by integrating new technologies into operations.
- Recognising the growing reliance on IT systems and information management as data is leveraged to forecast behaviours and trends.

Mitigation

- Maintained an IT security framework that addressed evolving IT security threats such as hackers, intelligent malware and advanced viruses.
- Maintained a dedicated team of IT experts to keep abreast of the latest developments, innovations and threats in technology and to assess their impacts and risks.
- Conducted training, including annual compliance and assessment exercises, to educate users and heighten their awareness to cyber threats.
- Maintained a cyber threat incident response protocol and a disaster recovery plan with annual testing.

Risk Appetite

Low appetite.

Sunway REIT leverages advanced IT systems including the use of artificial intelligence to drive operational efficiency, with cybersecurity measures playing a critical role in preventing business disruptions and protecting Sunway REIT's assets.

Highlights in 2025

- IT practices were reviewed and audited by the external auditors, Internal Audit Department and SIRIM, during the financial year.
- Sunway Group Cybersecurity completed annual review of the risk exposures and its associated controls for Sunway REIT and reported to RMC in March 2025.
- A new AI governance policy was approved in November 2025 to ensure regulatory compliance with the Securities Commission Malaysia, promote ethical and responsible AI use and provide a consistent framework aligned with the Securities Commission Malaysia's Guidelines on Technology Risk Management.

SR *For more information on cybersecurity & data protection, please refer to Goal 4, Upholding Transparency and Delivering Excellence in SR 2025.*

Bribery and Corruption Risk

The risk of bribery and corruption involving employees of the Manager, Business Unit Management Teams and business partners.

Risk Level: Moderate

Time Horizon: Short-term

Risk Trend: ◀▶

Risk Owner

- Chief Executive Officer
- Anti-Bribery and Corruption Officer
- Heads of Business Units

Opportunities

- Minimising excessive spending beyond market norms.
- Upholding transparent and fair business practices.

Mitigation

- Anti-Bribery and Corruption ("ABC") Policy was approved on 19 May 2020. The policy is applicable to all Sunway REIT's business associates and employees of the Manager, covering gifts, entertainment and hospitality benefits, donations, sponsorships, corporate responsibilities, facilitation payments and kickbacks.
- Set the tone from the top – zero tolerance for bribery and corruption.
- All employees of the Manager are required to complete mandatory e-training programmes on the Anti-Bribery and Corruption Policy and the Code of Conduct and Business Ethics and declaration of conflict of interest.
- Annual anti-bribery and corruption review included in the audit plan of the Internal Audit Department to ensure compliance.
- Annual ABC compliance monitoring by Sunway Group Risk and Compliance Department, benchmarked against the Guidance on Good Practice and the Checklist for Adequate Procedure issued by Transparency International Malaysia.
- ABC declaration and questionnaire included as part of the due diligence review of business partners.

Risk Appetite

Zero appetite.

Sunway REIT maintains a strict zero-tolerance policy towards bribery and corruption.

Highlights in 2025

- The ABC compliance monitoring for the Manager and business units of Sunway REIT were completed by the ABC Officer during the financial year.
- In 2025, Sunway REIT reported zero case of bribery and corruption.

SR *For more information on governance on bribery and corruption, please refer to Goal 4, Upholding Transparency and Delivering Excellence in SR 2025.*

Money Laundering, Financing Terrorism and Proliferation Financing Risk

The risk of Sunway REIT's businesses being exploited as a conduit for money laundering, terrorism financing, or proliferation financing activities.

Risk Level: Moderate | **Time Horizon:** Short-term | **Risk Trend:** ◀▶

Risk Owner

- Chief Executive Officer
- Heads of Business Units

Opportunities

- Strengthening governance frameworks to combat money laundering.
- Ensuring transparent and fair business conduct.

Mitigation

- Anti-Money Laundering, Countering Financing of Terrorism and Countering Proliferation Financing ("AML/CFT/CPT") Policy (revised and renamed from Anti-Money Laundering Policy) was approved on 15 August 2024. The policy is applicable to all Sunway REIT's employees of the Manager and Business Units.
- Quarterly compliance reporting by Compliance Officer.
- All employees of the Manager and Business Units undergo training on Anti-Money Laundering, Countering Financing of Terrorism and Countering Proliferation Financing Policy.
- Due diligence is performed on potential or new customers, on existing customers during renewal of tenancies / leases and when in doubt.
- The compliance is subject to periodic review by the Internal Audit Department.
- AML/CFT/CPF Compliance Officer was appointed for business units with application of risk-based approach risk assessment on money laundering.

Highlights in 2025

- In 2025, Sunway REIT reported zero case of money laundering.

Risk Appetite

Zero appetite.

Sunway REIT strongly rejects all practices associated with money laundering, including handling proceeds of criminal activities, terrorism financing and proliferation financing.

Litigation Risk

The risk of asset loss and financial impact arising from litigation.

Risk Level: Moderate | **Time Horizon:** Medium-term | **Risk Trend:** ▼

Risk Owner

- Chief Executive Officer
- Compliance Officer

Opportunities

Safeguarding assets that are rightfully and legally owned by Sunway REIT.

Mitigation

- Experienced team of litigation lawyers and independent experts.
- Appropriate strategy led by the Senior Management Team.
- Proper storage of documentation and evidence that supported the case in terms of quantity, identity and value of items claimed.
- Periodic status meetings were held with lawyers, experts and internal teams to discuss new findings and re-evaluate the appropriateness of the strategy and evidence.

Highlights in 2025

- The High Court delivered its judgement on the assessment of damages for conversion payable by Sunway REIT on 12 November 2024 totaling RM8.1 million. The case has been subsequently brought to Court of Appeal.
- The Court of Appeal hearing has been scheduled on 26 January 2027.

IAR *For more information on material litigation, please refer to Note 34 of the Audited Financial Statements section of this report.*

Risk Appetite

Low appetite.

Engagement of reputable legal counsel to provide sound legal advice and representation to ensure that unitholders' interests and assets are safeguarded.

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Sunway Lagoon Hotel

PROPERTY DETAILS

PROPERTY DETAILS

SUNWAY PYRAMID MALL

RETAIL

Level CP6, Blue Atrium, Sunway Pyramid, No. 3 Jalan PJS 11/15, Bandar Sunway, 47500 Subang Jaya, Selangor Darul Ehsan, Malaysia.

+603 7494 3000

www.sunwaypyramid.com

facebook.com/SunwayPyramidMall

Land Area (sq.ft.)	820,070	No. of Parking Bays	> 4,100
GFA (sq.ft.)		No. of Tenancies	712
Retail and Convention Centre	3,097,970	Value per sq.ft. (RM)	2,408
Carpark	1,667,634	Capitalisation Rate - Term / Reversionary (%)	6.25 - 7.00 / 6.50 (Retail & Car Park) 7.00 (Other Incomes)
NLA (sq.ft.)			
Retail	1,601,064		
Convention Centre	143,467		

Since opening its doors in 1997, Sunway Pyramid Mall, Malaysia's first themed shopping and lifestyle destination, has undergone a magnificent transformation to herald a new shopping empire that boasts more than four million sq.ft. in gross floor area.

Integrated with attractions and amenities, Sunway Pyramid Mall is a crown jewel that serves all, providing a unique shopping adventure for visitors from around the world with a 360° immersive retail experience offering a diverse selection of fashion, accessories, shoes, jewellery, timepieces, music, gifts, souvenirs, leather goods, books, pharmacies, electrical appliances, home furnishing, wellness and IT products.

Date of Acquisition
8 July 2010

Acquisition Cost (RM'million)
2,132

Title, Expiry Date, Years Remaining
- i. **PN 17414 Lot 62059, 21 February 2102, 76**
- ii. **PN 9495 Lot 32, 1 April 2097, 71**
- iii. **H.S(D) 259957 PT 1312, 1 April 2097, 71**
- iii. **PN 9500 Lot 51175, 1 April 2097, 71**
- iv. **H.S(D) 233143 Lot PT 891, 14 August 2105, 80**

All in Bandar Sunway, District of Petaling, Selangor Darul Ehsan

Tenure
99 years

Encumbrance
Charged to Public Investment Bank Berhad

Year of Completion
Phase 1: 1997
Phase 2: 2007
Refurbished in 2024

Appraised Value (RM'million)
4,200

Date of Latest Valuation
1 December 2025

Valued by
Knight Frank Malaysia Sdn. Bhd.

Age of Building
Phase 1: 28 years
Phase 2: 18 years

SUNWAY CARNIVAL MALL

RETAIL

No. 3068, Jalan Todak, Pusat Bandar Seberang Jaya, 13700 Seberang Jaya, Pulau Pinang, Malaysia.

+604 202 0128

www.sunwaycarnival.com

facebook.com/SunwayCarnivalMall

Land Area (sq.ft.)	493,515	No. of Parking Bays	> 2,700
GFA (sq.ft.)		No. of Tenancies	305
Retail	1,472,087	Value per sq.ft. (RM)	1,432
Carpark	1,191,440	Capitalisation / Discount Rate (%)	6.50 / 8.00
NLA (sq.ft.)	760,981		

Sunway Carnival Mall is a stylish four-storey shopping mall strategically located at the heart of Seberang Jaya, Penang – a well-integrated township initiated by the government to boost the administrative, residential, commercial and industrial sectors of Malaysia's northern region.

The mall opened in June 2007 and is one of Mainland Penang's largest and most popular retail havens, welcoming approximately 14 million visitors annually. With its enhanced offerings and all-inclusive amenities, shoppers can truly indulge in a wholesome range of offerings, from fashion boutiques and restaurants to a cineplex and a fitness centre.

Date of Acquisition
SC1: 8 July 2010
SC2: 27 December 2016[1]

Acquisition Cost (RM'million)
SC1: 232
SC2: 17[1]

Title, Expiry Date, Years Remaining
- i. **H.S (D) 64265 Lot PT 5076, 9 June 2124, 99**
- ii. **H.S. (D) 64266 Lot PT 5077, 9 June 2124, 99**
- iii. **H.S. (D) 64267 Lot PT 5078, 9 June 2124, 99**
- iv. **H.S. (D) 64268 Lot PT 5074[1], 9 June 2124, 99**
- v. **H.S. (D) 64269 Lot PT 5075[1], 9 June 2124, 99**

All in Mukim 1, District of Seberang Perai Tengah, Pulau Pinang

Tenure
99 years

Encumbrance
Charged to OCBC Bank (Malaysia) Berhad

Year of Completion
SC1: 2007 (Refurbished in 2025)
SC2: 2022[1]

Appraised Value (RM'million)
1,090

Date of Latest Valuation
1 December 2025

Valued by
CBRE WTW Valuation & Advisory Sdn. Bhd.

Age of Building
SC1: 18 years
SC2: 4 years[1]

Green Building Certification:
GreenRE® *(Provisional)*

[1] *Land for expansion of Sunway Carnival Mall ("New Wing" or "SC2").*

PROPERTY DETAILS

PROPERTY DETAILS

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Date of Acquisition
19 April 2011

Acquisition Cost (RM'million)
223

Title, Expiry Date, Years Remaining
Geran 10012, Lot 38, Seksyen 51, N/A

District of Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur

Tenure
Freehold

Encumbrance
i. **Charged to Public Investment Bank Berhad**
ii. **Lienholder's caveat by Public Investment Bank Berhad**
iii. **30-year lease to Tenaga Nasional Berhad, expiring 4 April 2047**

Year of Completion
1988
Refurbished in 2015

Appraised Value (RM'million)
528

Date of Latest Valuation
1 December 2025

Valued by
Knight Frank Malaysia Sdn. Bhd.

Age of Building
37 years

Green Building Certification:

GreenRE

SUNWAY PUTRA MALL

6-2, Sunway Putra Mall, No. 100, Jalan Putra, 50350 Kuala Lumpur, Malaysia.

+603 2786 9300

www.sunwayputramall.com

facebook.com/SunwayPutraMall

Land Area (sq.ft.)	**193,621**[1]	No. of Parking Bays	**> 1,560**[1]
GFA (sq.ft.)		No. of Tenancies	**223**
Retail	**1,017,060**	Value per sq.ft. (RM)	**945**
Carpark	**574,588**[1]	Capitalisation Rate - Term / Reversionary (%)	**6.25 - 6.75 / 6.50** (Retail & Car Park) **7.00** (Other Incomes)
NLA (sq.ft.)	**558,596**		

Sunway Putra Mall, a self-sustained integrated development at the heart of the Diamond Triangle, is one of the most vibrant business hubs and residential districts in downtown Kuala Lumpur. An iconic landmark with more than three decades of history, the complex was extensively refurbished and reopened in 2015 with a refreshed architectural design and a revamped interior design.

Connected to the PWTC LRT station and nearby KTM stations via covered pedestrian walkways, the mall enjoys superb access and connectivity, hosting both local and international brands across nine levels of retail podiums. From stylish fashion to designer apparel, gastronomic feasts to local fare, and cinematic entertainment to relaxing wellness, Sunway Putra Mall provides a diverse range of offerings for surrounding resident and tourists alike to enjoy.

[1] *For the entire complex comprising Sunway Putra Mall, Sunway Putra Hotel and Sunway Putra Tower.*

SUNWAY 163 MALL

No. 8, Jalan Kiara, Mont Kiara, 50480 Kuala Lumpur, Malaysia.

+603 6411 9686

www.sunway163mall.com

facebook.com/sunway163mall

Land Area (sq.ft.)	**-**[1]	No. of Parking Bays	**> 1,100**
GFA (sq.ft.)		No. of Tenancies	**110**
Retail	**358,772**	Value per sq.ft. (RM)	**1,121**
SOVO unit	**2,045**[2]	Capitalisation Rate - Term / Reversionary (%)	**6.25 / 6.50**
Carpark	**453,397**		
NLA (sq.ft.)			
Retail	**231,854** (excluding license areas of approx. 8,814 sq.ft.)		
SOVO unit	**2,045**[2]		

Sunway 163 Mall is a stratified seven-storey boulevard retail mall and is the centrepiece component of a mixed integrated development known as Kiara 163. In fulfilling the diverse needs of the surrounding community, the retail mall is anchored by Jaya Grocer, an established premium grocer, and supplemented by a diverse range of food and beverages ("F&B") outlets, as well as lifestyle and entertainment offerings such as health and beauty services, a cinema, an ice-skating rink and many more.

Sunway 163 Mall is centrally situated within the heart of the residential enclave of Mont Kiara, a prime residential area for expatriates and upper-middle-class families. Additionally, Mont Kiara is 11-kilometres from Kuala Lumpur City Centre and easily accessible via several highways, including Sprint Expressway and Duta-Ulu Kelang Expressway ("DUKE").

[1] *The mall is on strata title.*
[2] *SOVO Unit acquired on 29 July 2025.*

RETAIL

Date of Acquisition
9 October 2024
29 July 2025[2]

Acquisition Cost (RM'million)
215
2[2]

Title, Expiry Date, Years Remaining
Held under 9 Strata Titles on Parent Lot 67384 held under Final Master Title Geran Mukim 8842, Mukim Batu
i. **Geran Mukim 8842/M1/B5/1, N/A**
ii. **Geran Mukim 8842/M1/B1/19, N/A**
iii. **Geran Mukim 8842/M1/1/20, N/A**
iv. **Geran Mukim 8842/M1/1/21, N/A**
v. **Geran Mukim 8842/M1/3/22, N/A**
vi. **Geran Mukim 8842/M1/5/23, N/A**
vii. **Geran Mukim 8842/M1/6/24, N/A**
viii. **Geran Mukim 8842/M1C/7/32, N/A**
ix. **Geran Mukim 8842/M1C/8/33, N/A**
x. **Geran Mukim 8842/M1C/33/1059, N/A**[2]

All within the locality of Jalan Kiara, Mukim of Batu, Kuala Lumpur, Wilayah Persekutuan

Tenure
Freehold

Encumbrance
Charged to Public Investment Bank Berhad

Year of Completion
2018

Appraised Value (RM'million)
262

Date of Latest Valuation
1 December 2025

Valued by
Savills (Malaysia) Sdn. Bhd.

Age of Building
6 years

RETAIL

Date of Acquisition
30 December 2024

Acquisition Cost (RM'million)
158

Title, Expiry Date, Years Remaining
i. **HS(D) 77339/PTB 11512, 7 February 2116, 91**
ii. **HS(D) 77211/PTB 11655, 7 February 2116, 91**
iii. **HS(D) 77212/PTB 11656, 7 February 2116, 91**

All in Bandar and District of Kluang, Johor Darul Takzim

Tenure
99 years

Encumbrance
Charged to Public Investment Bank Berhad

Year of Completion
2008
Latest asset enhancement initiatives ("AEIs") completed in 2015

Appraised Value (RM'million)
165

Date of Latest Valuation
1 December 2025

Valued by
Savills (Malaysia) Sdn. Bhd.

Age of Building
16 years

SUNWAY KLUANG MALL

Jalan Rambutan, 86000 Kluang, Johor Darul Takzim, Malaysia.

+607 772 6655

www.sunwaykluangmall.com

facebook.com/SunwayKluangMall

Land Area (sq.ft.)	**261,621**	No. of Parking Bays	**> 910**
GFA (sq.ft.)		No. of Tenancies	**155**
Retail	**563,850**	Value per sq.ft. (RM)	**457**
Carpark	**244,390**	Capitalisation Rate - Term / Reversionary (%)	**6.00 / 6.25**
NLA (sq.ft.)	**361,276**		

Sunway Kluang Mall is a free-standing four-storey shopping complex and is anchored by Pacific Hypermarket & Department Store, supplemented by a wide spectrum of F&B outlets, as well as lifestyle and entertainment offerings such as health and beauty services, cinema, bowling centre and many more. Key tenants include GSC Cinema, Ampang Superbowl, Pacific Store, MR.DIY, POPULAR, H&M, Skechers, Coffee Bean, KFC, Body Shop and Machines.

Sunway Kluang Mall is nestled in the heart of Kluang town and caters to the residents in the Kluang district and serves as a preferred shopping haven for other residents in central Johor, encompassing regions like Batu Pahat, Ayer Hitam, Kulai and Mersing.

Artist's impression

SUNWAY PIER

Lot PT 484, Jalan Foreshore (Jalan Syahbandar), 42000 Port Klang, Selangor Darul Ehsan, Malaysia.

Land Area (sq.ft.)	**783,074[1]**	No. of Parking Bays	**N/A[1]**
GFA (sq.ft.)		Capitalisation Rate - Term / Reversionary (%)	**N/A**
Retail	**N/A[1]**		
Carpark	**N/A[1]**		
NLA (sq.ft.)	**N/A[1]**		

Sunway Pier is currently slated for a planned redevelopment to create a seafront retail-centric tourist destination with F&B, retail and leisure offerings. Presently, the development of the 18-acre site is in progress, with exciting retail concepts and dining experiences to be anticipated in the near future.

This property is easily accessible via the KTM Komuter station, which is just opposite the asset, and also via the existing networks of roads and highways, making it a convenient drive to and from the capital city and the population catchments of Klang Valley.

RETAIL

Date of Acquisition
17 January 2022

Acquisition Cost (RM'million)
37

Title, Expiry Date, Years Remaining
PN 111686, Lot 10510, Seksyen 48, 13 December 2108, 83

Bandar Port Swettenham, District of Klang, Selangor Darul Ehsan

Tenure
99 years

Encumbrance
Nil

Year of Completion
Under development

Appraised Value (RM'million)
N/A[2]

Date of Latest Valuation
N/A[2]

Valued by
N/A[2]

Age of Building
N/A[1]

Green Building Certification:
GreenRE®
(Provisional)

[1] *The property was demolished for redevelopment, with project commencement in October 2024.*
[2] *The property was transferred to investment property under construction and as a result, this property was not subjected to annual revaluation.*

PROPERTY DETAILS

PROPERTY DETAILS

RETAIL

Date of Acquisition
8 July 2010

Acquisition Cost (RM'million)
46

Title, Expiry Date, Years Remaining
PN 258216 Lot 331232,
22 February 2100, 74

Mukim Hulu Kinta, District of Kinta, Perak

Tenure
99 years

Encumbrance
Charged to Public Investment Bank Berhad

Year of Completion
2005

Appraised Value (RM'million)
55

Date of Latest Valuation
1 December 2025

Valued by
CBRE WTW Valuation & Advisory Sdn. Bhd.

Age of Building
20 years

SUNCITY IPOH HYPERMARKET

No. 2, Jalan SCI 2/2, Bandar Sunway Ipoh, 31150 Ipoh, Perak Darul Ridzuan, Malaysia.

Land Area (sq.ft.)	**354,994**	No. of Parking Bays	**> 400**
GFA (sq.ft.)	**193,408**	No. of Tenancies	**1**
NLA (sq.ft.)	**183,327**	Value per sq.ft. (RM)	**300**
		Capitalisation Rate - Term / Reversionary (%)	**6.50 / 6.75**

SunCity Ipoh Hypermarket opened in 2005 as a single-storey hypermarket master planned and developed by the Sponsor in collaboration with the Perak State Government. Located strategically in Sunway City Ipoh, a pioneer township in the area with over 25 years of rich history, the hypermarket is currently tenanted to TF Value-Mart, an established retail chain operating more than 40 outlets nationwide.

SUNWAY REIT HYPERMARKET – KINRARA

Jalan BK 5A/1, Bandar Kinrara, 47180 Puchong, Selangor Darul Ehsan, Malaysia.

Land Area (sq.ft.)	**317,912**	No. of Parking Bays	**> 770**
GFA (sq.ft.)	**508,970**	No. of Tenancies	**1**
		Value per sq.ft. (RM)	**299**
		Capitalisation Rate - Term / Reversionary (%)	**6.75 - 7.75 / 6.75**

Sunway REIT Hypermarket – Kinrara is a two-and-a-half-storey hypermarket / retail complex located within a matured township known as Bandar Kinrara, Puchong, which is sited off the southern side of the Bukit Jalil Highway. The property is located within a densely populated area whereby buildings within the vicinity of this property comprises landed and stratified residential developments, and commercial shop offices.

Overall, Sunway REIT Hypermarket – Kinrara is easily accessible via well-connected highways such as the Bukit Jalil Highway, and is complemented by the availability of public transportation located within close vicinity of the property which includes the Kinrara BK5 Light Rapid Transit ("LRT") station.

RETAIL

Master Lessee Details
Master Lessee
GCH Retail (Malaysia) Sdn. Bhd.

Rental Basis
Triple-net lease

Date of Acquisition
30 April 2024

Acquisition Cost (RM'million)
130

Title, Expiry Date, Years Remaining
HS(D) 105861, PT 37328, N/A

Mukim and District of Petaling, Selangor Darul Ehsan

Tenure
Freehold

Encumbrance
Charged to Public Investment Bank Berhad

Year of Completion
2007

Appraised Value (RM'million)
152

Date of Latest Valuation
1 December 2025

Valued by
Knight Frank Malaysia Sdn. Bhd.

Age of Building
18 years

PROPERTY DETAILS

SUNWAY REIT HYPERMARKET – PUTRA HEIGHTS

Persiaran Putra Perdana, Putra Heights, 47650 Subang Jaya, Selangor Darul Ehsan, Malaysia.

Land Area (sq.ft.)	191,652	No. of Parking Bays	> 420
GFA (sq.ft.)	257,627	No. of Tenancies	1
		Value per sq.ft. (RM)	295
		Capitalisation Rate - Term / Reversionary (%)	7.50 - 8.50 / 7.00

Sunway REIT Hypermarket – Putra Heights is a two-storey hypermarket / retail complex located within a matured township known as Putra Heights, Subang Jaya, which is sited off the western side of the North-South Expressway Central Link ("ELITE") Highway, travelling from Bandar Saujana Putra towards Putra Heights.

The property is centrally located within the Putra Heights township and is surrounded by landed and stratified residential developments and commercial shop offices. In particular, residential developments and established housing schemes within the vicinity include Kingsley Hills, Mascarena Palms and Sections 7 to 10 Putra Heights. Besides that, Sunway REIT Hypermarket – Putra Heights is served by well-connected highways such as the Damansara Puchong Highway ("LDP") and is complemented by good access to public transportation such as the Putra Heights LRT station, which is located within close vicinity of the property.

RETAIL

Master Lessee Details
Master Lessee
GCH Retail (Malaysia) Sdn. Bhd.

Rental Basis
Triple-net lease

Date of Acquisition
30 April 2024

Acquisition Cost (RM'million)
60

Title, Expiry Date, Years Remaining
HS(D) 151035, PT 21523, N/A

Mukim Damansara, District of Petaling, Selangor Darul Ehsan

Tenure
Freehold

Encumbrance
Charged to Public Investment Bank Berhad

Year of Completion
2008

Appraised Value (RM'million)
76

Date of Latest Valuation
1 December 2025

Valued by
Knight Frank Malaysia Sdn. Bhd.

Age of Building
17 years

Green Building Certification:

GreenRE

PROPERTY DETAILS

SUNWAY REIT HYPERMARKET – USJ

Persiaran Subang Permai, USJ 1, 47600 Subang Jaya, Selangor Darul Ehsan, Malaysia.

Land Area (sq.ft.)	242,511	No. of Parking Bays	> 790
GFA (sq.ft.)	443,608	No. of Tenancies	1
		Value per sq.ft. (RM)	225
		Capitalisation Rate - Term / Reversionary (%)	6.75 - 7.00 / 7.00

Sunway REIT Hypermarket – USJ is a three-and-a-half-storey hypermarket / retail complex with car parking facilities located within a matured township known as USJ 1, Subang Jaya, which is sited off the southern side of the Shah Alam Expressway ("KESAS"), travelling from Puchong towards Shah Alam. Properties located within the vicinity include landed and stratified residential developments, commercial shops and offices.

On top of that, Sunway REIT Hypermarket – USJ is easily accessible via well connected highways such as KESAS and is complemented by the availability of public transportation located within close vicinity of Sunway REIT Hypermarket – USJ, which includes the USJ 7 LRT Station and the Sunway Bus Rapid Transit ("BRT") USJ 7 Station.

RETAIL

Master Lessee Details
Master Lessee
GCH Retail (Malaysia) Sdn. Bhd.

Rental Basis
Triple-net lease

Date of Acquisition
30 April 2024

Acquisition Cost (RM'million)
80

Title, Expiry Date, Years Remaining
HSM 11317, PT 15216, N/A

Pekan Subang Jaya, Mukim Damansara, District of Petaling, Selangor Darul Ehsan

Tenure
Freehold

Encumbrance
Charged to Public Investment Bank Berhad

Year of Completion
2013

Appraised Value (RM'million)
100

Date of Latest Valuation
1 December 2025

Valued by
Knight Frank Malaysia Sdn. Bhd.

Age of Building
12 years

SUNWAY REIT HYPERMARKET – KLANG

Persiaran Batu Nilam, Bandar Bukit Tinggi, 41200 Klang, Selangor Darul Ehsan, Malaysia.

Land Area (sq.ft.)	693,454	No. of Parking Bays	> 1,090
GFA (sq.ft.)	190,689	No. of Tenancies	1
		Value per sq.ft. (RM)	393
		Capitalisation Rate - Term / Reversionary (%)	7.00 – 7.50 / 7.00

Sunway REIT Hypermarket – Klang is a single-storey hypermarket / retail complex located within a matured and integrated township known as Bukit Tinggi, Klang. The Bukit Tinggi township is sited off the northern side of Shah Alam Expressway ("KESAS"), travelling from Bukit Rimau towards Pulau Indah. Properties located within the vicinity include landed and stratified residential developments, commercial shops and offices. The property is easily accessible via well-connected highways such as the KESAS and is complemented by the availability of public transportation such as taxi stands and bus stations, all within close proximity of the Klang Property.

Overall, Sunway REIT Hypermarket – Klang is well positioned to benefit from the large catchment area of Bukit Tinggi, with residential neighbourhoods such as Bandar Bukit Tinggi 2 and Taman Sri Andalas, and commercial properties such as Bandar Bukit Tinggi commercial centre.

RETAIL

Master Lessee Details
Master Lessee
GCH Retail (Malaysia) Sdn. Bhd.

Rental Basis
Triple-net lease

Date of Acquisition
30 April 2024

Acquisition Cost (RM'million)
65

Title, Expiry Date, Years Remaining
GRN 128054, Lot 83639, N/A

Pekan Pandamaran, District of Klang, Selangor Darul Ehsan

Tenure
Freehold

Encumbrance
Changed to Public Investment Bank Berhad

Year of Completion
2002

Appraised Value (RM'million)
75

Date of Latest Valuation
1 December 2025

Valued by
Knight Frank Malaysia Sdn. Bhd.

Age of Building
23 years

PROPERTY DETAILS

SUNWAY REIT HYPERMARKET – ULU KELANG

Jalan Changkat Permata, Taman Pemata, 53300 Kuala Lumpur, Malaysia.

Land Area (sq.ft.)	81,720	No. of Parking Bays	> 160
GFA (sq.ft.)	224,622	No. of Tenancies	1
		Value per sq.ft. (RM)	236
		Capitalisation Rate - Term / Reversionary (%)	6.75 – 7.00 / 7.00

Sunway REIT Hypermarket – Ulu Kelang is a three-storey hypermarket with a two-storey retail complex and one-level of basement car park located within the residential township of Taman Permata, which is sited off the southern side of the Kuala Lumpur Middle Ring Road 2 ("MRR2"), travelling from Ampang to Taman Melati. Properties located within the vicinity include landed and stratified residential properties, commercial shops and offices.

Additionally, Sunway REIT Hypermarket – Ulu Kelang is easily accessible via well-connected highways such as the MRR2 and is well served by public transportation such as taxi stands and bus stations within close vicinity of the property.

Generally, the property's hypermarket / retail complex has established its presence over the years in the Taman Permata township. This allows Sunway REIT Hypermarket – Ulu Kelang to benefit from both the residential catchment area within the Taman Permata township, neighbouring towns such as Taman Melawati, Wangsa Maju and the broader region of Ampang.

RETAIL

Master Lessee Details
Master Lessee
GCH Retail (Malaysia) Sdn. Bhd.

Rental Basis
Triple-net lease

Date of Acquisition
30 April 2024

Acquisition Cost (RM'million)
45

Title, Expiry Date, Years Remaining
i. **GRN 269978, Lot 13793, N/A**
ii. **GRN 269979, Lot 13796, N/A**

Bandar Ulu Kelang, District of Gombak, Selangor Darul Ehsan

Tenure
Freehold

Encumbrance
Changed to Public Investment Bank Berhad

Year of Completion
1987
Renovated and refurbished in 2017

Appraised Value (RM'million)
53

Date of Latest Valuation
1 December 2025

Valued by
Knight Frank Malaysia Sdn. Bhd.

Age of Building
i. **38 years**
ii. **8 years since last renovation and refurbishment**

Green Building Certification:

GreenRE®

PROPERTY DETAILS

PROPERTY DETAILS

SUNWAY REIT HYPERMARKET – PLENTONG

3, Jalan Masai Lama, Taman Perindustrian Plentong, 81750 Masai, Johor Darul Takzim, Malaysia.

Land Area (sq.ft.)	931,057	No. of Parking Bays	> 1,230
GFA (sq.ft.)	726,120	No. of Tenancies	1
		Value per sq.ft. (RM)	223
		Capitalisation Rate - Term / Reversionary (%)	6.50 - 7.00 / 7.00

Sunway REIT Hypermarket – Plentong is a one-storey hypermarket with a mezzanine floor and three-storey retail complex located within Plentong which is sited off the north-eastern side of the Pasir Gudang Highway travelling from Perling towards Pasir Gudang. Properties located within the vicinity include terraced, semi-detached and detached houses and high-rise apartments / condominiums complemented by commercial shop offices and shop houses, commercial shopping complexes and terraced, semi-detached and detached factories / warehouses. Furthermore, Sunway REIT Hypermarket – Plentong is easily accessible via well-connected highways such as Eastern Dispersal Link and Pasir Gudang Highway.

RETAIL

Master Lessee Details
Master Lessee
GCH Retail (Malaysia) Sdn. Bhd.

Rental Basis
Triple-net lease

Date of Acquisition
30 April 2024

Acquisition Cost (RM'million)
140

Title, Expiry Date, Years Remaining
i. **GRN 428511, Lot 84421, N/A**
ii. **GRN 430454, Lot 121289, N/A**
iii. **GRN 73013, Lot 64279, N/A**

All within Mukim Plentong, District of Johor Bahru, Johor Darul Takzim

Tenure
Freehold

Encumbrance
Charged to Public Investment Bank Berhad

Year of Completion
1998
Renovated and refurbished in 2016

Appraised Value (RM'million)
162

Date of Latest Valuation
1 December 2025

Valued by
Knight Frank Malaysia Sdn. Bhd.

Age of Building
i. **27 years**
ii. **9 years since last renovation and refurbishment**

AEON MALL SERI MANJUNG

Pusat Perniagaan Manjung Point III, 32040 Seri Manjung, Perak, Malaysia.

Land Area (sq.ft.)	1,317,556	No. of Parking Bays	> 2,400
GFA (sq.ft.)	681,571	No. of Tenancies	1
		Value per sq.ft. (RM)	214
		Capitalisation Rate - Term / Reversionary (%)	6.00 / 6.25

AEON Mall Seri Manjung is strategically located in Seri Manjung - the commercial hub of the district, and is surrounded by mature residential communities and key civic amenities. The retail offerings include a wide spectrum of F&B outlets, as well as fashion and clothing stores, health and beauty services, accessories, a cinema and many more. The wide array of tenancy mix serves a mature residential market catchment and in particular attracts families, students, and working professionals in Manjung district.

AEON Mall Seri Manjung is single-leased to AEON Co. (M) Bhd under a long-term lease agreement. The impending completion of the West Coast Expressway ("WCE") presents an exciting opportunity for the property to capitalise on the improved connectivity between Taiping and Selangor.

RETAIL

Date of Acquisition
25 July 2025

Acquisition Cost (RM'million)
138

Title, Expiry Dates, Years Remaining
HSD 34532, PT 15074, N/A

Mukim of Lumut, District of Manjung, Perak Darul Ridzuan

Tenure
Freehold

Encumbrance
No

Year of Completion
2012

Appraised Value (RM'million)
146

Date of Latest Valuation
1 December 2025

Valued by
Savills (Malaysia) Sdn. Bhd.

Age of Building
13 years

PROPERTY DETAILS

PROPERTY DETAILS

SUNWAY RESORT HOTEL

Persiaran Lagoon, Bandar Sunway, 47500 Subang Jaya, Selangor Darul Ehsan, Malaysia.

+603 7492 8000

www.sunwayhotels.com

srhs.enquiry@sunwayhotels.com

Land Area (sq.ft.)	**376,274**	No. of Parking Bays	**> 560**
GFA (sq.ft.)	**1,076,790**	Average Price Per Room (RM)	**1,608,696**
Number of Rooms	**460 rooms and 3 villas**	Capitalisation Rate - Term / Discount Rate (%)	**6.50 / 8.50**

Sunway Resort Hotel is the flagship five-star hotel located at the core of Sunway City. One of the most iconic hotels in Klang Valley, it is part of a central cluster of three hotels, a large convention centre, a landmark shopping mall, a medical centre and a popular theme park in the 800-acre integrated township, just minutes away from the capital city of Kuala Lumpur.

Upon the completion of phased refurbishment works, Sunway Resort Hotel reopened with 460 guest rooms, suites and pool villas with commanding scenic views of the theme park and the resort city skyline. Well-equipped with modern conveniences and amenities, the hotel is the preferred choice for business, leisure and medical travellers.

HOTEL

Master Lessee Details
Master Lessee
Sunway Resort Hotel Sdn. Bhd.

Duration
10 years from 8 July 2020 with an option to renew for another 10 years

Total Rent
90% of Gross Operating Profit ("GOP")

Date of Acquisition
8 July 2010

Acquisition Cost (RM'million)
445

Title, Expiry Date, Years Remaining
i. **PN 9492 Lot 35, 1 April 2097, 71**
ii. **PN 9498 Lot 51173, 1 April 2097, 71**

All in Bandar Sunway, District of Petaling, Selangor Darul Ehsan

Tenure
99 years

Encumbrance
i. **Charged to Public Investment Bank Berhad**
ii. **10-year lease to Sunway Resort Hotel Sdn. Bhd., expiring 7 July 2030**

Year of Completion
- **Sunway Resort Hotel: 1997 (Refurbished in 2022)**
- **3 villas: 2004 (Rebuilt in 2023)**

Appraised Value (RM'million)
740

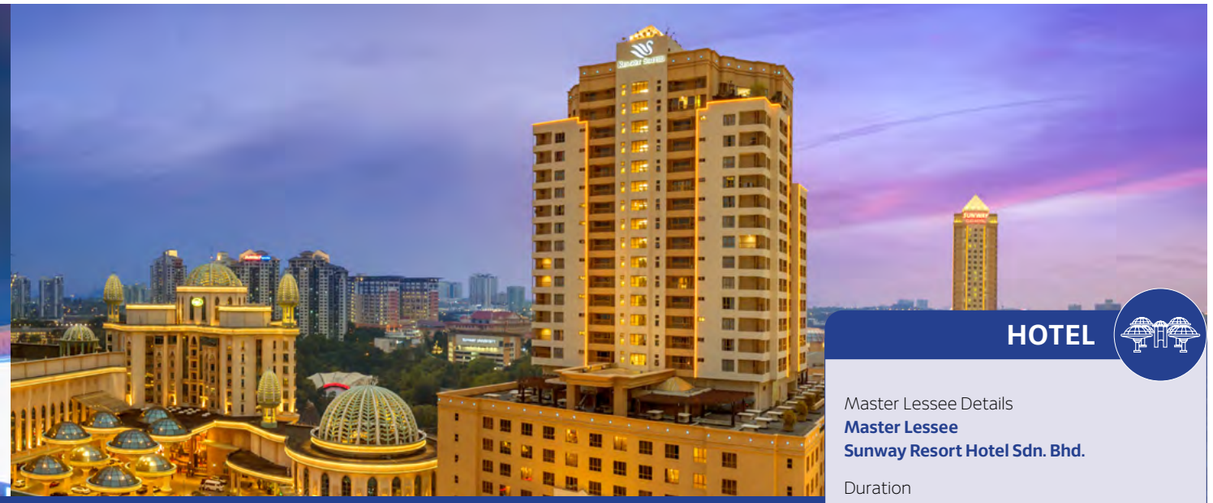
Date of Latest Valuation
1 December 2025

Valued by
Savills (Malaysia) Sdn. Bhd.

Age of Building
- **Sunway Resort Hotel: 28 years**
- **3 villas: 3 years**

Green Building Certification:

GreenRE®



SUNWAY PYRAMID HOTEL

Persiaran Lagoon, Bandar Sunway, 47500 Subang Jaya, Selangor Darul Ehsan, Malaysia.

+603 7492 8000

www.sunwayhotels.com

srhs.enquiry@sunwayhotels.com

Land Area (sq.ft.)	**-[1]**	No. of Parking Bays	**> 560**
GFA (sq.ft.)	**356,888**	Average Price Per Room (RM)	**625,887**
Number of Rooms	**564 rooms**	Capitalisation Rate - Term / Discount Rate (%)	**6.50 - 6.75 / 8.50**

Sunway Pyramid Hotel forms part of the cluster of hotels in Sunway City, and is well-connected to surrounding attractions and landmarks such as Sunway Lagoon theme park and Sunway Pyramid Mall. The four-star hotel offers 564 rooms, including Family Rooms and Suites purpose-built to accommodate the increasing number of family and leisure guests.

Guest rooms and suites in Sunway Pyramid Hotel are equipped with technology-enhanced features and amenities such as complimentary Wi-Fi, smart lighting, bedside USB charger outlets, high-pressure walk-in showers and LED Smart TVs with satellite news, sports and movie channels.

[1] *The hotel is on strata title.*

HOTEL

Master Lessee Details
Master Lessee
Sunway Resort Hotel Sdn. Bhd.

Duration
10 years from 8 July 2020 with an option to renew for another 10 years

Total Rent
90% of GOP

Date of Acquisition
8 July 2010

Acquisition Cost (RM'million)
250

Title, Expiry Date, Years Remaining
PN 17415/M1/1/1 Lot 62060, 21 February 2102, 76

Bandar Sunway, District of Petaling, Selangor Darul Ehsan

Tenure
99 years

Encumbrance
i. **Charged to Public Investment Bank Berhad**
ii. **10 years lease to Sunway Resort Hotel Sdn. Bhd., expiring 7 July 2030**

Year of Completion
2004
Refurbished in 2016

Appraised Value (RM'million)
353

Date of Latest Valuation
1 December 2025

Valued by
Savills (Malaysia) Sdn. Bhd.

Age of Building
21 years

Green Building Certification:

GreenRE®

PROPERTY DETAILS

PROPERTY DETAILS

SUNWAY LAGOON HOTEL

Persiaran Lagoon, Bandar Sunway, 47500 Subang Jaya, Selangor Darul Ehsan, Malaysia.

+603 7492 8000

www.sunwayhotels.com

srhs.enquiry@sunwayhotels.com

Land Area (sq.ft.)	**77,403**	No. of Parking Bays	**> 740**
GFA (sq.ft.)	**798,762**	Average Price Per Room (RM)	**785,536**
Number of Rooms	**401 rooms**	Capitalisation Rate - Term / Discount Rate (%)	**7.00 / 9.00**

Sunway Lagoon Hotel forms part of the cluster of hotels in Sunway City. Located on the west side of the iconic Sunway Pyramid Mall, the four-star hotel features 401 guest rooms equipped with technology-enhanced amenities such as complimentary Wi-Fi and wired broadband internet access, USB charger outlets, LED Smart TVs with satellite news, sports and movie channels, flexible workspaces, high-pressure walk-in rain showers and in-room electronic safe boxes.

Sunway Lagoon Hotel provides the right balance between work and play. The hotel has five fully-equipped function rooms and a host of other facilities, including the Café West, the hotel's all-day dining restaurant, in-room dining services, a fitness centre and an outdoor swimming pool.

HOTEL

Master Lessee Details
Master Lessee
Sunway Resort Hotel Sdn. Bhd.

Duration
10 years from 10 February 2018 with an option to renew for another 10 years

Total Rent
The higher of variable rent or minimum rent. Variable rent comprises base rent of 20% of revenue plus 70% of GOP less master lease expenses. Minimum rent in respect of Sunway Lagoon Hotel consists of RM10.9 million for Year 1 and Year 2 and RM8.2 million each year for the remaining 10-year term.

Date of Acquisition
9 February 2018

Acquisition Cost (RM'million)
344

Title, Expiry Date, Years Remaining
HSD 259881 Lot No. PT 1333, 16 November 2108, 83

Bandar Sunway, District of Petaling, Selangor Darul Ehsan

Tenure
99 years

Encumbrance
i. **Charged to Public Investment Bank Berhad**
ii. **10 years lease to Sunway Resort Hotel Sdn. Bhd., expiring 9 February 2028**

Year of Completion
2016

Appraised Value (RM'million)
315

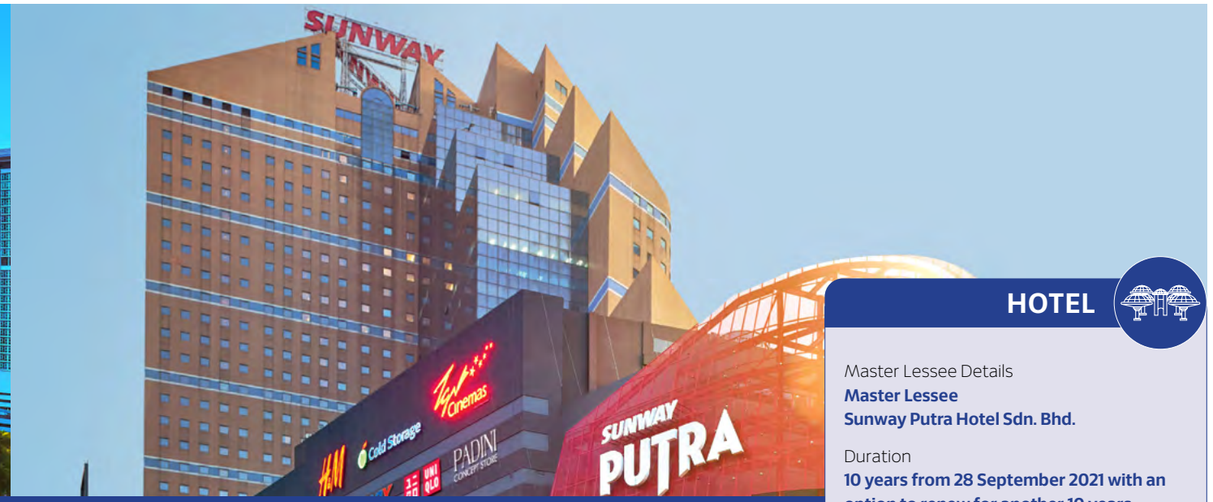
Date of Latest Valuation
1 December 2025

Valued by
CBRE WTW Valuation & Advisory Sdn. Bhd.

Age of Building
9 years

Green Building Certification:

(Provisional) *(Provisional)*



SUNWAY PUTRA HOTEL

No. 100, Jalan Putra, 50350 Kuala Lumpur, Malaysia.

+603 4040 9888

www.sunwayhotels.com

spkl.enquiry@sunwayhotels.com

Land Area (sq.ft.)	**193,621[1]**	No. of Parking Bays	**> 1,560[1]**
GFA (sq.ft.)		Average Price Per Room (RM)	**513,846**
Hotel	**687,609**		
Carpark	**574,588[1]**	Capitalisation Rate - Term / Discount Rate (%)	**6.50 / 8.50**
Number of Rooms	**650 rooms**		

Sunway Putra Hotel is integrated with Sunway Putra Mall and Sunway Putra Tower in a mixed-use development opposite the World Trade Centre Kuala Lumpur within the city's main commercial district. The hotel is connected via covered pedestrian walkways to nearby LRT and KTM station, which are easily accessible and convenient for corporate and leisure travellers.

The hotel's food and beverage ("F&B") offerings include the Coffee House, an all-day dining restaurant that serves local and international à la carte and buffet options; Atrium Lounge, which serves signature afternoon tea with a wide selection of coffees, cakes and pastries; as well as Rumah Makan Nusantara which serves authentic Indonesian culinary offerings from various provinces across Indonesia, aiming to provide an exceptional Indonesian gastronomic experience to the esteemed hotel guests in Sunway Putra Hotel.

[1] *For the entire complex comprising Sunway Putra Mall, Sunway Putra Hotel and Sunway Putra Tower.*

HOTEL

Master Lessee Details
Master Lessee
Sunway Putra Hotel Sdn. Bhd.

Duration
10 years from 28 September 2021 with an option to renew for another 10 years

Total Rent
90% of GOP

Date of Acquisition
19 April 2011

Acquisition Cost (RM'million)
217

Title, Expiry Date, Years Remaining
Geran 10012, Lot 38, Seksyen 51, N/A

District of Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur

Tenure
Freehold

Encumbrance
i. **Charged to Public Investment Bank Berhad**
ii. **Lienholder's caveat by Public Investment Bank Berhad**
iii. **30-year lease to Tenaga Nasional Berhad, expiring 4 April 2047**

Year of Completion
1993
Refurbished in 2015

Appraised Value (RM'million)
334

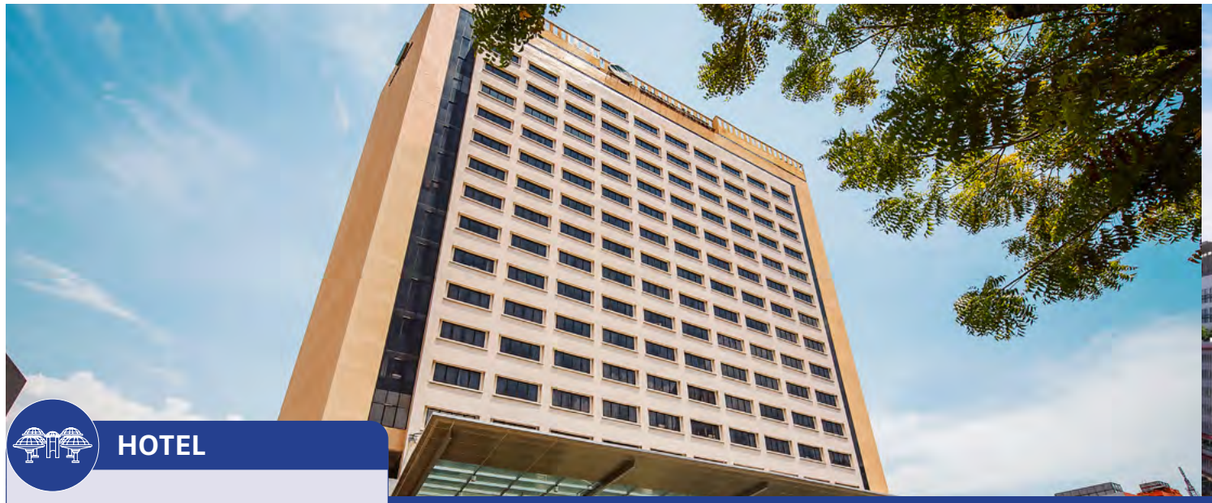
Date of Latest Valuation
1 December 2025

Valued by
Knight Frank Malaysia Sdn. Bhd.

Age of Building
32 years

Green Building Certification:

GreenRE



SUNWAY HOTEL GEORGETOWN

HOTEL

No. 33, Lorong Baru, 10400 Georgetown, Pulau Pinang, Malaysia.

+604 229 9988

www.sunwayhotels.com

shgp.enquiry@sunwayhotels.com

Land Area (sq.ft.)	33,592	No. of Parking Bays	> 90
GFA (sq.ft.)	193,114	Average Price Per Room (RM)	348,000
Number of Rooms	250 rooms	Capitalisation Rate - Term / Discount Rate (%)	7.00 / 9.00

Sunway Hotel Georgetown is a 250-room, four-star hotel at the heart of Georgetown, Penang, a renowned UNESCO World Heritage site where traditional charm meets modernity. Located just 30 minutes from Penang International Airport and 20 minutes from the iconic Penang Bridge and Ferry Terminal, the hotel caters to corporate and leisure travellers, offering convenient access to a confluence of tourist attractions and commercial districts that are within walking distance of the hotel.

Sunway Hotel Georgetown's choice of comfortable and spacious accommodation includes Deluxe, Family Rooms and Suites with commanding views of the city and island skyline, especially for guests staying on the uppermost floors of the hotel. After a long day of sightseeing, guests can also unwind at the outdoor swimming pool and jacuzzi or work out at the 24-hour fitness centre after an enjoyable night of local street food.

HOTEL

Master Lessee Details
Master Lessee
Sunway Biz Hotel Sdn. Bhd.

Duration
10 years from 28 January 2025 with an option to renew for another 10 years

Total Rent
90% of GOP

Date of Acquisition
28 January 2015

Acquisition Cost (RM'million)
74

Title, Expiry Date, Years Remaining
i. **GRN 63519 Lot 2220, N/A**
ii. **GRN 35332 Lot 1754, N/A**

Seksyen 12, Bandar Georgetown, North East District, Pulau Pinang

Tenure
Freehold

Encumbrance
i. **Charged to OCBC Bank (Malaysia) Berhad**
ii. **10-year lease to Sunway Biz Hotel Sdn. Bhd., expiring 27 January 2035**

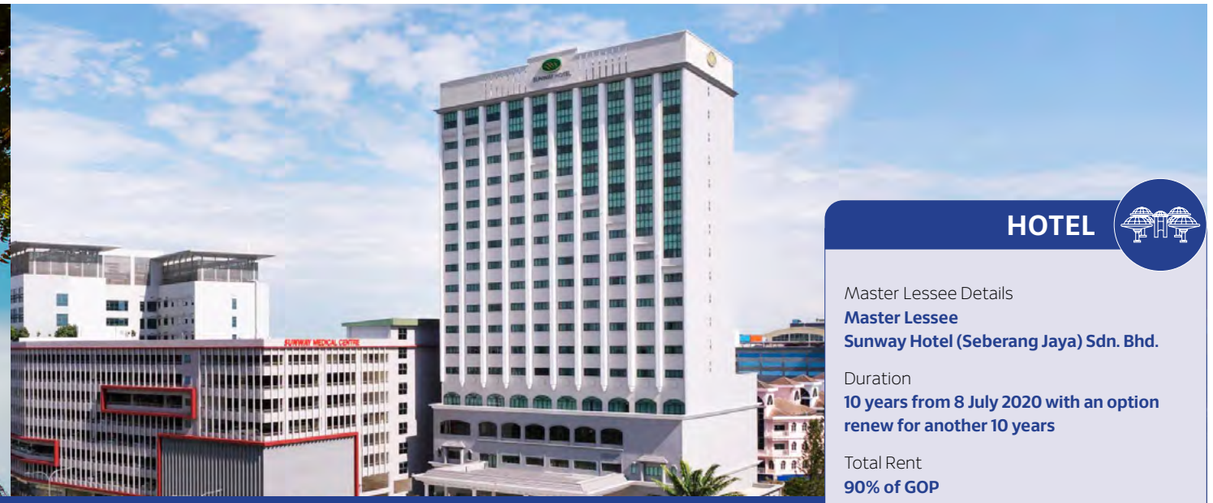
Year of Completion
1994
Refurbished in 2013

Appraised Value (RM'million)
87

Date of Latest Valuation
1 December 2025

Valued by
CBRE WTW Valuation & Advisory Sdn. Bhd.

Age of Building
31 years



SUNWAY HOTEL SEBERANG JAYA

11, Lebuh Tenggiri 2, Pusat Bandar Seberang Jaya, 13700 Prai, Pulau Pinang, Malaysia.

+604 377 7788

www.sunwayhotels.com

shsj.enquiry@sunwayhotels.com

Land Area (sq.ft.)	46,220	No. of Parking Bays	> 80
GFA (sq.ft.)	174,800	Average Price Per Room (RM)	297,030[1]
Number of Rooms	202 rooms	Capitalisation Rate - Term / Discount Rate (%)	N/A[1]

Strategically located in the Seberang Jaya town centre at the intersection between the North-South Expressway and the East-West Highway, Sunway Hotel Seberang Jaya is conveniently accessible via a 40-minute drive from the iconic Penang Bridge and Penang International Airport.

Located amid a vibrant hub of entertainment, leisure and a medical centre along with shopping options at the newly expanded Sunway Carnival Mall, it is perfect for holidaymakers, corporate travellers and medical tourists seeking easy access to Mainland Penang's bustling commercial and industrial zones.

[1] *Proposed disposal of Sunway Hotel Seberang Jaya to Sunway Medical Centre Penang Sdn. Bhd. for a cash consideration of RM60 million based on the sale and purchase agreement signed and announced on 28 October 2025, which is expected to be completed in the fourth quarter of 2027.*

HOTEL

Master Lessee Details
Master Lessee
Sunway Hotel (Seberang Jaya) Sdn. Bhd.

Duration
10 years from 8 July 2020 with an option renew for another 10 years

Total Rent
90% of GOP

Date of Acquisition
8 July 2010

Acquisition Cost (RM'million)
52

Title, Expiry Date, Years Remaining
HSD 64331 PT 5073,
6 January 2125, 99

Mukim 1, District of Seberang Perai Tengah, Pulau Pinang

Tenure
99 years

Encumbrance
i. **Charged to OCBC Bank (Malaysia) Berhad**
ii. **Leased to Sunway Hotel (Seberang Jaya) Sdn. Bhd for 10 years, commencing on 8 July 2020 and expiring on 7 July 2030**
iii. **Part of the land has been leased to Tenaga Nasional Berhad for 30 years, commencing on 16 March 1998 and expiring on 15 March 2028**

Year of Completion
1998
Refurbished in 2013

Appraised Value (RM'million)
55

Proposed Disposal Price (RM'million)
60[1]

Date of Latest Valuation
17 July 2025

Valued by
Knight Frank Malaysia Sdn. Bhd.

Age of Building
27 years

PROPERTY DETAILS

PROPERTY DETAILS

OFFICE

Date of Acquisition
8 July 2010

Acquisition Cost (RM'million)
128

Title, Expiry Date, Years Remaining
PN 17105 Lot 61760,
1 April 2097, 71

Bandar Sunway, District of Petaling, Selangor Darul Ehsan

Tenure
99 years

Encumbrance
Charged to Public Investment Bank Berhad

Year of Completion
1994

Appraised Value (RM'million)
178

Date of Latest Valuation
1 December 2025

Valued by
CBRE WTW Valuation & Advisory Sdn. Bhd.

Age of Building
31 years

MENARA SUNWAY

Unit 4.5 Level 4 East Lobby, Menara Sunway Annexe, Jalan Lagoon Timur, Bandar Sunway, 47500 Subang Jaya, Selangor Darul Ehsan, Malaysia.

+603 5639 8888

Land Area (sq.ft.)	**193,395**	No. of Parking Bays	**> 630**
GFA (sq.ft.)		No. of Tenancies	**55**
Office	**399,446**	Value per sq.ft. (RM)	**610**
Carpark	**266,696**	Capitalisation Rate - Term / Reversionary (%)	**6.00 / 6.50**
NLA (sq.ft.)	**291,988**		

Menara Sunway is a 19-storey office building in Sunway City that serves as the headquarters of the Sunway Group. Consisting of a main tower and an annexe, Menara Sunway offers a unique integrated environment where tenants and employees can make good use of the convention centre, medical centre, hospitality, leisure and retail options within the township.

Surrounded by highly populated suburbs such as Subang Jaya, Puchong and Petaling Jaya, and easily accessible via five major expressways – the Federal Highway, New Pantai Expressway ("NPE"), Shah Alam Expressway ("KESAS"), Damansara-Puchong Expressway ("LDP") and New Klang Valley Expressway ("NKVE") – Menara Sunway is a preferred office location due to the shorter travel time compared to commuting to the city centre.

SUNWAY PINNACLE

Suite LGb-01, Lower Ground Management Office, Persiaran Lagoon, Bandar Sunway, 47500 Subang Jaya, Selangor Darul Ehsan, Malaysia.

+603 5639 9575

Land Area (sq.ft.)	**78,415**	No. of Parking Bays	**> 880**
GFA (sq.ft.)		No. of Tenancies	**44**
Office	**700,802**	Value per sq.ft. (RM)	**816**
Carpark	**444,752**	Capitalisation Rate - Term / Reversionary (%)	**6.00 / 6.50**
NLA (sq.ft.)	**578,326**		

Sunway Pinnacle is a 24-storey Grade A office building within the integrated township of Sunway City Kuala Lumpur, offering convenient access to the convention centre as well as a wide range of hospitality, leisure, healthcare, education and retail options.

As a green-certified corporate office, Sunway Pinnacle is a new-generation building equipped with environmentally friendly features such as motion-sensor lighting and rainwater harvesting for landscape irrigation. Sunway Pinnacle is also an MSC status building that offers high-speed internet connection and 24/7 technical support for tenants, proudly serving many international corporations and businesses that call it home.

OFFICE

Date of Acquisition
20 November 2020

Acquisition Cost (RM'million)
455

Title, Expiry Date, Years Remaining
PN 17103 Lot 61759,
1 April 2097, 71

Bandar Sunway, District of Petaling, Selangor Darul Ehsan

Tenure
99 years

Encumbrance
Charged to OCBC Bank (Malaysia) Berhad

Year of Completion
2013

Appraised Value (RM'million)
472

Date of Latest Valuation
1 December 2025

Valued by
Jones Lang Wootton (Proprietor: Singham Sulaiman Sdn. Bhd.)

Age of Building
12 years

Green Building Certification:

PROPERTY DETAILS

PROPERTY DETAILS

OFFICE

Date of Acquisition
23 March 2015

Acquisition Cost (RM'million)
62

Title, Expiry Date, Years Remaining
- i. **PN 21876/M1/B1/1, 29 August 2094, 69**
- ii. **PN 21876/M1/1/3, 29 August 2094, 69**
- iii. **PN 21876/M1/N1/4, 29 August 2094, 69**
- iv. **PN 21876/M1/N1/5, 29 August 2094, 69**
- v. **PN 21876/M1/2/6, 29 August 2094, 69**
- vi. **PN 21876/M1/8/7, 29 August 2094, 69**
- vii. **PN 21876/M1/9/8, 29 August 2094, 69**
- viii. **PN 21876/M1/10/9, 29 August 2094, 69**
- ix. **PN 21876/M1/11/10, 29 August 2094, 69**
- x. **PN 21876/M1/12/11, 29 August 2094, 69**
- xi. **PN 21876/M1/13/12, 29 August 2094, 69**
- xii. **PN 21876/M1/14/13, 29 August 2094, 69**
- xiii. **PN 21876/M1/15/14, 29 August 2094, 69**
- xiv. **PN 21876/M1/16/15, 29 August 2094, 69**
- xv. **PN 21876/M1/17/16, 29 August 2094, 69**

All situated on Lot 517, Seksyen 9, Bandar Shah Alam, District of Petaling Selangor Darul Ehsan

Tenure
99 years

Encumbrance
Charged to Public Investment Bank Berhad

Year of Completion
1997
Refurbished in 2013

Appraised Value (RM'million)
60

Date of Latest Valuation
1 December 2025

Valued by
Rahim & Co International Sdn. Bhd.

Age of Building
28 years

WISMA SUNWAY

No. 1, Jalan Tengku Ampuan Zabedah C 9/C, Seksyen 9, 40100 Shah Alam, Selangor Darul Ehsan, Malaysia.

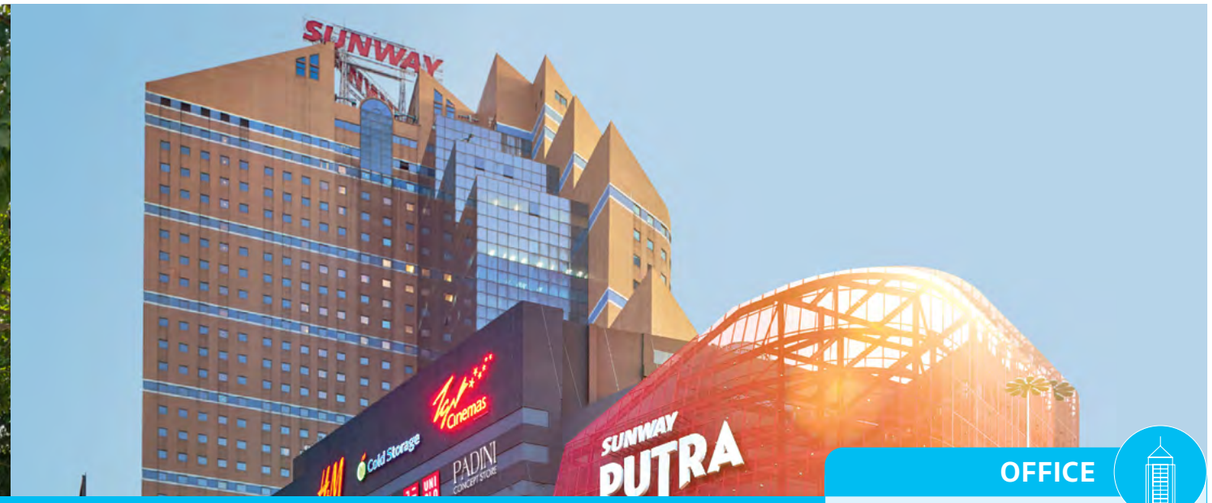
+603 5510 1629

Land Area (sq.ft.)	-[1]	No. of Parking Bays	> 400
GFA (sq.ft.)		No. of Tenancies	5
Office	176,319[2]	Value per sq.ft. (RM)	350
Carpark	125,394[2]	Capitalisation Rate - Term / Reversionary (%)	6.50 / 6.75
NLA (sq.ft.)	171,544		

Wisma Sunway is a stratified 19-storey office building located in the vibrant Seksyen 9, Shah Alam, the state government precinct of Selangor. Conveniently located beside the Concorde Hotel and Plaza Shah Alam, it is easily accessible via the Federal Highway and New Klang Valley Expressway ("NKVE").

Government agencies constitute the majority of tenants at Wisma Sunway.

[1] *The office is on strata title.*
[2] *Based on total surveyed strata floor area for Car Park and Office (office area, building ledges, and lift motor rooms).*



SUNWAY PUTRA TOWER

100, Jalan Putra, 50350 Kuala Lumpur, Malaysia.

+603 4050 3282

Land Area (sq.ft.)	193,621[1]	No. of Parking Bays	> 1,560[1]
GFA (sq.ft.)		No. of Tenancies	17
Office	338,115	Value per sq.ft. (RM)	438
Carpark	574,588[1]	Capitalisation Rate - Term / Reversionary (%)	6.00 - 6.50 / 6.25 (Office) 7.00 (Other Incomes)
NLA (sq.ft.)	317,051		

Sunway Putra Tower is an office tower that forms part of an integrated mixed-used development with Sunway Putra Mall and Sunway Putra Hotel. Strategically located next to the World Trade Centre Kuala Lumpur, Sunway Putra Tower is easily accessible via major highways and well served by public transportation such as the LRT, KTM and RapidKL.

Government agencies, financial institutions and professional firms occupy a substantial percentage of its NLA.

[1] *For the entire complex comprising Sunway Putra Mall, Sunway Putra Hotel and Sunway Putra Tower.*

OFFICE

Date of Acquisition
19 April 2011

Acquisition Cost (RM'million)
82

Title, Expiry Date, Years Remaining
Geran 10012, Lot 38, Seksyen 51, N/A

Kuala Lumpur, Wilayah Persekutuan

Tenure
Freehold

Encumbrance
- i. **Charged to Public Investment Bank Berhad**
- ii. **Lienholder's caveat by Public Investment Bank Berhad**
- iii. **30-year lease to Tenaga Nasional Berhad, expiring 4 April 2047**

Year of Completion
1993
Refurbished in 2015

Appraised Value (RM'million)
139

Date of Latest Valuation
1 December 2025

Valued by
Knight Frank Malaysia Sdn. Bhd.

Age of Building
32 years

Green Building Certification:
GreenRE®

PROPERTY DETAILS

PROPERTY DETAILS

OFFICE

Date of Acquisition
8 July 2010

Acquisition Cost (RM'million)
171

Title, Expiry Date, Years Remaining
Geran 45110, Lot 55, Seksyen 45, N/A

Kuala Lumpur, Wilayah Persekutuan

Tenure
Freehold

Encumbrance
i. **Charged to Public Investment Bank Berhad**
ii. **Lienholder's caveat by Public Investment Bank Berhad**

Year of Completion
1996
Refurbished in 2009

Appraised Value (RM'million)
115

Date of Latest Valuation
1 December 2025

Valued by
Savills (Malaysia) Sdn. Bhd.

Age of Building
29 years

SUNWAY TOWER

Ground Floor, Sunway Tower, No. 86, Jalan Ampang, 50450 Kuala Lumpur, Malaysia.

+603 2032 4100

Land Area (sq.ft.)	25,898	No. of Parking Bays	> 290
GFA (sq.ft.)		No. of Tenancies	14
Office	360,493	Value per sq.ft. (RM)	429
Carpark	126,580	Capitalisation Rate - Term / Reversionary (%)	5.75 / 6.00
NLA (sq.ft.)	268,306		

Sunway Tower is a 33-storey prime office building strategically located at the intersection between Jalan Sultan Ismail and Jalan Ampang in Kuala Lumpur, which is also famously known as the Golden Triangle.

In close proximity to the landmark Petronas Twin Towers and Kuala Lumpur Convention Centre, Sunway Tower offers excellent connectivity with convenient access to the adjacent Dang Wangi LRT station, Bukit Nanas monorail station and the Ampang-Kuala Lumpur Elevated Highway ("AKLEH"), which links to major expressways and ring roads within and around the Klang Valley, making it a prime business address in Kuala Lumpur.

SUNWAY REIT INDUSTRIAL – SHAH ALAM 1

Lot 6, Persiaran Perusahaan, Seksyen 23, 40300 Shah Alam, Selangor Darul Ehsan, Malaysia.

+603 5541 6600

www.dchcmfg.com

Land Area (sq.ft.)	673,684	No. of Tenancies	1
GFA (sq.ft.)	386,856	Value per sq.ft. (RM)	277
		Capitalisation Rate - Term / Reversionary (%)	6.00 - 6.25 / 6.25

Sunway REIT Industrial – Shah Alam 1 ("SRI SA1") is strategically located within the prime industrial hub of Seksyen 23, Shah Alam, which houses many established international logistics and manufacturing companies.

Easily accessible via three major highways – the Federal Highway, North-South Expressway Central Link ("ELITE") and Shah Alam Expressway ("KESAS") SRI SA1 is approximately 45 minutes away from Kuala Lumpur International Airport ("KLIA") and Port Klang, the largest container port in Malaysia.

INDUSTRIAL & OTHERS

Master Lessee Details
Master Lessee
DCH Contract Manufacturing Sdn. Bhd.

Rental Basis
Triple-net lease

Date of Acquisition
1 August 2017

Acquisition Cost (RM'million)
92

Title, Expiry Date, Years Remaining
HS(D) 132499, PT 65, 30 May 2098, 72

Seksyen 23, Bandar Shah Alam, District of Petaling, Selangor Darul Ehsan

Tenure
99 years

Encumbrance
- **Charged to Public Investment Bank Berhad**
- **Leased to DCH Contract Manufacturing Sdn. Bhd., expiring 31 December 2034**

Year of Completion
Phase 1: 1993
Phase 2: 2010

Appraised Value (RM'million)
107

Date of Latest Valuation
1 December 2025

Valued by
Savills (Malaysia) Sdn. Bhd.

Age of Building
- **Phase 1: 32 years**
- **Phase 2: 15 years**

SUNWAY REIT INDUSTRIAL – PETALING JAYA 1

INDUSTRIAL & OTHERS

Date of Acquisition
10 November 2022

Acquisition Cost (RM'million)
61

Title, Expiry Date, Years Remaining
i. **HSD 79342, PT 4971, N/A**
ii. **HSD 79344, PT 4973, N/A**

Mukim Damansara, District of Petaling, Selangor Darul Ehsan

Tenure
Freehold

Encumbrance
Charged to Public Investment Bank Berhad

Year of Completion
Building 1: 1996
Building 2: 2002

Appraised Value (RM'million)
71

Date of Latest Valuation
1 December 2025

Valued by
Knight Frank Malaysia Sdn. Bhd.

Age of Building
- **Building 1: 29 years**
- **Building 2: 23 years**

Lot 3, Jalan SS 8/6, 47300 Petaling Jaya, Selangor Darul Ehsan, Malaysia.

Land Area (sq.ft.)	**157,702**[1]	No. of Tenancies	**6**
GFA (sq.ft.)	**474,572**	Value per sq.ft. (RM)	**150**
		Capitalisation Rate - Term / Reversionary (%)	**6.75 - 7.25** (Industrial & Office Areas) **7.50** (Other Incomes) **9.00** (P2 Rooftop) / **7.00** (Industrial & Office Areas) **7.50** (Other Incomes) **9.00** (P2 Rooftop)

Sunway REIT Industrial – Petaling Jaya 1 ("SRI PJ1") is a prime freehold industrial asset comprising a double-storey and a five-storey former electronics factory. SRI PJ1 is easily accessible via major highways and expressways such as the Federal Highway and Lebuhraya Damansara-Puchong ("LDP").

Nestled among multinational corporations and mixed-use developments, SRI PJ1 is well-equipped with high-grade facilities to house potential manufacturing activities for immediate operations.

[1] *Total surveyed land area extracted from the Certified Plan.*

SUNWAY REIT INDUSTRIAL – PRAI

INDUSTRIAL & OTHERS

Date of Acquisition
24 October 2024

Acquisition Cost (RM'million)
67

Title, Expiry Date, Years Remaining
PN 13690, Lot 50817, 22 October 2052, 27

Mukim of 11, District of Seberang Perai Tengah, Pulau Pinang

Tenure
60 years

Encumbrance
30-year lease to Tenaga Nasional Berhad, commencing 23 October 1996 and expiring 22 October 2026

Year of Completion
Building B (1) and B (2): 1996
Building A1: 2012
Building A2: 2022

Appraised Value (RM'million)
68

Date of Latest Valuation
1 December 2025

Valued by
Savills (Malaysia) Sdn. Bhd.

Age of Building
- **Building B (1) and B (2): 29 years**
- **Building A1: 13 years**
- **Building A2: 3 years**

No. 1552 (Plot 81), Jalan Perusahaan, Kawasan Perindustrian Bukit Tengah 13600 Prai, Pulau Pinang, Malaysia.

Land Area (sq.ft.)	**452,300**	No. of Tenancies	**3**
GFA (sq.ft.)	**303,373**	Value per sq.ft. (RM)	**224**
		Capitalisation Rate – Term / Reversionary (%)	**6.25 / 6.50**

Sunway REIT Industrial – Prai is strategically nestled within the Bukit Tengah Industrial Park, immediately adjacent to Juru Auto City, 12-kilometres south-east of Butterworth and 7-kilometres south-west of Bukit Mertajam. Additionally, Sunway REIT Industrial – Prai is located in the vicinity of Sunway REIT's properties in Penang and is approximately 12-kilometres from both Sunway Carnival Mall and Sunway Hotel Seberang Jaya.

Sunway REIT Industrial – Prai is fully tenanted by three reputable multinational corporations ("MNC"), namely a Belgian sound products manufacturer, together with a Japanese logistics company and an American information management services company.

SEGMENTAL HIGHLIGHTS

Sunway REIT's portfolio spans the Retail, Hotel, Office and Industrial & Others segments. The growth of these segments are guided by the TRANSCEND 2027 Roadmap, with a focus on driving growth in core sectors. Sunway REIT has a well diversified tenant portfolio comprising of 1,728 tenancies, which includes six retail properties under triple net lease, one retail master lease, five hotel master leases and one industrial master lease.

TENANCY RENEWALS IN FY2025

In FY2025, Sunway REIT achieved an average rental reversion[1] of 8.5% for the portfolio's 1,842,494 sq.ft. of new or renewed tenancies (FY2024: 6.4%). This was mainly driven by stronger rental rates secured for renewed and replaced tenants in the Retail and Industrial & Others segments alongside stable rental performance in the Office segment. The performance reflects Sunway REIT's ability to effectively continue capitalising on favourable market conditions in the Retail and Industrial & Others segments while maintaining resilient rental in its Office portfolio.

RETAIL

Renewed or secured new tenants for a total of
1,420,364 sq.ft.
(FY2024: 848,604 sq.ft.[2])
equivalent to a renewal rate of
93.3%
(FY2024: 92.2%[2])
of total space due for renewal.

OFFICE

Renewed or secured new tenants for a total of
324,130 sq.ft.
(FY2024: 544,140 sq.ft.)
equivalent to a renewal rate of
85.0%
(FY2024: 88.9%)
of total space due for renewal.

INDUSTRIAL & OTHERS

Renewed or secured new tenants for a total of
98,000 sq.ft.
(FY2024: Nil)
equivalent to a renewal rate of
100%
(FY2024: Nil)
of total space due for renewal.

[1] *Increase over three years including step-up rents.*
[2] *FY2024 data exclude Sunway 163 Mall and Sunway Kluang Mall, as there is no comparative data for the previous year.*

WEIGHTED AVERAGE LEASE EXPIRY ("WALE")

RETAIL
2.2 years

OFFICE
1.4 years

WALE: 2.6 YEARS
(FY2024: 4.0 years)

HOTEL
4.8 years

INDUSTRIAL & OTHERS
4.6 years

The portfolio of Sunway REIT consists of 14.3%, 18.8% and 62.1% of tenanted NLA expiring in FY2026, FY2027 and FY2028 and beyond, respectively. The majority of the tenancies are three-year tenancies with renewal options for another three-year term, included in the tenancies expiring in FY2025 were monthly tenancies occupying 0.8% of the total space.

SEGMENTAL HIGHLIGHTS

LEASE EXPIRY PROFILE

Master leases represent 27% of the total property value as at 31 December 2025. The expiries of master leases, including triple-net-lease ("TNL") and hotel master leases ("HML") are as follows:

2028

FEBRUARY
- Sunway Lagoon Hotel — HML

AUGUST
- Sunway REIT Hypermarket — USJ — TNL

2030

JULY
- Sunway Resort Hotel and Sunway Pyramid Hotel — HML
- Sunway Hotel Seberang Jaya — HML

DECEMBER
- Sunway REIT Hypermarket — Klang — TNL
- Sunway REIT Hypermarket — Ulu Kelang — TNL
- Sunway REIT Hypermarket — Plentong — TNL

2031

SEPTEMBER
- Sunway Putra Hotel — HML

2034

DECEMBER
- Sunway REIT Industrial — Shah Alam 1 — TNL

2035

JANUARY
- Sunway Hotel Georgetown — HML

2037

DECEMBER
- AEON Mall Seri Manjung — ML

2039

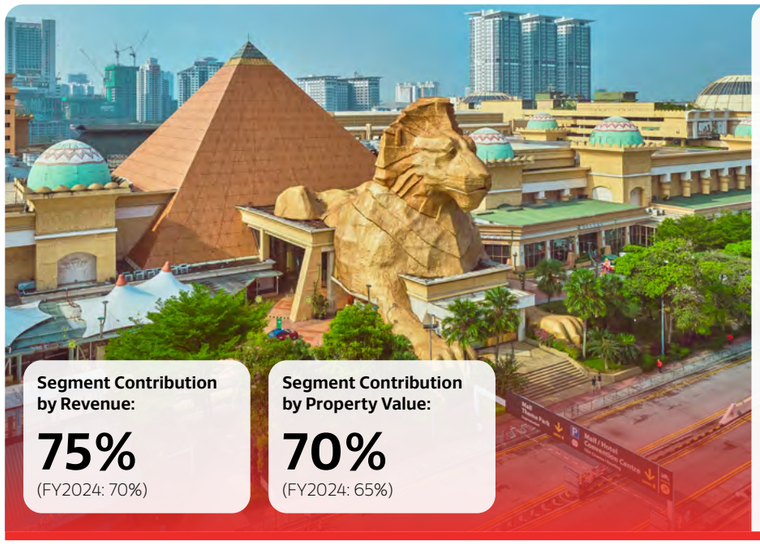
NOVEMBER
- Sunway REIT Hypermarket — Kinrara and Sunway REIT Hypermarket — Putra Heights — TNL

TOP 10 TENANTS BY TOTAL GROSS RENTAL INCOME

Top 10 tenants contributed approximately **25%** of total gross rental income in December 2025, with low tenant concentration risk. In addition, Sunway Group contributed to 20% of Sunway REIT's total gross rental income in FY2025.

	Tenants	Tenancy Expiry Date	Trade
1	AEON Co. (M) Bhd	December 2037	Departmental Store
2	DCH Contract Manufacturing Sdn. Bhd.	December 2034	Manufacturing
3	GCH Retail Sdn. Bhd.	August 2028, December 2030 and November 2039	Hypermarket
4	Padini Dot Com Sdn. Bhd.	May 2027, July 2027 and June 2028	Fashion
5	Parkson Corporation Sdn. Bhd.	September 2026 and December 2026	Departmental Store
6	Sunway Biz Hotel Sdn. Bhd.	January 2035	Hotel
7	Sunway Putra Hotel Sdn. Bhd.	September 2031	Hotel
8	Sunway Resort Hotel Sdn. Bhd.	February 2028 and July 2030	Hotel and Convention Centre
9	TGV Cinemas Sdn. Bhd.	July 2027 and September 2027	Cinema
10	Uniqlo (Malaysia) Sdn. Bhd.	July 2026 and June 2028	Fashion

RETAIL SEGMENT



In FY2025, Sunway REIT's retail portfolio maintained a high occupancy rate of 98%, attributable to its strategically located retail properties and strong asset management capabilities.

With the acquisition of the AEON Mall Seri Manjung, Sunway REIT's retail portfolio has expanded its geographic footprint to encompass Kuala Lumpur, Selangor, Penang, Johor and Perak. The portfolio stands strong with a total of 14 properties, comprising six malls, seven hypermarkets and one property under redevelopment exercise.

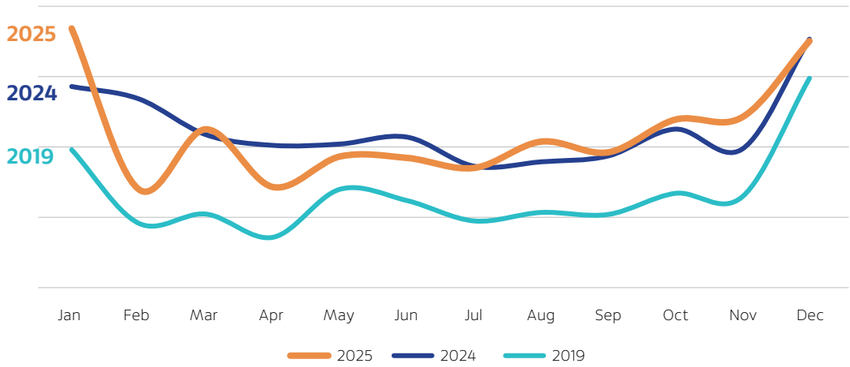
The six malls achieved a combined average occupancy rate of 97% and the seven hypermarkets achieved 100% occupancy as of 31 December 2025.

FIVE-YEAR AVERAGE OCCUPANCY RATE

	FP2021	FY2022	FY2023	FY2024	FY2025
Retail Portfolio	97%	96%	97%	98%	**98%**
Sunway Pyramid Mall	98%	97%	98%	97%	**97%**
Sunway Carnival Mall	95%	93%	97%	95%	**98%**
Sunway Putra Mall	93%	91%	92%	93%	**94%**
Sunway 163 Mall	N/A	N/A	N/A	100%	**99%**
Sunway Kluang Mall[1]	N/A	N/A	N/A	N/A	**99%**
SunCity Ipoh Hypermarket	100%	100%	100%	100%	**100%**
Sunway REIT Hypermarkets[2]	N/A	N/A	N/A	100%	**100%**
AEON Mall Seri Manjung[3]	N/A	N/A	N/A	N/A	**100%**

[1] *Acquisition was completed on 30 December 2024. The two-day income contribution in FY2024 has been included in FY2025.*
[2] *Sunway REIT Hypermarkets pertain to the six hypermarkets located at Kinrara, Putra Heights, USJ, Klang, Ulu Kelang and Plentong.*
[3] *Acquisition was completed on 25 July 2025.*

RETAIL SALES PER SQ.FT. (RM)



2025 vs 2024
1% ↓

2025 vs 2019
19% ↑

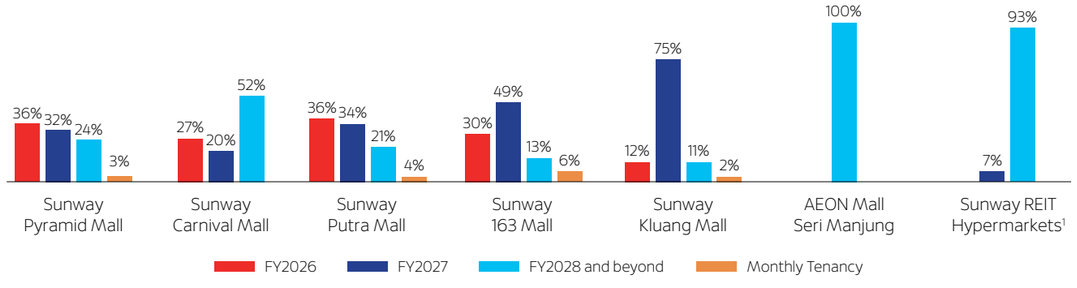
Note: The above sales per sq.ft. data only covers Sunway Pyramid Mall, Sunway Carnival Mall and Sunway Putra Mall. It excludes the retail assets acquired in 2024 due to the absence of comparable prior-year data, as well as triple net retail assets.

The retail sales per sq.ft. in 2025 recorded a marginal decline of 1% compared to the previous year, reflecting a normalisation following the strong recovery achieved in 2024. Performance in the first half of the year was softer, as consumer spending moderated amid more cautious consumer sentiment due to ongoing global economic uncertainty.

Encouragingly, retail activity improved in the second half of 2025, supported by better footfall trends and festive shopping cycles across Sunway REIT's malls. The gradual improvement in consumer sentiment, coupled with ongoing mall enhancements and targeted marketing initiatives, contributed to the recovery in sales momentum during the latter part of the year.

Overall, while retail sales per sq.ft. edged slightly lower on a full-year basis, the improving second-half performance underscores the resilience of Sunway REIT's retail portfolio and reflects a stabilisation in consumer spending patterns, supported by the continued preference for in-person shopping experiences and the sustained attractiveness of Sunway REIT's malls.

LEASE EXPIRY SCHEDULE (EXPIRING TENANCIES AS % OF TOTAL NLA)

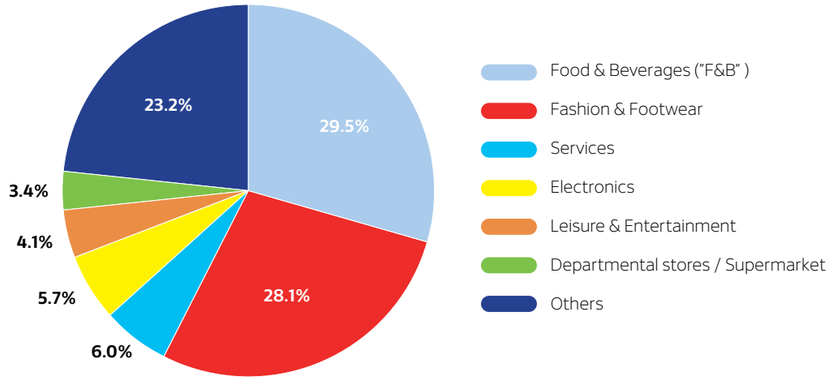


[1] *Sunway REIT Hypermarkets pertain to the seven hypermarkets including SunCity Ipoh Hypermarket and the Sunway REIT Hypermarkets located in Kinrara, Putra Heights, USJ, Klang, Ulu Kelang and Plentong.*

The lease expiry profile for the retail segment is well distributed across FY2026 and beyond. There is a spike in tenancies expiring in FY2027 for Sunway Kluang Mall owing to an anchor tenant tenancy maturing in that year. For the newly acquired AEON Mall Seri Manjung, the property is secured under a long-term lease until December 2037.

TOP TRADE CATEGORIES BY GROSS RENTAL INCOME

The top three retail trade categories, collectively accounted for more than 63% of December 2025 retail gross rental income, include F&B, fashion & footwear and services.



TENANT MIX (BASED ON DECEMBER 2025 GROSS RENTAL INCOME AND NET LETTABLE AREA)

	SUNWAY PYRAMID MALL		SUNWAY CARNIVAL MALL		SUNWAY PUTRA MALL		SUNWAY 163 MALL		SUNWAY KLUANG MALL	
Food & beverages	27.3%	21.8%	31.8%	18.2%	32.8%	21.4%	47.9%	31.5%	25.8%	11.9%
Fashion & footwear	29.4%	24.4%	33.4%	27.5%	24.0%	28.3%	2.1%	2.0%	22.1%	20.4%
Services	6.4%	6.0%	5.2%	4.6%	2.5%	1.0%	12.7%	17.0%	1.6%	0.2%
Electronics	5.5%	4.7%	9.3%	9.8%	2.4%	0.9%	2.4%	1.6%	4.4%	2.2%
Leisure & entertainment	3.5%	9.5%	3.2%	9.7%	7.4%	10.8%	5.4%	14.6%	8.8%	16.9%
Departmental stores / Supermarket	2.2%	7.7%	4.3%	15.8%	2.5%	3.4%	9.2%	12.7%	14.1%	35.6%
Others	25.7%	21.4%	12.8%	13.1%	28.4%	28.8%	20.3%	18.7%	23.2%	12.5%
Vacant	-	4.5%	-	1.3%	-	5.4%	-	1.9%	-	0.3%
TOTAL	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

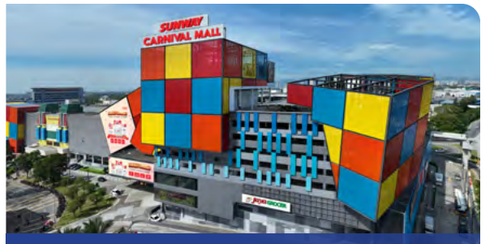
Tenant Mix | By Gross Rental Income | By Net Lettable Area

TOP 10 TENANTS (BASED ON DECEMBER 2025 GROSS RENTAL INCOME)

Total: **12.7%** | WALE: **1.5 years**

SUNWAY PYRAMID MALL

- Adidas (Malaysia) Sdn. Bhd. (Adidas)
- Beauty In Motion Sdn. Bhd. (Sephora)
- Cotton On (Malaysia) Sdn. Bhd. (Cotton On Body, Cotton On, Typo)
- Envico Enterprises Sdn. Bhd. (Michael Kors, Tory Burch, MLB, Victoria's Secret, Bath & Body Works)
- Padini Dot Com Sdn. Bhd. (Padini)
- Parkson Corporation Sdn. Bhd. (Parkson)
- Pop Mart Malaysia Sdn. Bhd. (Pop Mart)
- TGV Cinemas Sdn. Bhd. (TGV Cinemas)
- Uniqlo (Malaysia) Sdn. Bhd. (Uniqlo)
- Watson's Personal Care Stores Sdn. Bhd. (Watsons)



Total: **17.2%** | WALE: **2.0 years**

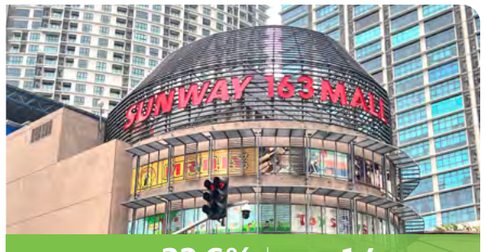
SUNWAY CARNIVAL MALL

- CG Computers Sdn. Bhd. (Switch)
- Elitetrax Marketing Sdn. Bhd. (Harvey Norman)
- Golden Screen Cinemas Sdn. Bhd. (GSC Cinemas)
- Muji (Malaysia) Sdn. Bhd. (Muji)
- Oriental Coffee (TRZ) Sdn. Bhd. (Oriental Kopi)
- Padini Dot Com Sdn. Bhd. (Padini Concept Store)
- Parkson Corporation Sdn. Bhd. (Parkson)
- Tomaz Shoes Sdn. Bhd. (Tomaz)
- Trendcell Sdn. Bhd. (Jaya Grocer)
- Uniqlo (Malaysia) Sdn. Bhd. (Uniqlo)

Total: **24.6%** | WALE: **1.4 years**

SUNWAY PUTRA MALL

- GCH Retail (Malaysia) Sdn. Bhd. (Mercato)
- Lifestyle Retail Malaysia Sdn. Bhd. (Max & Babyshop)
- Oh Some Retail Sdn. Bhd. (Oh! Some)
- Padini Dot Com Sdn. Bhd. (Padini)
- T.A.S. Leisure Sdn. Bhd. (Chili's Grill & Bar)
- TGV Cinemas Sdn. Bhd. (TGV Cinemas)
- Tomaz Shoes Sdn. Bhd. (Tomaz & Tomaz Watchmaker)
- Uniqlo (Malaysia) Sdn. Bhd. (Uniqlo)
- Worq KI Sdn. Bhd. (WORQ)
- Yee Fong Hung (M) Sdn. Bhd. (Brands Outlet)



Total: **32.6%** | WALE: **1.4 years**

SUNWAY 163 MALL

- Bluefire (Malaysia) Sdn. Bhd. (The Social)
- Bluefire (Mont Kiara) Sdn. Bhd. (Lisette's Café & Bakery)
- Hou Duck (163) Sdn. Bhd. (Tasteful Kitchen)
- Lavender Confectionery & Bakery Sdn. Bhd. (Lavender)
- Paradise Dynasty Sdn. Bhd. (Paradise Dynasty)
- Proof Gourmet Sdn. Bhd. (Osteria Emilia)
- Suez Top Ventures Sdn. Bhd. (Madam Kwan's)
- Trendcell Sdn. Bhd. (Jaya Grocer)
- Walking On Sunshine Sdn. Bhd. (Walking on Sunshine)
- Watson's Personal Care Stores Sdn. Bhd. (Watsons)

Total: **31.2%** | WALE: **1.5 years**

SUNWAY KLUANG MALL

- Dee Seng Fashion Trading Sdn. Bhd. (Dees Fashion)
- Golden Screen Cinemas Sdn. Bhd. (GSC Cinemas)
- Hockhua Tonic (Johor) Sdn. Bhd. (Hock Hua Tonic)
- Mr D.I.Y. (Johor) Sdn. Bhd. (Mr D.I.Y.)
- Pacific Grocer & Department Store Sdn. Bhd. (Pacific Store)
- Secret Recipe Cakes & Café Sdn. Bhd. (Secret Recipe)
- Sports Direct Malaysia Sdn. Bhd. (Sports Direct)
- Superstar One Bowling Sdn. Bhd. (Ampang Superbowl)
- TCRS Restaurants Sdn. Bhd. (The Chicken Rice Shop)
- Yee Fong Hung (Malaysia) Sdn. Bhd. (Brands Outlet)

ASSET ACQUISITION

AEON MALL SERI MANJUNG

Completed
25 July 2025

AEON Mall Seri Manjung, a freehold two-storey retail complex located in Seri Manjung, Perak was acquired for RM138.0 million, from Kar Sin Bhd. The acquisition was completed on 25 July 2025. The property is strategically located in Seri Manjung - the commercial hub of the district, and is surrounded by mature residential communities and key civic amenities, catering to a catchment population of over 294,000 residents in the Manjung district.

The property is single-leased to AEON Co. (M) Bhd. under a long-term lease agreement and provides income stability with a remaining lease tenure of 12 years up to December 2037. The retail offerings include a wide spectrum of F&B outlets, as well as fashion and clothing stores, health and beauty services, accessories, a cinema and many more. The wide array of tenancy mix serves a mature residential market catchment and in particular attracts families, students and working professionals in Manjung district.

The impending completion of the West Coast Expressway ("WCE") presents an exciting opportunity for the property to capitalise on the improved connectivity between Taiping and Selangor. The property also stands to benefit in the long run from the development of Lumut Maritime Industrial City ("LuMIC"), which aims to establish the nearby town, Lumut as a key maritime and industrial hub.

PURCHASE CONSIDERATION

RM138 million

NPI YIELD

6.5%[1]

[1] *Based on acquisition price*

ASSET ENHANCEMENT INITIATIVE

SUNWAY CARNIVAL MALL

Completed
May 2025

Building on the successful launch of the new wing in 2022, Sunway REIT commenced the asset enhancement initiative for the old wing in June 2023 to further optimise the mall's average rental rate and unlock its full growth potential. With a total development cost of RM360.0 million, the refurbishment was completed two months ahead of schedule in May 2025.

As at 31 December 2025, Sunway Carnival Mall's occupancy rate stood at 99%, reflecting the success of the initiative in attracting high-yield tenants, supported by enhancements to the mall's external façade that elevate its aesthetic appeal and seamless connectivity across the expanded mall, collectively creating a more inviting and engaging environment that enhances the overall shopping experience for consumers in mainland Penang.

PROPERTY DEVELOPMENT ACTIVITY[1]

SUNWAY PIER

Artist's impression

Target Completion
H2 2028

Following the acquisition of Sunway Pier in 2022, the Manager developed a strategic plan to transform this asset into a vibrant retail-centric tourism destination. The redevelopment exercise commenced on 29 October 2024, with targeted completion in H2 2028. The change from earlier planned completion in H2 2027 was due to revised layout plan and piling system. The new development will now feature an expanded building GFA of approximately 620,000 sq.ft. and NLA of approximately 390,000 sq.ft. along with more than 740 parking bays.

Building on this vision of community-centric, experience-led retail, the development will reposition the former ferry terminal in Port Klang into a seafront lifestyle destination. The development will feature curated retail concepts alongside immersive dining experiences, including alfresco F&B offerings overlooking the waterfront, as well as a seafood market. Plans for the development also include public waterfront spaces designed to encourage community engagement and recreational activities beyond traditional retail, enhancing Sunway Pier's positioning as a distinctive leisure and tourism destination.

Located adjacent to the Port Klang KTM station and on the western end of the Federal Highway, Sunway Pier is easily accessible by public transport and is within an easy 50-minute drive from KLCC. With an estimated development cost of RM462.0 million, Sunway Pier is expected to strengthen Port Klang's appeal as a destination for leisure, lifestyle and shopping activities.

[1] *The redevelopment of Sunway Pier combined with the development of a new Sunway Hotel Seberang Jaya represents 5.6% of the total asset value of Sunway REIT, which is well below the 15% threshold specified in Paragraph 8.17 of the Listed REIT Guidelines. However, as it has exceeded the threshold of 5.0% pursuant to Paragraph 9.43(1)(p) of the Bursa Listing Requirements, an announcement was made on Bursa Malaysia on 28 October 2025.*

AWARDS AND RECOGNITIONS

Sunway Pyramid Mall

- Best Shopping Mall for Families by Parenthood Parent's Choice Awards 2025
- Best Family-Friendly Shopping & Entertainment Mall by BabyTalk MamaPapa Awards 2025
- Malaysia Tourism Quality Assurance ("MyTQA") Platinum rating 2025-2028 from the Ministry of Tourism, Arts and Culture
- **Gold Award** for Top Sustainability Award (Category C) for "*Sunway Pyramid's Eco-tech Transformation*" by PPK Malaysia Awards

Sunway Carnival Mall

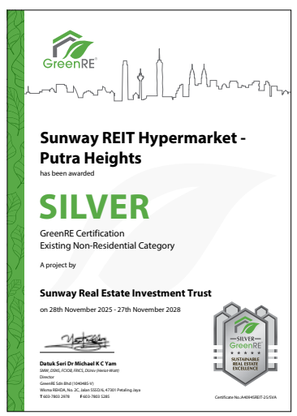
- Best Retail Mall by INPenang National Achievers Awards 2025
- **Platinum Award** for Top Sustainability Practices 2024-2025 (Category B) for *"From Waste to Wonder"* by PPK Malaysia Awards

Sunway Carnival Mall (New Wing)

- **GreenRE Gold certification**

Sunway REIT Hypermarket – Putra Heights

- **GreenRE Silver certification**



Sunway REIT Hypermarket – Ulu Kelang

- **GreenRE Silver certification**

MEDIUM- / LONG-TERM TARGETS

Implementing **digital transformation initiatives** such as real time monitoring, robotic cleaning, smart office solutions, machine learning, AI technology for operational improvements

Elevating F&B offerings with 'Winner Brands' and reconfiguring space-planning for high-performing tenants

Improving **operational cost management** by adopting cost discipline and reducing building energy intensity

Rebranding Sunway Pyramid Mall as a **resort mall destination**

Continuing **sustainable development initiatives** to transform Sunway Malls into low-carbon assets

PROSPECTS

Sunway REIT's strong retail segment performance in FY2025 was boosted by contributions from new retail asset acquisitions, as well as the completion of the Oasis precinct in Sunway Pyramid Mall and the upgrading of the old wing in Sunway Carnival Mall.

For 2026, Retail Group Malaysia is projecting retail sales growth of 4.0% (2.4% in 2025), supported by the government's projected GDP growth of 4.0%–4.5%. This outlook is driven by several government initiatives, including cash aid programmes aimed at supporting household spending, as well as the launch of Visit Malaysia Year 2026 which targets 47 million foreign tourist arrivals and is expected to further stimulate retail activity. Against this backdrop, the Manager remains positive on the prospects of its retail segment in FY2026, backed by high mall occupancies and positive rental reversions, as well as full-year contributions from the newly acquired AEON Mall Seri Manjung and the newly refurbished Sunway Carnival Mall.

HOTEL SEGMENT

Segment Contribution by Revenue:

11%

(FY2024: 13%)

Segment Contribution by Property Value:

19%

(FY2024: 18%)

Sunway REIT's hotel segment delivered a resilient performance in FY2025, maintaining a stable average occupancy rate of 65% amid a progressively improving tourism landscape. This was supported by sustained demand from leisure travellers, Meeting, Incentives, Conferences and Exhibitions ("MICE") events and continued inflows of both domestic and international tourists. Additionally, performance was also supported by the segment's proven business agility and marketing expertise in attracting travellers through compelling promotional campaigns, effective room revenue management and other strategic measures.

FIVE-YEAR AVERAGE OCCUPANCY RATE

	FP2021	FY2022	FY2023	FY2024	FY2025
Hotel Portfolio	32%	54%	64%	65%	**65%**
Sunway Resort Hotel	N/A*	45%	49%	53%	**55%**
Sunway Pyramid Hotel	29%	59%	74%	72%	**72%**
Sunway Lagoon Hotel	42%	59%	71%	72%	**72%**
Sunway Putra Hotel	29%	44%	54%	58%	**57%**
Sunway Hotel Georgetown	20%	62%	81%	73%	**70%**
Sunway Hotel Seberang Jaya	43%	61%	71%	75%	**80%**

* *Sunway Resort Hotel was closed for refurbishment in FP2021.*

HOTEL SEGMENT

GUEST PROFILE BY ROOM REVENUE (%)

Sunway Resort Hotel

FY2025	**76%**	**24%**
FY2024	88%	12%

Sunway Pyramid Hotel

FY2025	**69%**	**31%**
FY2024	74%	26%

Sunway Lagoon Hotel

FY2025	**55%**	**45%**
FY2024	75%	25%

Sunway Putra Hotel

FY2025	**79%**	**21%**
FY2024	79%	21%

Sunway Hotel Georgetown

FY2025	**97%**	**3%**
FY2024	95%	5%

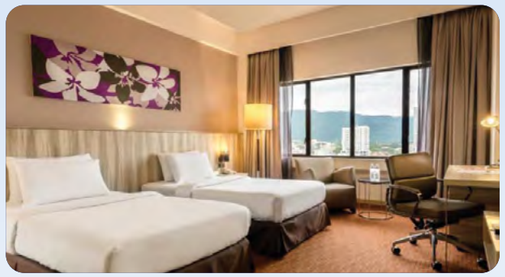
Sunway Hotel Seberang Jaya

FY2025	**8%**	**92%**
FY2024	12%	88%

Leisure | Corporate

Sunway Hotels & Resorts App

Offering guests seamless check-in and out, in-room features and controls, exclusive deals and information.

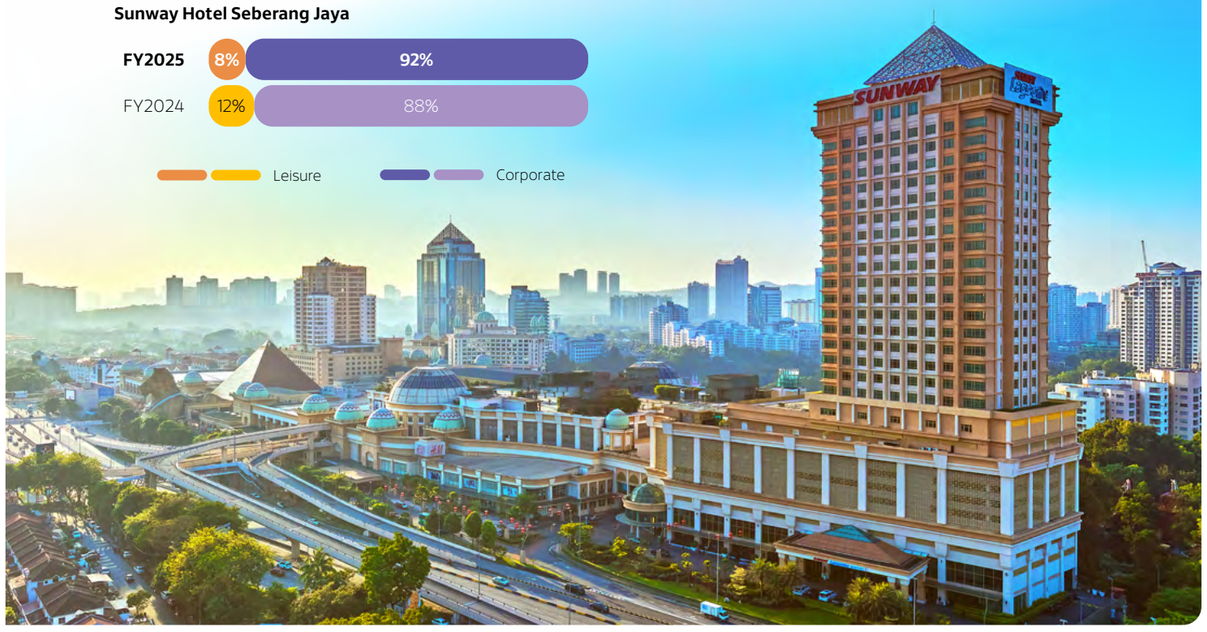


Launch of Sunway Resort Hotel's TikTok Account

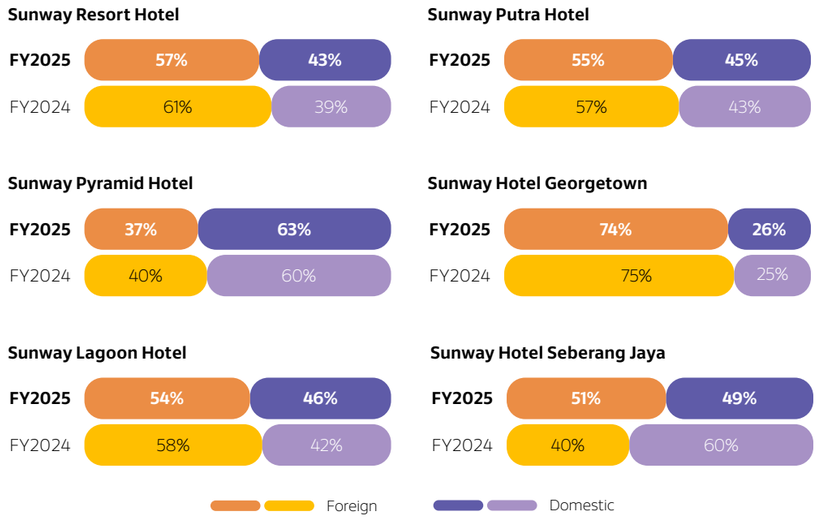
Introduced to enhance digital presence and broaden engagement with a younger demographic through short-form, dynamic content. This platform features creative showcases of Sunway Resort Hotel's offerings and leverages trending formats to increase visibility and brand awareness.

Launch of Sunway Resort Hotel's Xiaohongshu ("XHS") Account

Established to expand reach within the Chinese market through an official presence on XHS, a key platform influencing travel and lifestyle decisions.



FOREIGN VS DOMESTICS GUESTS BY OCCUPIED ROOM (%)



Foreign Tourist Arrival to Malaysia

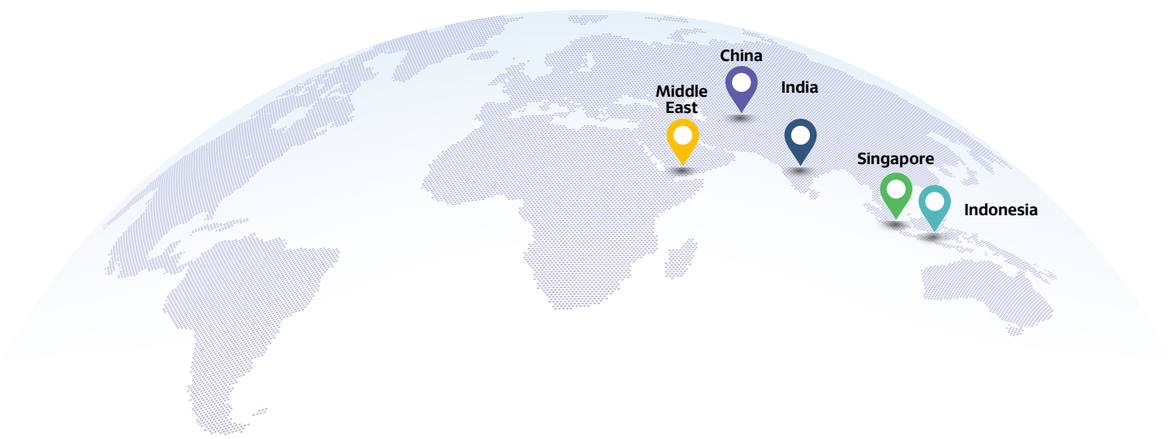
6.4% ↑

FY2025: 26.6 million

FY2024: 25.0 million

Source: Tourism Malaysia

TOP 5 FOREIGN GUESTS BY COUNTRIES / REGIONS



	1	2	3	4	5
FY2025	China	Indonesia	Singapore	Middle East	India
FY2024	Singapore	Middle East	China	India	Indonesia

ASSET DISPOSAL

SUNWAY HOTEL SEBERANG JAYA

Sunway Hotel Seberang Jaya – a 4-star 202-room hotel located in Seberang Jaya, Penang is in the process of being disposed of to Sunway Medical Centre Penang Sdn. Bhd. at a value of RM60.0 million, with the conditional sale and purchase agreement ("SPA") signed on 28 October 2025. The transaction is expected to be completed within 2 years' time by fourth quarter of 2027, after fulfillment of the required conditions to sale.

The hotel is strategically located in the Seberang Jaya town centre at the intersection between the North-South Expressway and the East-West Highway, and is conveniently accessible via a 40-minute drive from the iconic Penang Bridge and Penang International Airport.

Located within a vibrant hub of entertainment, leisure, medical facilities, and retail anchored by the newly expanded Sunway Carnival Mall, the proposed disposal of this hotel presents an exciting opportunity for the Manager to realise gains on its initial investment and recycle the proceeds from disposal for the construction of a new hotel atop Sunway Carnival Mall and unlock significant synergies between the two assets.

PROPERTY DEVELOPMENT ACTIVITY[1]

NEW SUNWAY HOTEL SEBERANG JAYA

In parallel with the proposed disposal of Sunway Hotel Seberang Jaya, the Manager plans to develop a new Sunway Hotel Seberang Jaya atop Sunway Carnival Mall, with an estimated development cost of RM140.0 million and targeted completion in the fourth quarter of 2027.

The proposed new Sunway Hotel Seberang Jaya will comprise an 11-storey building featuring 192 rooms, a grand ballroom with a banquet capacity of up to 600 guests (compared with 200 guests at the existing hotel), meeting rooms and a rooftop facilities deck featuring an infinity swimming pool and wading pool as new lifestyle amenities, alongside entertainment areas and direct connectivity to Sunway Carnival Mall, offering upgraded and seamless experience for hotel guests.

Upon completion, the integrated development is expected to enhance the value of Sunway Carnival Mall by driving increased footfall and dwell time, while simultaneously providing the new Sunway Hotel Seberang Jaya with a unique and convenient value proposition for its guests, ultimately creating a more compelling and strengthening the overall competitiveness of the integrated development in mainland Penang.

[1] *The development of a new Sunway Hotel Seberang Jaya, combined with the redevelopment of Sunway Pier represents 5.6% of the total asset value of Sunway REIT, which is well below the 15% threshold specified in Paragraph 8.17 of the Listed REIT Guidelines. However, as it has exceeded the threshold of 5.0% pursuant to Paragraph 9.43(1)(p) of the Bursa Listing Requirements, an announcement was made on Bursa Malaysia on 28 October 2025.*

AWARDS AND RECOGNITIONS

Sunway Resort Hotel

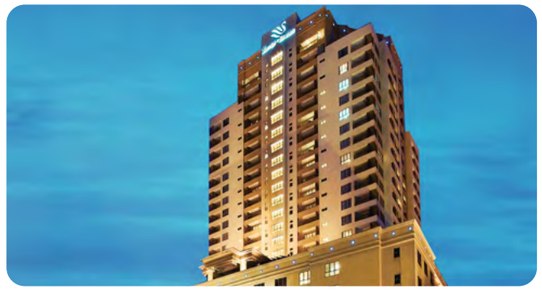
- Top 10% Worldwide by TripAdvisor Traveller's Choice Awards 2025
- Best Meetings Hotel (Malaysia) by M&C Asia Stella Awards 2025
- 2025 Trip Best Premium Hotel by Trip.com 2025 Awards
- **Gold Award** by Muslim-Friendly Tourism and Hospitality Assurance and Recognition ("MFAR")

Sunway Lagoon Hotel

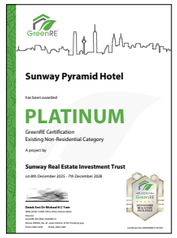
- Top 10% Worldwide by TripAdvisor Traveller's Choice Awards 2025
- Chinese Friendly Hotel 2024 & 2025 by Trip.com 2025 Awards

Sunway Hotel Seberang Jaya

- Best Corporate Hotel by Tourism Industry Awards 2025
- Traveller Review Awards 2025 by Booking.com 2025 Awards



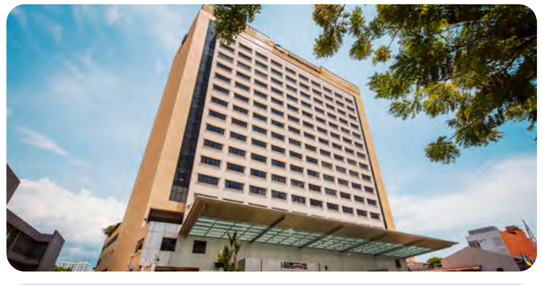
Sunway Pyramid Hotel



- **GreenRE Platinum certification**
- Top 10% Worldwide by TripAdvisor Traveller's Choice Awards 2025
- 2025 Trip Best Family Hotel by Trip.com 2025 Awards
- Outstanding Collaboration Hotel by Traveloka Malaysia Hotel Award 2025
- **Lite Award** by MFAR

Sunway Putra Hotel

- Best City Hotel in Malaysia by International Travel Awards 2025, Dubai, UAE
- Traveller Reivew Awards 2025 by Booking.com 2025 Awards
- Top Producing Hotel 2025 by Trip.com 2025 Awards



Sunway Hotel Georgetown

- Traveller Review Awards 2025 by Booking.com 2025 Awards
- Top Producing Hotel 2025 by Trip.com 2025 Awards

MEDIUM- / LONG-TERM TARGETS

Driving **international business growth** by appointing sales agents in key markets

Building relationships with Penang travel agencies to **attract leisure and medical tourists** at Sunway Medical Centre in Seberang Jaya

Collaboration with Sunway Travel to target new markets with unique products and defend existing market

Leveraging **pre-buy business** at Sunway Hotel Georgetown

Seeking **potential new segments** like premium weddings, entertainment events and world-class sports events

Practicing **dynamic pricing** through monitoring of daily demand and booking trend

PROSPECTS

Tourism Malaysia reported a 6.4% year-on-year increase in tourist arrivals in 2025, driven by accommodative policies and enhanced air connectivity which have supported the growth of the tourism sector.

Notwithstanding a softer first half of FY2025, the hotel segment recorded a strong rebound in the second half of FY2025, driven by increased MICE activities and year-end holiday demand. As a result, the overall performance of the hotel segment in FY2025 was comparable to that of FY2024.

Federal Budget 2026 provides a supportive backdrop for the hospitality industry, with approximately RM700 million allocated to tourism, including RM500 million for Visit Malaysia Year 2026, alongside tax relief of up to RM1,000 for domestic travel. These measures are anticipated to lift hotel occupancies.

The Manager remains cautiously optimistic on the outlook for the hotel segment, underpinned by positive trends in tourist arrivals as the country gears up for Visit Malaysia Year 2026 with expanding air connectivity, broader promotional campaigns and enhanced tourism offerings. Notwithstanding this, the Manager acknowledges that any sustained escalation of conflicts in the Middle East may weigh on tourism demand. The Manager will continue to adopt a proactive pricing strategy, strengthen targeted marketing efforts and place greater emphasis on MICE events to enhance the performance of the hotel segment.

OFFICE SEGMENT

Segment Contribution by Revenue:
9%
(FY2024: 11%)

Segment Contribution by Property Value:
9%
(FY2024: 9%)

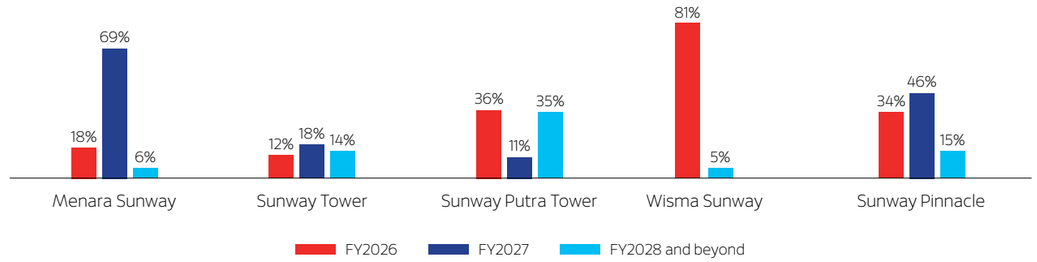
In FY2025, the office segment maintained a stable five-year average occupancy rate at 82%. The average occupancy rate across most office properties remained relatively resilient despite some moderation year-on-year, in line with broader leasing trends. Wisma Sunway experienced a temporary impact following the departure of a major tenant. Nevertheless, with the Manager's continued proactive leasing management strategies, occupancy rates for Wisma Sunway and other office properties are expected to improve in the near-term.

FIVE-YEAR AVERAGE OCCUPANCY RATE

	FP2021	FY2022	FY2023	FY2024	FY2025
Office Portfolio	84%	83%	84%	83%	**82%**
Menara Sunway	97%	93%	90%	95%	**94%**
Sunway Tower	32%	27%	38%	42%	**43%**
Sunway Putra Tower[1]	83%	86%	80%	69%	**70%**
Wisma Sunway	100%	100%	100%	100%	**92%**
Sunway Pinnacle	97%	98%	99%	100%	**97%**

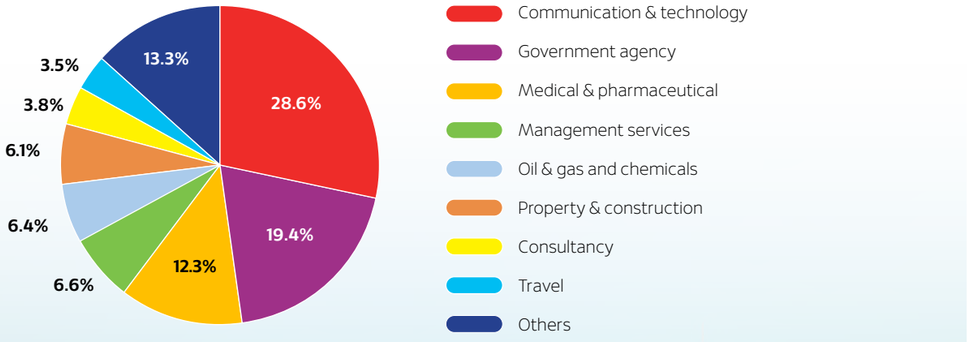
[1] *As at 31 December 2025, Sunway Putra Tower recorded secured occupancy rate of 82%.*

LEASE EXPIRY SCHEDULE (EXPIRING TENANCIES AS % OF TOTAL NLA)



TOP TRADE CATEGORIES BY GROSS RENTAL INCOME

The top three office trade categories, collectively accounted for more than 60% of December 2025 office gross rental income, include communication & technology, government agency and medical & pharmaceutical.



TENANT MIX (BASED ON DECEMBER 2025 GROSS RENTAL INCOME AND NET LETTABLE AREA)

MENARA SUNWAY

Management services	31.0%	27.3%
Property & construction	27.8%	25.0%
Communication & technology	12.3%	11.4%
Medical & pharmaceutical	8.3%	8.6%
Others	20.6%	19.9%
Vacant	-	7.8%
TOTAL	100.0%	100.0%

SUNWAY PINNACLE

Communication & technology	46.7%	44.5%
Medical & pharmaceutical	20.5%	20.9%
Oil & gas and chemicals	12.6%	12.3%
Travel	6.9%	6.3%
Others	13.3%	12.0%
Vacant	-	4.0%
TOTAL	100.0%	100.0%

SUNWAY PUTRA TOWER

Government agency	85.0%	58.7%
Communication & technology	9.4%	6.0%
Consultancy	1.2%	0.8%
Property & construction	1.1%	0.8%
Medical & pharmaceutical	0.8%	0.5%
Others	2.5%	1.4%
Vacant	-	31.8%
TOTAL	100.0%	100.0%

SUNWAY TOWER

Consultancy	55.5%	17.7%
Communication & technology	14.4%	6.8%
Others	30.1%	19.8%
Vacant	-	55.7%
TOTAL	100.0%	100.0%

WISMA SUNWAY

Government agency	96.2%	83.0%
Consultancy	3.8%	3.0%
Vacant	-	14.0%
TOTAL	100.0%	100.0%

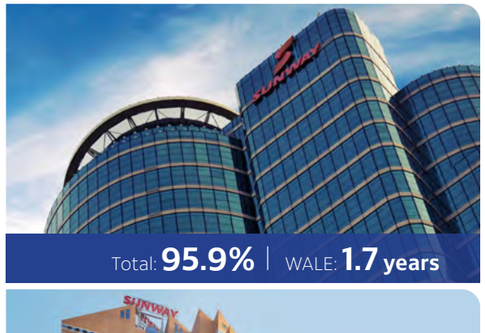
Tenant Mix
By Gross Rental Income
By Net Lettable Area

TOP 10 TENANTS (BASED ON DECEMBER 2025 GROSS RENTAL INCOME)

Total: **66.3%** | WALE: **1.7 years**

MENARA SUNWAY

- Maxis Broadband Sdn. Bhd.
- Roche Services (Asia Pacific) Sdn. Bhd.
- Sunway Computer Services Sdn. Bhd.
- Sunway Construction Sdn. Bhd.
- Sunway Fintech Sdn. Bhd.
- Sunway Integrated Properties Sdn. Bhd.
- Sunway Marketing Sdn. Bhd.
- Sunway Quarry Industries Sdn. Bhd.
- Sunway Services Sdn. Bhd.
- TF Value - Mart Sdn. Bhd.



Total: **95.9%** | WALE: **1.7 years**

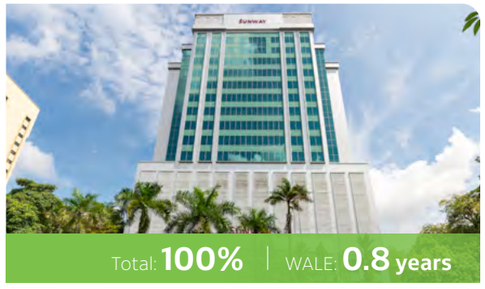
SUNWAY TOWER

- eAuto Sdn. Bhd.
- Eftech Driling Solution Sdn. Bhd.
- Iconnectix Sdn. Bhd.
- Kitago Sdn. Bhd.
- Pimpinan Ehsan Berhad
- R1 International Malaysia Sdn. Bhd.
- Sunway Xfarms Sdn. Bhd.
- VPO Services Sdn. Bhd.
- YYC Holdings Sdn. Bhd.
- ZJ Advisory Sdn. Bhd.

Total: **97.2%** | WALE: **1.2 years**

SUNWAY PUTRA TOWER

- Ateni Media Sdn. Bhd.
- CIDB e-Construct Services Sdn. Bhd.
- Cradle Fund Sdn. Bhd.
- David Chau & Artika Advocates & Solicitors
- Jabatan Perdana Menteri (ICU)
- JKR Wilayah Persekutuan Kuala Lumpur
- Nano Commerce Sdn. Bhd.
- Pejabat Kementerian Perdagangan Dalam Negeri Dan Hal Ehwal Pengguna Malaysia
- Presslogic Malaysia Sdn. Bhd.
- Raffcomm Sdn. Bhd.



Total: **100%** | WALE: **0.8 years**

WISMA SUNWAY

- Jabatan Alam Sekitar
- Jabatan Kesihatan Negeri Selangor
- Pejabat Kementerian Pelancongan Dan Kebudayaan Malaysia Negeri Selangor
- SM Centre (MYS) Sdn. Bhd.

Total: **62.9%** | WALE: **1.4 years**

SUNWAY PINNACLE

- Accenture Solutions Sdn. Bhd.
- Ericsson (Malaysia) Sdn. Bhd.
- Evonik Malaysia Sdn. Bhd.
- Huntsman Global Business Services Sdn. Bhd.
- Johnson & Johnson Sdn. Bhd.
- Linde Malaysia Sdn. Bhd.
- Lodging Partner Travel Sdn. Bhd.
- Maxis Mobile Sdn. Bhd.
- Roche Services (Asia Pacific) Sdn. Bhd.
- Thyssenkrupp Elevator Malaysia Sdn. Bhd.

OFFICE SEGMENT

ELEVATING THE WORKSPACE EXPERIENCE: CONNECT @33 AT SUNWAY PUTRA TOWER

Sunway Putra Tower introduces Connect @33, a new workspace designed to elevate tenant experience. The space combines co-working zones, versatile breakout ares, and thoughtfully curated environments that encourage focus, collaboration and seamless interaction.

Features include meeting rooms, hot desk zones, dedicated workstation, community spaces and hangout areas to create a flexible and dynamic setting enhancing the overall appeal of the office environment.

OPERATIONAL IMPROVEMENTS IN FY2025

To enhance overall tenant experience and environmental sustainability, there were several key initiatives undertaken, including modernisation and upgrading of mechanical and electrical infrastructure.

Chiller Upgrading

Upgraded the chiller system at Menara Sunway to improve efficiency and reliability

Facility Upgrading

Asset enhancement efforts encompass comprehensive interior upgrades and exterior improvements. The introduction of communal spaces provides added facilities for both prospective and existing tenants. Furthermore, enhanced amenities, including modern workstations and well-equipped meeting rooms at Sunway Putra Tower, serve to attract and retain tenants effectively

EV Charger

To meet growing market demand and support sustainable lifestyles, EV charging stations were installed across all office buildings – providing convenient, eco-friendly amenities that appeal to tenants and visitors

MEDIUM- / LONG-TERM TARGETS

Expanding reach of **digital marketing strategies** via social media to boost leads and generate more leasing enquiries

Building on **attractive pricing strategies** to increase occupancy

Enhancing **property yield** via higher building rental rates and occupancy

Upgrading building facilities and amenities, including converting all buildings to achieve **green building certification**

Increasing number of tenants via attractive **rental capex amortisation packages**

PROSPECTS

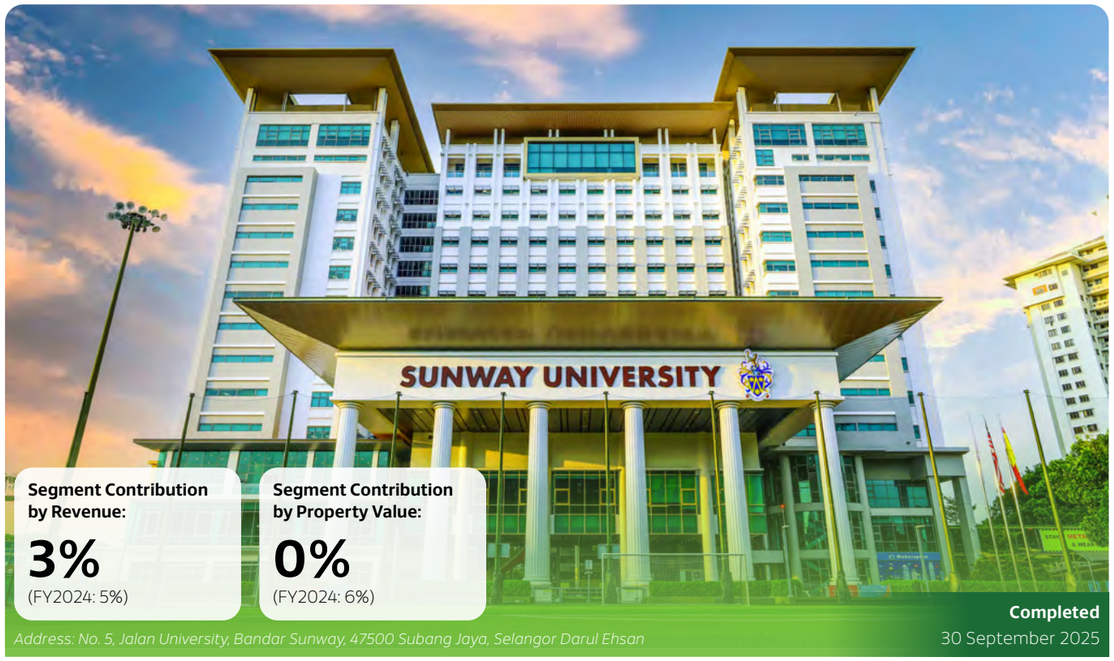
Between the second half of 2025 and 2026, approximately 4.4 million sq.ft. of new office supply was projected to enter the Klang Valley market, comprising about 1.3 million sq.ft. in H2 2025 and 3.1 million sq.ft. in 2026. Notwithstanding the increase in supply, strong leasing momentum was recorded, with absorption in the first nine months of 2025 exceeding that of 2024.

The demand is primarily focused on newer, high-quality Grade A office spaces, particularly those with good accessibility to public transportation. Key demand drivers include the technology, financial services and professional services sectors. While new supply is being absorbed, the continued delivery of new office space continues to exert pressure on older buildings.

The stable occupancy of Sunway REIT's office segment in FY2025 was underpinned by ongoing efforts to enhance the competitiveness of the portfolio through continuous asset enhancement initiatives, including upgrades to air conditioning systems, lifts, transformers and general amenities area for tenants. These improvements are in line with Sunway REIT's energy efficiency and green certification strategies for the office portfolio, and aligned with Federal Budget 2026 initiatives, promoting the development of digital and ESG-compliant workspaces.

The office segment is expected to remain resilient in FY2026, supported by committed tenancies. The Manager will continue to pursue green certification initiatives and offer flexible leasing solutions to enhance tenant retention and attract new occupants.

SERVICES SEGMENT



ASSET DISPOSAL

SUNWAY UNIVERSITY & COLLEGE CAMPUS

On 2 May 2025, Sunway REIT entered into a conditional sale and purchase agreement with Sunway College (KL) Sdn. Bhd., a wholly owned subsidiary of Sunway Education Group Sdn. Bhd., for the disposal of Sunway University & College campus for a total cash consideration of RM613 million.

Located in Sunway City Kuala Lumpur, the property comprises several academic blocks, four blocks of five-storey walk-up hostel apartments, and sports facilities. The disposal consideration represents a premium of 4.6% over the property's market value of RM586 million, as appraised by independent valuer Jones Lang Wootton (Proprietor: Singham Sulaiman Sdn. Bhd.) on 1 December 2024.

The disposal was completed on 30 September 2025, following which the property ceased contributing rental income to Sunway REIT. The transaction enabled Sunway REIT to realise a gross disposal gain of RM49 million over the total investment cost of RM564 million. After accounting for incidental disposal costs of RM8 million, the net gain on disposal amounted to RM41 million.

INDUSTRIAL & OTHERS SEGMENT

Segment Contribution by Revenue:
2%
(FY2024: 1%)

Segment Contribution by Property Value:
2%
(FY2024: 2%)

In FY2025, the industrial & others segment's average occupancy rate improved from 80% to 87%, mainly driven by higher occupancy at Sunway REIT Industrial – Petaling Jaya 1. Meanwhile, occupancy rates at Sunway REIT Industrial – Shah Alam 1 and Sunway REIT Industrial – Prai remained strong, supported by a triple net lease arrangement at Sunway REIT Industrial - Shah Alam 1 and full occupancy at Sunway REIT Industrial - Prai. Nevertheless, with the Manager's continued proactive leasing management strategies, occupancy rate for Sunway REIT Industrial - Petaling Jaya 1 is expected to improve further in the near-term.

FIVE-YEAR AVERAGE OCCUPANCY RATE

	FP2021	FY2022	FY2023	FY2024	FY2025
Industrial & Others Portfolio	100%	100%	58%	80%	**87%**
Sunway REIT Industrial - Shah Alam 1	100%	100%	100%	100%	**100%**
Sunway REIT Industrial - Petaling Jaya 1[1]	N/A	N/A	0%	31%	**57%**
Sunway REIT Industrial - Prai[2]	N/A	N/A	N/A	100%	**100%**

[1] *Acquisition was completed on 10 November 2022. As at 31 December 2025, Sunway REIT Industrial - Petaling Jaya 1 recorded committed occupancy rate of 78%.*
[2] *Acquisition was completed on 24 October 2024.*

Sunway REIT Industrial – Shah Alam 1

The property is leased to a manufacturing company under a triple-net master lease arrangement expiring in 2034. Rental reviews occur once in every three years, with the most recent review completed on 1 January 2025, with a 10% rental uplift.

Sunway REIT Industrial - Prai

The property is 100% occupied by three reputable multinational corporations ("MNC"), namely a Belgian sound products manufacturer, together with a Japanese logistics company and an American information management services company.

Sunway REIT Industrial – Petaling Jaya 1

The property was acquired on 10 November 2022 and consists of two buildings. One of the buildings is currently anchored by a major tenant, while the other is a multi-tenant facility leased to various tenants. The property recorded an improved occupancy rate of 71% at end-2025, from 31% last year.

OPERATIONAL IMPROVEMENTS IN FY2025

To enhance overall tenant experience and environmental sustainability, there were several key initiatives undertaken, including modernisation and upgrading of mechanical and electrical infrastructure.

Lift Replacement

Upgraded the elevator system at Sunway REIT Industrial – Petaling Jaya 1 to improve efficiency and reliability

Flood Mitigation

Implemented targeted flood mitigation measures at Sunway REIT Industrial – Shah Alam 1 to reduce flood risk and safeguard operations

PROSPECTS

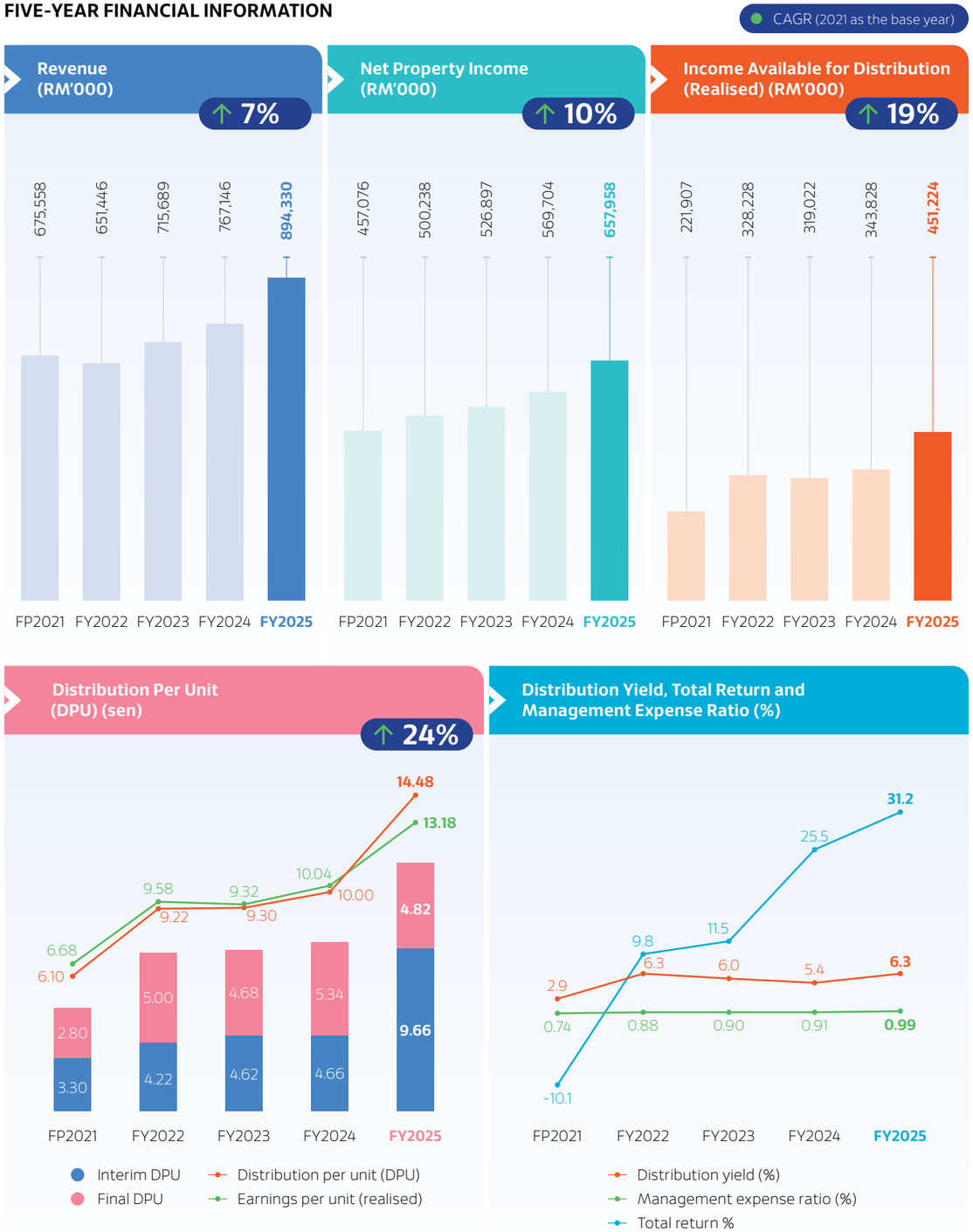
In line with growing investments in Malaysia, demand for industrial properties is expected to remain strong. Under the New Industrial Master Plan ("NIMP") 2030 and the National Energy Transition Roadmap ("NETR"), there will be greater emphasis on sustainability and technological advancements in industries leading to increased demand for modern premises. Accordingly, demand for industrial properties is expected to remain resilient especially in core locations like Shah Alam and Penang.

Malaysia's diversified trade ties and involvement in Regional Comprehensive Economic Partnerships ("RCEP") and Brazil, Russia, India, China and South Africa ("BRICS") positions it well to capitalise on global supply chain realignments. While geopolitical risks persist – particularly from US President Trump's trade stance and ongoing US-China tensions – these shifts offer opportunities for local manufacturers and logistics players to access new markets and bodes well for demand for factories and warehouses. Domestic demand is also expected to continue supporting domestic-oriented industries amid sustained local activity. With the US tariff set at 19%, on par with other ASEAN countries, Malaysia's exports remain competitive, making it an attractive destination for industrial and manufacturing investments.

Based on the above, the Manager remains optimistic about the prospects of the industrial segment, which is underpinned by a long WALE, a stable tenant base and the continued uptrend in demand for industrial space.

FINANCIAL HIGHLIGHTS

FIVE-YEAR FINANCIAL INFORMATION



REVIEW OF OPERATIONAL RESULTS

Realised Profit Attributable to Unitholders (RM'000)

31% ↑

- **451,224** – FY2025
- 343,828 – FY2024

Realised profit increased in line with higher NPI and the realised net gain from the disposal of Sunway university & college campus.

DPU (sen)

45% ↑

- **14.48** – FY2025
- 10.00 – FY2024

Sunway REIT maintained its 100% distribution payout policy for FY2025.

Finance Costs (RM'000)

1% ↓

- **(164,857)** – FY2025
- (166,619) – FY2024

Lower finance costs achieved through debt repayments using proceeds from the disposal of Sunway university & college campus and a reduced average cost of debt following the OPR rate cut in July 2025.

REVIEW OF OPERATIONAL RESULTS

REVENUE

18% ↑

(RM'000)

▶ **894,330** – FY2025

756,868 – FY2024[1]

Sunway REIT achieved solid growth in FY2025, driven by improved performance across most segments and contributions from newly acquired assets, offsetting softer Office performance and the impact of an asset disposal in the Services segment.

Retail

26% ↑

(RM'000)

▶ **668,764** – FY2025

529,625 – FY2024

Retail segment revenue increased, supported by the full-year contribution of rental income from the 2024 acquisitions, the inclusion of AEON Mall Seri Manjung following the commencement of its rental contribution on 25 July 2025 and stronger performance from existing assets post-AEIs.

Hotel

2% ↑

(RM'000)

▶ **97,755** – FY2025

95,457 – FY2024

Hotel segment recorded a marginal improvement in revenue, supported by a steady recovery in tourism activity and resilient demand from the MICE segment.

Office

3% ↓

(RM'000)

▶ **80,818** – FY2025

83,135 – FY2024

Office segment revenue recorded a slight decline, reflecting lower occupancy rates in a softer leasing environment.

Services

24% ↓

(RM'000)

▶ **29,294** – FY2025

38,395 – FY2024[1]

Services segment ceased contribution following the completion of the disposal of Sunway university & college campus on 30 September 2025.

Industrial & Others

73% ↑

(RM'000)

▶ **17,699** – FY2025

10,256 – FY2024

Industrial & Others segment recorded a sharp increase in revenue, supported by full-year rental contribution from Sunway REIT Industrial – Prai and improved occupancy at Sunway REIT Industrial – Petaling Jaya 1.

[1] *Excluded unrealised income in relation to unbilled lease income receivable pursuant to MFRS 16 Leases.*

NPI

18% ↑

(RM'000)

▶ **657,958** – FY2025

559,426 – FY2024[1]

Sunway REIT recorded notable financial growth, fueled by enhanced contributions from newly acquired assets and broad-based segment performance offsetting softer Office performance and the disposal of an asset in the Services segment.

Retail

29% ↑

(RM'000)

▶ **474,006** – FY2025

368,440 – FY2024

Retail segment NPI increased on the back of full-year contributions from the 2024 acquisitions, the addition of AEON Mall Seri Manjung during the year and improved performance across existing assets post-AEIs.

Hotel

2% ↑

(RM'000)

▶ **93,178** – FY2025

91,525 – FY2024

Hotel segment NPI remained resilient, supported by tourism recovery and robust demand for MICE events.

Office

8% ↓

(RM'000)

▶ **47,939** – FY2025

52,171 – FY2024

Office segment NPI saw a slight decrease due to lower occupancy rates and marginally higher operating expenses.

Services

24% ↓

(RM'000)

▶ **29,294** – FY2025

38,389 – FY2024[1]

Service segment ceased contribution following the completion of the disposal of Sunway university & college campus on 30 September 2025.

Industrial & Others

52% ↑

(RM'000)

▶ **13,541** – FY2025

8,901 – FY2024

Industrial & Others segment NPI rose sharply, driven by full-year rental contributions from Sunway REIT Industrial - Prai and higher occupancy at Sunway REIT Industrial - Petaling Jaya 1.

[1] *Excluded unrealised income in relation to unbilled lease income receivable pursuant to MFRS 16 Leases.*

SEGMENTAL REVIEW

Property	Revenue FY2025 RM'000	Revenue FY2024 [1] RM'000	Revenue Change %	Net Property Income FY2025 RM'000	Net Property Income FY2024 [1] RM'000	Net Property Income Change %
Sunway Pyramid Mall	**408,497**	358,089	14.1%	**305,674**	262,264	16.6%
Sunway Carnival Mall	**97,526**	79,905	22.1%	**59,750**	45,749	30.6%
Sunway Putra Mall	**52,630**	52,114	1.0%	**26,064**	25,102	3.8%
Sunway 163 Mall[2]	**33,404**	6,844	>100.0%	**20,158**	3,432	>100.0%
Sunway Kluang Mall[3]	**24,733**	-	N/A	**11,403**	-	N/A
Sunway Pier[4]	**-**	182	(100.0%)	**(484)**	(537)	9.9%
SunCity Ipoh Hypermarket	**3,798**	3,630	4.6%	**3,730**	3,569	4.5%
Sunway REIT Hypermarket - Kinrara[5]	**10,739**	6,670	61.0%	**10,739**	6,670	61.0%
Sunway REIT Hypermarket - Putra Heights[5]	**5,871**	3,647	61.0%	**5,871**	3,647	61.0%
Sunway REIT Hypermarket - USJ[5]	**8,264**	6,029	37.1%	**8,264**	6,029	37.1%
Sunway REIT Hypermarket - Klang[5]	**4,609**	3,072	50.0%	**4,609**	3,072	50.0%
Sunway REIT Hypermarket - Ulu Kelang[5]	**3,842**	2,562	50.0%	**3,841**	2,562	49.9%
Sunway REIT Hypermarket - Plentong[5]	**10,321**	6,881	50.0%	**10,321**	6,881	50.0%
AEON Mall Seri Manjung[6]	**4,530**	-	N/A	**4,066**	-	N/A
Total for Retail Segment	**668,764**	**529,625**	**26.3%**	**474,006**	**368,440**	**28.7%**
Sunway Resort Hotel	**39,781**	35,876	10.9%	**38,201**	34,512	10.7%
Sunway Pyramid Hotel	**25,380**	24,875	2.0%	**24,470**	24,034	1.8%
Sunway Lagoon Hotel	**11,940**	12,199	(2.1%)	**11,666**	12,296	(5.1%)
Sunway Putra Hotel	**11,599**	12,623	(8.1%)	**10,244**	11,243	(8.9%)
Sunway Hotel Seberang Jaya	**3,487**	3,423	1.9%	**3,267**	3,210	1.8%
Sunway Hotel Georgetown	**5,568**	6,461	(13.8%)	**5,330**	6,230	(14.4%)
Total for Hotel Segment	**97,755**	**95,457**	**2.4%**	**93,178**	**91,525**	**1.8%**
Menara Sunway	**17,639**	18,044	(2.2%)	**10,473**	11,199	(6.5%)
Sunway Tower	**4,616**	5,240	(11.9%)	**(1,532)**	191	>(100.0%)
Sunway Putra Tower	**10,428**	10,768	(3.2%)	**5,095**	5,841	(12.8%)
Wisma Sunway	**6,388**	7,067	(9.6%)	**3,140**	3,731	(15.8%)
Sunway Pinnacle	**41,747**	42,016	(0.6%)	**30,763**	31,209	(1.4%)
Total for Office Segment	**80,818**	**83,135**	**(2.8%)**	**47,939**	**52,171**	**(8.1%)**
Sunway university & college campus[7]	**29,294**	38,395	(23.7%)	**29,294**	38,389	(23.7%)
Total for Services Segment	**29,294**	**38,395**	**(23.7%)**	**29,294**	**38,389**	**(23.7%)**
Sunway REIT Industrial - Shah Alam 1	**7,254**	6,774	7.1%	**6,918**	6,774	2.1%
Sunway REIT Industrial - Petaling Jaya 1	**4,130**	2,305	79.2%	**1,757**	1,051	67.2%
Sunway REIT Industrial - Prai[8]	**6,315**	1,177	>100.0%	**4,866**	1,076	>100.0%
Total for Industrial & Others Segment	**17,699**	**10,256**	**72.6%**	**13,541**	**8,901**	**52.1%**
Total Portfolio	**894,330**	**756,868**	**18.2%**	**657,958**	**559,426**	**17.6%**

[1] *Excluded unrealised income in relation to unbilled lease income receivable pursuant to MFRS 16 Leases.*
[2] *Rental contribution commenced on 9 October 2024.*
[3] *Rental contribution commenced on 30 December 2024, the two-day rental contribution in FY2024 has been included in FY2025.*
[4] *Redevelopment into a retail-centric tourist attraction commenced in October 2024 with targeted completion in H2 2028.*
[5] *Rental contribution commenced on 30 April 2024.*
[6] *Rental contribution commenced on 25 July 2025.*
[7] *Rental contribution ceased on 30 September 2025.*
[8] *Rental contribution commenced on 24 October 2024.*

REVIEW OF FINANCIAL POSITION

Statement of Financial Position Key Data & Financial Ratios	As at 31 December 2025 RM'000	As at 31 December 2024 RM'000	As at 31 December 2023 RM'000	As at 31 December 2022 RM'000	As at 31 December 2021 RM'000
Investment properties	**10,185,943**	10,384,928	8,912,360	8,622,501	8,701,745
Investment properties - accrued lease income	**-**	69,918	59,640	48,499	36,514
Other non-current assets	**17,508**	17,238	18,119	16,576	12,427
Current assets	**399,543**	330,515	548,504	295,795	399,787
Non-current asset held for sale	**60,000**	-	-	430,000	-
Total asset value	**10,662,994**	**10,802,599**	**9,538,623**	**9,413,371**	**9,150,473**
Non-current liabilities	**(1,751,776)**	(2,852,113)	(2,115,461)	(1,997,417)	(1,881,024)
Current liabilities	**(3,037,006)**	(2,078,492)	(1,907,083)	(1,887,976)	(1,804,239)
Total liabilities	**(4,788,782)**	**(4,930,605)**	**(4,022,544)**	**(3,885,393)**	**(3,685,263)**
Net Asset Value (NAV)	**5,874,212**	**5,871,994**	**5,516,079**	**5,527,978**	**5,465,210**
Perpetual note holders' funds	**(499,717)**	(499,717)	(339,717)	(339,717)	(339,717)
Total unitholders' funds	**5,374,495**	**5,372,277**	**5,176,362**	**5,188,261**	**5,125,493**
NAV attributable to unitholders (before income distribution)	**5,374,495**	5,372,277	5,176,362	5,188,261	5,125,493
NAV attributable to unitholders (after income distribution)	**5,209,419**	5,189,392	5,016,081	5,017,021	5,029,598
NAV per unit attributable to unitholders (before income distribution) (RM)	**1.5693**	1.5686	1.5114	1.5149	1.4966
NAV per unit attributable to unitholders (after income distribution) (RM)	**1.5211**	1.5152	1.4646	1.4649	1.4686
Lowest NAV per unit attributable to unitholders during the year / period (RM)	**1.5153**	1.4649	1.4646	1.4649	1.4686
Highest NAV per unit attributable to unitholders during the year / period (RM)	**1.5231**	1.5152	1.4651	1.4759	1.4827
Closing unit price (RM)	**2.31**	1.85	1.54	1.46	1.41
Premium / (discount) to NAV (%)	**51.9**	22.1	5.1	(0.3)	(4.0)

REVIEW OF CASH FLOW POSITION

	FY2025 RM'000	FY2024 RM'000
Operating Activities	**721,132**	**543,754**

Net cash from operating activities increased mainly contributed by advanced rental received from tenants and lessees and higher refundable security deposits collected.

Capital expenditure and acquisition of investment properties	**(327,120)**	(1,223,952)
Deposits with licensed financial institutions with maturity of over 3 months	**(100,000)**	-
Disposal and / or proposed disposal of investment properties	**608,367**	-
Interest income	**9,111**	14,158
Investing Activities	**190,358**	**(1,209,794)**

Net cash from investing activities was mainly contributed by proceeds from disposal of investment properties, partially offset by acquisition of investment property and capital expenditure incurred for AEIs as well as placements with financial institutions.

Net (repayment) / drawdown of borrowings	**(235,155)**	860,352
Net proceeds from perpetual notes	**-**	160,000
Interest paid	**(172,757)**	(160,060)
Distribution to perpetual note holders	**(23,144)**	(9,918)
Distribution to unitholders	**(509,249)**	(319,877)
Financing Activities	**(940,305)**	**530,497**

Net cash used in financing activities increased, mainly due to income distribution paid to unitholders, perpetual note holders, higher interest payment and net repayment of borrowings.

Net decrease in cash and cash equivalents	**(28,815)**	(135,543)
Cash and cash equivalents at beginning of financial year	**289,762**	425,305
Cash and cash equivalents at end of financial year	**260,947**	**289,762**

Healthy cash balance contributed by net cash from operating activities and net cash from investing activities above.

PERFORMANCE BENCHMARK

i. Management expense ratio ("MER") (%)

FY2025 **0.99%** ↑

FY2024 0.91%

Higher MER mainly due to higher Manager's fees, in line with stronger performance from the assets.

For historical levels of the MER, please refer to Five-Year Financial Information section.

For more information on the calculation of MER verified by the auditors, please refer to Note 30 to the Audited Financial Statements section.

ii. Total return (%)

FY2025 **31.2%** ↑

FY2024 25.5%

Total return improved, supported by a higher distribution yield and unit price appreciation.

v. Distribution yield (%)

FY2025 **6.3%** ↑

FY2024 5.4%

Distribution yield improved mainly driven by stronger performance from the Retail segment.

iii. Average total return (5 years) (%)

FY2025 **13.6%** ↑

FY2024 5.6%

Five-year average total return improved significantly driven by strong unit price performance in FY2025.

vi. NAV per unit attributable to unitholders (after income distribution) (RM)

FY2025 **1.5211** ↑

FY2024 1.5152

NAV per unit remain largely unchanged as Sunway REIT distributed more than 90% of its distributable income in both periods.

iv. Average total return (3 years) (%)

FY2025 **22.7%** ↑

FY2024 15.6%

Three-year average total return improved significantly driven by strong unit price performance in FY2025.

vii. Closing Unit Price (RM)

FY2025 **2.31** ↑

FY2024 1.85

Unit price surged by 25%, significantly outperforming the 8% gain of the REIT index, supported by record-high distribution of 14.48 sen, a 15.5% rise in net property income, and strategic asset acquisitions.

i. Ratio of trust expenses in operating Sunway REIT to the NAV (after income distribution).
ii. Changes in unit price of Sunway REIT from the beginning up to the end of the financial year plus distribution yield for the financial year.
iii. iv. Sum of the total return of Sunway REIT over a given number of years divided by that number of years.
v. Based on DPU divided by the closing unit price.
vi. Determined by deducting the value of all Sunway REIT's liabilities from its total asset value as at end of financial year and after the proposed final income distribution for the financial year, divided by the number of issued units.
vii. Based on the unit price as at year end.

VALUE ADDED STATEMENT

Total Turnover	Purchases of Goods and Services	Interest and Other Income / Expense	Total Value Created
RM894.3 million	- **RM236.3** million	+ **RM99.4** million	= **RM757.4** million

PROVIDERS OF CAPITAL

VALUE CREATED
RM 757.4 million

UNITHOLDERS
RM495.9 million

FINANCIERS AND PERPETUAL NOTE HOLDERS
RM188.0 million

Sunway REIT's prioritises value distribution to its **Providers of Capital**, comprising of unitholders, financiers and perpetual note holders. This is supported by a disciplined capital management framework, with investments funded through a balanced target mix of 60% equity and 40% debt. For FY2025, the Trust has declared a higher income distribution payout of approximately 110% contributed by the crystallisation of unrealised fair value gain upon the disposal of Sunway university & college campus.

REINVESTMENT AND GROWTH
RM20.0 million

Funds retained for **Reinvestment and Growth** were mainly attributable to unrealised profit generated during the year which are intended to be deployed selectively to support capital expenditure requirements.

MANAGER AND TRUSTEE
RM53.5 million

The Trust is managed by the Manager, with oversight provided by the Trustee in accordance with the Deed and the Listed REIT Guidelines. The distributions to the **Manager and Trustee** during the year were determined based on the asset value and performance achieved by Sunway REIT.

In accordance with the tax transparency system under Section 61A of the Malaysian Income Tax Act 1967, Sunway REIT is exempted from tax if the REIT distributes at least 90% of its total taxable income. With the income distribution payout of more than 100% for FY2025, no value was distributed to the **Government** during the year.

VALUE ADDED STATEMENT

	FY2025 RM '000	FY2024 RM '000
Value Added		
Total turnover	**894,330**	767,146
Purchases of goods and services	**(236,372)**	(197,442)
Interest and other income	**99,413**	170,900
Total Value Added	**757,371**	**740,604**
Reconciliation		
Total comprehensive income for the year	**539,083**	526,007
Add: Finance costs	**164,857**	166,619
Manager's fees	**52,661**	47,208
Trustee's fees	**770**	770
Total Value Added	**757,371**	**740,604**
Value Distributed		
Manager and Trustee		
Manager's fees	**52,661**	47,208
Trustee's fees	**770**	770
Providers of capital		
Finance costs	**164,857**	166,619
Perpetual note distribution[1]	**23,144**	10,215
Income distribution[2]	**495,912**	342,481
Reinvestment and growth		
Undistributed income[3]	**20,027**	173,311
Total Value Distributed	**757,371**	**740,604**

[1] *In respect of amount reserved and distribution paid to perpetual note holders.*
[2] *In respect of proposed / declared income distribution to unitholders. The proposed final income distribution will be recognised and paid in the following financial year.*
[3] *Mainly comprises unrealised profit in FY2025.*

CAPITAL MANAGEMENT

FY2025 HIGHLIGHTS

- Maintained as one of the **lowest average cost of debt** amongst M-REITs at **3.79%** (FY2024: 3.89%)
- Successfully **refinanced all maturing borrowings** during the financial year amounting to **RM1.7 billion** (FY2024: RM2.0 billion)
- 96% of borrowings structured under **sustainable finance** mechanism (FY2024: 98%)
- **Improved gearing level** of 39.4% (FY2024: 41.4%)
- **Solid credit profile** backed by independent ratings by RAM

CORPORATE CREDIT RATING[1]

SUNWAY REIT **AA2**

PROGRAMME-LEVEL RATINGS[1]

AA1(s)	AA2(s)	A1(s)	P1(s)
RM10.0 billion Medium Term Notes ("MTN") Programme - Secured	RM10.0 billion MTN Programme - Unsecured	RM10.0 billion Perpetual Note Programme	RM3.0 billion Commercial Paper Programme

SUSTAINABLE FINANCE FRAMEWORK[2]

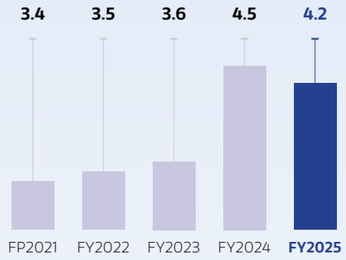
Gold Sustainable Finance rating and **Aligned** level of disclosure
- Sustainability-Linked Financing Framework

Aligned to Strong level of disclosure
- Sustainability-Linked MTN Framework

1 *Ratings were re-affirmed by RAM Rating Services Berhad*
2 *Ratings were accorded by RAM Sustainability Sdn. Bhd.*

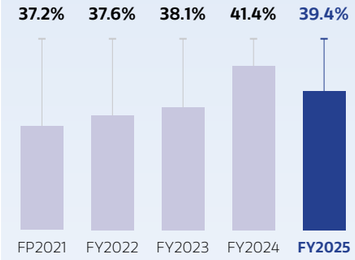
FIVE-YEAR PERFORMANCE

Total borrowings (RM'000)



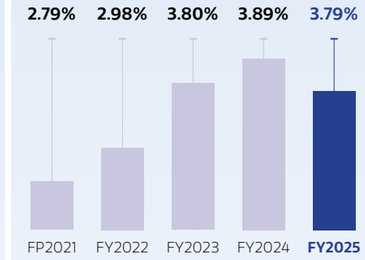
Decrease in total borrowings with the proceeds from disposal of Sunway university & college campus.

Gearing (%)



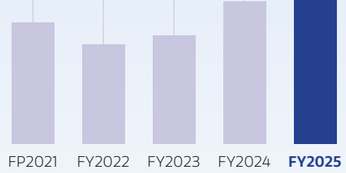
Decrease in gearing with the net repayment of borrowings of RM300 million with the disposal proceeds.

Average cost of debt (%)



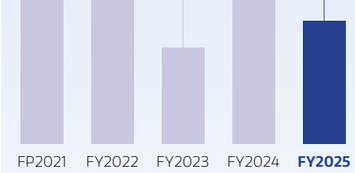
Decrease in average cost of debt because of refinancing of borrowings at lower rate in the first half of 2025, followed by a drop in OPR by 25 basis points in July 2025.

Fixed : Floating ratio



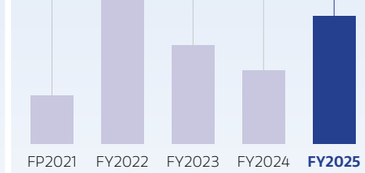
Increase in fixed rate borrowings mainly due to the refinancing of borrowings at fixed rate.

Average debt maturity period (years)



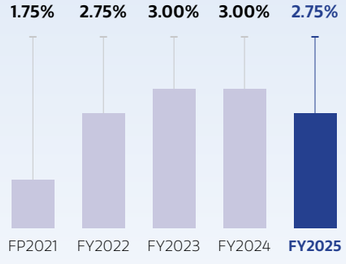
Decrease in average debt maturity period mainly attributable to the refinancing in 2025 with short-term debt.

Interest service cover ratio ("ISCR") (times)



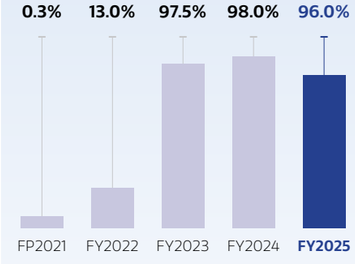
Increase in ISCR due to improved financial performance, coupled with the reduction in average cost of debt.

Overnight Policy Rate ("OPR") (%)



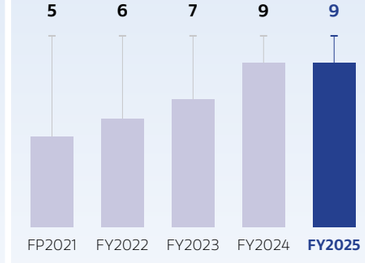
Decrease in OPR with a pre-emptive cut of 25 basis points following Bank Negara Malaysia's Monetary Policy Committee meeting on 9 July 2025.

Sustainable Finance (%)



A significant portion of Sunway REIT's borrowings – excluding commercial papers – are structured under sustainable finance mechanisms.

No. of financiers



Sunway REIT is supported by a diversified financier base, driven by its strong creditworthiness and commitment to sustainability.

THREE-PRONGED APPROACH

Optimal Gearing Level

Sunway REIT maintained its track record of gearing around 40% of total asset value in FY2025, within the 50% limit allowed under the Listed REIT Guidelines. The Manager has a lower internal gearing threshold of 45% as a pre-emptive measure to provide a buffer as compared to the minimum regulatory requirement.

Sunway REIT maintains ample debt headroom against both the threshold imposed by the Listed REIT Guidelines and the Manager's internal threshold. As at 31 December 2025, Sunway REIT has a balance debt headroom of approximately RM1.1 billion to support growth initiatives.

Sunway REIT drew down RM300 million in borrowings during the financial year to fund the acquisition of AEON Mall Seri Manjung in July 2025, as well as to finance progress claims for the refurbishment of the old wing of Sunway Carnival Mall and the redevelopment of Sunway Pier.

During the year, Sunway REIT also repaid RM600 million of borrowings using proceeds from the disposal of Sunway university & college campus. Consequently, gearing improved, declining by 2.0% from 41.4% to 39.4% as at 31 December 2025.

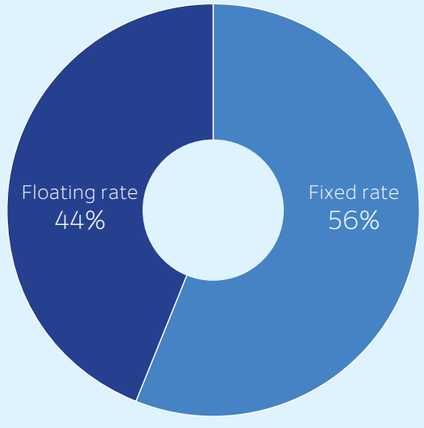
The Manager plans to optimise the gearing in the short-term to support opportunistic yield-accretive acquisitions and AEIs. Over the longer horizon, the Manager strives to maintain the gearing level at below 45% and reviews the opportunity to undertake equity financing, when there are potential new acquisitions or when market conditions are conducive.

Balanced Debt Portfolio

In reducing exposure to potential interest rate movement, Sunway REIT continues to adhere to its internal policy to ensure fixed rate borrowings constitute at least 30%. The Manager has increased the fixed rate borrowings of Sunway REIT to 56% as at 31 December 2025 to capitalise on the attractive fixed rate borrowings in the first half of 2025 in view of uncertainties on the implementation of tariff by the United States. For FY2025, Sunway REIT continued the record as one of the lowest average cost of debt amongst the M-REITs at 3.79%.

In the near-term, the Manager envisages to keep a balanced fixed and floating rate borrowings and continue to monitor for opportunities to lock in favourable fixed rates with longer tenures in view of the attractive Malaysian Government Securities ("MGS") rate. On the longer horizon, the Manager envisages to maintain the fixed rate borrowings around its internal threshold to allow Sunway REIT to continue to benefit from the repricing of market interest rates in view that the overnight policy rate has remained accommodative with the national monetary policy overseen by Bank Negara Malaysia.

Fixed vs Floating Rate



Dynamic and Well-Diversified Financing Profile

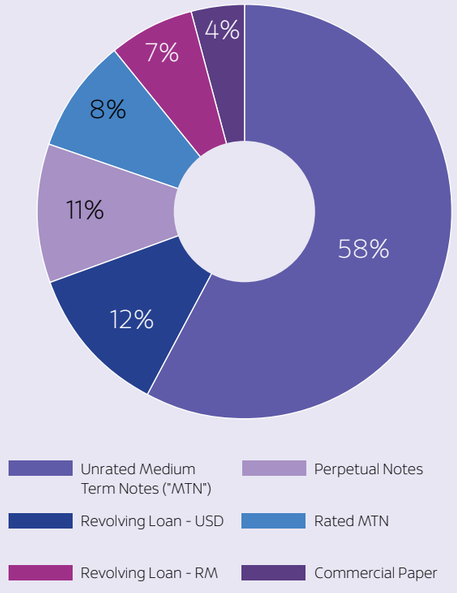
The resilience of Sunway REIT's capital management was underpinned by a diversified financing profile comprising loans and debt securities, in both local and foreign currencies. This provides greater flexibility in funding structure over the short and medium-term.

Refinancing risk was moderated by Sunway REIT's solid credit profile and robust balance sheet, coupled with the strong support from reputable financiers to Sunway Group. Sunway REIT recorded a strong interest service cover ratio of 4.0 times for FY2025, well above the debt covenant level.

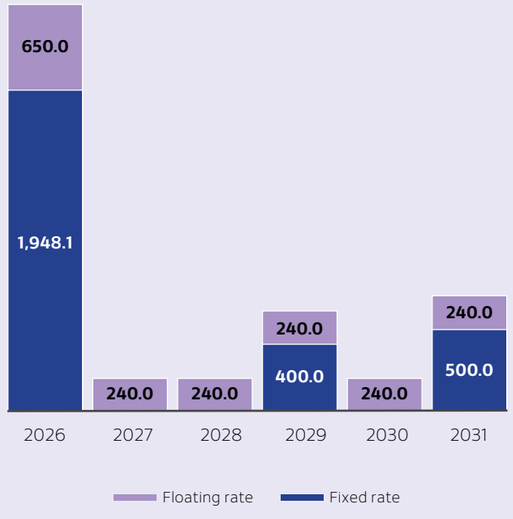
During the financial year, the corporate credit rating and program-level ratings have been re-affirmed by RAM Rating Services Berhad. The strong ratings are a testament to Sunway REIT's credit fundamentals and favourable market position, with a prime and diversified asset and tenant mix, substantial financial flexibility and healthy debt coverage as factors lending strengths to the ratings. With the ratings, Sunway REIT will be looking to tap the debt capital markets in efforts to further optimise its capital structure and financing profile.

The Manager has successfully refinanced borrowings of various maturities totalling RM1.7 billion during the financial year. As at 31 December 2025, the weighted average debt maturity of Sunway REIT stood at 1.6 years.

Sources of Financing



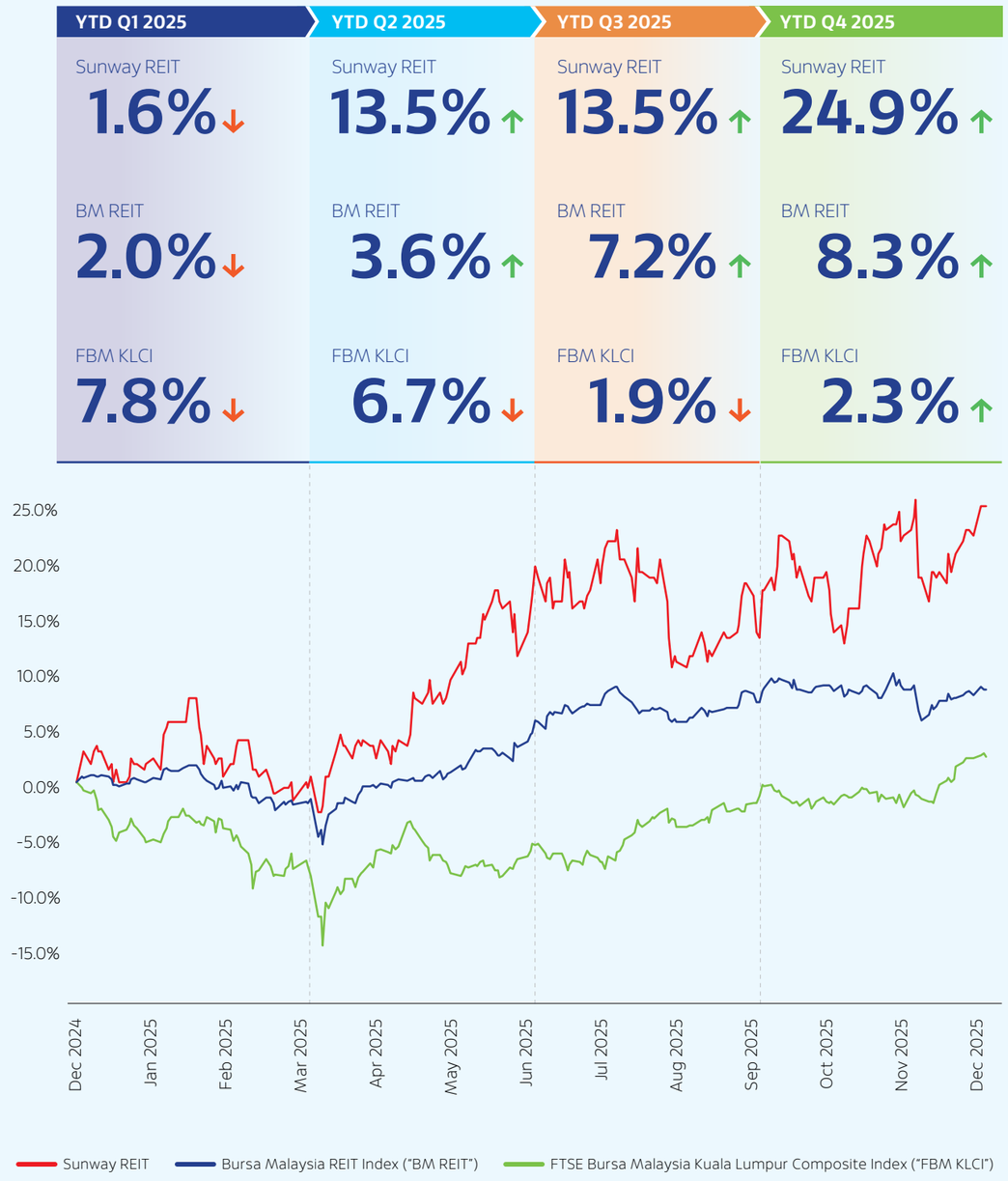
Maturity Profile (RM'million)



TRADING PERFORMANCE

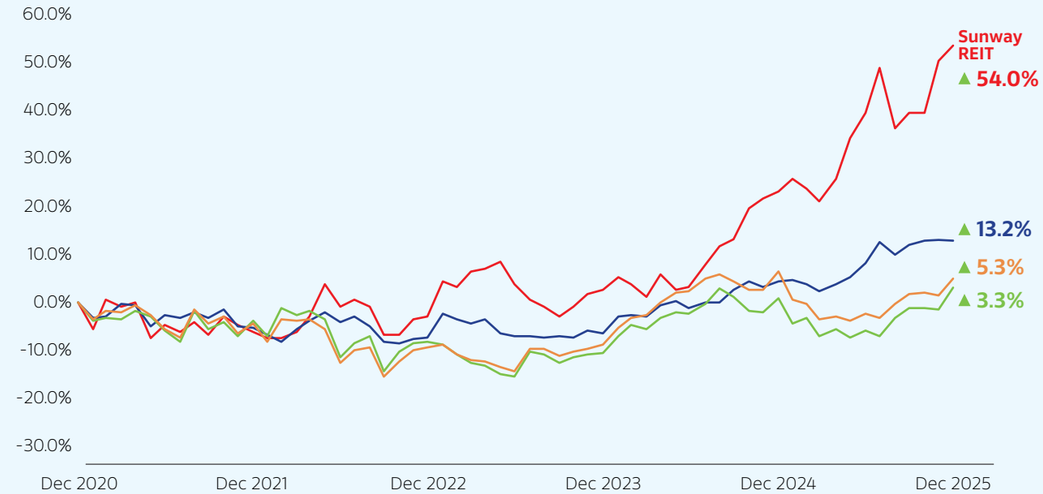
SUNWAY REIT'S UNIT PRICE PERFORMANCE VS PERFORMANCE BENCHMARKS IN FY2025

	YTD Q1 2025	YTD Q2 2025	YTD Q3 2025	YTD Q4 2025
Sunway REIT	1.6% ↓	13.5% ↑	13.5% ↑	24.9% ↑
BM REIT	2.0% ↓	3.6% ↑	7.2% ↑	8.3% ↑
FBM KLCI	7.8% ↓	6.7% ↓	1.9% ↓	2.3% ↑



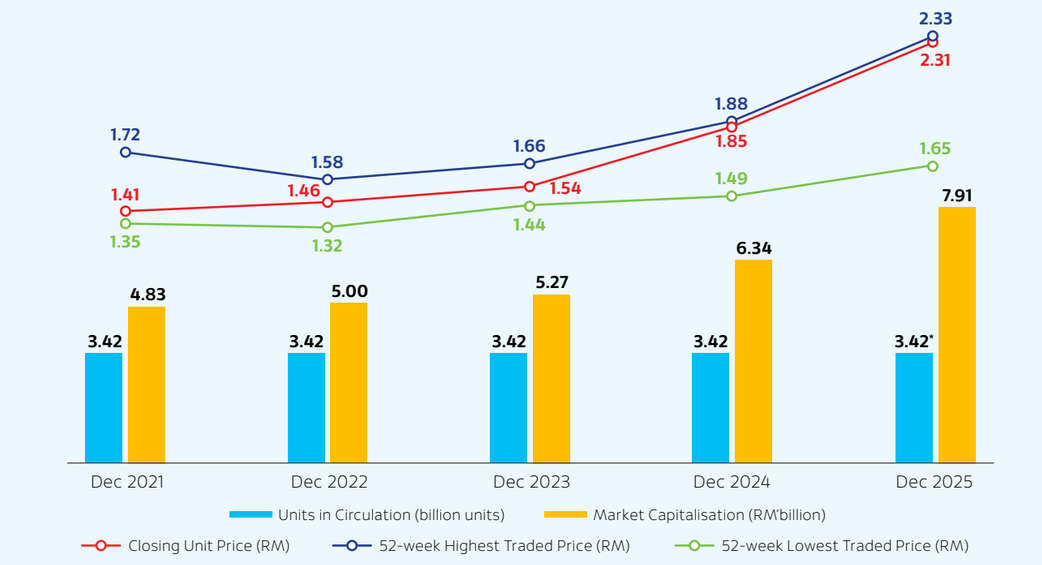
Source: Sunway REIT, Bloomberg

SUNWAY REIT'S FIVE-YEAR UNIT PRICE PERFORMANCE VS BENCHMARK INDICES



Source: Sunway REIT, Bloomberg

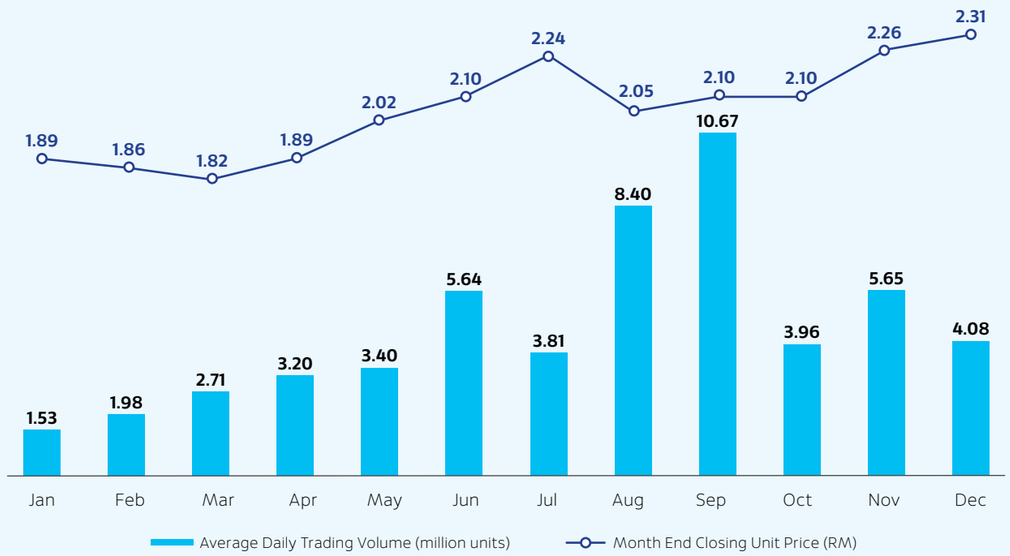
FIVE-YEAR MARKET CAPITALISATION, UNIT PRICE AND UNITS IN CIRCULATION



** Free-float comprises 59.1% (2,024,061,350 units) of 3,424,807,700 units in circulation.*

Source: Sunway REIT, Bloomberg

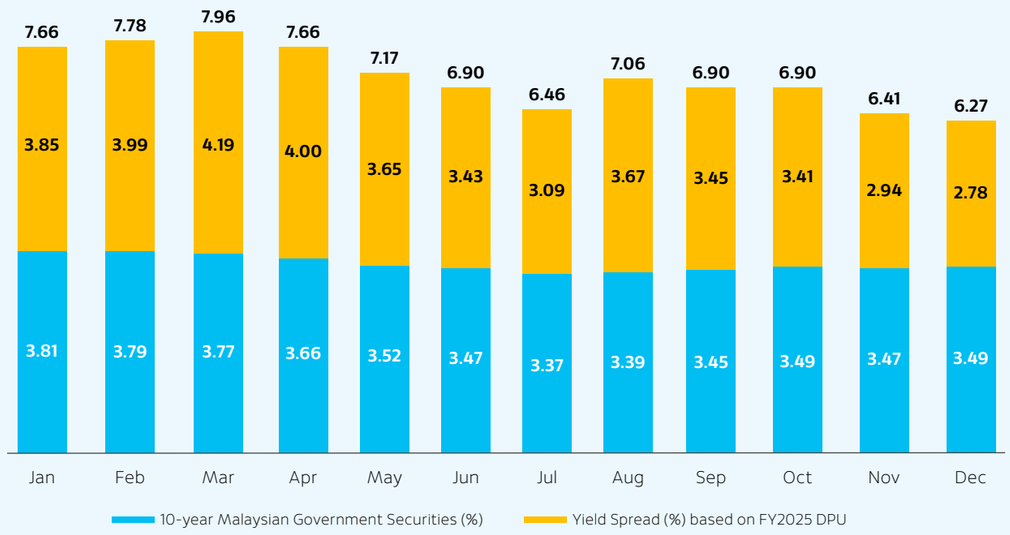
MONTHLY TRADING PERFORMANCE (FY2025)



Note: All information stated based on month-end data.

Source: Sunway REIT, Bloomberg

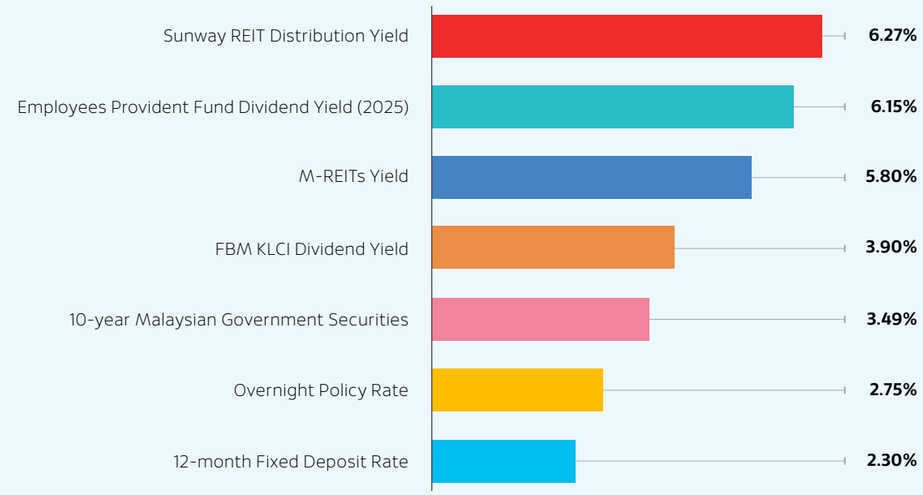
MONTHLY YIELD COMPARISON (FY2025)



Note: All information stated based on month-end data.

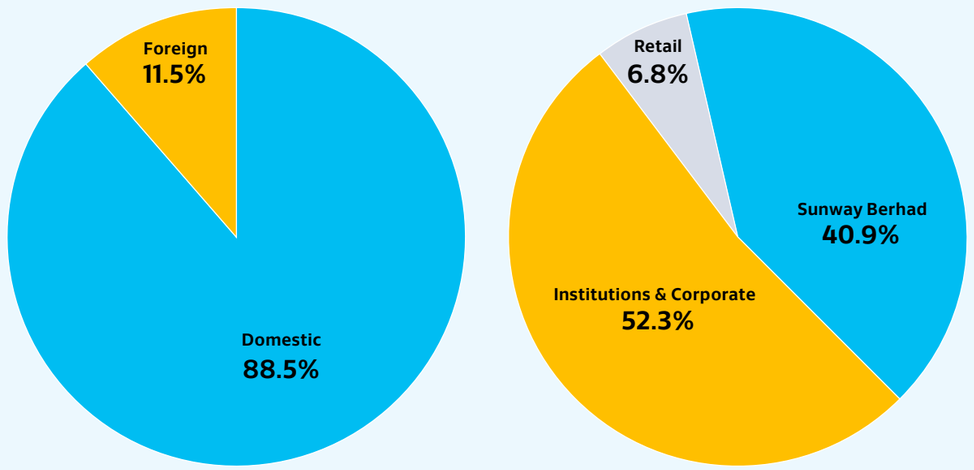
Source: Sunway REIT, Bloomberg, Bank Negara Malaysia

COMPARATIVE YIELDS (AS AT 31 DECEMBER 2025)



Source: Sunway REIT, Bloomberg, Bank Negara Malaysia, Bursa Malaysia, Employees Provident Fund

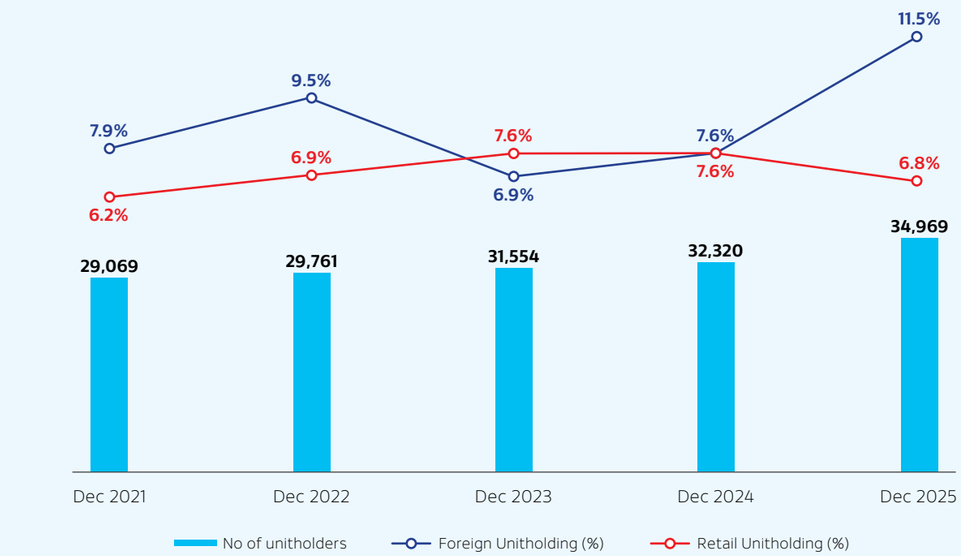
UNITHOLDERS' COMPOSITION (AS AT 31 DECEMBER 2025)



Source: Sunway REIT

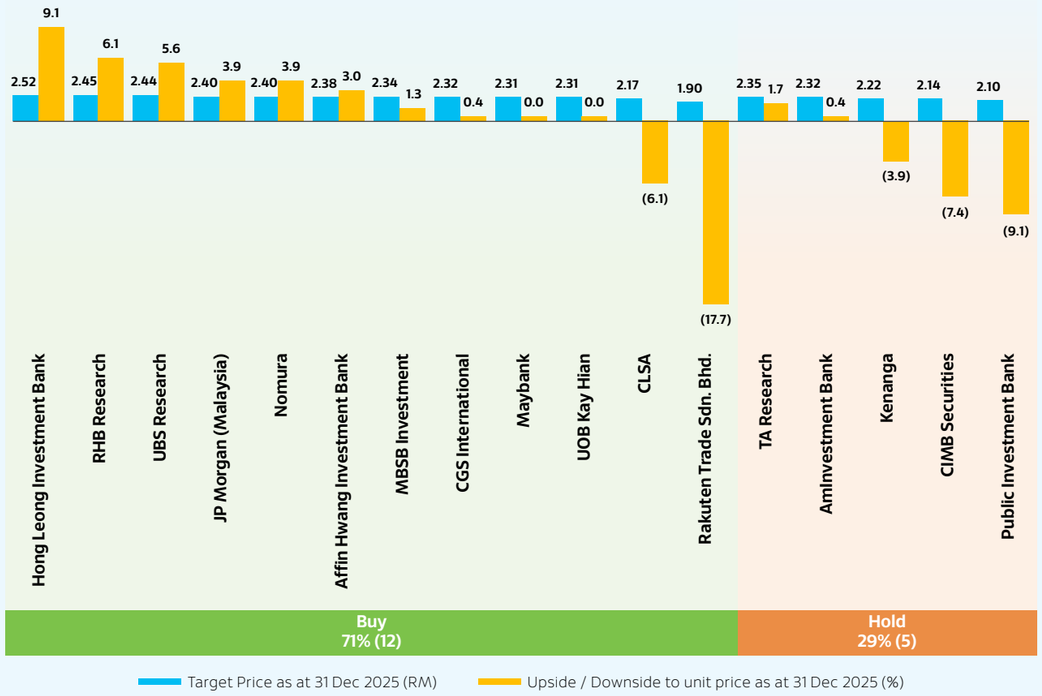
TRADING PERFORMANCE

FIVE-YEAR UNITHOLDERS STATISTICS



Source: Sunway REIT, Bloomberg

ANALYST RECOMMENDATION (AS AT 31 DECEMBER 2025)



FAIR VALUE OF INVESTMENT PROPERTIES

Property	Location	Fair Value FY2025 RM'million	Fair Value FY2024 RM'million	Change in Value RM'million	Property Yield FY2025 %	Property Yield FY2024 %
Retail						
Sunway Pyramid Mall	Selangor	**4,200**	4,200	-	**7.0%** [1]	6.0% [1]
Sunway Carnival Mall	Penang	**1,090**	980	110	**5.5%**	4.7%
Sunway Putra Mall	Kuala Lumpur	**528**	528	-	**4.9%**	4.8%
Sunway 163 Mall	Kuala Lumpur	**262**	225	37	**7.7%** [2]	6.7% [3]
Sunway Kluang Mall	Johor	**165**	165	-	**6.9%** [4]	N/A [4]
Sunway Pier	Selangor	**-** [5]	-	-	**N/A**	N/A
SunCity Ipoh Hypermarket	Perak	**55**	55	-	**6.8%**	6.5%
Sunway REIT Hypermarket - Kinrara	Selangor	**152**	143	9	**7.1%**	6.9% [3]
Sunway REIT Hypermarket - Putra Heights	Selangor	**76**	71	5	**7.7%**	7.7% [3]
Sunway REIT Hypermarket - USJ	Selangor	**100**	101	(1)	**8.3%**	8.9% [3]
Sunway REIT Hypermarket - Klang	Selangor	**75**	74	1	**6.1%**	6.2% [3]
Sunway REIT Hypermarket - Ulu Kelang	Kuala Lumpur	**53**	53	-	**7.2%**	7.2% [3]
Sunway REIT Hypermarket - Plentong	Johor	**162**	159	3	**6.4%**	6.4% [3]
AEON Mall Seri Manjung	Perak	**146**	N/A	146	**6.4%** [6]	N/A
		7,064	6,754	310	**6.6%**	5.7%
Hotel						
Sunway Resort Hotel	Selangor	**740**	740	-	**5.6%** [1]	5.1% [1]
Sunway Pyramid Hotel	Selangor	**353**	345	8	**7.4%** [1]	7.2% [1]
Sunway Lagoon Hotel	Selangor	**315**	310	5	**4.8%** [1]	5.3% [1]
Sunway Putra Hotel	Kuala Lumpur	**334**	334	-	**3.1%**	3.4%
Sunway Hotel Seberang Jaya	Penang	**60** [7]	55	5	**5.4%**	5.8%
Sunway Hotel Georgetown	Penang	**87**	86	1	**6.1%**	7.2%
		1,889	1,870	19	**5.4%**	5.3%
Office						
Menara Sunway	Selangor	**178**	178	-	**5.9%**	6.3%
Sunway Tower	Kuala Lumpur	**115**	115	-	**(1.3%)**	0.2%
Sunway Putra Tower	Kuala Lumpur	**139**	135	4	**3.7%**	4.3%
Wisma Sunway	Selangor	**60**	60	-	**5.2%**	6.2%
Sunway Pinnacle	Selangor	**472**	471	1	**6.3%**	6.4%
		964	959	5	**4.9%**	5.3%
Services						
Sunway university & college campus	Selangor	**N/A** [8]	586	(586)	**N/A**	6.6%
		-	586	(586)	**N/A**	6.6%
Industrial & Others						
Sunway REIT Industrial - Shah Alam 1	Selangor	**107**	106	1	**6.5%**	6.4%
Sunway REIT Industrial - Petaling Jaya 1	Selangor	**71**	71	-	**2.5%**	1.5%
Sunway REIT Industrial - Prai	Penang	**68**	68	-	**7.2%**	8.5% [3]
		246	245	1	**5.5%**	5.6%
Fair Value of Investment Properties		**10,163**	**10,414**	**(251)**	**6.2%**	**5.7%**
Add: Disposal during the year				586		
Less: Acquisitions during the year				(142)		
Less: Capital expenditure during the year				(124)		
Fair Value Gain				**68.6**		

[1] *As some of the spaces in the Cluster Hotels (including Sunway Resort Hotel, Sunway Pyramid Hotel and Sunway Lagoon Hotel) were repurposed into retail lots, the adjusted fair value (after reallocating the retail portion to the hotels) for the Cluster Hotels will be 5.9%, an increase from 5.3%. Accordingly, the adjusted fair value for Sunway Pyramid Mall will shrink marginally from 7.3% to 7.0%.*

[2] *Fair value for Sunway 163 Mall includes the Kiara 163 SoVo unit acquired on 29 July 2025.*

[3] *The property yields for the assets acquired in FY2024 were based on annualised NPI.*

[4] *Rental contributions commenced on 30 December 2024, the two-day rental contribution in FY2024 has been included in FY2025.*

[5] *Sunway Pier was transferred to investment property under construction in FY2024 and as a result, this property was not subject to annual revaluation.*

[6] *The property yields for the assets acquired in FY2025 were based on annualised NPI.*

[7] *Fair value of Sunway Hotel Seberang Jaya is based on disposal price of RM60.0 million per the sale and purchase agreement dated 28 October 2025.*

[8] *Sunway university & college campus was disposed on 30 September 2025.*

ISSB STATEMENT

155 ISSB Statement

Sunway Pinnacle

ISSB STATEMENT

ABOUT THIS STATEMENT

This is the International Sustainability Standards Board ("ISSB") Statement of Sunway REIT for the financial year from 1 January 2025 to 31 December 2025. It outlines how the Trust identifies, manages and reports its material sustainability and climate-related risks and opportunities in accordance with IFRS S1 – General Requirements for Disclosure of Sustainability related Financial Information and IFRS S2 – Climate-related Disclosures. The information presented in this Statement is intended to help users of general purpose financial reports to understand how these matters may reasonably be expected to affect Sunway REIT's cash flows, access to finance and cost of capital over the short, medium and long-term.

This Statement focuses on climate- and sustainability-related risks and opportunities, specifically *Energy Management* and *Tenant Satisfaction*, that may influence the Trust's value creation, financial position, financial performance and cash flows. Disclosures on *Business Performance* risks and opportunities are provided separately in Sunway REIT Sustainability Report 2025.

BASIS OF PREPARATION

Compliance with the IFRS Sustainability Disclosure Standards

This Statement has been prepared in accordance with the IFRS Sustainability Disclosure Standards - IFRS S1 and IFRS S2, as issued by ISSB and is aligned with Bursa Listing Requirements.

Connectivity with Financial Statements

This Statement should be read in conjunction with Sunway REIT's audited financial statements which are prepared in accordance with the Listed REIT Guidelines in Malaysia, Malaysian Financial Reporting Standards ("MFRS"), IFRS Accounting Standards, and Sunway REIT Sustainability Report 2025. The sustainability- and climate-related financial disclosures follow the same reporting entity and organisational boundary as the audited financial statements, unless otherwise specified.

REPORTING BOUNDARY

The reporting boundary covers Sunway REIT and its subsidiaries ("Sunway REIT" or "the Trust"). This includes all 28 assets located in Malaysia, which Sunway REIT holds full equity interest, consistent with the boundary applied in the audited financial statements. The equity share approach is applied consistently for greenhouse gas ("GHG") emissions and other climate-related metrics.

The presentation currency of the sustainability-related and climate-related financial disclosures is Ringgit Malaysia ("RM"), which aligns to the presentation currency used in the consolidated financial statements. Unless specified otherwise, all amounts are rounded to the nearest thousand.

SR *For more information on the boundary of GHG Emissions, please refer to pages 46 and 134 in SR 2025.*

Changes During the Reporting Period

There was one acquisition and one disposal that affected the reporting boundary during the financial year:

- **Acquisition of AEON Mall Seri Manjung**
  The sustainability- and climate-related information for this asset is included from the acquisition date.

- **Disposal of Sunway university & college campus**
  Disclosures relating to this asset have been excluded from the reporting period following its disposal.

The acquisition of SOVO unit at Kiara 163 does not affect the reporting boundary as it is reported under an existing asset, Sunway 163 Mall. Aside from these changes, the reporting boundary remained unchanged throughout the reporting period.

First Time Adoption and Transition Reliefs

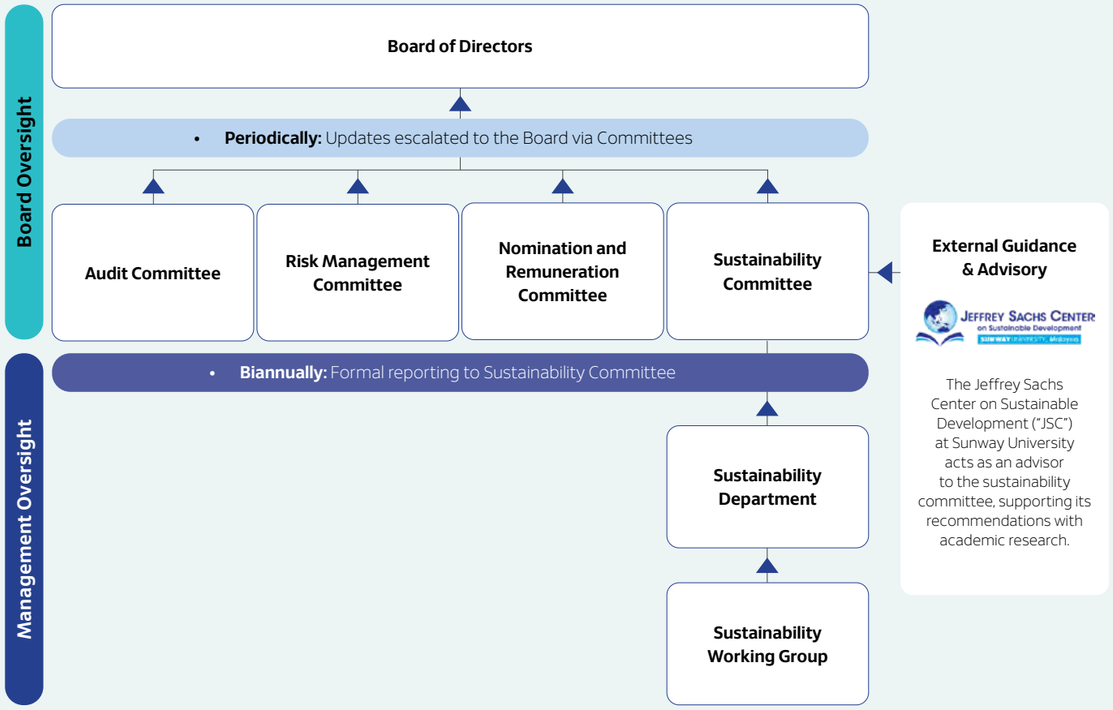
FY2025 is the first annual reporting period in which Sunway REIT applies IFRS S1 together with continued application of IFRS S2. Sunway REIT has adopted both Standards in full and has not applied the optional climate first transition relief that would limit IFRS S1 application to climate-related information.

FORWARD LOOKING

Preparation of sustainability-related information involves the use of estimates, forward-looking assumptions and management judgement, particularly in assessing sustainability- and climate-related financial effects, transition pathways and the magnitude and timing of risks and opportunities. These estimates are inherently uncertain and may evolve in response to changing economic, regulatory and environmental conditions. Further detail on specific assumptions and uncertainties is provided in later sections of this Statement.

SUSTAINABILITY GOVERNANCE

Sunway REIT has established a sustainability governance framework that provides clear oversight, accountability and effective decision-making for the management of material sustainability and climate matters. Governance of sustainability is anchored at Board level and integrated across management and operational functions to ensure structured and consistent oversight of sustainability and climate-related issues.



The Board of Directors ("BOD") holds overall responsibility for overseeing sustainability- and climate-related matters. They are supported by the Sustainability Committee ("SC"), which provides strategic direction, reviews sustainability priorities and targets, and monitors progress against the Trust's medium and long-term objectives, including its Net Zero Carbon Emissions 2050 roadmap. Sustainability considerations are incorporated into Sunway REIT's broader governance arrangements and are applied with Bursa Listing Requirements and the Malaysian Code on Corporate Governance.

The SC, comprising two members of the Board, meets biannually to deliberate on sustainability strategies, review material sustainability issues and assess the adequacy of resources allocated to address these matters. The Committee also provides oversight on the integration of sustainability considerations into business planning and operational processes.

Prior to the establishment of the Sustainability Department, sustainability matters were overseen by a dedicated Sustainability Officer, who was supported by the Sponsor, Sunway Berhad, in driving foundational sustainability initiatives. In FY2023, the Sustainability Department was formally established to take over these responsibilities. The department now leads the day-to-day coordination of sustainability matters, embedding sustainability considerations across operations, supporting regulatory compliance, and facilitating communication between the Board, the Sustainability Committee, management, and business segments.

For further details on the roles and responsibilities of all the Board Committees, please refer to the Corporate Governance Overview Statement section of this report.

Sunway REIT exercises structured and robust oversight over its sustainability- and climate-related risks and opportunities through both Board level and Committee level governance mechanisms. These governance activities reflect Sunway REIT's continued emphasis on integrating sustainability and climate considerations into strategic decision making and ensuring effective management oversight of emerging risks and opportunities.

Oversight on sustainability- and climate-related risks and opportunities:

BOD — **Number of meetings: 5**

The meeting agenda includes:
- Reviewed the materiality assessment results
- Reviewed the Climate Value-at-Risk re-evaluation findings conducted by JSC
- Reviewed the external audit findings on greenhouse gas emissions, electricity consumption, and waste generation data
- Reviewed SIRIM audit findings on the Sustainability Report 2024
- Reviewed Sustainability Initiatives Plan
- Approved the adoption of Energy Policy and Climate Change & Greenhouse Gases Policy
- Reviewed the 2025 Sustainability Scorecard and approved new climate-related targets
- Reviewed the Metrics and Targets in accordance with IFRS S1 requirements

SC — **Number of meetings: 2**

The meeting agenda includes:
- Reviewed Sustainability Initiatives Plan
- Approved the adoption of Energy Policy and Climate Change and Greenhouse Gases Policy
- Reviewed the 2025 Sustainability Scorecard and recommended new Scope 2 Emission Intensity target for consideration that includes metrics and targets for Energy Management and IFRS S2
- Reviewed the Metrics and Targets in accordance with IFRS S1 requirements

Management of climate-related risks and opportunities:

Monthly Sustainability Working Group

The key discussion includes:
- Quarterly data performance updates from each business segment
- Updates on energy efficiency and other sustainability initiatives as well as the progress on green building roadmap
- Updates on the Energy Efficiency Conservation Act ("EECA") requirements
- Updates on climate reporting requirements in accordance with NSRF

For further details on Sunway REIT's Sustainability Governance structure, management oversight on sustainability- and climate-related risks and opportunities and the impact of sustainability on remuneration policies, please refer to pages 11 to 15 in SR 2025.

MATERIALITY ASSESSMENT

Sunway REIT performed a double-materiality assessment in FY2024 covering selected economic, environmental, social and governance ("EESG") topics to evaluate both impact materiality and financial materiality. This assessment supports the Trust's decision making processes and informs the identification of sustainability- and climate-related risks and opportunities that may be financially material to the Trust's short, medium and long-term prospects.

Material topics that may affect the Trust's prospects are integrated into the Trust's risk register and monitored through established risk management processes aligned with the Trust's short, medium and long-term time horizons to support connected information and ongoing oversight.

For the detailed materiality assessment, please refer to the Material Matters section in SR 2025.

RISK MANAGEMENT

Risk management plays a central role in Sunway REIT's strategic and operational resilience. The Trust operates within a dynamic environment shared by evolving climate realities, regulatory developments, market expectations and escalating sustainability-related requirements. Rising electricity costs, potential carbon pricing mechanisms, tightening sustainability disclosure standards heighten the need for robust governance and structured oversight of sustainability- and climate-related risks.

In FY2025, Sunway REIT identified three material sustainability-related risks – *Business Performance, Energy Management* and *Tenant Satisfaction* – which are fully integrated in the Trust's risk management framework. These risks are mapped to the Trust's existing risk structure as follows:

Business Performance
managed under **Business / Market Risk**

Energy Management
managed as the **sub-risk under Climate Change Risk**

Tenant Satisfaction
managed under **Tenant Concentration Risk** and **Tenant Renewal Risk**

Climate-related risks are overseen under **Climate Change Risk**, ensuring alignment between climate specific insights and the Trust's overarching risk governance processes.

Processes to Identify, Assess, Prioritise and Monitor Risks

Guided by ISO 31000:2018 Risk Management Guidelines and aligned with industry best practices, Sunway REIT applies a structured and systematic process for identifying, assessing, prioritising, managing and monitoring risks, which includes sustainability- and climate-related risk management.

Risk Identification

Sustainability- and climate-related risks were identified using input from double-materiality assessment conducted in FY2024, external market and regulatory signals. These risks include both physical climate-related risks and transition risks associated with the shift to a lower-carbon economy.

Risk Assessment and Prioritisation

Each risk is evaluated based on its likelihood of occurrence and potential magnitude of impact, using Board-approved impact and likelihood risk parameters.

The identified sustainability- and climate-related risks are assessed together with financial and operational risks using the same set of risk parameters to support consistent prioritisation and oversight.

Sustainability-related opportunities are also incorporated within the key business risks section and evaluated alongside other strategic opportunities to support value creation.

Risk Monitoring and Reporting

Key sustainability- and climate-related risks are monitored through periodic updates via the risk registers and aggregation into the overall risk profile, with mitigation measures and action plans. Mitigation measures and action plans are reviewed to ensure their effectiveness, and additional controls are introduced where required to reduce residual exposure.

Residual risk ratings range from 'Low' to 'Very Significant', with risks above 'Moderate' escalated to the Risk Management Committee ("RMC") on a half-yearly basis. These updates inform discussions on risk appetite, capital allocation and strategic decision-making.

Oversight is exercised by the Board, supported by RMC and SC, ensuring that sustainability- and climate-related risks are embedded into Sunway REIT's broader governance and management processes.

To support consistent and comparable risk evaluation, Sunway REIT applies the risk parameters that assess financial and non-financial impacts, likelihood of occurrence and control effectiveness.

Time Horizons

The time horizons applied to both IFRS S1 and IFRS S2 disclosures in this statement are defined to reflect the Trust's strategic planning cycles, the pace of expected regulatory and market developments, and the scale of actions required to achieve Sunway REIT's medium and long-term sustainability and climate commitments.

These horizons are applied consistently with the Trust's risk management framework and are used throughout the processes for identifying, assessing and managing sustainability- and climate-related risks and opportunities.

Time Horizon		Description
Short-term	<2 years	Focused on immediate actions and decisions to address immediate sustainability- and climate-related risks and opportunities, ensuring operational resilience
Medium-term	2-5 years	Linked to Sunway REIT's mid-range strategic planning, including capital allocation for investments, upgrades and the implementation of measures to respond to sustainability- and climate-related risks and opportunities, including climate adaptation and mitigation strategies
Long-term	>5 years	Aligned with Sunway REIT's vision for sustainable growth, addressing structural transformations, long-range asset planning aligned with global climate targets and industry trends

CLIMATE-RELATED RISKS AND OPPORTUNITIES

The Jeffrey Sachs Center on Sustainable Development ("JSC") was engaged to conduct an updated climate Value-at-Risk ("VaR") assessment in FY2024 covering all 28 properties within Sunway REIT's portfolio. This assessment supported the identification of climate-related risks and opportunities by providing a comprehensive understanding of how climate change could affect the Trust's portfolio and operations over short, medium and long-term horizons that align with strategic planning and risk oversight. The process considers both physical and transition risks and is aligned with the Trust's risk management framework to ensure consistent evaluation and oversight.

Climate-Related Risks

The VaR assessment evaluates:

- **Physical risks**, including acute events (such as extreme rainfall or flooding) and chronic changes (such as rising temperatures or long-term shifts in weather patterns) that may disrupt operations, damage assets, or increase operating and insurance costs.

  Given Sunway REIT's Malaysian operating context, the physical climate risk assessment prioritised hazards with the greatest potential to materially affect properties, which are sea level rise and intensified rainfall. Sea level rise elevates coastal flooding risk, while heavier rainfall increases the likelihood of flash flooding and water seepage. Accordingly, *Direct Rainfall Damage risk* and *Riverine / Rainfall-Driven Flooding risk* were selected to enable clearer estimation of potential financial effects and to guide risk adaptation and mitigation planning.

- **Transition risks,** including changes in policy, market expectations, technology pathways, and reputational factors that may influence energy costs, capital requirements, regulatory compliance and the competitiveness of Sunway REIT's assets.

  The primary quantifiable transition risk for Sunway REIT relates to its exposure to potential changes in energy-related policy and associated electricity costs.

These climate-related risks are monitored through the Trust's established risk management framework and mapped to existing risk categories for consistent monitoring, mitigation and escalation to relevant governance bodies.

Climate-Related Opportunities

The assessment also identifies opportunities arising from the transition to a lower carbon economy. These include:

Enhancements in asset resilience through energy efficiency upgrades	**Increased sourcing of renewable energy**	**Access to financing advantages associated with sustainability-linked performance**

These opportunities support progress against the climate-related metrics and targets, particularly Scope 2 GHG emission intensity and Annual Renewable Energy Consumption, and contribute to long-term value creation.

For the full IFRS S2 compliant disclosures, including climate-related scenario analysis, the concentration of risks and opportunities within the business model and value chain, and progress against climate-related targets, please refer to the Climate Report section in SR 2025.

Financial Effects

Sunway REIT monitors and manages physical climate risks – *Sea Level Rise, Riverine / Rainfall-Driven Flooding, Direct Rainfall Damage*, and transition risks arising from changes in energy-related policy, tariff or Green Electricity Tariff ("GET") and renewable procurement mandates, that could reasonably be expected to affect the Trust's financial position, financial performance and cash flows over the short (<2 years), medium (2–5 years) and long (>5 years) terms.

Current Financial Effects

During the financial year, approximately RM2.6 million capital expenditure were incurred for waterproofing rectification works at all six newly acquired Sunway REIT Hypermarkets, as well as for flood mitigation measures at Sunway REIT Industrial – Shah Alam 1. These measures included the installation of sheet piling, pumps, water storage systems, and enhancements to the overall drainage system, as well as raising the height of certain sections of the open air car park.

No funding was required for the energy audit, as it was carried out using the Sustainable Energy Development Authority ("SEDA") approved Energy Audit Conditional Grant. Similarly, no capital outlay was incurred for the installation of solar panels across Sunway REIT properties, as these installations were fully funded through the solar energy supply and purchase agreement with a subsidiary of Sunway Berhad.

In addition, water leakage rectification works were undertaken at some of the office properties. These costs, totalling RM350,000, were recognised under operating expenses.

Anticipated Financial Effects

To address identified climate-related physical and transition risks, Sunway REIT expects ongoing adaptation and mitigation costs aligned with its planned projects and risk management activities.

Effects in the Financial Position, Financial Performance and Cash Flows		
Impact Area	**Current Financial Effects**	**Anticipated Financial Effects**
Physical risks - Sea level rise, riverine / rainfall-driven flooding and rainfall damage	• A total of **RM3.0 million** incurred to mitigate physical risks, which includes: - **RM900,000** for waterproofing rectification at all six hypermarkets - **RM1.7 million** for flood mitigation at Sunway REIT Industrial – Shah Alam 1 - **RM350,000** for water leakage rectification at some of the office properties	**Short-term (<2 years):** • **RM1.1 million** for redevelopment of Sunway Pier in elevating the building 800mm from the road level • **RM20,000** per annum to conduct climate VaR assessment for new property acquisition due diligence • Estimated cost of **0.005% of total property value** per annum for water leakage risk **Long-term (>5 years):** • Under the worst-case scenario assuming flood depths of one-metre occurring across all Sunway REIT properties simultaneously, the estimated potential flood-related costs amount to approximately **RM286 million**, representing **2.68% of total asset value.** The scenario is considered remote, as all Sunway REIT properties are insured against flood risks and the likelihood of simultaneous flooding across the entire portfolio is highly unlikely.
Transition risks - GET, renewable procurement mandates, policy changes	There is no material impact from transition risks on cash flows during the reporting period.	**Medium-term (2–5 years):** Incremental cost of **up to RM6.3 million** (approximately 7.6% increase on utilities cost) for the potential GET implementation **Long-term (>5 years):** If GET becomes mandatory, electricity costs may increase. The impact depends on long dated tariff design and tenant pass through (which is not able to be quantified at this juncture).

The following table sets out Sunway REIT's current financial effects and the expected short, medium and long-term impacts on financial position, financial performance and cash flows, arising from the management of climate-related physical and transition risks.

(RM'000)	Current Financial Effects	Short-Term Financial Effects	Medium to Long-Term Financial Effects
Financial Position			
Asset (increase)			
Investment properties (increase)	**2,600**	**1,100**	**286,000**
Financial Performance			
Property operating expenses (increase)	**350**	**520**	**520**
Cash Flows			
Cash flows from operating activities (increase)			
Cash paid for operating expenses	**350**	**520**	**520**
Cash flows from investing activities (increase)			
Subsequent expenditure of investment properties	**2,600**	**1,100**	**286,000**

Based on the current climate adaptation and mitigation initiatives and risk mitigation actions, the Manager does not anticipate a material adjustment to the carrying amounts of investment properties in the next reporting period.

Notes:

- **Assumptions, estimates and limitations**
  - *Reasonable and supportable inputs have been used at the reporting date. Where precise quantification is not practicable (e.g. long dated tariff scenarios, GET design details, market pass throughs, or extreme event frequency / severity), ranges and scenario illustrations are provided.*
  - *The RM286 million flood figure represents an extreme portfolio wide stress case (1 meter flood at all assets) and is not a forecast; it helps users gauge order of magnitude exposure under a severe but unlikely event.*
  - *Allocation between capital expenditure versus operating expenses, capitalisation versus expense, and operating versus investing cash flows follows the Trust's accounting policies; acquisition due diligence Climate VaR costs are treated as investment unless expensed-off under specific criteria.*
  - *Interdependencies with IFRS S1 disclosures (e.g. Energy Management) are cross-referenced; to avoid double counting, energy rectification effects are summarised under Environmental-related Risks and Opportunities - Energy Management section below.*
- ***Methodology note***
  - *Financial effects reflect actual expenditure and approved / planned activities related to climate risk responses (physical adaptation, diagnostics, transition measures). Anticipated effects are aligned to the Trust's time horizons (<2 years; 2–5 years; >5 years) and reflect the best available information at the reporting date. Quantification will be updated as project scopes are finalised, GET design crystallises, and additional data becomes sufficiently reliable.*

Metrics and Targets

Sunway REIT is committed to reducing residual greenhouse gas ("GHG") emissions arising from its operations through continuous energy efficiency improvements and the increased adoption of cleaner energy sources. These initiatives form part of the Trust's transition plan aligned with global objectives to limit temperature rise to 1.5°C above pre-industrial levels.

To monitor progress against climate-related risks and opportunities and track progress towards decarbonisation, Sunway REIT uses two decision-useful metrics:

Scope 2 GHG emissions intensity	Annual renewable energy consumption

These metrics help assess the Trust's exposure to climate-related transition risks, particularly energy price volatility and grid emissions factors, while provide measurable indicators of progress toward reducing the carbon intensity of managed assets.

Sunway REIT applies the equity share approach to determine the organisational boundary for GHG emissions reporting.

SR *Details on GHG emissions methodology, calculation boundaries, data sources and assurance scope for these metrics are disclosed in the Climate Report section in SR 2025.*

Emission Intensity Reduction Targets

During the reporting period, the Manager developed GHG emission intensity reduction targets aligned with the objectives of the Paris Agreement to limit the increase in global average temperature to 1.5°C above pre-industrial levels. These targets are set in intensity terms and apply to Scope 2 emissions for the Retail and Office segments over which Sunway REIT has full operational control.

The Board-approved GHG-related targets are as follows:

Short-term target (annual):	Long-term net GHG emission target (by 2050):
Reduce Scope 2 (location-based) GHG emissions intensity ($kgCO_2e/m^2$/year) at **3.5% annually** from FY2025 to FY2030, using FY2023 as the baseline.	Achieve Net Zero GHG emissions across Scope 1, Scope 2 and Scope 3 emissions.

Performance against these targets is monitored annually to ensure ongoing progress and to inform future target-setting. Targets are reviewed periodically to reflect changes in regulatory expectations, asset performance and operational priorities.

Carbon credits remain the last resort, to be considered only after maximising energy efficiency initiatives and on-site renewable energy generation will be reviewed in the near future as part of Sunway REIT's evolving transition strategy.

SR *For more information on the progress against these targets, please refer to the Climate Report section in SR 2025.*

Non-GHG Target

Sunway REIT has established a medium-term **renewable energy sourcing target of at least 40% of total electricity consumption by 2030**, with no interim milestones set. This target comprises:

5% from on-site renewable energy generated within Sunway REIT's properties	**35% from purchased** green electricity or solar farm arrangements

Performance is tracked annually using:

Absolute megawatt-hours ("MWh") of on-site renewable energy generation and procurement	Percentage (%) of total electricity consumption sourced from renewable energy generated from on-site solar photovoltaic systems and purchased via GET and Corporate Green Power Programme

These measures provide decision useful insight into exposure to transition risk and progress along the decarbonisation pathway.

On-site renewable generation has been independently validated since 2022, and external limited assurance over the renewable energy metric is conducted by BDO PLT for the current reporting year.

SR *For more details on the calculation methodology and the current year performance of the renewable energy sourcing target, please refer to SR 2025.*

ENVIRONMENTAL-RELATED RISKS & OPPORTUNITIES

The material environmental-related risks and opportunities for Sunway REIT centre on energy management, reflecting the Trust's exposure to energy price volatility, evolving energy efficiency regulations, climate-related transition pressures and changing tenant and investor expectations. These factors may affect operating costs, regulatory compliance and asset performance over the short, medium and long-term.

Risks and Opportunities

The assessment considers the potential financial and operational impacts of ineffective energy management, including:

Higher operating expenses arising from increased electricity consumption or tariff changes	Elevated compliance and reporting costs associated with tightening energy- efficiency requirements	Asset obsolescence risk resulting from outdated or underperforming building systems

Alongside these risks, the assessment identifies several opportunities that may strengthen Sunway REIT's long-term resilience and competitive position. These include:

Improved energy-efficiency performance through equipment upgrades and operational optimisation	Enhanced asset competitiveness, driven by stronger sustainability credentials and alignment with tenant expectations
Access to sustainable finance, supported by achieving sustainability-linked performance targets	Strengthened portfolio resilience as assets transition to lower carbon and more energy efficient operating models

Together, these risks and opportunities inform the Trust's strategic planning, capital allocation decisions and operational priorities.

TIME HORIZON	RISKS	QUANTIFIED IMPACT	STRATEGIES (RESPONSE, PLAN & PROGRESS)
Short-term (<2 years)	**Energy price volatility:** Electricity is a material operating expense, which comprised of 19% of Sunway REIT's total operating expenses. Higher energy consumption or inefficient equipment performance could increase property operating expenses and reduce net property income ("NPI").	• **AFA sensitivity:** Every 1 sen/kWh increase in AFA may result in an estimated **RM3.1 million** increase in annual electricity cost, based on FY2025 purchased electricity of 309,054 MWh. • **Maximum demand cost exposure:** Maximum demand charges represented 21.5% of the total electricity expenses with the new tariff structure for July to December 2025.	• **Operational measures:** Ongoing monitoring, preventive maintenance and optimisation of Air-Conditioning and Mechanical Ventilation ("ACMV") and other building systems, including adoption of automation and smart controls where feasible, to optimise energy use based on occupancy and operating hours. • **Managing Maximum Demand:** To manage exposure to rising maximum demand charges, Business Unit Management Teams have implemented tariff optimisation, such as maintaining TOU tariff where appropriate, and implement demand controls measures to moderate peak load requirements. In addition, Sunway REIT plans to invest **RM3 million** per retail mall in Battery Energy Storage System ("BESS") to regulate maximum demand and reduce peak charges.
	Increase in energy wastage may increase the likelihood of being subjected to EECA requirements, leading to additional energy audits, monitoring, reporting obligations. Non-compliance may result in higher operating and capital expenditure and potential operational disruption.	• **Energy audit cost exposure:** Energy audits across the total 21 million sq.ft. portfolio may cost up to **RM1.3 million** per annum if energy audits are required across all properties. • **Efficiency linkage:** A 4% reduction in BEI is expected to deliver an approximately 4% reduction in electricity cost, assuming similar tariff structure and controllable load.	• The Manager has secured SEDA Energy Audit Conditional Grants for selected properties to conduct energy audits and identify efficiency opportunities and support compliance readiness. • The Manager plans to continue rollout of energy audits for non-green-certified properties to support EECA preparedness and prioritise retrofit actions.
Medium-term (2–5 years) to Long-term (>5 years)	**Carbon tax / transition cost exposure:** Inefficient energy use may increase exposure to future carbon pricing and transition costs stemming from regulatory changes.	Financial quantification is currently uncertain due to evolving carbon tax design, emission factors and pass through mechanisms.	• The Manager continues to improve each property's BEI performance and expanding green building certification to reduce energy intensity and associated emissions.
	Asset obsolescence / competitiveness risk: Underperforming assets may face tighter energy regulations and rising tenant expectations, increasing leasing risk, valuation pressure and retrofit needs.	• **Retrofit capital expenditure:** Stricter building energy codes / green building standards may require costly retrofits, but financial quantification is currently unquantifiable as it depends on asset-level gap analysis and upgrade scope.	• The Manager implemented Green Building Policy and 10-year Green Building Certification Roadmap since 2023, committing to certify **100%** of the existing buildings by 2034. • As at FY2025, **11** properties (**40%** of the total portfolio's GFA) are green-certified.

Notes:

- ***Assumptions & limitations:***
  (1) AFA sensitivity is calculated using FY2025 purchased electricity consumption and assumes unchanged consumption and tariff structure other than AFA.
  (2) Proportional savings from BEI improvement assume controllable electricity loads and broadly stable tariff structure.
- ***Scope note:***
  Maximum demand percentage is based on flagship Sunway Pyramid Mall electricity billing under the new tariff structure for Jul–Dec 2025; it is indicative of peak-demand exposure and may not represent other assets or the full-year portfolio.

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TIME HORIZON	OPPORTUNITIES	QUANTIFIED IMPACT	STRATEGIES (RESPONSE, PLAN & PROGRESS)
Short-term (<2 years)	**Operating cost optimisation:** Energy efficiency upgrades, such as LED lighting, optimised ACMV and building automation systems, and improved operational controls can moderate exposure to energy price volatility and lower utility expenses, supporting NPI, which in return enhance asset value. Energy audits, supported by SEDA energy audit conditional grants, and asset-level energy monitoring improve visibility of consumption drivers and prioritisation of retrofit investments.	Assuming electricity consumption remains consistent with 2023 consumption and based on the 5-years equipment upgrade plan (2026-2030), efficiency upgrades are estimated to generate electricity cost savings of approximately **RM3.7 million** for the period of 2026 to 2030. This estimate excludes savings associated with AFA and maximum demand charges, which are assessed and managed separately.	• Business Unit Management Teams continue to identify and upgrades its ageing or inefficient equipment (LEDs, high-efficiency chillers, AHUs) to improve energy performance. • Retail and Office Management Teams have established its 2030 Retrofit Roadmaps, outlining energy efficiency upgrades plans for 2026-2030 and supporting asset resilience to energy cost escalation.
	Green lease partnerships: Promote joint energy reduction where operational control is shared between landlord and tenants. Collaboration can reduce electricity demand beyond landlord-controlled loads and improve portfolio-wide efficiency performance.	Financial quantification is currently uncertain due to variables such as tenant participation, metering boundaries and behavioural persistence.	• The Manager continues the incorporation of green lease clauses into tenancy agreement. • In FY2025, Office Management Team has started engaging the top 10 highest energy use tenants at some office properties. • The Manager plans to establish energy reduction baseline and targets for high energy usage tenants.
Medium-term (2–5 years) to Long-term (>5 years)	**Competitiveness and financing advantages:** Green building certifications strengthen tenant preference, improve asset competitiveness and support higher occupancy and retention. Improved energy performance enhances eligibility for sustainability-linked financing and potentially lowers cost of capital.	Sunway REIT's sustainable finance **(>RM4 billion)** are tied to sustainability performance targets, including BEI. Meeting BEI targets enables finance cost savings through sustainable finance mechanisms.	• Sunway REIT continues sustainability-linked financing structures tied to BEI. • The Manager is in the process of establishing a sustainability-linked commercial papers programme in 2026. With this, 100% of Sunway REIT's financing instruments will be sustainability-linked. • Green Building Certification Coverage and BEI are part of Senior Management's KPI, strengthening governance linkage aligned to deeper sustainability outcomes.

Note:

- ***Assumptions & limitations:***
  The electricity saving is calculated based on the assumption that majority of the tariff is under Non-Domestic Medium Voltage – RM0.2983/kWh.

SR For more information on the strategies to enhance energy management, please refer to Goal 1, Transforming Our Portfolio To Low-Carbon Assets in SR 2025.

Impacts on Business Model, Value Chain and Financial Performance

Energy management considerations are integrated into Sunway REIT's business model and value chain. They influence operating practices, strategic planning, capital allocation, tenant partnerships and procurement standards, with observable and anticipated effects on financial position, financial performance and cash flows over the short (<2 years), medium (2–5 years) and long (>5 years) terms.

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The effects on the business model and value chain are set out below:

Impact on Business Model and Value Chain		
Impact Area	**Current Effects** Short-term (<2 years)	**Anticipated Effects** Medium-term (2-5 years) to Long-term (>5 years)
Asset operations	Energy performance is monitored at asset level using utility data, with operational controls and optimisation measures applied in landlord controlled areas to moderate consumption and costs. These actions support immediate operating expense management.	Increased retrofit activity and deployment of energy efficient technologies (e.g. high efficiency ACMV systems, smart controls and LED lightings) are expected to improve operational efficiency and resilience to rising energy costs over the medium to long-term.
Strategic integration and governance	Energy management forms part of the strategies to achieve Sunway REIT's Net Zero Carbon Emissions by 2050, shaping refurbishment priorities, capital allocation and tenant engagement. Senior management oversight includes energy performance indicators aligned with sustainability objectives, supporting integration into strategic decision making.	Energy considerations are expected to play a progressively larger role in strategic planning and investment decisions as energy regulations tighten and transition risks increase. Governance linkages between energy performance, sustainability outcomes and executive oversight are expected to strengthen over time.
Capital planning	Energy considerations are integrated into refurbishment and asset enhancement planning, guiding capex prioritisation for ACMV optimisation, LED retrofits and smart controls across selected assets.	Portfolio wide retrofit activity is expected to increase to meet evolving energy codes, EECA related requirements and green building standards, influencing long-term capital expenditure profiles and asset lifecycle planning.
Tenant engagement and partnership	Green lease clauses have been incorporated into tenancy agreements to promote shared responsibilities for consumption reduction with tenants.	Deeper tenant collaboration on energy performance is expected to drive further demand reduction, improve asset competitiveness and strengthen landlord tenant partnerships, supporting occupancy and income stability.
Supply chain and procurement	ESG due diligence for new property acquisitions and vendor selection includes energy performance criteria, influencing supplier selection, construction standards and acquisition screening. For non-green buildings, Sunway REIT is committed to achieving green building certification within three years of acquisition.	Procurement is expected to increasingly favour energy efficient specifications and retrofit standards, supporting asset level efficiency and reducing transition risk across the value chain.

Financial Effects

Energy transition considerations are expected to influence Sunway REIT's capital expenditure, financing profile and portfolio performance over the short, medium and long-term.

Current Financial Effects

Energy management has a measurable effect on Sunway REIT's operating cost structure, capital expenditure planning and financing profile.

Electricity is one of the Trust's largest operating expenses, accounting for approximately 19% of total operating expenses (RM45 million) in FY2025. These costs relate solely to landlord controlled consumption and exclude tenant controlled usage. Given their scale and variability, electricity expenses remain a material driver of operating expenditure and a central focus of ongoing efficiency and cost management initiatives.

Energy-related capital expenditure arises from planned retrofitting works and asset level upgrades forming part of the Trust's long-term strategy to improve energy performance. In addition, Sunway REIT's sustainability-linked financing arrangements, which incorporate Building Energy Intensity ("BEI") performance metrics, create a direct linkage between energy performance outcomes and financing costs.

No material financial loss attributable to energy management was recorded during the reporting year, supported by stable electricity supply and ongoing operational optimisation efforts.

Anticipated Financial Effects

Sunway REIT expects continued investment across the short, medium and long-term for retrofitting works for older assets to enhance energy performance and comply with evolving building energy codes and increasing tenant expectations for environmental performance, to meet and maintain Green Building certifications under its Green Building Roadmap. These upgrades are anticipated to elevate capital expenditure, based on the implementation schedule of the 2030 Retrofit Roadmaps.

These investments form part of Sunway REIT's broader strategy to strengthen asset resilience, maintain regulatory compliance and enhance long-term portfolio competitiveness.

Effects in the Financial Position, Financial Performance and Cash Flow		
Impact Area	**Current financial effects**	**Anticipated financial effects**
Capital Expenditure and Asset Enhancement	During the financial year, capital was deployed for asset enhancement initiatives, rectification works and sustainability-related upgrades to improve energy efficiency, including: • **RM6.6 million** for lifts replacement at Sunway Pyramid Mall and Sunway REIT Industrial – Petaling Jaya 1, Chiller replacement at Menara Sunway, Air handling units ("AHUs") replacement at Sunway Putra Tower.	**Short-term (<2 years):** Approximately **RM29 million** capital expenditure is expected to incur to meet interim performance targets. Planned upgrades under the 2030 Retrofit Roadmaps include ACMV systems, lighting and building controls. Anticipated capital expenditure includes: • Service lift refurbishment and a new cooling tower at Sunway Resort Hotel • ACMV system upgrades to improve energy performance and BESS to regulate maximum demand and reduce peak charges at retail malls • A new Building Management System at Menara Sunway • Balance payments amounting to RM490,000 for the chiller replacement at Menara Sunway, AHUs replacement at Sunway Putra Tower and lifts replacement at Sunway Putra Tower **Medium (2-5 years) to Long-term (>5 years):** Portfolio repositioning and compliance driven upgrades may increase capital expenditure requirements, offset by long-term operating cost savings and improved asset resilience. Asset level retrofits under the 2030 Retrofit Roadmaps are expected to deliver measurable annual energy savings (kWh) and reduce the risk of regulatory non-compliance and unplanned capital expenditure.
Sustainable Finance and Funding Costs	As at December 2025, Sunway REIT secured more than RM4 billion in sustainable finance. 96% of total borrowings are linked to sustainability performance targets, including BEI. Achievement of sustainability performance targets generated finance cost savings of **RM2.2 million** during the financial year. Cumulatively, RM5.6 million in finance cost savings has been recorded from 2021 to 2025 from achieving the targets.	**Short, Medium and Long-term (<2 years to >5 years):** Continued achievement of sustainability performance targets is expected to generate recurring annual finance cost savings of approximately **RM2.2 million**. If these targets are not met, the associated savings would not be realised. Sunway REIT is in the process of establishing a sustainability-linked commercial papers programme in the first half of 2026 under its sustainable finance frameworks. Upon completion, 100% of the financing facilities are expected to be structured with sustainable finance mechanisms, enhancing long-term access to sustainable funding sources.
Green Building Certification and Compliance Costs	Green building certification costs amounted to **RM350,000** covering Sunway College (North & South building), Sunway Putra Tower, Sunway Pyramid Hotel and two hypermarkets. During the reporting year, headcount related cost approximately **RM214,000** were incurred for green building certification and sustainability compliance activities.	**Short (<2 years) to Medium-term (2-5 years):** • Approximately **RM260,000** is expected for new green building certifications in 2026 • Approximately **RM320,000** (0.1% of total property operating expenses) for green building recertification • Headcount cost may increase between **RM300,000** to **RM380,000** per annum **Long-term (>5 years):** Approximately **RM1 million** every three years to maintain certification validity across the portfolio Certification, audit and compliance related costs may increase moderately as regulations evolve. These increases are expected to be offset by improved asset competitiveness, reduced retrofit risks and enhanced access to sustainable finance.

Notes:

- ***Assumptions, estimates and limitations:***
  - *The disclosures in this section include a combination of historical information, management estimates and forward looking information. Quantitative impacts are based on internally developed methodologies, using available asset level energy consumption data, applicable electricity tariffs and management assumptions that reflect conditions as at the reporting date. Certain anticipated financial effects, including future capital expenditure requirements, operating cost savings and financing benefits, are subjected to measurement uncertainty and may differ from actual outcomes due to changes in energy prices, regulatory developments, technology performance, tenant behaviour and market conditions. Unless otherwise stated, estimated energy cost savings exclude AFA and maximum demand charges, which are assessed and managed separately.*
  - *Assuming the borrowing amount remains unchanged, the finance cost savings would remain at approximately RM2.2 million if the sustainability-linked performance targets are not met, these savings would not be realised.*

- ***Forward looking information:***
  - *This section contains forward looking information relating to anticipated impacts on Sunway REIT's business model, financial position, financial performance and cash flows. Such information is inherently subject to uncertainty and is based on the current expectations, assumptions and judgements, which may change as actual results, regulatory requirements and market conditions evolve. Forward looking statements are not guarantees of future performance. Actual outcomes may differ materially from those expressed or implied. Sunway REIT undertakes no obligation to update forward looking information except as required by applicable reporting standards or regulations.*

- ***Methodology note:***
  - *Energy-related financial impacts are assessed using historical electricity consumption data and applicable tariff structures. Anticipated impacts reflect planned equipment upgrades under the 2030 Retrofit Roadmaps and do not assume changes in asset mix or occupancy levels unless otherwise stated. Where quantification is not yet available, qualitative disclosures are provided, and quantification will be disclosed when inputs become sufficiently reliable.*

The table below outlines the current financial effects and the expected short, medium and long-term financial impacts arising from Energy Management as a sustainability-related risk and opportunity, and how these effects influence Sunway REIT's financial position, financial performance and cash flows.

(RM'000)	Current Financial Effects	Short-term Financial Effects	Medium to Long-term Financial Effects
Financial Position			
Asset (increase)			
Investment properties	**6,950**	**29,260**	**3,000**
Financial Performance			
Property operating expenses (increase)	**-**	**320**	**1,000**
Finance costs (decrease)	**2,200**	**2,200**	**2,200**
Salaries and wages (under the Manager)	**214**	**Between 300 to 350**	**Between 350 to 400**
Cash Flows			
Cash flows from operating activities (increase)			
Cash paid for operating expenses	**-**	**320**	**1,000**
Cash flows from investing activities (increase)			
Subsequent expenditure of investment properties	**6,950**	**29,260**	**3,000**
Cash flows from financing activities (decrease)			
Interest paid	**2,200**	**2,200**	**2,200**

Note:

Figures reflect amounts recognised or anticipated based on current plans. Ranges are presented where precise quantification is pending.

Based on the current projections, no material financial adjustment is expected in the next reporting period. Sunway REIT plans to finance energy efficiency technologies, equipment upgrades and its green building roadmap primarily through borrowings and, where appropriate, operating funds.

The possible financial consequences that could arise may include:

Increase operating expenses arising from the need to conduct additional energy audit if there is any non-compliance to the EECA	Higher cost of retrofitting in future that is uncertain at this juncture	Loss in revenue due to market preference shifting towards certified green buildings and energy efficient buildings

The likelihood of occurrence of these outcomes is assessed to be low, taking into consideration the mitigation measures implemented by the Manager. Any anticipated financial effects relate to cost of implementing mitigation measures were estimated using historical cost experience. These estimates will continue to be reviewed and refined as regulatory requirements, technology costs and market conditions evolve.

Significant Areas of Uncertainty

Future financial and operational outcomes related to Sunway REIT's energy management activities are subject to several areas of uncertainty. These uncertainties may affect the timing, magnitude and reliability of projected cost savings, capital expenditure plans and the achievement of energy-related targets.

Energy price volatility

Malaysia's energy prices are influenced by fuel costs, prevailing market conditions and tariff structures. Fluctuations in these inputs may lead to variability in operating expenditure and create uncertainty in forecasting savings from energy efficiency initiatives.

Evolving regulatory requirements

Potential amendments to the EECA and other related regulation requirements that may alter compliance thresholds, reporting obligations and building performance requirements. Such changes could affect the scope, timing and scale of future capital investment and may result in incremental operating or compliance costs.

Technological development and commercial availability

The pace of technological advancement and the availability of energy efficient systems and renewable energy solutions may affect the performance, cost and feasibility of planned upgrades. Actual outcomes may differ from projections if technologies evolve more slowly, more rapidly or at different cost levels than anticipated.

These uncertainties may result in outcomes that differ from the Manager's current expectations. Estimates will continue to be reviewed and refined as regulatory developments, technological trends and market conditions evolve.

Capacity to Adjust or Adapt Strategy and Business Model

Sunway REIT's energy management strategy is designed with sufficient flexibility to adjust and respond to uncertainties associated with energy price changes, regulatory developments and technological changes. The Manager maintains several adjustment pathways that allow recalibration of operational practices and capital investment plans as external conditions evolve.

One key adjustment pathway is the potential investment in BESS to strengthen operational resilience. BESS is a large scale rechargeable battery system that stores electricity during periods of lower demand and discharges it when demand or tariff prices are higher. This supports load balancing, enhances backup capability and strengthens grid stability, enabling the Manager to optimise its operational response to changes in energy prices, regulatory requirements and emerging technologies.

Collectively, these adjustment pathways enhance the resilience of Sunway REIT's strategy and business model by enabling flexibility in energy procurement, asset level system upgrades and long-term capital planning. This ensures that the Trust remains well positioned to navigate evolving market expectations, regulatory shifts and technological developments while safeguarding financial and operational stability.

Metrics and Targets

Sunway REIT uses two key metrics to monitor operational efficiency and to assess progress against its energy management strategy: **Building Energy Intensity** and **Green Building Certification Coverage (%).** These metrics are selected for their relevance to the Trust's energy consumption profile, operational control and exposure to energy-related risks.

Building Energy Intensity ("BEI")

BEI is the primary metric used to assess energy performance across the Retail, Office and Hotel portfolios. The target and baseline are sourced from Malaysia Green Building Index ("GBI") and benchmarked against GBI Non-Residential Existing Building ("NREB") Retail v1.1 rating tool.

BEI is calculated as a segment-level average and applies only to assets where Sunway REIT has operational control over energy consumption. As such, the metric excludes:

- Sunway Pier, which is undergoing redevelopment; and
- SunCity Ipoh Hypermarket and six hypermarket properties which are under triple net lease arrangements, where utilities consumption is tenant-controlled.

BEI targets have not been established for the Industrial & Others segment, as the Trust does not have operational control over energy consumption in these assets.

Targets

To align with the Intergovernmental Panel on Climate Change ("IPCC") objective of a 45% reduction in carbon emission intensity by 2030 and its 1.5°C decarbonisation trajectory, Sunway REIT has established intensity based BEI reduction target of 4% year-on-year from 2022 through 2030 for its Retail, Office and Hotel segments. The target forms part of Sunway REIT's Sustainability Goals and Commitments since 2022 and supports the Trust's longer-term transition towards net zero emissions.

Methods and Assumptions

BEI is calculated using total annual energy consumption in kilowatt-hours ("kWh") relative to gross floor area ("GFA"), excluding car parks in accordance with GBI methodology. It is expressed in kWh/m^2/year. Performance against the BEI targets reflect expected efficiency gains from planned equipment upgrades and operational optimisation.

Consistency and Limitations

There is no changes to the BEI methodology and calculation approach compared to prior reporting period, and no restatements were required. The metric and targets apply only to assets under Sunway REIT's operational control and master lease tenant – Hotel segment. Exclusions are reviewed periodically as asset conditions and operational arrangements evolve.

SR *Further details on BEI performance and progress against targets, please refer to Goal 1, Transforming Our Portfolio To Low-Carbon Assets in SR 2025.*

Green Building Certification Coverage (%)

Green Building Certification Coverage serves as a complementary metric by encouraging energy-efficient design, retrofits and improved environmental performance. It measures the proportion of Sunway REIT's portfolio certified under recognised Green Building standards such as GreenRE, GBI, LEED or BCA Green Mark. This metric is also part of Sunway REIT's Sustainability Goals and Commitments and aligns with the Trust's broader climate objectives by supporting reductions in electricity consumption and improvements in energy efficiency across the portfolio.

Target and Progress

Sunway REIT is committed to obtain green building certifications for 100% of its portfolio by 2034. This metric covers existing properties and future acquisitions, with newly acquired properties are required to either be green-certified-ready or obtain certification within three years post-acquisition.

Progress against the green building certification target is tracked annually. The steady increase in certified assets reflects ongoing certification efforts and the integration of green building standards into redevelopment and asset enhancement projects. The Manager expects the certification coverage to continue rising as more assets undergo certifications.

Green Building Certification Coverage

2034 Target	FY2023	FY2024	FY2025 Performance
100%	35%	37%	40%

Calculation Methodology, Consistency and Limitations

The metric is calculated based on the percentage of green-certified GFA relative to the total portfolio GFA. The measurement approach and boundaries have remained consistent across reporting periods, with no restatements required. All properties within Sunway REIT's portfolio are included in the calculation, except for assets that were disposed during the reporting year.

SOCIAL-RELATED RISKS & OPPORTUNITIES

Sunway REIT operates in a tenant-driven property market where occupancy performance and income stability depend on sustained tenant confidence in the quality, functionality and relevance of its assets. Across the Retail, Office, Hotel, Industrial & Others segments, tenant perceptions of value increasingly extend beyond location and rental rates to include building performance, service reliability, safety standards, digital readiness and environmental sustainability.

Recognising these evolving expectations, Sunway REIT views tenant satisfaction not merely as an operational output but as a core sustainability indicator that reflects its ability to manage environmental, social and governance ("ESG") risks and opportunities. Tenant satisfaction risk is embedded into the Trust's risk management framework and monitored under Tenant Concentration Risk and Tenant Renewal Risk, enabling structured oversight of potential impacts on occupancy, rental income and long-term portfolio competitiveness.

Risks and Opportunities

The assessment of tenant satisfaction risks and opportunities highlights factors such as rising operating costs, outdated facilities, inefficient building performance and reduced footfall, all of which may weaken Net Property Income ("NPI") and asset valuations if left unaddressed.

At the same time, consistently high tenant satisfaction presents meaningful opportunities by strengthening portfolio stability, supporting resilient operating cash flows and enhancing Sunway REIT's ability to deliver sustainable long-term returns to unitholders.

TIME HORIZON	**Medium-term (2–5 years) to Long-term (>5 years)**
RISKS	Declining tenant satisfaction may arise from rising operating costs (e.g. utilities and service charges), poor building maintenance, outdated facilities, weak footfall or tenant mix, or insufficient sustainability features (e.g. energy efficient systems, modern digital infrastructure). If not effectively managed, this risk may lead to: • Higher tenant turnover and longer vacancy periods • Increased pressure for rental rebates and incentives • Lower occupancy rates and weaker rental reversions • Weaker NPI and distribution to unitholders ("DPU") • Long-term erosion of asset competitiveness and portfolio value
QUANTIFIED IMPACT	• Tenant rental income accounted for 100% of revenue **(RM894 million)**. • Rental rebates amounted to **RM3.6 million** (approximately 0.4% of revenue), indicating sensitivity to even minor changes in tenant behaviour. • **RM181 million** was invested in AEIs and sustainability upgrades in FY2025 to sustain tenant satisfaction and asset performance. This demonstrates that tenant satisfaction related drivers already influence capital allocation and operating cost structures.
STRATEGIES (RESPONSE, PLAN & PROGRESS)	**Portfolio level levers implemented by the Manager include:** • **Green Lease Partnership Programme** to encourage shared responsibility for energy performance, carbon reduction and operational efficiency. The programme is expanded to Industrial & Others segment and Triple Net Lease tenants. • **Targeted energy engagement** with high energy usage tenants to set baselines and co-develop reduction measures (data transparency, joint strategy, shared goals, stewardship and feedback). • **Asset enhancement and maintenance** investments (e.g. Sunway Carnival Mall enhancement; **RM181 million** AEIs; **RM49 million** service contracts & maintenance) to protect asset quality and the tenant experience. • **Indoor Air Quality ("IAQ") audits** conducted across selected properties to safeguard occupant comfort and health. Since 2022, nine Sunway REIT properties have completed IAQ audits. • **Digital service channels** such as Sunway Community App, GenAI chat for Retail and e-applications have been implemented to enhance response time, service quality and tenant experience.

TIME HORIZON	**Long-term (>5 years)**
OPPORTUNITIES	Consistently high tenant satisfaction strengthens portfolio stability, enhances asset valuations, and supports Sunway REIT's ability to deliver sustainable returns to unitholders.
QUANTIFIED IMPACT	Stable tenant satisfaction contributed to: • No material adverse financial impact arising from tenant related factors • Predictable operating cash flows driven by stable rent collection • Continue asset strengthening through capital deployment • No impairment indicators identified These effects indicate a **neutral to positive** overall financial effect while improving long-term competitiveness.
STRATEGIES (RESPONSE, PLAN & PROGRESS)	• **Conduct annual tenant satisfaction surveys** and continuous improvement loops across properties that include structured assessment of building management, maintenance, cleanliness, security, green features and personnel. • **Established Tenant Satisfaction Target** of at least 80% (effective FY2025). • **Extended Tenant Satisfaction Survey to include the entire portfolio**, with new coverage for Industrial & Others and Triple Net tenants in FY2025 to broaden portfolio visibility. • **Office improvements** driven by feedback (e.g. cleanliness, lighting, parking; NPS highs like **81.8% at Sunway Putra Tower**). • **Planned AEIs and developments** that modernise assets and sustainability features (e.g., Sunway Pier), ensuring asset relevance and appeal to higher quality tenant.

SR *For further details on the strategies to enhance tenant satisfaction, please refer to Goal 2, Advocating A Responsible Value Chain in SR 2025.*

Trade Offs Considered in Strategy and Decision Making

Sunway REIT evaluates explicit trade offs when integrating Energy Management and broader sustainability objectives into strategy and day-to-day decision making. The Manager balances near-term financial and operational impacts against longer-term value creation and resilience. These assessments directly inform which projects proceed and when, the funding mix (borrowings versus operating funds), procurement specifications (efficiency standards, smart controls, etc.) and tenant access phasing to minimise disruption to business operations.

In practice, decisions relating to property development and AEIs require a careful balance between capital deployment, operational continuity and future income potential. Upgrading building systems and refurbishing operating assets can entail temporary revenue disruption (e.g. partial closures, tenant displacement or reduced footfall), significant upfront capex that may place short-term pressure on gearing, and execution risks (schedule delays and cost overruns). For new developments, the Manager also weighs uncertainty around the timing and level of future income streams, which are sensitive to market conditions and leasing performance.

The same strategic lens applies to adopting green building standards. Higher upfront capital outlays and incremental operating expenditures (including recurring certification and recertification registration costs, consultant engagements and audits) are considered alongside the internal capability required to execute (e.g. dedicated sustainability personnel and enhanced data management systems).

Trade off evaluations are concluded by comparing short-term costs and risks with expected long-term outcomes, including lower utility consumption, improved compliance readiness, enhanced tenant experience and stronger positioning with sustainability focused investors and financiers. These structured assessments drive AEI prioritisation and timing, the selection of performance standards in project scopes, the sequencing of assets with the most material efficiency opportunities, and the coordination of tenant access to protect critical trading periods-ensuring sustainability related risks and opportunities are embedded in resource allocation and portfolio planning.

Impacts on Business Model, Value Chain and Financial Performance

Sunway REIT's business model depends on the quality and competitiveness of its assets and on stable tenant relationships. Tenant satisfaction may influence leasing outcomes, operating cost profiles and capital allocation. As a result, sustainability-related actions today (e.g. AEIs, Green Building Certifications, etc.) are already visible in cash flows and investment property balances, while planned redevelopments and efficiency upgrades will shape future revenue resilience, cost structures and portfolio positioning.

Impact on Business Model and Value Chain		
Impact Area	**Current Effects** Short-term (<2 years)	**Anticipated Effects** Medium-term (2-5 years) to Long-term (>5 years)
Leasing Cycle and Performance	Tenant satisfaction is closely linked to occupancy stability, rental reversions and the predictability of operating cash inflows. Strong tenant relationships support lease renewals, improve tenant mix and sustain footfall across income producing properties. Lower satisfaction can increase operating and refurbishment costs and complicate leasing efforts across the value chain—from operations to marketing, leasing and capital management.	**Planned AEIs / developments:** Larger scale projects such as Sunway Pier and Sunway Hotel Seberang Jaya (target to complete in 2027–2028) are expected to reshape the value chain by: • expanding development activities; • increasing exposure to design, material, energy performance requirements; and • deepening integration between development, operations and leasing. If executed effectively, these initiatives are expected to improve asset relevance, attract higher quality tenants and support longer-term income growth. Conversely, delays, cost escalation or misalignment with tenant expectations could affect project returns and leasing outcomes.
Portfolio Emphasis and Sustainability Drivers	AEIs spending during the year was concentrated in segments where capital deployment, asset performance and tenant demand are most closely linked – **Retail (95%), Hotel (1%), Office (4%), and Industrial & Others (0.05%)**, with no AEIs carried out in the Services segment. This distribution reflects the higher exposure of large, high traffic retail assets to transition risks such as energy intensity, tenant expectations for modern and sustainable facilities, and the need for continuous upgrading to maintain competitiveness.	Near-term AEIs allocations are planned as follows: **Retail (60%), Hotel (30%), Office (7%), and Industrial & Others (3%).** Over the medium to long-term, AEIs spending is expected to shift towards larger scale redevelopment and refurbishment activities, with projected allocations of: • **Retail (64%)**, and • **Hotel (36%)** These segments have the greatest scope for integrating energy efficient systems, modern building technologies and digital infrastructure, supporting long-term resilience, regulatory alignment and portfolio competitiveness.

Financial Effects

Current Financial Effects

Tenant satisfaction has a direct influence on Sunway REIT's revenue, operating cash inflows and asset value preservation. Rental income is the sole source of revenue, totalling RM894 million for the financial year, with performance closely linked to occupancy levels, lease renewals and the quality of tenant relationships across the portfolio.

During the financial year, Sunway REIT did not experience any decline in revenue attributable to tenant satisfaction. While there were some tenant-related financial losses, these were not material to the Trust's financial performance.

To sustain tenant experience and asset performance, the Trust continued to invest in AEIs, rectification and sustainability-related upgrades. Collectively, stable rent collection, rental rebates and ongoing efficiency upgrades supported operating cash inflows, neutral-to-positive effects on the financial position.

During the reporting period, no impairment indicators were identified, supported by stable tenant metrics and the results of regular property revaluations. Tenant satisfaction did not give rise to material balance-sheet risk but it continues to be monitored as a key factor in preventing future asset value erosion.

Anticipated Financial Effects

Looking ahead, tenant satisfaction is expected to remain a key driver of Sunway REIT's revenue stability, cash flows and long-term asset competitiveness.

In the short (<2 years) to medium-term (2-5 years), higher investing cash outflows are anticipated as the Trust progresses with planned AEIs, deploy efficiency technologies and advances initiatives under the Green Building Roadmap. These investments are expected to be funded primarily through borrowings and, where appropriate, operating funds.

Rental rebates are expected to remain around 0.5% of total revenue over the short to long-term, subject to market conditions and the outcomes of ongoing tenant engagement efforts.

Over the medium (2-5 years) to long-term (>5 years), ongoing capital investments and service quality enhancements are anticipated to improve asset efficiency, moderate operating costs and strengthen tenant appeal, thereby supporting occupancy and renewals, stabilising income and contribute to long-term asset value preservation.

Effects in the Financial Position, Financial Performance and Cash Flow

Impact Area	Current Financial Effects	Anticipated Financial Effects
Revenue, Occupancy and Tenant Related Performance	• Rental income of RM894 million, representing 100% of revenue for the financial period • No revenue decline attributable to tenant satisfaction • Rental rebates of **RM3.6 million (0.4% of total revenue)** • Stable occupancy and renewals preserved revenue quality and reduced exposure to rent defaults or concessions contributing to fair value gain of **RM68 million (0.6% of total property value)**	• Rental rebates expected to remain at **0.5% of total revenue** in the short to medium-term • Revenue stability expected to continue with ongoing tenant satisfaction and AEIs supporting tenant retention and occupancy
Asset Enhancement Initiatives ("AEIs"), Capital Expenditure and Asset Quality	• **RM181 million** deployed for AEIs and sustainability upgrades, which includes: - Major AEI projects (Sunway Carnival Mall and Sunway Pyramid Mall) - Toilet refurbishment at Menara Sunway • RM49 million spent on service contracts and maintenance • No impairment identified as asset values are supported by stable tenant metrics and regular property revaluations	• **Short (<2 years) and medium-term (2–5 years):** Increased AEI-related capital expenditure and continued investments in energy efficiency technologies and the Green Building Roadmap • **Medium to long-term (>5 years):** Ongoing capital expenditure to enhance asset efficiency, prevent obsolescence and support long-term asset value accretion

The table below summarises the current financial effects and the expected short, medium and long-term financial impacts arising from Tenant Satisfaction as a sustainability-related risk and opportunity, and how these effects influence Sunway REIT's financial position, financial performance and cash flows.

(RM'000)	Current Financial Effects	Short-term Financial Effects	Medium to Long-term Financial Effects
Financial Position			
Asset (increase)			
Investment properties	**181,000**	**600,000**	**600,000**
Financial Performance			
Revenue (decrease)	**0.4% of total revenue**	**0.5% of total revenue**	**0.5% of total revenue**
Changes in fair value of investment properties (increase)	**0.6% of total property value**	**0.5%-1% of total property value**	**0.5%-1% of total property value**
Cash Flows			
Cash flows from operating activities (decrease)			
Cash receipt from customers	**0.4% of total revenue**	**0.5% of total revenue**	**0.5% of total revenue**
Cash flows from investing activities (increase)			
Subsequent expenditure of investment properties	**181,000**	**600,000**	**600,000**

Based on the current portfolio performance and strategy, tenant satisfaction is not expected to have a material adverse impact on the Trust's financial position over the short, medium or long-term.

Notes:

- ***Assumptions, estimates and limitations:***
  - *(1)* ***Reasonable and supportable inputs at reporting date:*** *Forward views rely on the current plans for AEIs, Green Building Certifications and operational initiatives; project timing and scope may change as market conditions evolve.*
  - *(2)* ***Key uncertainties:*** *Outcomes depend on tenant behaviour, execution timelines, construction costs, tariff structures and regulatory expectations; these may affect the timing and scale of the benefits (occupancy, NPI, valuation).*
  - *(3)* ***Measurement limitations:*** *Where quantification of future effects is not sufficiently reliable at the reporting date (e.g. tenant response to upgrades, long dated development returns), qualitative disclosures are provided with commitment to quantify when inputs are robust.*

Capacity to Adjust or Adapt Strategy and Business Model

Sunway REIT demonstrates a strong capacity to adjust to uncertainties arising from tenant satisfaction by embedding resilience within its portfolio structure, operating model, financial management and governance processes. Tenant satisfaction is treated as a forward-looking sustainability factor that influences income stability, asset relevance and long-term value creation, rather than solely as an operational metric.

Diversified Portfolio Supporting Resilience	Sunway REIT's diversified asset base reduces reliance on any single tenant group or sector. Integrated township assets generate natural footfall and demand, supporting tenant performance even during market fluctuations.
Operational Adaptability Through Continuous Engagement	Structured and recurring tenant engagement enable early identification of dissatisfaction drivers, such as operating costs, building performance and amenities. These insights allow timely operational responses, including targeted building upgrades, refinement of tenant mix, service-quality enhancements and cost efficiency initiatives. This feedback-driven approach reduces the risk of dissatisfaction escalating into vacancies, lower renewals or income disruption.
Asset Enhancement As a Long-Term Adjustment Lever	The Trust's established track record of implementing AEIs and redevelopment provides flexibility to modernise facilities, improve sustainability performance and meet evolving tenant expectations, particularly energy efficiency, building quality and green building certification. This reduces exposure to long-term obsolescence risk and supports the relevance and competitiveness of portfolio assets over time.
Financial Capacity & Risk Absorption	Prudent capital management and adherence to regulatory gearing thresholds provides financial headroom to absorb temporary income pressures when tenant-related risks materialise. This allows the Trust to offer short-term rental support during pandemic and economic stress, continue essential capex and sustainability upgrades, and avoid reactive decisions such as forced disposals or deferred maintenance that could weaken future performance.
Governance-Driven Decision Making	Tenant-related sustainability risks are reviewed at Senior Management and Board levels, ensuring they inform capital allocation and business planning. Trade-offs between short-term financial pressures and longer-term asset value are explicitly evaluated, promoting disciplined resource allocation and consistent portfolio wide responses.
Preparedness Across Multiple Time Horizons	Reflecting the nature of the assets, adaptability is considered across medium and long-term horizons. The Trust is positioned to respond to scenarios such as prolonged economic slowdowns, increased competition, shifts in occupier sustainability expectations and external disruptions affecting tenant operations. These scenarios inform planning assumptions and investment priorities, strengthening preparedness for changing market conditions and supporting the resilience of the business model.

ISSB STATEMENT

Metrics and Targets

Sunway REIT has established a minimum annual Tenant Satisfaction Score target of 80%, effective from FY2025. As this is a newly introduced target, no revisions or restatements required during the reporting period. The target applies on an annual basis, with no defined base year or interim milestones. It is informed by peer benchmarking across the Malaysian REIT industry. The definitions and calculation methods used to set and monitor this target are applied consistently across reporting periods to support comparability over time.

Tenant Satisfaction Score

The Tenant Satisfaction Score is a quantitative metric derived from structured satisfaction surveys administered.

- Property condition and asset quality
- Maintenance standards
- Management responsiveness
- Availability and adequacy of facilities and amenities

The metric is calculated as the proportion of "Satisfied" and "Very Satisfied" responses relative to the total number of responses received. Responses are collected using a defined rating scale (e.g. 1-5 or categorical responses ranging from "Very Dissatisfied" to "Very Satisfied"). The metric is assessed against the established 80% performance target and is subjected to limited external assurance covering the survey process controls and the calculation of the metric. The assurance scope did not extend to evaluating individual tenant responses or the underlying perceptions reported by respondents.

The Tenant Satisfaction Score is used to:

- Monitor service quality and operational performance
- Identify emerging sustainability-related risks associated with tenant experience
- Support operational planning and prioritisation of improvement actions
- Assess risks and opportunities that may influence occupancy, income stability and the Trust's long-term prospects

It serves as a leading indicator of relationship health with tenants and plays a role in assessing potential impacts on renewal rates, operational costs and overall portfolio performance.

Boundary, Consistency and Limitations

Average Tenant Satisfaction Scores are tracked separately for the following tenant groups:

- Retail tenants*
- Office tenants
- Industrial & Others tenants, comprising Sunway REIT Industrial – Prai and Sunway REIT Industrial – Petaling Jaya 1
- Triple Net Lease tenants, including SunCity Ipoh Hypermarket, Sunway REIT Hypermarkets and AEON Mall Seri Manjung and Sunway REIT Industrial – Shah Alam 1

Notes:

- **Retail tenant coverage includes all properties managed by Sunway REIT.*
- *The Retail Tenant Satisfaction Score for FY2025 includes newly acquired retail malls in FY2024 – Sunway Kluang Mall and Sunway 163 Mall.*

In FY2025, the metric boundary includes all tenant groups. During the year, tenant satisfaction surveys were extended to include Industrial & Others tenants as well as tenants who are under Triple Net Lease agreements, thereby expanding the coverage of the metric across a broader portion of the portfolio.

The data collection process, survey design and measurement methodology remained unchanged during the reporting period, and no restatements were required. The consistency of the methodology supports comparability of results over time.

SR *For detailed information of the tenant satisfaction target, progress against targets for each business segment and the full calculation methodology, please refer to pages 77 and 137 in SR 2025.*

GOVERNANCE

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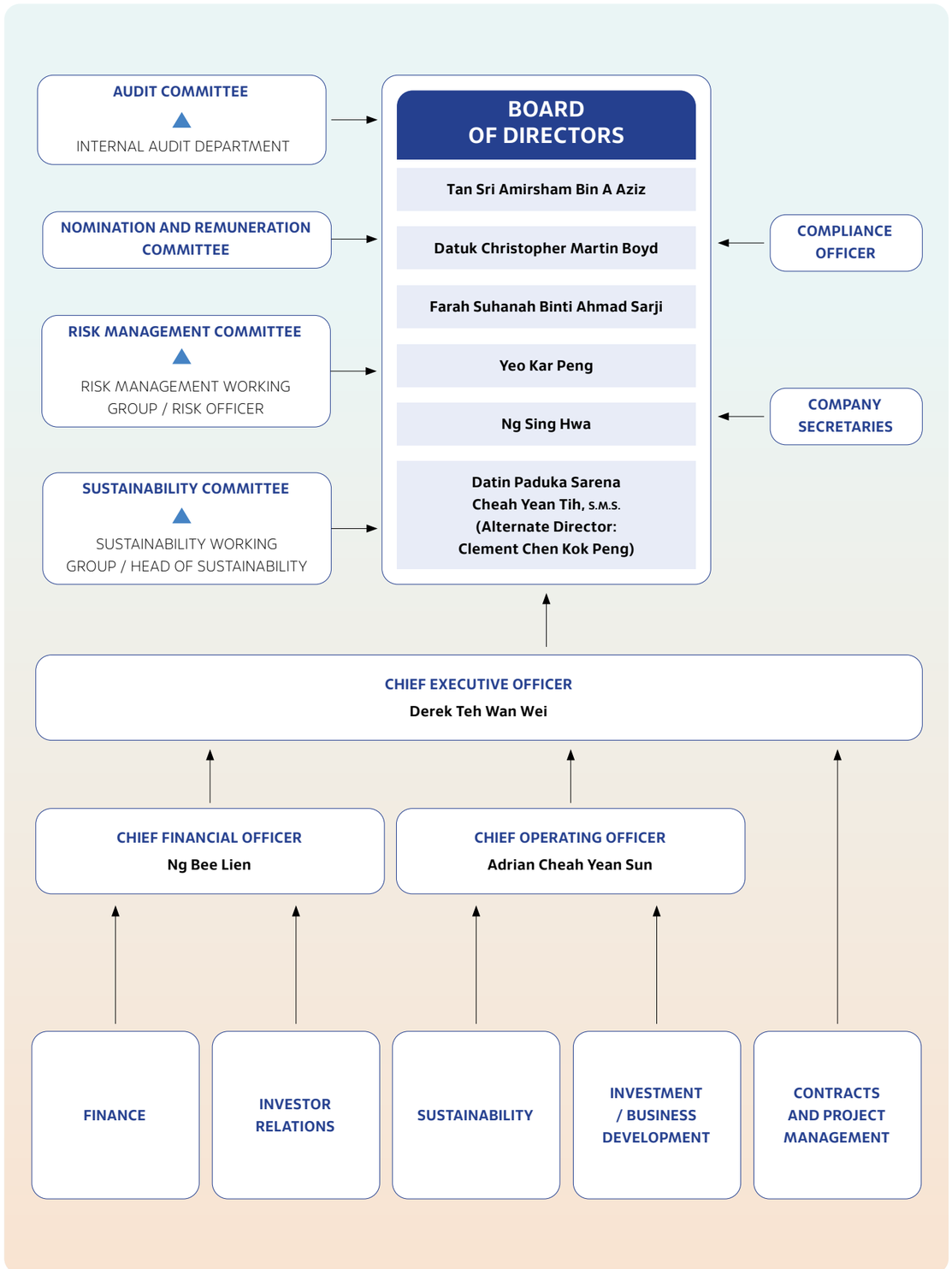
Sunway Putra Mall

ORGANISATION STRUCTURE



BOARD COMPOSITION AND BOARD'S PROFILES

GENDER

50% Male

50% Female

COMPOSITION (%)

67% Independent

33% Non-Independent

AGE GROUP (%)

Age 51 - 60	33%
Age 61 - 70	17%
Age 71 & above:	50%

SKILLS AND EXPERIENCE OF DIRECTORS

Industry experience (i.e., property development / real estate sector)	6/6
Legal and regulatory	6/6
Economic or business	6/6
Human Capital and talent management	6/6
Accounting and financial reporting	5/6
Information technology or digital strategy	1/6
Corporate governance, risk management and internal controls	6/6
Sustainability	6/6

TAN SRI AMIRSHAM BIN A AZIZ

Chairman, Independent Non-Executive Director

75

Date of Appointment: 8 April 2022

AC | RMC | NRC | SC

Academic and Professional Qualifications:

- Degree in Bachelor of Economics (Honours), University of Malaya
- Member, Malaysian Institute of Certified Public Accountants

Working Experience:

Present Appointments:

- Independent Non-Executive Director and Chairman of the Audit Committee, Hap Seng Plantations Holdings Berhad
- Independent Non-Executive Chairman, Alliance Bank Malaysia Berhad

Past Experience:

- President and Chief Executive Officer, Malayan Banking Berhad
- Minister, Prime Minister's Department (Economic Planning Unit and Department of Statistics)
- Chairman, National Economic Advisory Council
- Independent Non-Executive Chairman, Bursa Malaysia Berhad
- Independent Non-Executive Chairman, RAM Holdings Berhad
- Independent Non-Executive Chairman, RAM Rating Services Berhad

Present Directorships:

Public company(ies)

- Hap Seng Plantations Holdings Berhad
- Alliance Bank Malaysia Berhad

Private company(ies)

- Glenealy Plantations Sdn. Bhd. (Non-Executive Director)

BOARD COMPOSITION AND BOARD'S PROFILES

BOARD COMPOSITION AND BOARD'S PROFILES

DATUK CHRISTOPHER MARTIN BOYD

Senior Independent Non-Executive Director

79 | Date of Appointment: 8 April 2022

AC | RMC | NRC | SC

Academic and Professional Qualifications:

- Fellow, Royal Institution of Surveyors Malaysia
- Fellow, Royal Institution of Chartered Surveyors, United Kingdom
- Member, Singapore Institute of Surveyors and Valuers
- Member (Rtd), Australian Property Institute

Working Experience:

Present Appointments:

- Proprietor, Chris Boyd Property Consultants

Past Experience:

- Partner, Jones Lang Wootton Malaysia
- Director, Jones Lang Wootton Singapore
- Partner, Knight Frank Baillieu Malaysia
- Executive Chairman, Savills (Malaysia) Sdn. Bhd.
- Director, Eastern & Oriental Berhad
- Director, MUI Properties Berhad

Present Directorships:

Public company(ies)

- Nil

Private company(ies)

- Chris Boyd Property Consultants (Executive Director)
- Cool Paradise Sdn. Bhd. (Non-Executive Director)
- Refocus Sdn. Bhd. (Non-Executive Director)
- Max Horizon Sdn. Bhd. (Non-Executive Director)
- Lenzcheck Sdn. Bhd. (Non-Executive Director)
- Cornerside Development Sdn. Bhd. (Non-Executive Director)
- Think City Sdn. Bhd. (Non-Executive Director)

Non-profit organisation(s)

- Yayasan Hash Heritage - Board of Trustees (Chairman)
- Malaysian Nature Society - Board of Trustees
- Aged European Fund (Trustee and Hon Treasurer)

FARAH SUHANAH BINTI AHMAD SARJI

Independent Non-Executive Director

60 | Date of Appointment: 1 November 2024

AC | RMC | NRC | SC

Academic and Professional Qualifications:

- Master of Business Administration majoring in Finance, Universiti Tun Abdul Razak, Kuala Lumpur
- Program of Instruction for Lawyers, Harvard Law School, Boston, United States of America
- Advocate and Solicitor of the High Court of Malaya
- Barrister-at-Law, Bar of England & Wales, Middle Temple, London, United Kingdom
- Bachelor of Arts (Hons) in Law, University of Kent at Canterbury, United Kingdom

Working Experience:

Present Appointments:

- Non-Executive Director and member of Audit Committee, AEON Credit Service (M) Berhad
- Non-Executive Director, member of Audit Committee, Nominating Committee, Remuneration Committee and Risk Management Committee, Kluang Rubber Company (Malaya) Berhad
- Non-Executive Director, Chairperson of Remuneration Committee, member of the Audit Committee, Nomination and Corporate Governance Committee and ESG Committee, Anglo-Eastern Plantations Plc (a company listed on the Main Market of the London Stock Exchange)

Past Experience:

- Group Legal Counsel, IOI Corporation Berhad
- Managing Partner, Chambers of Farah Suhanah
- General Counsel and Senior Advisor in CEO's office, MEASAT Satellite Systems Sdn. Bhd.
- Partner, Zaid Ibrahim & Co.
- Deputy Public Prosecutor and Federal Counsel, Attorney-General's Chambers
- Magistrate, Kuala Lumpur

Present Directorships:

Public company(ies)

- AEON Credit Service (M) Berhad
- Kluang Rubber Company (Malaya) Berhad
- Anglo-Eastern Plantations Plc

Private company(ies)

- Titian Pesaka Sdn. Bhd. (Non-Executive Director)
- Wijaya Baiduri Sdn. Bhd. (Non-Executive Director)
- Karisma Mesra Sdn. Bhd. (Non-Executive Director)
- Wijaya Sinar Sdn. Bhd. (Non-Executive Director)
- Saluran Abadi Sdn. Bhd. (Non-Executive Director)

Non-profit organisation(s)

- Yayasan DayaDiri - Board of Trustees

YEO KAR PENG

Independent Non-Executive Director

64 | Date of Appointment: 2 January 2019

AC | RMC | NRC | SC

Academic and Professional Qualifications:

- Bachelor of Economics majoring in Accounting and Finance, Monash University, Clayton, Melbourne, Australia
- Member, CPA Australia

Working Experience:

Present Appointment:

- Trustee, Top Glove Foundation

Past Experience:

- Board member, Khazanah National Berhad
- Managing Partner, Citigroup Global Markets Malaysia Sdn. Bhd.
- Head of Research, UBS Equity Research (Malaysia) Sdn. Bhd.
- Head of Research, WI Carr (Malaysia) Sdn. Bhd.
- Analyst, Ariffin and Low (now known as CIMB Securities)
- Accountant, Cooperative Central Bank
- Auditor, Ernst and Winney (now known as Ernst & Young)
- Chairman and Founding Partner, Kendall Court Capital Partners Ltd
- Independent Non-Executive Director, EON Bank Berhad
- Non-Executive Director, Kendall Court Capital Management Limited.

Present Directorships:

Public company(ies)

- Top Glove Foundation

Private company(ies)

- Happy Learning (2006) Inc (Non-Executive Director)
- Kendall Place Holdings Ltd (Non-Executive Director)
- Cenviro Sdn. Bhd. (Non-Executive Director)
- Kendall Court Cambridge Investment Manager Limited (Non-Executive Director)
- Institute Of Technology Petronas Sdn. Bhd. (Non-Executive Director)
- M+S Pte Ltd (Non-Executive Director)
- Marina South Investments Pte Ltd (Non-Executive Director)

NG SING HWA

Non-Independent Non-Executive Director

80 | Date of Appointment: 18 November 2013

AC | RMC | NRC | SC

Academic and Professional Qualifications:

- Completed Program for Management Development, Harvard University Graduate School of Business Administration, Boston
- Chartered Accountant
- Member, Malaysian Institute of Accountants
- Member, Malaysia Institute of Certified Public Accountants

Working Experience:

Present Appointments:

- Executive Chairman, Miramas Development Sdn. Bhd.
- Director, Millennium Pavilion Sdn. Bhd., a major shareholder of the REIT Manager

Past Experience:

- Executive Chairman, Bertam Alliance Berhad
- Managing Director, CI Holdings Berhad
- Group Chief Executive, Faber Merlin Malaysia Berhad

Present Directorships:

Public company(ies)

- Nil

Private company(ies)

- Seng Yee Holdings Sdn. Bhd. (Non-Executive Director)
- Dynamic Enterprises Sdn. Bhd. (Executive Director)
- WL Property Holdings Sdn. Bhd. (Non-Executive Director)
- Millennium Pavilion Sdn. Bhd. (Executive Director)
- Miramas Development Sdn. Bhd. (Executive Chairman)
- Miramas Properties Sdn. Bhd. (Executive Director)
- Ishtihar Properties & Development Sdn. Bhd. (Non-Executive Director)
- Ishtihar Construction Sdn. Bhd. (Non-Executive Director)
- Ishtihar Realty Sdn. Bhd. (Non-Executive Director)
- Sekitar Dunia Sdn. Bhd. (Non-Executive Director)
- Idaman Hijau Sdn. Bhd. (Non-Executive Director)
- Cabaran Performa Sdn. Bhd. (Non-Executive Director)
- Dynamic Pro-Parking Sdn. Bhd. (Non-Executive Director)
- Leo August & Associates Sdn. Bhd. (Non-Executive Director)
- Cabaran Subang Sdn. Bhd. (Non-Executive Director)

DATIN PADUKA SARENA CHEAH YEAN TIH, S.M.S.

Non-Independent Non-Executive Director

51 | Malaysia

Date of Appointment: 25 August 2010

AC | RMC | NRC | **SC**

Academic and Professional Qualifications:

- Master in Business Administration, Melbourne Business School
- Bachelor of Commerce (Accounting and Finance), University of Western Australia
- Member, Australian Society of Certified Practising Accountants ("ASCPA")
- Capital Markets Services Representative's Licence ("CMSRL") holder

Working Experience:

Present Appointments:

- Executive Deputy Chairman, Sunway Berhad
- Alternate Director, Sunway Healthcare Holdings Berhad
- Director, SUNREIT Capital Berhad
- Director, SUNREIT Bond Berhad
- Director, SUNREIT Perpetual Bond Berhad
- Director, United Overseas Bank (Malaysia) Berhad
- Trustee, Yayasan Raja Muda Selangor
- Board Member, Malaysian Investment Development Authority ("MIDA")

Past Experience:

- Managing Director, Property Development Division, Sunway Berhad
- Joint Managing Director, Property Development Division, Malaysia / Singapore, Sunway Group
- Executive Director, Strategy and Corporate Development, Sunway Group
- General Manager, Sales and Marketing, Property Development Division, Sunway Group
- Various roles in Corporate Finance, Group Internal Audit and Business Development Department, Sunway Group
- Director, Bank of America Malaysia Berhad

Present Directorships:

Public company(ies)

- Sunway Berhad
- Sunway Healthcare Holdings Berhad (Alternate Director to Tan Sri Dato' Seri Dr. Jeffrey Cheah Fook Ling KBE AO)
- SUNREIT Capital Berhad
- SUNREIT Bond Berhad
- SUNREIT Perpetual Bond Berhad
- United Overseas Bank (Malaysia) Berhad

Private company(ies)

- Active Equity Sdn. Bhd. and Group (Non-Executive Director)
- Jef-San Enterprise Sdn. Bhd. (Non-Executive Director)
- Sunway Berhad's group of subsidiaries (Executive and Non-Executive Directorships)
- Sunway Education Group Sdn. Bhd. and Group (Non-Executive Director)
- Bendera Teliti (M) Sdn. Bhd. (Non-Executive Director)
- Excelvagant Sdn. Bhd. (Non-Executive Director)
- Excelvagant Care Sdn. Bhd. (Non-Executive Director)
- Excelvagant Education Services Sdn. Bhd. (Non-Executive Director)
- Progressive Venture Sdn. Bhd. (Non-Executive Director)
- SUNREIT Hartanah Sdn. Bhd. (Non-Executive Director)

Non-profit organisation(s)

- Yayasan Raja Muda Selangor - Board of Trustees
- Malaysian Investment Development Authority ("MIDA") - Board Members

CLEMENT CHEN KOK PENG

Alternate Director to Datin Paduka Sarena Cheah Yean Tih, S.M.S.

43 | Malaysia

Date of Appointment: 7 January 2026

AC | RMC | NRC | SC

Academic and Professional Qualifications:

- Bachelor of Arts (Honours) Finance, Accounting and Management, University of Nottingham, United Kingdom
- Chartered Accountant, Malaysian Institute of Accountants
- Fellow Chartered Accountant, Institute of Chartered Accountants in England and Wales

Working Experience:

Present Appointments:

- Chief Financial Officer, Sunway Berhad
- Alternate Director, Sunway REIT Management Sdn. Bhd. (Manager for Sunway REIT)

Past Experience:

- Finance Trainee, Sunway Holdings Incorporated Berhad (now known as Sunway Holdings Sdn. Bhd.)
- Financial Controller, Sunway Hatay Co Ltd, Vietnam
- Assistant General Manager – Corporate Finance and Investor Relations, Sunway Berhad
- General Manager – Business Development, Sunway Integrated Properties Sdn. Bhd.
- Chief Executive Officer – Sunway REIT Management Sdn. Bhd. (Manager for Sunway REIT)

Present Directorships:

Public company(ies)

- Nil

Private company(ies)

- Sunway Berhad's group of subsidiaries (Executive and Non-Executive Directorships)

Notes:

1. **Family Relationship with Director and / or Major Unitholder**
   Datin Paduka Sarena Cheah Yean Tih ("Datin Paduka Sarena Cheah"), a Non-Independent Non-Executive Director and major unitholder of Sunway REIT, is also the Executive Deputy Chairman and a major shareholder of Sunway Berhad. She is the daughter of Tan Sri Dato' Seri Dr. Jeffrey Cheah Fook Ling KBE AO ("Tan Sri Dato' Seri Dr. Jeffrey Cheah") and the sister of Mr. Adrian Cheah Yean Sun ("Mr. Adrian Cheah"). Tan Sri Dato' Seri Dr. Jeffrey Cheah, a major unitholder of Sunway REIT, is the Executive Chairman and a major shareholder of Sunway Berhad. Mr. Adrian Cheah, the Chief Operating Officer and a major unitholder of Sunway REIT, is also a major shareholder of Sunway Berhad.

   Save as disclosed above, none of the other Directors has any family relationship with any Director and / or major unitholder of Sunway REIT.

2. **Conviction for Offences**
   None of the Directors has been convicted of any offences (other than traffic-related offences, if any) within the past 5 years, nor they have been subjected to any public sanctions or penalties imposed by the relevant regulatory authorities during the financial year.

3. **Conflict of Interest**
   Details of the Directors' declaration of conflict of interest are set out on pages 205 to 208 of the Corporate Governance Overview Statement.

Membership of Board Committees in Sunway REIT Management Sdn. Bhd.:

AC Audit Committee | RMC Risk Management Committee | Chairman / Chairperson | Malaysia | Male

NRC Nomination and Remuneration Committee | SC Sustainability Committee | Member | British | Female

MANAGEMENT TEAM

DEREK TEH WAN WEI | Chief Executive Officer

47

Academic and Professional Qualifications:
- Master of Business Systems, Monash University
- Bachelor of Property & Construction, University of Melbourne
- Bachelor of Planning & Design, University of Melbourne
- Capital Markets Services Representative's License ("CMSRL") holder

Present Directorship(s) in Public Company(ies)
- SUNREIT Capital Berhad
- SUNREIT Bond Berhad
- SUNREIT Perpetual Bond Berhad

Working Experience:
Mr. Derek Teh currently serves as Vice-Chairman of the Malaysian REIT Managers Association. He brings over 20 years of experience in the property industry. Prior to joining Sunway REIT Management Sdn. Bhd., the manager for Sunway REIT, he was the CEO of Sentral REIT Management Sdn. Bhd., the manager for Sentral REIT. Previously, he held senior positions across several organisations, including Vice President, Properties at Malaysian Resources Corporation Berhad, where he provided leadership and oversight for the development of various commercial, residential and mixed development projects. He also served at CIMB-Mapletree Management Sdn. Bhd., where he led investment, fund management, development management and asset management functions for a portfolio of real estate assets, culminating in his role as Chief Investment Officer.

Date of Appointment:
1 December 2025

NG BEE LIEN | Chief Financial Officer

53

Academic and Professional Qualifications:
- Chartered Accountant, Malaysian Institute of Accountants
- Bachelor of Commerce majoring in Finance, University of Western Australia
- Capital Markets Services Representative's Licence ("CMSRL") holder

Present Directorship(s) in Public Company(ies)
- SUNREIT Capital Berhad
- SUNREIT Bond Berhad
- SUNREIT Perpetual Bond Berhad

Working Experience:
Ms. Ng began her career as an auditor with Ernst & Young from 1994 to 1997, before joining Muhibbah Engineering (M) Bhd in 1997. In 2005, she joined Sunway Construction Group and play a pivotal role in leading in Sunway Construction Group Berhad to its successful public listing in 2015. She was subsequently appointed as Chief Financial Officer ("CFO") in 2016, a position she held until 2022 when she joined Sunway REIT's Manager.

Following the resignation of Mr. Clement Chen Kok Peng as CEO of Sunway REIT's Manager on 16 June 2025, Ms. Ng was appointed Acting CEO to provide interim leadership pending the appointment of a permanent successor. Upon the appointment of Mr. Derek Teh Wan Wei as CEO of Sunway REIT's Manager on 1 December 2025, Ms. Ng resumed her role as CFO.

Date of Appointment:
1 July 2022

ADRIAN CHEAH YEAN SUN | Chief Operating Officer

31

Academic and Professional Qualifications:
- Bachelor of International Business in Hotel and Tourism Management – Cesar Ritz Colleges Switzerland

Present Directorship(s) in Public Company(ies)
- Nil

Working Experience:
Mr. Adrian Cheah started his career with Sunway International Hotels and Resorts Sdn. Bhd. in October 2015 as Manager, Strategic Operations, where he served until May 2020. In this role, he was involved in the Group's Business Development efforts, supporting initiatives to strengthen brand presence in key growth markets across the Asia-Pacific and Middle East regions, as well as establishing regional sales office representation. In June 2020, he was promoted to Senior Manager, Retail Planning in Sunway Malls, where he contributed to pre-development projects and retail planning for new and upcoming shopping malls. His responsibilities included shaping design concepts, providing retail advisory on formats and layout configuration, conducting market intelligence studies, and preparing rental studies to support leasing activities.

In November 2023, Mr. Adrian Cheah was appointed Senior Manager, Corporate and Business Development with Sunway REIT, where he oversaw strategic planning and portfolio expansion through acquisitions, asset enhancement initiatives and the identification of new business opportunities. Effective 1 January 2026, he was promoted to Chief Operating Officer, assuming an expanded portfolio that includes overseeing business operations and sustainability function, encompassing the execution of sustainability strategies, performance monitoring and operational governance.

Date of Appointment:
1 November 2023

KOH SIN YEE | General Manager – Project and Contracts

44

Academic and Professional Qualifications:
- Bachelor of Science in Building Contract Management, John Moores University, Liverpool, United Kingdom
- Graduate Member, The Royal Institution of Surveyors Malaysia
- GreenRE Accredited Professional

Present Directorship(s) in Public Company(ies)
- Nil

Working Experience:
Ms. Koh started her career in 2004 with a consultancy firm prior to joining Sunway City Berhad in 2009. During her tenure at Sunway City Bhd (now known as Sunway City Sdn. Bhd.) ("Sunway City"), she gained extensive knowledge and experience in quantity surveying, contract and project management as well as leisure and hospitality. She held several positions within Sunway City, with her last role being Head of Department for Supply Chain & Contract Management, Property Investment Division of Sunway Integrated Properties Sdn. Bhd.. She subsequently joined the Project and Contracts Division of Sunway REIT's Manager and was later promoted to the position of General Manager.

Date of Appointment:
1 November 2017

CHENG SHIAU LING | Head of Finance

45

Date of Appointment:
15 May 2013

Academic and Professional Qualifications:
- Member, Malaysian Institute of Accountants
- Malaysian Institute of Certified Public Accountants
- Bachelor of Accountancy, Universiti Putra Malaysia

Present Directorship(s) in Public Company(ies)
- Nil

Working Experience:
Ms Cheng began her career as an auditor with Ernst & Young, where she served from 2005 to 2010, before joining Sunway Technology Sdn Bhd Group in 2011. In 2013, she joined the Manager for Sunway REIT as Finance Manager and subsequently progressed through various roles, culminating in her appointment as Head of Capital Management. During this period, she led key financing initiatives for Sunway REIT, including multiple establishments and revisions of debt programmes. She also played a pivotal role in landmark transactions, including Sunway REIT's inaugural sustainable finance, the first sustainability-linked cross-currency swap in Malaysia and the first rated sustainability-linked medium-term notes and perpetual notes among Malaysian REITs.

She was later appointed to her current position as Head of Finance, where she supports the CFO in advancing Sunway REIT's strategic and financial objectives. In her current role, she oversees financial reporting, finance operations, capital management and investor relations, and is also involved in investment appraisal reviews for Sunway REIT.

RACHEL SOO WEI HONG | Head of Financial Reporting

40

Date of Appointment:
17 June 2019

Academic and Professional Qualifications:
- Fellow, Association of Chartered Certified Accountants
- Bachelor of Science in Applied Accounting, Oxford Brookes University, United Kingdom

Present Directorship(s) in Public Company(ies)
- Nil

Working Experience:
Ms. Rachel Soo began her career as a Finance Executive at Sunway City Berhad (now known as Sunway City Sdn. Bhd.), where she was part of the core finance team involved in the successful listing of Sunway REIT on the Main Market of Bursa Malaysia Securities Berhad in 2010.

Following the listing, she continued to progress within Sunway REIT's finance function, taking on roles with increasing responsibilities across financial reporting, finance operations and treasury management. Through these roles, she has gained experience in financial management, regulatory compliance and operational finance within a listed REIT environment. In 2018, she pursued external professional opportunities and subsequently rejoined Sunway REIT in 2019.

Since her return, she resumed her progression within Sunway REIT and was subsequently appointed to her current position as Head of Financial Reporting. In this role, she oversees Sunway REIT's finance operations and financial reporting function, with a focus on maintaining integrity of financial reporting, strengthening financial processes and supporting Sunway REIT's operational and strategic objectives. She also supports the CFO in the investor relations function of Sunway REIT.

ANGELINE SIE ING SWAN | Head of Sustainability

38

Academic and Professional Qualifications:
- Master of Business Administration, Victoria University, Melbourne Australia
- Bachelor of Engineering (Environmental Engineering) (Honours), RMIT University, Melbourne, Australia
- LEED Accredited Professional BD+C
- GreenRE Accredited Professional

Present Directorship(s) in Public Company(ies)
- Nil

Working Experience:
Ms Angeline Sie began her career in 2011 at a green building consultancy firm, where she specialised in green building certification. She subsequently joined Sunway Construction Group Berhad in 2012 and was part of the technical department where she developed strong technical expertise in building systems and gained hands-on experience in green building projects.

Prior to joining Sunway REIT, Ms Angeline Sie served as Sustainability Manager at EcoWorld Development Group Berhad in 2017, marking a pivotal transition into a dedicated sustainability leadership role. In 2023, she joined the Sustainability Department of Sunway REIT, where she plays a key role in advancing Sunway REIT's green building initiatives and sustainability strategy.

She is the designated Sustainability Officer of Sunway REIT and leads the Sustainability Department. She is responsible for overseeing the integration of sustainability- and climate-related considerations into business operations, in support of achieving the Board-approved sustainability targets.

Date of Appointment:
3 January 2023

LIM SZE-YIN | Compliance Officer

39

Academic and Professional Qualifications:
- Barrister-At-Law, England and Wales (Middle Temple)
- Advocate & Solicitor, High Court of Malaya
- Postgraduate Diploma in Bar Vocational Studies, University of the West of England, Bristol, United Kingdom
- Bachelor of Laws (Honours), Oxford Brookes University, United Kingdom

Present Directorship(s) in Public Company(ies)
- Nil

Working Experience:
Ms. Lim started her legal career in 2010, at a Malaysian law firm, specialising in Equity Capital Markets, Corporate Real Estate and Real Estate Investment Trusts. She was a member of the legal advisory team involved in the listing of Sunway Construction Group Berhad in 2015. Prior to joining Sunway Group, Ms. Lim served as Regional Legal Counsel of CPP Petroleum Engineering (M) Sdn. Bhd..

Ms. Lim joined the legal department of Sunway Group as a Senior Manager on 21 July 2021 and was subsequently appointed as Compliance Officer of Sunway REIT on 30 July 2021. She is actively involved in property acquisitions and corporate exercises, including mergers and acquisitions, undertaken by Sunway REIT and Sunway Group.

Date of Appointment:
30 July 2021

Notes:

1. **Family Relationship with Director and / or major unitholder**
   Mr. Adrian Cheah Yean Sun, the Chief Operating Officer and a major unitholder of Sunway REIT, is a brother of Datin Paduka Sarena Cheah. Datin Paduka Sarena Cheah, a Non-Independent Non-Executive Director and major unitholder of Sunway REIT, is also an Executive Deputy Chairman and a major shareholder of Sunway Berhad. Mr. Adrian Cheah is a son of Tan Sri Dato' Seri Dr. Jeffrey Cheah. Tan Sri Dato' Seri Dr. Jeffrey Cheah, a major unitholder of Sunway REIT, is also the Executive Chairman and a major shareholder of Sunway Berhad.

   Save as disclosed above, none of the other Senior Management has any family relationship with any Director and / or major unitholder of Sunway REIT.

2. **Conviction for Offences**
   None of the Senior Management has been convicted of any offences (other than traffic-related offences, if any) within the past 5 years, nor they have been subjected to any public sanctions or penalties imposed by the relevant regulatory authorities during the financial year.

3. **Conflict of Interest**
   Details of the Senior Managements' declarations of conflict of interest are disclosed on page 209 of the Corporate Governance Overview Statement.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

This Corporate Governance Overview Statement ("CGOS") presents an overview of Sunway REIT's corporate governance practices during the financial year ended 31 December 2025, providing unitholders and investors with key insights into the governance framework and conduct of the Manager.

The CGOS should be read together with the Corporate Governance Report ("CG Report"), which outlines in detail the application of the best practices recommended under MCCG. The CG Report is available on Sunway REIT's corporate website at www.sunwayreit.com. Sunway REIT has adopted all practices set out in the MCCG, with the exception of Practices 8.2 and 8.3 - Step Up relating to the disclosure of senior management remuneration.

Sunway REIT remains steadfast in upholding high standards of corporate governance founded on the principles of transparency, integrity, accountability and sustainable long-term value creation. In 2025, Sunway REIT was honoured to be recognised among the ***Top 50 ASEAN Public Listed Companies*** in the 2024 ASEAN Corporate Governance Scorecard Regional Assessment and to receive the ***REITs Excellent Award*** at the Minority Shareholder Watch Group's National Corporate Governance & Sustainability Awards 2025.

PRINCIPLE A BOARD LEADERSHIP AND EFFECTIVENESS

ROLES AND RESPONSIBILITIES OF THE BOARD

The Board is committed to fostering an effective corporate governance culture and ensuring that Sunway REIT's strategic plan supports long-term value creation.

The Board provides effective leadership and strategic direction to the Manager and Sunway REIT, ensures the Management performs against established mission, vision, purpose and strategic goals.

The primary functions and roles of the Board include, but are not limited to:

(i) Integrating considerations of sustainability with emphasis on the aspects of environment, social and governance ("ESG") and ensuring sustainable business growth in order to create sustainable long-term value creation for the Company and Sunway REIT;
(ii) Overseeing and evaluating the conduct and performance of Sunway REIT against budgets;
(iii) Monitoring progress of the implementation of the strategies, budgets, plans and policies of the Company and Sunway REIT;
(iv) Overseeing the conduct of Sunway REIT's assets to evaluate whether they are properly managed to achieve its targeted returns;
(v) Identifying principal risks of the Company and Sunway REIT and ensuring the implementation of appropriate internal control systems to mitigate and manage these risks. The Board through the Risk Management Committee, sets, where appropriate, objectives, performance targets and policies to manage the key risks faced by the Company and Sunway REIT;
(vi) Considering and approving the Management's recommendations on key issues, including assets acquisitions and divestments, funding options, asset enhancement initiatives, property development activities and significant capital expenditures;
(vii) Reviewing the adequacy and integrity of the internal control systems and management information systems of the Company and Sunway REIT, including systems for compliance with applicable laws, regulations, rules, directives and guidelines;
(viii) Ensuring that proper and effective control systems are in place for compliance with applicable laws and regulations. The Board also sets the disclosure and transparency standards for the Company and Sunway REIT and ensures that its obligations to unitholders of Sunway REIT are understood and met;
(ix) Overseeing the performance of CEO / Executive Director and Key Senior Management and ensuring an effective succession plan for key positions within the Company, including the appointment, training and development, remuneration and, where appropriate, replacement of senior management;
(x) Approve and recommend income distribution amounts payable to the unitholders of Sunway REIT to the trustee of Sunway REIT (the "Trustee"); and
(xi) Overseeing the development and implementation of the investor relations programme or unitholder communications policy for Sunway REIT; and
(xii) Ensuring that the sustainability strategies, priorities and targets of Sunway REIT, as well as its performance against these targets, are communicated to the unitholders and stakeholders of Sunway REIT.

In fulfilling its fiduciary duties, the Board is guided by its Board Charter. The Board Charter clearly defines the roles and responsibilities of the Board, the Board Chairman, definitions and scope of duties for independent and non-independent directors, separation of powers between the Chairman and the CEO as well as the mandated duties for Board Committees.

SEPARATION OF POWERS

As set out in the Board Charter, there is a balance of power and authority between the Chairman and the CEO with a clear division of responsibilities between the running of the Board and the business of the Company and Sunway REIT respectively. The roles of the Chairman and CEO of the Manager are held by two separate individuals.

The Chairman of the Board, Tan Sri Amirsham Bin A Aziz, provides leadership to the Board and ensures its effectiveness in all aspects of its role. He leads the Board in setting its agenda and governance priorities, facilitates constructive engagement between the Board and Management on strategic, operational, financial and risk matters, and ensures that Directors are furnished with timely and accurate information for sound decision-making.

The CEO position is held by Mr. Derek Teh Wan Wei, who was appointed on 1 December 2025. As a non-Director CEO, he is responsible for the day-to-day management and strategic execution of Sunway REIT's operations. He provides leadership to the Management team in achieving strategic and operational goals, implements a robust risk management framework, and collaborates with the Board in formulating and executing strategies, policies, and decisions approved by the Board.

CHAIRMAN

- Provides leadership and ensures effectives Board governance.
- Ensures the integrity and effectiveness of the governance process of the Board.
- Facilitates collaboration between the Board and Management.
- Ensures timely dissemination of important information.
- Encourages active engagement from all Board members.
- Promotes stakeholders communication.

CEO

- Holds executive responsibility for operational decisions.
- Works with Management team to implement risk management.
- Working alongside the Board to develop and align on Sunway REIT's strategy.
- Providing leadership and guidance to Management team.
- Develops and nurtures strong relationships with stakeholders.
- Provides regularly updates to the Board.

The distinct responsibilities of the Chairman and CEO are clearly outlined in the Board Charter of the Manager, which is publicly available on Sunway REIT's website at www.sunwayreit.com.

The Board Charter also provides good governance guidelines to Independent Directors and Senior Independent Directors, including the following:

INDEPENDENT DIRECTORS

- Provide independent judgment without being influenced by operational considerations.
- Ensure the interests of all stakeholders are accounted for.
- Serve a tenure limit of nine (9) years or until age 80, whichever is earlier.

SENIOR INDEPENDENT NON-EXECUTIVE DIRECTOR

- Acts as a sounding board to the Chairman.
- Facilitates confidential discussions among Directors.
- Serves as a point of contact for unitholders and other stakeholders on unresolved concerns.
- Provides leadership support and advice during challenging periods.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

PRINCIPLE A BOARD LEADERSHIP AND EFFECTIVENESS

KEY FOCUS AREAS

Key Focus Areas	Description
Targeted Training	• Deepening digital strategy, cybersecurity awareness, and data governance readiness. • Enhancing REIT specific governance, accounting, and taxation competencies. • Advancing ESG leadership with focus on climate risks and sustainable development.
Elevating Strategic Oversight	• Dedicated strategy sessions on long-term transformation and portfolio growth. • Scenario planning and benchmarking to anticipate risks and opportunities. • Engagement with industry experts on economic, regulatory, and technology trends.
Succession Planning Framework	• Conducting regular succession reviews to secure leadership continuity. • Developing future leaders through structured development and mentorship. • Benchmarking practices against industry and global REIT standards.

SKILLS AND EXPERIENCE OF DIRECTORS

Industry experience (i.e., property development / real estate sector)
6 / 6 — 100%

Legal and regulatory
6 / 6 — 100%

Economic or business
6 / 6 — 100%

Human Capital or talent management
6 / 6 — 100%

Accounting and financial reporting
5 / 6 — 83%

Information technology or digital strategy
1 / 6 — 17%

Corporate governance, risk management and internal controls
6 / 6 — 100%

Sustainability
6 / 6 — 100%

BOARD COMMITTEES

Sunway REIT has established various Board Committees to support the Board in discharging its responsibilities in compliance with applicable regulatory requirements and Bursa Listing Requirements.

These Committees, namely the Audit Committee, Nomination and Remuneration Committee, Risk Management Committee, and Sustainability Committee, operate under the effective leadership of their respective Chairs, with clearly defined roles and responsibilities to ensure efficient governance. The composition of these Board committees comprises mainly Independent Directors to promote a higher level of independent decision making in the best interests of shareholders.

Based on the results of the annual board effectiveness evaluation ("BEE"), all 4 Board Committees functioned effectively and contributed meaningfully to Sunway REIT's governance framework. Each Committees demonstrated sound leadership, operational integrity and alignment with applicable regulatory and governance standards. The Board Committees benefit from robust checks and balances, bolstered by the diverse expertise of their Directors, which enhances the quality of deliberations. Furthermore, cross-collaboration and engagement between Committees promote a cohesive approach to decision-making.

The Chairs of each Board Committee foster open communication and encourage the inclusion of diverse perspectives, facilitating comprehensive and in-depth discussions before presenting recommendations to the Board. The Board remains well-informed on significant matters and resolutions discussed by each Committee through regular updates provided by the Committee Chairs. Additionally, detailed minutes of Committee meetings are circulated to members for feedback before being tabled for confirmation at subsequent Committee meetings and noted at Board meetings.

To ensure continued relevance, effectiveness and compliance with applicable legislative and governance standards, the Board Charter and the Terms of Reference ("TORs") of each Board Committees are reviewed and updated periodically or as necessary. In 2025, the Board Charter and TORs of the AC, NRC, RMC and SC were reviewed and amended on 10 November 2025 to streamline the wordings for clarity and ensure alignment with Bursa Malaysia and best practices. Subsequently, the TOR of the AC was further reviewed and amended in January 2026, while the Board Charter underwent its latest review in March 2026, both to reflect and ensure align with the Company's updated organisational structure.

The Board Charter and TOR of each Board Committees of Sunway REIT are published on Sunway REIT's website at www.sunwayreit.com.

Audit Committee

Chairman:
Datuk Christopher Martin Boyd

Members:
- Yeo Kar Peng
- Farah Suhanah Binti Ahmad Sarji

Responsible for overseeing financial and accounting reporting processes, evaluating audit procedures and internal control systems, reviewing related party transactions, and assessing potential conflicts of interest.

Nomination and Remuneration Committee

Chairperson:
Farah Suhanah Binti Ahmad Sarji

Members:
- Yeo Kar Peng
- Datuk Christopher Martin Boyd

Oversees matters related to the remuneration of Directors and senior management, facilitates the selection and appointment process for Directors, conducts annual performance assessments of the Board and its Committees, evaluates senior management performance, and reviews succession planning for key management roles.

Risk Management Committee

Chairman:
Ng Sing Hwa

Members:
- Yeo Kar Peng
- Datuk Christopher Martin Boyd
- Farah Suhanah Binti Ahmad Sarji

Reviews the adequacy and effectiveness of Sunway REIT's risk management framework and internal control systems to ensure robust risk mitigation and compliance.

Sustainability Committee

Chairperson:
Yeo Kar Peng

Members:
- Datin Paduka Sarena Cheah Yean Tih, S.M.S.
- Derek Teh Wan Wei
  (Appointed on 1 December 2025)

Oversees Sunway REIT's sustainability strategy, identifies and monitors sustainability-related issues, risks, and opportunities, sets key sustainability goals and performance targets, and tracks progress through scorecard monitoring.

BOARD MEETINGS

During the financial year under review, the Board convened 8 meetings, conducted both physically and virtually, to discuss and review Sunway REIT's key activities, significant business developments, strategic initiatives and regulatory developments. To ensure focus and in-depth discussions, most Board meetings were scheduled on separate days from Board Committee meetings.

Board members remained well-prepared for meetings and demonstrated strong commitment and accountability by dedicating the necessary time and providing crucial support to Management in steering Sunway REIT. In FY2025, the Independent Directors convened a private session on 14 May 2025, without the presence of Non-Independent Directors, the Executive Director and Management, to facilitate candid, objective and unbiased discussion on key matters. Their dedication was further reflected through active participation in site visits organised by Management, enabling them to gain deeper insights into the performance, condition and strategic positioning of assets within Sunway REIT's portfolio.

PRINCIPLE A BOARD LEADERSHIP AND EFFECTIVENESS

BOARD MEETINGS

In accordance with the Board Charter of Sunway REIT, the quorum for a Board meeting is two Directors. During FY2025, all Directors discharged their duties with due diligence and commitment, as evidenced by their attendance at Board meetings, as set out below:

Directors	Attendance of Meetings				
	Board	AC	NRC	RMC	SC
Tan Sri Amirsham Bin A Aziz	8/8	-	-	-	-
Datuk Christopher Martin Boyd	7/8	5/5	6/6	2/2	-
Yeo Kar Peng	8/8	5/5	6/6	2/2	2/2
Ng Sing Hwa	8/8	-	-	2/2	-
Datin Paduka Sarena Cheah Yean Tih, S.M.S.	8/8	-	-	-	2/2
Farah Suhanah Binti Ahmad Sarji	8/8	5/5	6/6	2/2	-
Clement Chen Kok Peng*	4/4	-	-	-	1/1
Tengku Nurul Azian Binti Tengku Shahriman#	1/1	1/1	1/1	-	-

Notes:
AC – Audit Committee
NRC – Nomination and Remuneration Committee
RMC – Risk Management Committee
SC – Sustainability Committee
* *Mr. Clement Chen ceased to serve as Director and CEO on 16 June 2025 and accordingly, he also ceased to be a member of the SC with effect from the same date. Subsequently, he was appointed as Alternate Director to Datin Paduka Sarena Cheah on 7 January 2026.*
\# *Tengku Nurul Azian Binti Tengku Shahriman retired as an Independent Non-Executive Director on 28 February 2025. Consequently, she ceased to serve as a member of the NRC, AC and RMC with effect from the same date.*

The meeting schedule for the Board, Board Committees, and the AGM of Sunway REIT was planned well in advance, at least 6 months prior to the commencement of the financial year, to facilitate effective planning by the Directors. Additionally, ad hoc meetings were convened as and when required to address urgent matters requiring the Board's immediate attention.

Board papers were distributed 5 business days before each meeting, ensuring Directors had sufficient time to review materials and make informed decisions. Directors were encouraged to seek clarification, request additional information, or provide feedback to Management to facilitate well-informed discussions.

Meeting notices were well-structured, clearly outlining agenda items and estimated durations for each discussion topic. After approval by the respective Chairpersons, notices and Board papers were securely uploaded to an electronic platform for Directors' access and review. The platform also enabled Directors to insert comments and enquiries directly within the system, which were subsequently addressed during the meetings for further clarification and discussion.

Board meetings fostered an open and collaborative environment, enabling members to express their views freely and contribute their expertise effectively. The Board, comprising 6 members including 3 female Directors, exceeded the 30% female representation requirement under Practice 5.9 of the MCCG, achieving 50% female representation and supporting cognitive diversity. Furthermore, with 4 Independent Directors, the Board maintained a majority of Independent Directors in accordance with Practice 5.2 of the MCCG, ensuring impartial oversight and effective governance. All deliberations, decisions and conclusions were accurately recorded in minutes prepared by the Company Secretaries.

In FY2025, the Board considered / reviewed / deliberated / approved various agenda items and matters, including but not limited to the following:

A. Business Development and Strategies	• Investment strategies and opportunities, as well as progress updates on acquisitions, disposal and property development activities by the Investment Appraisal Working Group. • Reviewed priority geographies and targeted sectors. • Fair values evaluations for investment properties by independent valuers.
B. Finance and the Facilitation of Investor Relations	• Financial performance against the approved budget and business plan. • Capital management updates and investor relations strategies. • Approval of financial statements, audit plans and other financial reports. • Yield review for assets acquisition and disposal as well as AEI and property development activities. • Investor relations strategy and plan.
C. Operations and Project Management	• Progress and cost updates on project development and AEI. • Risk assessment covering areas such as climate change, economic, human capital development and wellbeing, industry competition, infrastructure, value chain and financial.
D. Sustainability	• Findings on ESG materiality assessment conducted by Ipsos Malaysia, an independent market research consultant. • Finding on the climate value at risk (VaR) revaluation conducted by Jeffrey Sach Center on Sunway REIT's 28 properties. • Audit findings on greenhouse gas emissions, electricity consumption and waste by BDO PLT. • SIRIM audit findings on Sustainability Report 2024. • Updates on sustainability KPIs. • Revision and adoption of sustainability-related policies. • Monitoring of 2030 sustainability targets, including GRESB scores and energy performance.
E. Governance and Risk	• Approval of the Integrated Annual Report, Sustainability Report, Corporate Governance Report and Unitholders' mandate for recurrent RPTs of a revenue or trading nature. • Review of regulatory compliance and conflict of interest disclosures. • Updates to policies in Policy Manual, Board Charter, TORs of the Board Committees, Donation, Sponsorship and Corporate Responsibility Policy, Whistleblowing Policy. • Adoption of Energy Policy and Climate Change and Greenhouse Gas Policy. • Establishment of AI Governance Guidelines.
F. People and Culture	• Annual board effectiveness evaluation. • Succession planning and development programs for senior management. • Review and adjust the remuneration for Non-Executive Directors.

ACCESS TO INFORMATION AND INDEPENDENT ADVICE

Management consistently ensured that the Board and its Committees were provided with comprehensive, accurate and reliable Board papers at least 5 business days in advance of each meeting, thereby facilitating well-informed decisions-making. Directors had unrestricted access to all relevant information about the Company and Sunway REIT and may seek further clarification, guidance or updates from Management on any operational or business-related concerns. The Board and its Committees were entitled to raise queries, request additional information or seek independent professional advice at the Company's expense, whenever necessary, to discharge their duties effectively. Additionally, the Directors also have unrestricted access to the advice and professional services of the Company Secretaries to support the effective discharge of their fiduciary duties.

PRINCIPLE A BOARD LEADERSHIP AND EFFECTIVENESS

COMPLIANCE OFFICER

The Compliance Officer supports the Board, the Manager, and Sunway REIT in ensuring compliance with applicable laws and regulatory requirements. The role includes monitoring regulatory compliance, advising on compliance and governance matters, overseeing regulatory reporting and disclosures, liaising with regulators as required, and fostering a strong compliance culture to uphold high standards of governance, transparency, and accountability.

PROFESSIONAL DEVELOPMENT AND TRAINING

Continuous professional development is essential enabling Directors to discharge their duties effectively and to exercise sound judgement when evaluating Management's proposals. Accordingly, Directors demonstrated a strong commitment to their continuous development through active participation in relevant learning and training programmes.

During the financial year, Directors attended various training and development programmes to enhance their knowledge and remain abreast of evolving market developments, economic conditions and regulatory requirements. In addition, Management organised several knowledge-sharing sessions tailored to Sunway REIT's diversified business portfolio, including:

(i) **Climate Change and the Impact to Sunway REIT's Net Zero Journey**, presented by the Head of Sustainable Development, Jeffrey Sachs Center; and
(ii) **Artificial Intelligence**, presented by IT Team of Sunway Group.

All Directors have completed the Mandatory Accreditation Programme Parts I and II as required under the Bursa Listing Requirements. Further details of the training programmes attended by the Directors during FY2025 are available on Sunway REIT's website.

INTEGRITY AND ACCOUNTABILITY

The Manager adopted the Code of Conduct and Business Ethics Policy ("Code") which provides a comprehensive ethical framework to guide the actions and behavior of the Board and all employees of the Manager. Its primary objective is to ensure compliance with corporate governance with best practices, applicable laws and ethical standards in fulfilling their responsibilities. The Board and Management are steadfast in upholding the highest standards of integrity and honesty in all business activities, including interactions with customers, suppliers, employees and business partners, and the broader community and environment in which the Manager and Sunway REIT operate.

The Code applies to the Board and all employees of the Manager across all businesses and countries in which Sunway REIT operates. Violations of the Code's provisions are subject to disciplinary action, which may include termination of employment. To reinforce this commitment, all employees are required to review and sign their acknowledgment of the Code during their tenure, as mandated by Group HR. This initiative promotes an organisational culture rooted in ethical values and fosters ongoing awareness of the importance of maintaining a value-based culture beyond mere compliance.

WHISTLEBLOWING POLICY

The Whistleblowing Policy provides a confidential and secure mechanism for employees of the Manager and stakeholders to report suspected misconduct, including fraud, corruption and abuse. The policy outlines the reporting channels, whistleblower protection measures, investigative procedures and the roles and responsibilities of relevant parties, thereby promoting ethical conduct, transparency and accountability.

During FY2025, the Whistleblowing Policy was revised to further strengthen governance and address identified gaps. Key enhancement included an expanded scope and clearer definition of reportable concerns, more detailed provisions on whistleblower protection, and improved clarity on escalation and reporting procedures.

Employees and stakeholders who have knowledge of, or reasonable grounds to suspect, any improper conduct, are encouraged to report their concerns in good faith through the following designated whistleblowing channels:

i. Hotlines

Direct line: (603) 5639 8025
Email: whistleblowing@sunway.com.my

ii. Designated Contacts

(a) Datuk Christopher Martin Boyd
Chairman of Audit Committee
Level 16, Menara Sunway, Jalan Lagoon Timur
Bandar Sunway, 47500 Subang Jaya
Selangor Darul Ehsan, Malaysia
Email: chris@boyd.com.my

(b) Ms. Khong Shiyi
Head of Internal Audit Department
Level 4, Menara Sunway, Jalan Lagoon Timur
Bandar Sunway, 47500 Subang Jaya
Selangor Darul Ehsan, Malaysia
Office Phone: (603) 5639 8300
Mobile Phone: (6012) 694 9862
Email: khongsy@sunway.com.my

COMMITMENT TO ANTI-BRIBERY AND COMPLIANCE POLICIES

Sunway REIT adopts a zero-tolerance approach towards bribery and corruption and is committed to complying with applicable laws and regulatory guidelines, including the Anti-Bribery and Corruption Policy and the AML, CFT & CPF Policy. These policies promote ethical conduct and reinforce a culture of integrity, transparency, and accountability across the organisation.

NOMINATION AND REMUNERATION COMMITTEE REPORT

COMPOSITION OF THE NRC

The Nomination and Remuneration Committee ("NRC") comprises exclusively of Independent Non-Executive Directors and is chaired by an Independent Director. The members of the NRC during the financial year under review were as follows:

Chairperson	Members	
Farah Suhanah Binti Ahmah Sarji	i. **Yeo Kar Peng**	ii. **Datuk Christopher Martin Boyd**

ACTIVITIES OF THE NRC

During the FY2025, the NRC convened 6 meetings to deliberate on various matters, within its scope of responsibilities, as detailed below:

a) 3 February 2025
(i) Reviewed the full-year performance of the CEO and CFO against their approved key performance indicators ("KPIs").
(ii) Recommended to the Board the payment of bonuses for FY2024 and salary adjustments for the CEO and CFO for FY2025.
(iii) Reviewed and deliberated on the proposed FY2025 KPIs and performance scorecards for the CEO and CFO.
(iv) Recommended to the Board the proposed retirement of Tengku Nurul Azian Binti Tengku Shahriman as an Independent Non-Executive Director and as a member of the NRC, AC and RMC, effective 28 February 2025.

b) 20 March 2025
(i) Reviewed and approved revisions to the FY2025 KPIs and performance scorecards of the CEO and CFO.
(ii) Reviewed and recommended to the Board the NRC Report for inclusion in Integrated Annual Report 2024.

c) 10 June 2025
(i) Reviewed and deliberated on proposed changes to the CEO position, including the appointment of an Acting CEO.

d) 11 August 2025
(i) Reviewed and evaluated the mid-year performances of the former CEO and CFO based on actual performance for the six-month period ended 30 June 2025 against the approved KPIs.
(ii) Reviewed and deliberated extensively on the nomination of potential candidates for the CEO position and arranged interview sessions with shortlisted candidates.
(iii) Reviewed the methodology and evaluation forms for the Board Effectiveness Evaluation ("BEE") for FY2025, facilitated internally by the Company Secretarial team.

e) 25 August 2025
(i) Reviewed interview outcomes for shortlisted CEO candidates and recommended the appointment of Mr. Derek Teh Wan Wei as CEO of the Company, subject to the regulatory clearance from the Securities Commission Malaysia.

f) 10 November 2025
(i) Reviewed the results of the BEE.
(ii) Reviewed and recommended proposed amendments to the NRC TOR to enhance clarity and ensure alignment with the Bursa Listing Requirements.
(iii) Reviewed progress updates to the appointment of the CEO.

PRINCIPLE A BOARD LEADERSHIP AND EFFECTIVENESS

BOARD EFFECTIVENESS EVALUATION

The Board has formalised, within the TOR of the NRC, the engagement of independent professional consultants to conduct the BEE at least once every 3 years, or at such times as the Board may deem necessary, to facilitate objective and candid assessments of the Board's effectiveness.

As the previous BEE was conducted by an independent professional advisory firm in 2024, the BEE for the FY2025 was carried out internally, facilitated by the Company Secretarial team.

On 11 August 2025, the NRC reviewed and endorsed the BEE methodology and evaluation forms. The assessment was conducted digitally, with Board members provided sufficient time to complete the evaluation.

The BEE covered the following assessment areas:

i. Audit Committee ("AC") Effectiveness Evaluation;
ii. AC Members' Self and Peer Performance Evaluation;
iii. Board Committees Effectiveness Evaluation;
iv. Annual Board Evaluation of its Effectiveness;
v. Directors' Effectiveness Evaluation;
vi. Evaluation of Independent Non-Executive Directors;
vii. Independent Directors' Self-Assessment;
viii. Board Skills Matrix Assessment;
ix. Internal Audit Performance and Effectiveness Evaluation; and
x. Evaluation of the Independence and Performance of External Auditors.

All Directors submitted their feedback within the prescribed timeframe. The results of the BEE for FY2025 were tabled at the NRC meeting held on 10 November 2025 for review and discussion. Subsequently, the NRC Chairperson briefed the Board on the BEE outcomes, together with key findings and recommended areas for improvement.

SUMMARY OF RESULTS

SUMMARY OF BEE RESULTS

i. AC Effectiveness Evaluation
Effective in discharging duties with strong leadership, oversight, and commitment to governance and risk management.

ii. AC Members' Self & Peer Performance Evaluation
Members demonstrated professionalism, integrity, and competence, contributing significantly to good governance.

iii. Board Committees Effectiveness Evaluation (AC, NRC, RMC, SC)
All Committees functioned effectively, showing sound leadership, operational integrity, and regulatory alignment.

iv. Annual Board Evaluation and its Effectiveness
High effectiveness across composition, activities, decision-making, stakeholder engagement, and Sponsor relationship. Strengths included ethical leadership, strategic oversight, constructive collaboration with Management.

v. Directors' Effectiveness Evaluation
Directors collectively and individually upheld professionalism, integrity, and strategic contribution. The Board was well-balanced, proactive, knowledgeable, and committed to continuous improvement.

vi. Independent Non-Executive Directors Evaluation
Competent, experienced, and diligent while maintained independence of judgment and contributed meaningfully to governance, oversight, and strategic direction with diverse expertise.

vii. Independent Directors' Self-Assessment
Consistently upheld independence, objectivity, and integrity, reinforcing commitment to transparency, accountability, and governance standards.

viii. Board Skills Matrix Assessment
Demonstrated well-balanced competencies and industry expertise ensuring effective stewardship and readiness for future challenges.

ACTION PLANS

During the BEE exercise, the Directors' recommendations for enhancements aimed at further strengthening Board performance were duly considered. Accordingly, the action plans were formulated with a targeted focus on the following three key areas:

Action Plans Based on BEE Results

Targeted Training & Development
- Strengthen digital literacy and tech adoption
- Enhance REIT governance, financial & tax knowledge
- Deepen ESG integration & climate focus

Off-Site Strategic Session
- Conduct strategy retreat
- Scenario planning & benchmarking
- External expert insights

Succession Planning
- Regular succession reviews
- Leadership development programme
- Benchmark practices against industry

REMUNERATION

The Board emphasises the importance of fair and competitive remuneration packages to attract, retain, and motivate Directors and key Senior Management of the Manager in driving Sunway REIT's long-term growth objectives. The remuneration framework is designed to reflect each individual's qualifications, experience, responsibilities, performance, and contributions to Sunway REIT's long-term growth objectives.

The determination of remuneration for the Directors and key Senior Management is undertaken by the Manager, and not by Sunway REIT. The annual Directors' fees for Non-Executive Directors are subject to shareholders' approval at the Manager's AGM. All remuneration decisions are made in accordance with, and guided by, the Remuneration Policy.

The remuneration for Non-Executive Directors is determined based on prevailing market trends, time commitment and additional Board and Committee responsibilities assumed at the Board and Committee levels. The remuneration package comprises a fixed annual fee, committee fees and meeting allowances. Non-Executive Directors are also entitled to reimbursement of reasonable travel and related expenses incurred in the discharge of their duties.

In line with the NRC TOR, the remuneration of Non-Executive Directors is reviewed at least once every three years. Following the last adjustment in 2022, a comprehensive review was undertaken in early 2026. The review took into consideration Sunway REIT's significant growth in asset size, portfolio diversification and increasing transaction complexity, which have expanded the Board's oversight responsibilities across strategic, financial, investment and risk areas.

Directors are required to commit greater time and undertake enhanced responsibilities at both Board and Committee levels, alongside heightened regulatory, governance and sustainability expectations that elevate their fiduciary duties and accountability. In view of these developments, the NRC considered adjustments to Directors' fees and meeting allowances. A market benchmarking exercise against comparable Malaysian REITs was conducted to assess the competitiveness of the existing remuneration structure, and the updated remuneration package is presented in the table below:

	Chairman / Chairperson (RM'000)	Member (RM'000)
Annual Director's fee:		
Board	150	100
AC	12	7
NRC	10	5
RMC	10	5
SC	10	5
Meeting allowance per meeting:		
For each Board or Board Committee meeting	1.5	1.5

The Remuneration Policy for Directors and Senior Management is available on Sunway REIT's website at www.sunwayreit.com.

PRINCIPLE B EFFECTIVE AUDIT AND RISK MANAGEMENT ACCOUNTABILITY

RISK MANAGEMENT COMMITTEE REPORT

Operating in an increasingly dynamic and complex business environment, Sunway REIT recognises the importance of maintaining a robust system of internal controls supported by effective risk management practices. The Board remains firmly committed to overseeing these functions by establishing a clear risk appetite, setting the tone for a strong risk-aware culture, and ensuring that risk considerations are embedded in strategic and operational decision-making.

With the support of its Board Committees, the Board continuously reviews the adequacy and effectiveness of the processes in place for identifying, assessing, managing, and mitigating key risks. This includes regular monitoring of emerging risks, evaluation of control measures, and ensuring that appropriate mitigation strategies are implemented to safeguard the interests of unitholders and support the long-term sustainability of Sunway REIT.

RISK MANAGEMENT COMMITTEE ("RMC")

The RMC assists the Board in overseeing the effectiveness of the risk management framework, including the policies and processes established to identify, evaluate, and manage key risks across Sunway REIT. In parallel, the AC supports the Board by reviewing and monitoring the adequacy and effectiveness of the internal control system, taking into account observations and recommendations from the independent external auditors.

The Board receives regular reports and updates from both Committees, ensuring that it remains well-informed of significant deliberations, key findings, and decisions arising from the delegated responsibilities under their respective purviews.

RISK MANAGEMENT AND INTERNAL CONTROL FRAMEWORK

The governance of Sunway REIT's risk management and internal controls framework rests with the Board, supported by the RMC. The Board has implemented comprehensive written policies and procedures governing both external and internal audit functions to ensure impartiality, independence, and effectiveness. These policies are subject to regular reviews to maintain their relevance and effectiveness. Annual evaluations of internal and external audit partners are conducted through questionnaire-based assessments involving the Board and Senior Management team members. The Board also rigorously reviews financial and narrative statements in accordance with best practices, drawing on the expertise of auditor for guidance.

To identify, monitor, and manage risk effectively, the Board has established a structured procedure. It conducts periodic reviews of the Manager's risk management and internal control systems, assessing the effectiveness of material controls across financial, operational, and compliance areas. This includes the implementation and oversight of risk mitigation measures for material risks.

IAR *For specific risk information, please refer to the Statement of Risk Management and Internal Control ("SORMIC") section of this report.*

The Board holds ultimate responsibility for the governance of Sunway REIT's risk management and internal control framework, with support from the RMC. To ensure the integrity and effectiveness of oversight mechanisms, the Board has established comprehensive written policies and procedures governing both internal and external audit functions. These policies are designed to uphold independence, objectivity, and operational effectiveness, and are reviewed periodically to ensure continued relevance in line with evolving regulatory expectations and best practices.

Annual assessments of the internal and external audit service providers are conducted through structured questionnaire-based evaluations completed by the Board and Senior Management. These assessments facilitate a holistic review of audit quality, performance, independence, and value creation.

In discharging its oversight responsibilities, the Board also undertakes rigorous reviews of financial and narrative statements. These reviews are conducted in accordance with applicable reporting requirements and leading governance practices, with the Board drawing upon the professional insights of the auditors to support sound and transparent disclosures.

To ensure the effective identification, monitoring, and management of risks, the Board has established a structured and systematic approach to overseeing Sunway REIT's risk management and internal control systems. The Board conducts periodic reviews of the Manager's risk management framework and internal control processes, assessing the adequacy and effectiveness of material controls across financial, operational, and compliance areas. This includes ongoing oversight of the implementation of risk mitigation measures to ensure that material risks are appropriately managed in line with the Board-approved risk appetite.

IAR *For further details on Sunway REIT's risk governance processes and the effectiveness of its internal control framework, please refer to the Statement of Risk Management and Internal Control ("SORMIC") section of this report.*

AUDIT COMMITTEE REPORT

The AC, established by the Board of the Manager, is responsible for assisting the Board in fulfilling its oversight responsibilities in the areas of financial reporting, internal controls and audit-related matters. This report set out the manner in which the AC has discharged its duties and responsibilities in accordance with its Terms of Reference for the financial year ended 31 December 2025.

1. TERMS OF REFERENCE ("TOR")

The authority, roles and responsibilities of the AC are clearly defined in its TOR, which is periodically reviewed and updated to reflect evolving regulatory requirements and governance best practices.

The TOR is accessible on the corporate website at www.sunwayreit.com under Corporate Governance and Policies.

In carrying out its mandate, the AC assists the Board in reviewing, evaluating and recommending actions on matters pertaining to financial and accounting reporting, the adequacy and effectiveness of internal control systems, related party transactions and potential conflict-of-interest situations. Where conflicts arise or may potentially occur, the AC assesses the circumstances and recommends appropriate mitigation or resolution measures to safeguard the best interests of Sunway REIT and its unitholders.

Chairperson	Members	
Datuk Christopher Martin Boyd Senior Independent Non-Executive Director	i. **Yeo Kar Peng** *Independent Non-Executive Director*	ii. **Farah Suhanah Binti Ahmad Sarji** *Independent Non-Executive Director*

The composition of the AC complies with the Bursa Listing Requirements as well as the principles and best practices outlined in the MCCG 2021, ensuring that the AC maintains the appropriate balance of independence, skills and relevant experience to effectively discharge its responsibilities:

Bursa Listing Requirements	Commentary
Paragraphs 15.09(1)(a) and (b)	The AC comprises 3 members, all of whom are Independent Non-Executive Directors and meet the independence criteria prescribed under the Bursa Listing Requirements.
Paragraph 15.09(1)(c)	Madam Yeo Kar Peng is an Associate Member of the Australian Society of Accountants (now known as Certified Public Accountant Australia). Accordingly, the Manager has met the requirement for at least one AC member to possess relevant accounting qualification or financial management expertise.

Best Practices of MCCG 2021	Commentary
Practice 9.1	• Datuk Christopher Martin Boyd, as the Chairman of the AC, is not the Chairman of the Board, in line with the MCCG requirement for separation of roles.
Practice 9.2	• The AC's TOR prohibits any former partner of Sunway REIT's external auditors from being appointed to the AC unless a minimum 3-year cooling-off period has been observed. Since the Manager's incorporation on 14 February 2008, none of the AC members have been former key audit partners of Sunway REIT's external auditors nor hold any financial interest in the external audit firm.
Practice 9.3	• The AC has established policies and procedures to assess the suitability, objectivity and independence of the external auditors had been established.
Practice 9.4 (Step Up)	• The AC comprises solely Independent Directors, reflecting enhanced governance practices.
Practice 9.5	• All members are financially literate, competent and able to understand matters under the AC's purview, including the financial reporting process. • AC members also participate in professional development programmes to stay abreast of developments in accounting and auditing standards, practices and regulatory requirements.

PRINCIPLE B EFFECTIVE AUDIT AND RISK MANAGEMENT ACCOUNTABILITY

3. PERFORMANCE OF THE AC

In line with good governance practices, the Board engages an independent professional consultant to undertaken a board effectiveness evaluation ("BEE") once every 3 years, or as otherwise deemed necessary. As the recent independent BEE was conducted in 2024, the BEE for 2025 was undertaken internally and facilitated by the Company Secretarial team.

The assessment covered key areas of the AC's responsibilities, with the results summarised below:

i. Composition and Governance
The AC was acknowledged for its clear communication of expectations and its ability to obtain timely and adequate information to support effective oversight. AC members were recognised for possessing an appropriate mix of skills, qualifications, and financial literacy, enabling the AC to discharge its duties competently. The Chairman demonstrated strong leadership, commitment, and deep understanding of AC's mandate and members expressed confidence in addressing complex and sensitive matters during deliberations.

ii. Information Flow and Meeting Effectiveness
The AC ensured efficient meeting processes, with agendas and papers circulated sufficiently ahead of meetings to facilitate informed discussion. Meetings were conducted in a structured manner, providing adequate time for deliberation on critical and emerging issues. The Chairman fostered open discussion, encouraging input from members, Management, and both external and internal auditors. Recommendations were promptly escalated to the Board, while special sessions with senior management were convened whenever necessary to provide deeper insights into business risks.

iii. Oversight of Financial Reporting and Audit Functions
The AC demonstrated strong oversight of the financial reporting process and audit functions. AC members constructively engaged with Management and the auditors to ensure the integrity, accuracy and completeness of financial disclosures. Recommendations arising from the AC's review were promptly elevated to the Board, and the Committee maintained a balanced and objective approach in addressing audit matters and significant judgements.

iv. Risk Oversight, Governance and Internal Controls
The AC proactively reviewed key business, financial and reporting risks, provided oversight on related party transactions and conflict-of-interest disclosures. The whistleblowing mechanism was periodically reviewed and assessed to be effective. The AC also engaged with other Board Committees on intersecting areas of responsibility and reviewed tax governance to mitigate financial and reputational risks, demonstrating a sound governance framework and commitment to ethical oversight.

v. Overall Effectiveness and Reporting Line
The AC maintained transparent and constructive communication with the Board, effectively escalating unresolved or significant issues and ensuring balanced deliberations. The AC's findings and recommendations facilitated timely and informed Board decision-making.

The annual self and peer evaluation of the AC confirmed that members collectively and individually fulfilled their responsibilities effectively. AC members were recognised for their integrity, active participation, and problem-solving capabilities, constructive input as well as their ability to manage differing views constructively. The AC demonstrated strong financial literacy, deep understanding of statutory reporting requirements, and sound knowledge of both financial and non-financial risks affecting Sunway REIT. AC members were consistently rated "Excellent" in their ability to evaluate information critically.

In conclusion, the AC was assessed to be effective in discharging its duties and responsibilities. The evaluation reaffirmed the AC's strong leadership, rigorous oversight, and commitment to continuous improvement in governance, risk management and internal control practices. The AC continues to uphold high standards of professionalism, competence, and integrity, contributing meaningfully to the overall governance structure of Sunway REIT.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

4. MEETINGS AND ATTENDANCE

A total of 5 AC meetings were held during the financial year under review. The attendance records of the AC are as follows:

AC MEMBERS	MEMBERSHIP	ATTENDANCE	% OF ATTENDANCE
Datuk Christopher Martin Boyd *Senior Independent Non-Executive Director*	Chairman	5/5	100%
Yeo Kar Peng *Independent Non-Executive Director*	Member	5/5	100%
Farah Suhanah Binti Ahmad Sarji *Independent Non-Executive Director*	Member	5/5	100%
Tengku Nurul Azian Binti Tengku Shahriman *Independent Non-Executive Director* *(Retired effective 28 February 2025)*	Member	1/1	100%

The AC also invited relevant members of Management, Internal Audit and external auditors to attend meetings to support deliberations on matters within their areas of responsibility. Their participation ensured that the Committee received complete and timely information to carry out its oversight responsibilities effectively.

INVITEES	FREQUENCY OF ATTENDANCE	PURPOSE
CEO and Acting CEO / CFO	All AC meetings	To present quarterly and annual financial reports, provide clarifications on financial matters and address any audit issues raised.
Compliance Officer	All AC meetings	To report on compliances with the Trust Deed, the CMSA, the Guidelines on Listed REITs, Anti-Money Laundering, Anti-Terrorism Financing and Proceeds of Unlawful Activities Act 2001 and other relevant regulatory requirements.
Head of Internal Audit Department ("IAD")	All AC meetings	To present the annual risk-based internal audit plan, quarterly internal audit reports and any special audit and investigation reports. Private session was held twice during the year without the presence of the Executive Director and Management to facilitate open and candid discussions.
External auditors	2 meetings	To present the annual audit planning memorandum, audit findings, transparency report, audit oversight board inspection report and independent auditors' report, including key audit matters relating to Sunway REIT. Private meeting was held twice without the Executive Director and Management's presence to encourage open dialogue and robust discussions.
REIT Management and Business Unit Management Teams	As and when necessary	To brief the AC on specific operational or financial matters arising from their respective areas or to provide further insights on issue of interest to the AC.

PRINCIPLE B EFFECTIVE AUDIT AND RISK MANAGEMENT ACCOUNTABILITY

Notices, together with agenda papers for each AC meeting, were circulated to all members at least 5 business days prior to the meeting to allow sufficient time for review, input and clarification. The AC ensured that the minutes accurately reflected the discussions, key observations and decisions made, with an appropriate level of detail to support transparency and accountability. The AC Chairman subsequently presented the Committee's deliberations and recommendations, where applicable, to the Board for consideration and approval.

The AC, together with the CEO and the Head of IAD, continued to oversee the implementation of the Whistleblowing Policy. The Head of IAD is responsible for the day-to-day administration of the policy, including receiving and managing of whistleblowing reports. On 14 May 2025, the Board approved revisions to the Whistleblowing Policy to further strengthen governance and address identified gaps. Key improvements include:

i. Expanded definitions and categories of reportable concerns;
ii. Clearer delineation of responsibilities for IAD, Management, employees, and stakeholders;
iii. Enhanced whistleblower protection provisions, including conditions under which protection may be revoked;
iv. Defined reporting timelines and requirements for the initial assessment of report; and
v. Greater clarity on escalation procedures to relevant authorities, record-keeping, communication protocols, awareness initiatives, and periodic review cycles.

During the financial year under review, one whistleblowing report was received through the whistleblowing communication channel. The IAD undertook the necessary investigations in accordance with the Whistleblowing Policy. Appropriate remedial actions were taken to address the matter raised.

5. SUMMARY OF ACTIVITIES

The AC carried out the following activities during FY2025:

A. Financial Reporting

(a) Quarterly Financial Results

At the AC meetings held on 3 February 2025, 13 May 2025, 11 August 2025 and 10 November 2025, the AC reviewed and discussed the quarterly management accounts and financial results with Management. The AC ensured that all relevant regulatory and accounting disclosures requirements, as well as applicable financial reporting standards were fully complied with.

During each meeting, the CFO presented the quarterly financial reports and confirmed that:

i. The accounting policies and methods of computation adopted were consistent with those used in the previous audited financial statements;
ii. There were no significant or unusual matters other than those disclosed in the unaudited financial results;
iii. Sunway REIT continued to operate as a going concern; and
iv. All relevant accounting standards, regulatory requirements and legal obligations had been duly complied with in preparing the quarterly financial statements.

The AC scrutinised the quarterly financial results to ensure the appropriateness of the accounting treatments applied and the accuracy of the reported figures. The CFO highlighted all material transactions, key accounting adjustments and provisions recognised during the period.

Following its review, the AC was satisfied that the quarterly unaudited financial results had been prepared in accordance with:

i. The applicable financial reporting standards;
ii. The Bursa Listing Requirements;
iii. The Listed REIT Guidelines; and
iv. The provisions of the Deed dated 20 May 2010, the Supplemental Deed dated 10 June 2010, the Amended and Restated Deed dated 18 September 2019 and Second Amended and Restated Deed dated 7 April 2025 ("Deed") entered into between the Manager and RHB Trustees Berhad ("Trustee").

The AC concluded that the quarterly results presented a true and fair view of Sunway REIT's financial position, financial performance and cash flows for each respective quarter. The AC subsequently recommended the quarterly results to the Board for approval prior to release to Bursa Malaysia.

(b) Accounting standards and other relevant regulatory requirements

During the financial year, the AC was briefed on the amendments to legislation, accounting standards and other regulatory requirements that may have a financial or compliance impact on Sunway REIT.

At the meeting on 3 February 2025, the AC was updated on the following changes to the Bursa Listing Requirements:

i. New Issue of Securities:
   - Enhanced transparency requirements for fund-raising activities and the Employee Share Scheme framework.
   - Strengthened disclosure obligations relating to the remuneration of chief executive, aimed at codifying current market practices.

ii. Sustainability Reporting Requirements
   - Alignment of sustainability reporting obligations with the National Sustainability Reporting Framework (NSRF) to promote consistency and comparability.
   - Mandatory conduct of physical or hybrid general meetings to enhance shareholder engagement and facilitate broader participation.
   - Strengthened accountability measures for Recognised Principal Advisers, including enhanced disclosure requirements in public documents.

At the meeting held on 10 November 2025, the AC was updated on the following key regulatory developments:

i. Revised Fee Structure for REIT Managers by Securities Commission Malaysia
   - The Securities Commission Malaysia announced a revision to the annual fee structure for REIT Managers, effective 1 January 2026, with a 3-year transitional concession period from 2026 to 2028 to facilitate industry adjustment.

ii. Amendments to the Bursa Listing Requirements in relation to Continuing Disclosures and Islamic Capital Market
   - Enhanced transparency requirements relating to corporate rescue mechanisms under the Companies Act 2016.
   - Introduction of exemptions for certain related party transactions involving joint venture partners, subject to specified conditions.
   - Improvements to the efficiency, consistency and transparency of Shariah screening review processes.

In addition, the External Auditors presented their annual Transparency Report, prepared in accordance with the requirements of the Audit Oversight Board and the International Standard on Quality Management, which provided insights into their quality control processes, governance structure and audit methodology.

(c) Audited Financial Statements

On 20 March 2025, the AC met with the External Auditors and Management to deliberate on the audited financial statements for the financial year ended 31 December 2024 ("AFS2024"). During the meeting, the AC was briefed on the audit status, significant audit findings, key audit matters, the review of internal controls and the External Auditors' proposed audit opinion.

Based on the significant audit findings, the AC approved the inclusion of the following key audit matter in the External Auditors' Report:

"Valuation of Investment Properties ("IP"):
There were significant judgements and estimates involved in relation to the valuation of Sunway REIT's IP including allowance for void, term yield rates, reversionary yield rates, capitalisation rate and discount rates."

Both the External Auditors and Management confirmed that the audited financial statements were prepared in accordance with applicable accounting standards and statutory requirements. Upon the recommendation of the AC, the Board approved the release of the AFS2024 to Bursa Malaysia.

PRINCIPLE B EFFECTIVE AUDIT AND RISK MANAGEMENT ACCOUNTABILITY

B. External and Internal Audit Reports

(a) External Auditors

The AC held discussions with the External Auditors, Messrs BDO PLT ("BDO"), on several occasions during the year:

i. Key Regulatory Developments

On 20 March 2025, the AC, together with Management, reviewed and deliberated on the Audit Report relating to the audit of the financial statements for FY2024. The External Auditors confirmed their professional independence in respect to the audit engagement.

During the meeting, the External Auditors presented the audit status, significant audit findings, key audit matters, financial reporting developments and the proposed audit opinion. They reported that no non-compliance with laws and regulations or fraud-related matters had come to their attention in the course of their audit. BDO also confirmed that they had reviewed the internal audit reports and performed the necessary procedures in accordance with ISA610: *Using the Work of Internal Auditors*.

Both the AC and Management confirmed to the External Auditors that they were not aware of any instances of non-compliance with laws and regulations, nor any significant fraud-related matters during the financial year.

ii. Audit Planning Memorandum and Transparency Report

On 11 August 2025, the External Auditors briefed the AC on the Audit Planning Memorandum ("APM") for FY2025. The APM outlined the External Auditors' engagement scope and reporting responsibilities, audit approach, materiality and performance materiality threshold, areas requiring significant auditor attention, engagement team composition, reporting timelines, key deliverables and independence consideration, including audit and non-audit fees.

The AC was also briefed on the establishment of system of quality management in compliance with International Standard on Quality Management 1 ("ISQM 1"), which governs audit quality, risk assessment and ongoing monitoring of audit engagements.

In addition, the External Auditors presented their Transparency Report 2024, which highlighted BDO's commitment to audit quality, strong governance structure, ethical independence, and adherence to ISQM 1 and ISQM 2. The report detailed how BDO's system of quality management ("SOQM") is designed, implemented and monitored to support high-quality audit and assurance engagements. It also provided key indicators relating to audit practice capacity, independence safeguards, personnel competency, training investments and results of internal and external quality reviews, demonstrating continuous efforts to enhance audit quality and transparency for stakeholders.

After reviewing the nature, scope and quantum of non-audit services rendered, the AC was satisfied that such services did not give rise to any conflict of interest and that the External Auditors' independence remained intact. The AC subsequently approved the proposed audit and non-audit fees.

iii. Private Sessions with External Auditors

The AC held two private sessions with the External Auditors on 20 March 2025 and 11 August 2025, without the presence of the Executive Director and Management. These sessions provided the External Auditors with the opportunity to raise any concerns or issues encountered during the course of their audit work. In both sessions, the External Auditors confirmed that they had received full cooperation from Management and were granted unrestricted access to all records and personnel of the Manager and Sunway REIT.

iv. Annual Assessment and Re-Appointment of External Auditors

The AC conducted its annual assessment of the performance and effectiveness of the External Auditors, BDO. The AC expressed satisfaction with BDO's overall performance and noted the following strengths:

- Effective engagement and communication, supported by timely meetings and candid discussions on governance, fraud controls and financial reporting matters.
- Strong audit quality and independence, demonstrated through objective assessment of accounting standards, rigorous evaluation of key estimates and judgements, and a clear, non deferential approach in dealings with Management.
- Comprehensive understanding of Sunway REIT's operations, which enhanced the relevance and quality of audit insights.
- Constructive recommendations for strengthening internal controls.
- Fair and reasonable audit fees, reflective of the scope and quality of work performed.
- A professional and transparent working relationship, reinforced by ethical leadership and the extensive experience of the engagement partner.

The AC also evaluated the External Auditors' independence and objectivity in accordance with the Policy on Selection of External Auditors. The audit engagement partner confirmed that, pursuant to the By Laws (On Professional Ethics, Conduct and Practice) of the Malaysian Institute of Accountants and the International Ethics Standards Board for Accountants' Code of Ethics, BDO remained independent throughout the audit engagement and was not aware of any circumstances that might impair their professional independence.

Based on the assessment, the AC recommended to the Trustee through the Board, the re-appointment of BDO PLT as External Auditors of Sunway REIT for FY2025.

(b) Internal Audit

i. Internal Audit Plan

On 3 February 2025, the AC reviewed and approved the Internal Audit Department ("IAD")'s internal audit plan for FY2025 ("IA Plan FY2025"). The IA Plan FY2025 sets out the internal audit strategies, priorities and planned engagements for the year, and continues to adopt a risk-based audit approach. The audit planning process incorporated a review of the audit universe, input from Management and an assessment of key risks and exposures relevant to Sunway REIT's operations.

The IA Plan FY2025 was developed in accordance with the leading practices under the International Professional Practices Framework ("IPPF") issued by the Institute of Internal Auditors ("IIA"), which includes the Global Internal Audit Standards and the IIA Code of Ethics.

The AC reviewed and approved the internal audit areas for FY2025, which encompassed:

- **Assurance:** Review of key operational processes across major properties, newly acquired properties and major asset enhancement initiatives and property developments.
- **IT & Cybersecurity:** Review the readiness of compliance with Guidelines on Technology Risk Management issued by Securities Commissions Malaysia, evaluate adherence to Hotels' information technology ("IT") general controls and review compliance with ISO27001 Information Security Management System standards.
- **Governance & Compliance:** Review compliance to regulatory requirements, conflict-of-interest disclosures, AMLA compliance and sustainability reporting.
- **Risk Management:** Review the adequacy of Enterprise Risk Management process and integration into business operation process as well as risk monitoring and reporting.

Through its work, the IAD provided reasonable assurance to the Board and Management on the adequacy and integrity of internal controls, risk management, governance processes and management information systems across Sunway REIT. This includes assurance over systems established to ensure compliance with applicable laws, regulations, rules, directives and guidelines, in line with the Internal Audit Charter and recognised best practices.

PRINCIPLE B EFFECTIVE AUDIT AND RISK MANAGEMENT ACCOUNTABILITY

The IAD carried out audit assignments across Sunway REIT's key business segments during FY2025, focusing on high-risk and strategic operational areas. The scope of work is summarised as follows:

I. Sunway REIT and the Manager

i. Sustainability Reporting Review
- Strengthened governance and internal controls over sustainability reporting.
- Verified the accuracy, completeness and integrity of SR 2025 data.
- Assessed alignment with key ESG reporting framework.

ii. IT Controls
- Reviewed compliance with the Securities Commission Malaysia's Technology Risk Management ("TRM") Guidelines.
- Information Securities Management System ("ISMS") internal audit review for annual reaccreditation of ISO/IEC27001:2013 Information Security Management System implemented by IT service provider, Sunway Digital Hub.
- Assessed cybersecurity and IT general controls for hotel properties.

iii. Compliance
- Compliance review on Listed REIT Guidelines, SC's Licensing Handbook of Securities Commission Malaysia, the Deed and Bursa Listing Requirements.
- Performed annual assessment of the conflict of interest policy, including its processes and controls are in line with Bursa Malaysia's enhanced disclosure requirements.

II. Retail properties

i. Tenancy Management
- Reviewed internal controls over new tenant leasing, tenancy renewals, and tenancy administration processes.

ii. Credit Control
- Reviewed internal controls over billing, collections and overall credit management processes.

iii. Procurement and Contract Management
- Reviewed internal controls over procurement and contract management processes, including tender evaluation and award.

III. Hotel properties

i. Key Strategic and Operational Processes
- Reviewed key operational processes including food and beverage operations, revenue and collections and procurement processes.

ii. IT and Cybersecurity Review
- Reviewed the effectiveness of the Hotel's Information Technology General Controls (ITGC) and cybersecurity controls for the IT infrastructure and key systems.

ii. The AC reviewed the audit engagements tabled by the IAD at the AC meetings held on 3 February 2025, 20 March 2025, 13 May 2025, 11 August 2025 and 10 November 2025. Discussions were focused on audit findings, recommendations, management responses and corrective actions taken. IAD also updated the AC on the results of ad-hoc assignments including audit investigations.

iii. The AC monitored progress of the IA Plan FY2025 on a quarterly basis to ensure adequate audit coverage of the key risk areas. Adjustments were made as necessary to reflect emerging risks and developments that could affect the scope or prioritisation of audit work.

iv. On 3 February 2025, the AC reviewed and approved the Internal Audit KPIs for FY2025. These KPIs were established in accordance with the requirements of the Global Internal Audit Standards and comprises Key Results Areas at both departmental and individual levels, with differentiated weightage to reflect performance expectations.

v. At the AC meeting on 13 May 2025, the Head of IAD confirmed that all internal auditors had attested to their independence and objectivity, and that they were free from relationships or conflicts of interest that could impair their judgement. All internal auditors also declared that they were in compliance with the IIA's Code of Ethics, as well as the Company's Code of Conduct and Business Ethics Policy and COI Policy while carrying out their duties.

vi. The AC held two private sessions with the internal auditors on 20 March 2025 and 11 August 2025, without the presence of the Executive Director and Management, to discuss audit issues and internal control matters confidentially. IAD reported no major shortcomings or impediments in the execution of their audit assignments.

vii. At the meeting held on 10 November 2025, the AC reviewed the Internal Audit Function Evaluation Report. Based on the assessment, the AC was satisfied that IAD continued to operate with a high level of professionalism, independence and technical competence. The internal audit function provided meaningful assurance and insights that supported the Board and Management in enhancing governance, risk management and internal control effectiveness. The function remained aligned with regulatory expectations and international internal auditing standards. It is adequately resourced to execute its annual audit plan and maintain a collaborative yet independent working relationship with the External Auditors.

C. Internal Controls System

(a) The AC, together with Management and the IAD, reviewed the adequacy and effectiveness of Sunway REIT's internal controls system. Based on the review and the reports presented throughout the year, the AC was reasonably assured that the internal controls were operating satisfactorily and provided an adequate level of assurance over the REIT's operations.

(b) The External Auditors reported to the AC that, based on the audit procedures performed as part of their audit of Sunway REIT, no significant deficiencies in the internal controls system came to their attention. As part of their work, the External Auditors conducted walkthroughs, evaluated the control framework and assessed the design and implementation of key controls to ensure compliance with professional auditing standards.

(c) The AC also received assurances from the CEO and the CFO confirming that Sunway REIT's risk management and internal controls system were operating adequately and effectively, in all material respects.

D. Reviewing recurrent related party transactions

(a) The AC reviewed the recurrent related party transactions ("RRPTs") of a revenue or trading nature on a quarterly basis at its meetings held on 3 February 2025, 13 May 2025, 11 August 2025 and 10 November 2025. At each meeting, the CFO confirmed that all RRPTs had been entered into in accordance with the terms and conditions of the unitholders' mandate for recurrent RPTs.

(b) On 20 March 2025, the AC reviewed the circular to unitholders in relation to the proposed renewal of unitholders' mandate for RRPTs of a revenue or trading nature, and subsequently recommended the circular to the Board for approval.

With the assistance of the IAD, the AC was satisfied that adequate monitoring processes and procedures were in place to ensure that all RRPTs were undertaken on normal commercial terms, on an arm's length basis and not more favourable to related parties than those generally available to the public and that such transactions were in the best interests of unitholders.

E. CONFLICT OF INTEREST

In line with Bursa Malaysia's enhanced conflict of interest ("COI") disclosure requirements, the AC reviewed, on quarterly basis, COI situation that had arisen or may potentially arise during the financial year, including any persisting COI matters carried forward from prior years.

Save as disclosed below by all Directors, Madam Yeo Kar Peng confirmed that she does not have any conflicts of interest, potential conflicts of interest or unresolved conflicts in respect of any competing businesses involving Sunway REIT or its subsidiaries.

PRINCIPLE B EFFECTIVE AUDIT AND RISK MANAGEMENT ACCOUNTABILITY

A summary of the COI or potential COI situation reviewed by the AC during the financial year, together with the measures undertaken to resolve, eliminate or mitigate such conflicts, is presented below:

Name of Directors	Nature of COI and Measures Taken
Tan Sri Amirsham Bin A Aziz ("Tan Sri Amirsham")	Tan Sri Amirsham was appointed the Chairman of the Board of Alliance Bank Malaysia Berhad ("Alliance Bank") with effect from 1 October 2024. A potential conflict of interest may arise if: (i) Alliance Bank provides funding facilities or any financial services to Sunway REIT; (ii) Other potential transactions between Sunway REIT and Alliance Bank, such as asset acquisition, office space tenancy or property management arrangement etc. **To mitigate these potential conflicts of interest, he will abstain from all board deliberations and decisions related to the above arrangements or transactions should they arise or be brought to the board for decision.**
Datuk Christopher Martin Boyd ("Datuk Chris")	A. Datuk Chris is a partner in Cool Paradise Sdn. Bhd., which holds a 5% interest in Cornerside Development Sdn. Bhd. ("Cornerside Development"), the owner of Giant Hypermarket Kota Damansara. He also serves as the Chairman of Cornerside Development. A potential conflict of interest may arise if: (i) Sunway REIT considers acquiring Giant Hypermarket Kota Damansara; or (ii) Sunway REIT engages in any business transaction with Cornerside Development. **To mitigate any potential conflict, he will abstain from all discussions, deliberations and decision-making processes related to any proposed acquisition of Giant Hypermarket Kota Damansara by Sunway REIT or any business dealings between Sunway REIT and Cornerside Development.** B. Datuk Chris is currently involved in a legal dispute with Savills Malaysia Sdn. Bhd. ("Savills"), which remains pending resolution. Savills is one of the valuers engaged to conduct the annual valuation of Sunway REIT's investment portfolio. **To mitigate any potential conflicts of interest, he has voluntarily abstained himself from all deliberations and decision-making processes relating to Savills' valuations.** C. Datuk Chris is a Non-Executive Director of Think City Sdn. Bhd. ("Think City"), a subsidiary of Khazanah Nasional Berhad ("Khazanah"), which provides advisory services on urban regeneration and conservation. A potential conflict of interest may arise if: (i) Think City undertakes projects or advisory roles that overlap with Sunway REIT's property interests or urban development strategies. (ii) There are other potential transactions between Sunway REIT and Think City, including asset acquisitions, office space leasing, property management arrangement, etc. **To mitigate any potential conflict of interest, he will abstain from all discussions, deliberations and decision-making processes related to the above matters.**
Datin Paduka Sarena Cheah Yean Tih, S.M.S. ("Datin Paduka Sarena Cheah")	A. <u>Sunway Berhad Group</u> Datin Paduka Sarena Cheah is a substantial shareholder of Sunway Berhad by virtue of Section 8 of the Companies Act 2016 held through Active Equity Sdn. Bhd., Sungei Way Corporation Sdn. Bhd. and parents. She is a daughter of Tan Sri Dato' Seri Dr. Jeffrey Cheah, a major unitholder of Sunway REIT by virtue of his interest through Sunway REIT Holdings Sdn. Bhd. (a major unitholder of Sunway REIT), who is also the Executive Chairman and major shareholder of Sunway Berhad. The business activities of Sunway Berhad and its subsidiaries comprise leasing of properties and properties investment. There will be potential conflict of interest if Sunway Berhad is involved in property transaction that could affect Sunway REIT, such as buying or selling properties, leasing agreements or property developments. B. <u>Sunway Technology Group</u> Datin Paduka Sarena Cheah is a substantial shareholder of Sunway Technology Sdn. Bhd. by virtue of Section 8 of the Companies Act 2016 held through Active Equity Sdn. Bhd. and parents. The business activities of Sunway Technology Sdn. Bhd. and its subsidiaries comprise information technology solutions providers, computer products, software development, support, maintenance and consultancy services for information technology software and hardware. The potential conflicts of interest are as follows: (i) If Sunway REIT needs to make decisions regarding the technological infrastructure of its properties, such as implementing smart building technologies or upgrading IT systems. (ii) When negotiating lease agreements, rental rates or lease term if Sunway Technology Sdn. Bhd. or its subsidiaries intends to be a tenant of properties owned by Sunway REIT. (iii) If Sunway REIT consider investment in properties with specific technology-related requirements or opportunities, such as data centers. (iv) If Sunway REIT engages vendors for IT-related centres. C. <u>United Overseas Bank (Malaysia) Berhad</u> Datin Paduka Sarena Cheah was appointed as a Director of United Overseas Bank (Malaysia) Berhad ("UOB") with effect from 1 January 2025. A potential conflict of interest may arise if: (i) UOB provides funding facilities or any financial services to Sunway REIT; (ii) Other potential transactions between Sunway REIT and UOB, such as asset acquisition, office space tenancy or property management arrangement etc. **To mitigate these potential conflicts of interest, she will abstain from any involvement in deliberations and decision makings related to the above matters.**

PRINCIPLE B EFFECTIVE AUDIT AND RISK MANAGEMENT ACCOUNTABILITY

Name of Directors	Nature of COI and Measures Taken
Ng Sing Hwa ("Mr. Ng")	A. Mr. Ng is a Director of Millennium Pavillion Sdn. Bhd., a joint venture company of the Manager of Sunway REIT. The potential conflict of interest may arise if Mr. Ng's decision in one capacity could potentially favour the interests of one company over the other. B. Mr. Ng's second daughter serves as the Chief Executive Officer of United Overseas Bank (Malaysia) Berhad ("UOB"). The potential conflicts of interest may arise if: (i) UOB provides funding or any financial services to Sunway REIT; (ii) there are other potential transactions between Sunway REIT and UOB, including asset acquisitions, office space leasing, property management arrangements, etc. C. Mr. Ng's youngest daughter holds a senior management position at L'Oréal Malaysia and Singapore (collectively "L'Oréal"). A potential conflict of interest may arise if L'Oréal seeks to negotiate for a retail space within Sunway Malls. In such an event, Mr. Ng will refrain from any direct or indirect involvement in, or influence over, the retail mall management's decisions regarding this matter. As this matter does not require a board decision by the Manager of Sunway REIT, the potential conflict of interest is unlikely to materialise. **To mitigate any potential conflicts of interest, he will abstain from any involvement in deliberations and decision-making processes related to the above matters.**
Farah Suhanah Binti Ahmad Sarji ("Puan Farah")	Puan Farah is an Independent Non-Executive Director of the manager and Anglo-Eastern Plantation Plc ("Anglo"). Genton International Limited ("Genton") is the controlling shareholder of Anglo. Metroplex Holdings Sdn. Bhd. ("Metroplex") is a related company of the Estate of Madam Lim Siew Kim ("Estate of Madam Lim") and therefore is a related company of Genton. The Estate of Madam Lim is the plaintiff in the Metroplex's chattels case ("Metroplex Case"). Pursuant to the High Court's judgement on the assessment of damages for the conversion payable by Sunway REIT on 12 February 2025 totaling RM8.1 million, the assessment of damages for the Metroplex's Case has been brought to the Court of Appeal. A potential conflict of interest may arise if Sunway REIT needs to make decisions regarding the appeal for the Metroplex's case. **To mitigate any perceived conflict of interest, she will abstain from all deliberations and decision-making processes related to the above matter.**
Clement Chen Kok Peng *(Alternate Director to Datin Paduka Sarena Cheah Yean Tih)* ("Mr. Clement Chen")	Mr. Clement Chen is the Chief Financial Officer of Sunway Berhad. The business activities of Sunway Berhad and its subsidiaries comprise leasing of properties and properties investment. There will be potential conflict of interest if Sunway Berhad is involved in commercial interests relating to Sunway REIT, such as buying or selling properties, leasing agreements or property developments. **In order to mitigate any potential conflicts of interest, he shall abstain from any involvement in deliberations and decision makings related to the above matters.**

As reviewed by the AC at its AC quarterly meetings, and except as disclosed below, none of the other key senior management have any conflict of interest, potential conflict of interest or unresolved conflict arising from involvement in any business that compete with Sunway REIT or its subsidiaries.

Name of Senior Management	Explanations
Derek Teh Wan Wei ("Mr. Derek Teh")	A. Mr. Derek Teh has declared interests as Non-Executive Director and / or shareholder in several family-owned private companies engaged in activities including property development and investment; property and real estate management; investment in properties and shares; leasing of properties; general contracting and management services; plantation management; and construction works. B. He is also a shareholder of another private company involved in the buying, selling, renting and operating of self-owned or leased real estate and non-residential buildings. C. He serves as a Vice-Chairman of Malaysian REIT Managers Association. **The Human Resources Department ("HRD") conducted a thorough assessment of Mr. Derek Teh's COI declaration. Based on the review, HRD concluded that there is no COI that would materially affect Sunway REIT, as Mr. Derek Teh is not involved in the business operation or decision-making of the companies in which he holds directorships or shareholding interests.** **The AC has also reviewed the declaration and concurred that no conflict of interest exists at this stage.** **Mr. Derek Teh has affirmed his commitment to comply fully with Sunway REIT's COI Policy, which outlines clear procedures for identifying, assessing and managing actual or potential conflicts in a fair and transparent manner. He will continue to monitor his interests and ensure that any potential conflict is promptly disclosed and appropriately mitigated.**
Adrian Cheah Yean Sun ("Mr. Adrian Cheah")	A. <u>Sunway Berhad Group</u> Mr. Adrian Cheah is a major unitholder of Sunway REIT by virtue of his deemed interest through Sunway REIT Holdings Sdn. Bhd. ("SRHSB") (a major unitholder of Sunway REIT) and a major shareholder of Sunway Berhad by virtue of his interest through Active Equity Sdn. Bhd., Sungei Way Corporation Sdn. Bhd. and his parents. He is a brother of Datin Paduka Sarena Cheah, a Non-Independent Non-Executive Director and major unitholder of Sunway REIT by virtue of her interest through SRHSB (a major unitholder of Sunway REIT), who is also the Deputy Executive Chairman and a major shareholder of Sunway Berhad. He is a son of Tan Sri Dato' Seri Dr. Jeffrey Cheah, a major unitholder of Sunway REIT by virtue of his interest through SRHSB (a major unitholder of Sunway REIT), who is also the Executive Chairman and major shareholder of Sunway Berhad. The business activities of Sunway Berhad and its subsidiaries comprise leasing of properties and properties investment. B. <u>Sunway Technology Group</u> Mr. Adrian Cheah is a substantial shareholder of Sunway Technology Sdn. Bhd. by virtue of his interest held through Active Equity Sdn. Bhd. and his parents. The business activities of Sunway Technology Sdn. Bhd. and its subsidiaries comprise information technology solutions providers, computer products, software development, support, maintenance and consultancy services for information technology software and hardware. **Mr. Adrian Cheah is not involve in any decision-making processes in relation to Sunway REIT's transactions with Sunway Berhad Group and Sunway Technology Group. As such, he does not have any influence over Sunway REIT's decisions concerning these related party transactions ("RPTs").** **In the event that unitholders' approval is required for any RPTs, he will abstain from all deliberations and decision-making processes. He will also ensure the persons connected to him will abstain from voting on the RPTs.** **All RPTs are subject to review by the AC to ensure that they are conducted at arm's length and on normal commercial terms. Additionally, all employees, including Key Senior Management, are required to strictly comply with the COI Policy, which outlined clear processes and procedures for identifying, assessing and managing actual and potential COI in a fair and transparent manner.**

PRINCIPLE B EFFECTIVE AUDIT AND RISK MANAGEMENT ACCOUNTABILITY

F. OTHER MATTERS

(a) Throughout the financial year, the AC conducted regular assessments of the regulatory and legal compliance of the Manager and Sunway REIT with the Bursa Listing Requirement, Companies Act 2016, Listed REIT Guidelines, Capital Markets and Services Act 2007 and the Deed. The AC was satisfied that there were no non-compliances with the applicable laws and regulations were reported by the Compliance Officer during the quarterly meetings.

The AC was further informed by the Company Secretary at each quarterly meeting that there were no breaches of the Bursa Listing Requirements during the financial year under review.

(b) On 20 March 2025, the AC reviewed and recommended for the Board's approval the Corporate Governance Overview Statement and Corporate Governance Report. The AC also scrutinised the Statement on Risk Management and Internal Control, which had been independently reviewed by the External Auditors. In addition, the AC endorsed the AC Report for inclusion in the Integrated Annual Report 2024 of Sunway REIT.

The AC further reviewed and recommended for the Board's approval the Integrated Annual Report 2024 of Sunway REIT.

(c) The AC received periodic updates from the Company Secretaries on key regulatory and compliance developments during the financial year, including:

(i) Amendments to the Bursa Listing Requirements relating to new issue of securities and other related areas;
(ii) Amendments to the Bursa Listing Requirements pertaining to enhanced sustainability reporting requirements and other related enhancements;
(iii) The latest guidelines issued by Permodalan Nasional Berhad regarding resolutions tabled at Annual General Meetings;
(iv) Amendments to the Bursa Listing Requirements concerning significant changes in the business direction or policy of a listed corporation;
(v) The revised fee structure for REIT Managers issued by Securities Commission Malaysia; and
(vi) Amendments to the Bursa Listing Requirements in respect of enhanced continuing disclosures and exempted related party transactions.

(d) During the financial year, the AC members participated in various workshops, webinars, conferences, seminars and training programmes organised by relevant regulatory bodies and professional organisations to enhance their knowledge and keep abreast of latest regulatory developments and best practices.

Details of the continuing education programmes attended by the Directors for FY2025 are available under the Board of Directors section of the Manager on Sunway REIT's website at https://www.sunwayreit.com.

6. INTERNAL AUDIT FUNCTION

The internal audit function is performed in-house and undertaken by the Manager's IAD. The main role of the internal audit function is to provide the AC with independent and objective evaluation of the adequacy and effectiveness of the system of internal controls, risk management and governance framework of Sunway REIT. The IAD has undertaken regular and systematic reviews of the risk management and internal controls system so as to provide reasonable assurance that risk management and internal control systems continues to operate adequately and effectively at Sunway REIT.

To uphold the independence and objectivity of the internal audit function, the IAD reports functionally to the AC and administratively to the CEO. The AC has explicit authority to communicate directly with the IAD and vice versa. The IAD also has direct, unrestricted access to the AC to highlight any issues of concern at any time. In addition, the IAD has unfettered access to the Manager and Sunway REIT's documents, records, properties and personnel.

The IAD is a member of the Malaysian Chapter of the IIA and adopts the International Standards for the Professional Practices of Internal Auditing ("IIA Standards") laid down in the International Professional Practices Framework issued by the IIA. The IAD successfully completed its External Quality Assessment Review ("EQAR") by KPMG in 2022 and it was concluded that the IAD continues to meet or exceed the IIA Standards in all key aspects. The next EQAR was planned to be carried out in year 2027.

In order to ensure that the responsibilities of the IAD and the internal audit function were fully discharged, the AC had reviewed the Audit Plan FY2025, the adequacy of the scope and resources of the internal audit function as well as the performance of the IAD in undertaking its internal audit function during the financial year under review.

Internal audit reports encompassing the audit findings together with the recommendations were presented to the AC on a quarterly basis. The IAD and Management were responsible for ensuring the corrective action plans had been carried out effectively within the agreed timeframe and regular follow-up audits had been performed to ensure management actions had been effectively implemented.

The IAD is headed by Ms. Khong Shiyi who has more than 18 years of internal audit experience and reports directly to the AC to ensure impartiality and independence. She is a Certified Internal Auditor ("CIA") by Institute of Internal Auditors. She holds a Bachelor of Commerce Degree majoring in Accounting from University of Melbourne and is a member of the CPA Australia and Chartered Accountant registered with the Malaysian Institute of Accountants ("MIA").

The IAD comprises 4 internal auditors, all of them have relevant tertiary and / or professional qualifications. The IAD provides independent and objective assessment on the adequacy and effectiveness of the internal controls, risk management and governance framework of Sunway REIT.

To ensure the organisational independence of the IAD, the Head of IAD and all the internal auditors had signed the Annual Declaration that they were free from any relationships or conflict of interest, which would impair their objectivity and independence in their audit activities for the FY2025.

The internal audit activities undertaken by the IAD during the financial year under review were as follows:

1. Prepared and presented the risk-based IA Plan FY2025 which sets out the audit strategy, risk-based audit approach, scope of work, key areas of audit emphasis and resource plans, to the AC for deliberation and approval;
2. Performed planned audit engagements which covered reviews of sustainability reporting, IT controls, compliance, tenancy management, credit control function, procurement processes, key strategic and operational processes and cybersecurity;
3. Updated the AC on the IA Plan FY2025 implementation progress;
4. Briefed the AC Chairman in advance of the internal audit reports prior to presentation of the same to the AC;
5. Presented the internal audit reports to the AC and Management which covered the results of the assessments of internal controls, identifying key areas of concerns, highlighting recommendations for improvements and appropriate action plans;
6. Carried out follow-up audits on all major areas of concern and recurring issues to ensure that the corrective action plans were effectively implemented to enhance the governance, risk management and internal control processes within Sunway REIT;
7. Reported to the AC on review of the adequacy, appropriateness and compliance with procedures established to monitor recurrent RPTs;
8. Acted on suggestions and recommendations made by the AC and / or Management on concerns over operations and internal controls pertinent to the assets of Sunway REIT;
9. Performed investigative audits on allegations of mismanagement or improper acts reported through the whistleblowing procedures and / or other channels;
10. Ascertained the level of operational of Sunway REIT compliance with established policies, procedures and statutory requirements;
11. Provided the Board, through the AC, reasonable assurance of the effectiveness of Sunway REIT's risk management, internal controls and governance framework, including the Internal Audit Assurance Statements for Sustainability Report 2024; and
12. Reviewed the AC Report and the Statement on Risk Management and Internal Control published in the Integrated Annual Report 2024 of Sunway REIT, as well as the Corporate Governance Report and Sustainability Report of Sunway REIT for FY2024.

The total costs incurred by IAD for the internal audit function of Sunway REIT for FY2025 amounted to RM878,584 as compared to RM831,578 in FY2024.

This AC Report was approved by the Board on 18 March 2026.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

PRINCIPLE C INTEGRITY IN CORPORATE REPORTING AND MEANINGFUL RELATIONSHIP WITH STAKEHOLDERS

COMMUNICATION WITH STAKEHOLDERS

In alignment with Sunway REIT's vision of sustainable growth, environmental stewardship, and community engagement, the Manager is committed to fostering strong stakeholder relationships through transparent, consistent, and effective communication. Guided by its Corporate Disclosure Policy, the Manager ensures timely and equitable access to accurate information, strict adherence to regulatory requirements, and practices that uphold openness and accountability. The Board, supported by the Investor Relations team, provides comprehensive and timely disclosures to unitholders and the investing public, thereby reinforcing corporate credibility and investor confidence.

Stakeholder engagement is facilitated through multiple platforms, including employee townhalls, business partner meetings, customer feedback channels, vendor briefings, media releases, and direct engagement with regulators and industry associations. For the investment community, communication is conducted via statutory announcements, analyst briefings, investor meetings, conferences, and the Annual General Meeting ("AGM"), which serves as a key forum for unitholders to engage directly with the Board. During FY2025, an Investor Day was also organised to provide investors with deeper insights into Sunway REIT's strategic plans and growth initiatives.

The Investor Relations ("IR") team remains committed to transparent and timely communication on Sunway REIT's financial performance and corporate developments. Through proactive disclosure, the IR team enhances investor understanding, facilitates informed investment decisions, and gathers valuable feedback from unitholders.

The corporate website serves as a central platform for financial information, governance disclosures, announcements, and investor-related content, while ethical conduct and confidentiality of price-sensitive information are reinforced through the Insider Trading Policy.

Contact details for investor inquiries are published on the website, with all queries directed to the IR team:

Investor Relations

Tel No: (603) 5639 8889

Email: irsunwayreit@sunway.com.my

CONDUCT OF GENERAL MEETING

The Manager upholds best practices in corporate governance by issuing AGM notices at least 28 days prior to the meeting, met the regulatory requirements to allow unitholders sufficient time to review materials and exercise their rights. Voting options include attendance in person, by corporate representative, proxy, or attorney, ensuring inclusivity and accessibility.

AGM and Unitholders' Meeting serve as the primary platforms for direct engagement with the Board, enabling unitholders to gain insights into Sunway REIT's performance, raise questions, and discuss key matters with both the Board and Management. The Notice of the 12th AGM was disseminated through multiple channels, including Bursa Malaysia's website, local newspapers in both national and English languages, and the Investor Relations section of Sunway REIT's website at **www.sunwayreit.com**.

To enhance communication, email notifications were sent to unitholders who provided email addresses, while Notification Cards were mailed to those without email access. In support of Sunway REIT's sustainability initiatives, the distribution of printed copies of the Integrated Annual Report and Circular was discontinued. Instead, unitholders were provided with a link and QR code to access the documents digitally.

At the 12th AGM held on 29 May 2025, all Directors of the Manager were physically present at the meeting venue. The Trustee, internal and external auditors, Management team, including the CEO, CFO, key senior management and representatives from all Sunway REIT assets, were also in attendance and available to address any questions or concerns raised by unitholders.

Prior to the tabling of resolutions, the CEO presented an overview of Sunway REIT's FY2024 performance, strategic initiatives, sustainability efforts, and outlook. Questions submitted digitally by unitholders via the Boardroom Smart Investor Portal before the AGM and those raised during the meeting were duly addressed by the Chairman and Management. Following the Q&A session, the meeting proceeded with electronic voting.

Boardroom Share Registrars Sdn. Bhd. ("Boardroom") was appointed as poll administrator to manage registration and e-polling process, while SKY Corporate Services Sdn. Bhd. served as the Independent Scrutineer to verify the poll results.

Prior to voting, an instructional video was shown to guide unitholders on the e-polling process, which could be completed via QR code on personal devices or through kiosks provided at the venue. Assistance was available from Boardroom personnel, and adequate time was allocated for voting. Upon verification by the Independent Scrutineer, poll results, including votes for and against each resolution, were transparently displayed at the meeting and subsequently announced via Bursa LINK on the same day.

The Minutes of the 12th AGM, which include resolutions and full Q&A, were published on Sunway REIT's website at www.sunwayreit.com within 30 days of the 12th AGM.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

(In accordance with Paragraph 15.26(b) of the Bursa Listing Requirements and guided by SORMIC Guide 2025)

BOARD RESPONSIBILITY

The Board of the Manager acknowledges its overall responsibility for maintaining an effective system of risk management and internal control that supports the achievement of Sunway REIT's strategic objectives while safeguarding unitholders' interests and assets. This responsibility encompasses reviewing the adequacy and effectiveness of the framework governing financial, operational, compliance and sustainability risks, including climate-related and technology-driven exposures.

The Board sets the risk appetite, approves risk policies, and ensures that appropriate governance structures and assurance mechanisms are in place. Oversight is exercised through the Risk Management Committee ("RMC") and Audit Committee ("AC"), which report to the Board on a periodic basis.

MANAGEMENT RESPONSIBILITY

Management is accountable for implementing the risk management framework, policies and procedures approved by the Board. It identifies, evaluates, mitigates and monitors material risks across business and operational levels and reports significant matters to the RMC.

The Management promotes a culture of integrity and ethical conduct through the Code of Conduct, clear delegation of authority, policy manuals, and continuous communication. It ensures that employees are equipped with the necessary competencies and that control responsibilities are clearly defined and embedded in day-to-day decision-making.

RISK MANAGEMENT FRAMEWORK

Sunway REIT's risk management framework is benchmarked against ISO 31000:2018 Risk Management Guidelines and incorporates principles from the COSO Enterprise Risk Management framework. The framework establishes a systematic and structured process for identifying, assessing and responding to risks at both fund and operational levels.

The framework's objectives are to:

- Integrate risk management into strategic planning and performance management;
- Define clear governance roles under the three lines of defence model; and
- Strengthen accountability and promote proactive risk ownership.

Key elements include:

Control Environment and Culture	Risk Identification and Assessment	Mitigation and Monitoring	Reporting and Review
Adherence to ethical standards and values, with a strong tone through the risk appetite statement	Structured risk registers reported half-yearly, covering strategic, operational, financial, regulatory and Environmental, Social and Governance ("ESG") risks	Action plans developed for key risks with assigned risk owners	Regular management reports and escalation procedures to Risk Management Working Group ("RMWG"), RMC and Board

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

(In accordance with Paragraph 15.26(b) of the Bursa Listing Requirements and guided by SORMIC Guide 2025)

Mapping Elements of a Sound System

Guided by SORMIC Guide 2025, Sunway REIT's system of risk management and internal control comprises the following key components:

Element	Description
Governance Structure	The Board, RMC and AC operate within the Board Charter and clear terms of reference to provide oversight and assurance.
Risk Identification & Evaluation	Risks are assessed using a consistent methodology that evaluates likelihood and impact parameters. Emerging risks such as cybersecurity and climate change risks have been integrated into the risk register.
Control Activities	Policies and procedures define authorisation limits, segregation of duties, and preventive controls.
Information & Communication	Periodic risk and control dashboards are circulated to RMWG and RMC to facilitate informed decision-making.
Monitoring & Continuous Improvement	Control effectiveness is assessed through audits, self-assessments and monitored within the timeline set.

The table below provides the key risk assessment activities of Sunway REIT:

Strategic

- Annual business plan
- Strategy paper
- Setting risk appetite, tolerance, limit and threshold

Frequency:
Annually

Enterprise-wide (Function and Business Unit)

- Half-yearly risk reports
- Updating risk assessment and rating, status of control measures and mitigation action plans

Frequency:
Half-yearly / As Required

Major Investment Proposals

- Proposal papers for acquisition and asset enhancement initiatives
- Identifying and assessing key risks and recommendation to manage the risks

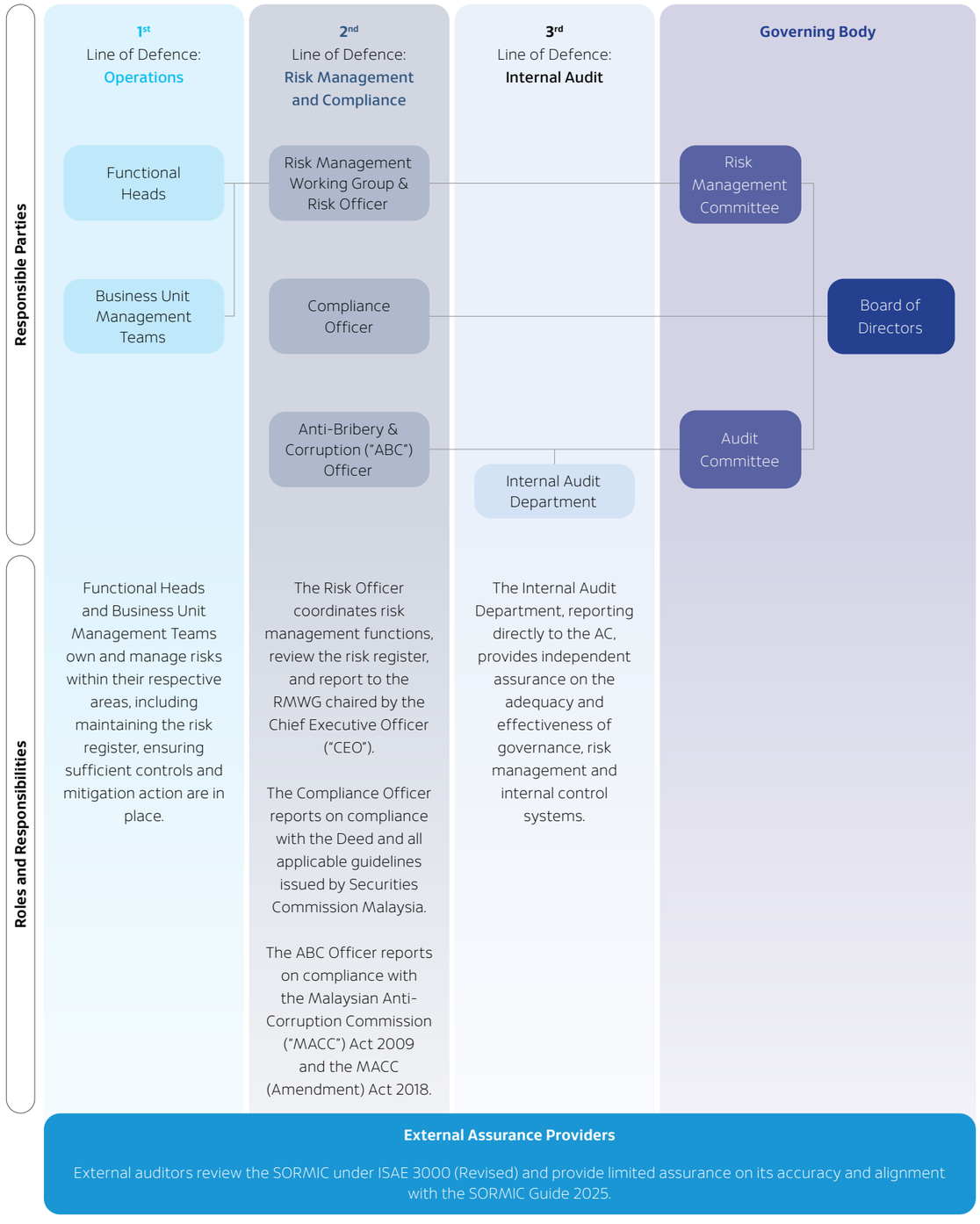
Frequency:
As Required

The responsibility of day-to-day risk management resides with the business unit management teams and functional heads at the head office, as the risk owners.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

(In accordance with Paragraph 15.26(b) of the Bursa Listing Requirements and guided by SORMIC Guide 2025)

Sunway REIT has established a clear governance structure consistent with the Institute of Internal Auditors ("IIA") Three Lines Model.



STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

(In accordance with Paragraph 15.26(b) of the Bursa Listing Requirements and guided by SORMIC Guide 2025)

RISK APPETITE STATEMENT

The Board has approved the following revised risk appetite statements that reflect Sunway REIT's strategic objectives:

- Sunway REIT will continue to focus on yield-accretive investments in the existing principal market in Malaysia, together with value-enhancing asset enhancement initiatives to maintain quality assets in its portfolio.
- Sunway REIT will develop a robust and comprehensive diversified portfolio across asset classes and geographies.
- Sunway REIT will maintain sufficient liquidity to support intended cash outflows for investments.
- Sunway REIT will continue to uphold a zero-tolerance position on bribery and corruption and will strive to maintain good corporate governance principles and practices.
- Sunway REIT will uphold good ESG practices and will strive to go beyond meeting minimum regulatory compliance through persistent sustainability efforts.

The Board defines and reviews the organisation's risk appetite annually to ensure alignment with Sunway REIT's strategy and the TRANSCEND 2027 plan. The RMC, assisted by the RMWG and Risk Officer, determines the level of risk the Board is willing to accept in pursuit of strategic objectives.

Setting Risk Appetite Parameters

Business and Market

Market relevance, business diversification, valuation volatility, tenancy concentration

Moderate appetite.
Sunway REIT actively pursues innovation, diversification and asset enhancement to maintain relevance. Investment, valuation and tenancy strategies are guided by market outlook, demand and supply dynamics, with a focus on sustainable and yield accretive returns.

Investment and Growth

Acquisitions, property development and asset enhancement initiatives

Moderate appetite.
All acquisition and investment proposals are assessed against a structured investment framework to ensure yield accretion, long-term sustainability and alignment with portfolio strategy.

People

Talent retention and succession planning

Moderate appetite.
Human capital is recognised as a key enabler of performance, with continuous efforts on staff retention and succession planning, including leveraging the wider Sunway Group talent pool.

Financial

Inflation, interest rate, financing, liquidity and collections

Low to moderate appetite.
External factors such as inflation and interest rates are monitored closely to support proactive financial planning. Financing risks are managed through prudent capital structure, minimum proportion of fixed rate debt, strong banking relationships and disciplined liquidity management to support distribution requirements.

Climate and Sustainability

Climate change transition and physical risks

Low appetite.
Sustainability considerations are embedded into investment and operational decisions, guided by the Group's Net Zero Carbon Emission 2050 roadmap. Physical climate risks are managed through due diligence on new assets and ongoing monitoring of existing properties.

Operational

Cybersecurity, asset safety, business continuity

Low appetite.
Operational resilience is prioritised through robust cybersecurity controls, protection of assets, and safeguarding customers and tenants across retail, hospitality and office properties.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

(In accordance with Paragraph 15.26(b) of the Bursa Listing Requirements and guided by SORMIC Guide 2025)

Legal and Compliance

Regulatory compliance, litigation

Low appetite.
Sunway REIT adheres to applicable laws, regulations and governance standards. Litigation risks are managed through sound legal advice and representation by reputable legal counsel to safeguard unitholders' interests.

Reputation

Brand and stakeholder trust

Low appetite.
Reputation is regarded as paramount, with emphasis on high governance standards, ethical conduct and responsible business practices to preserve stakeholder confidence.

Ethics and Integrity

Bribery and corruption, money laundering and financial crime

Zero tolerance.
Sunway REIT strictly prohibits bribery, corruption, money laundering, terrorism financing and proliferation financing, supported by strong governance practices and internal controls.

Risk tolerances and thresholds are reviewed annually by the RMC.

Sustainability- and Climate-Related Risks

The Board recognises that certain sustainability- and climate-related risks, including climate change, tenant satisfaction and energy management, can materially impact Sunway REIT's long-term resilience.

These risks are embedded within the risk management framework through:

- Integration with ISSB IFRS S1 and S2 Pillars – Key sustainability- and climate-related risks are mapped to existing risk categories and monitored through periodic updates in the risk registers, with mitigation measures and action plan.
- Scenario Analysis – Assessment of climate resilience under multiple future conditions and monitored under climate change risk.
- Board Oversight – RMC and Sustainability Committee receive periodic updates on sustainability- and climate-related risk management and progress toward Sunway REIT's sustainability targets.

RISK MANAGEMENT WORKING GROUP AND RISK OFFICER

The Risk Officer communicates risk policies and procedures of the Manager to the risk champions of each business unit and is responsible for ensuring all identified risks are recorded in the risk register to facilitate systematic review and monitoring and proper reporting to RMWG and RMC.

The RMWG comprises the CEO, Chief Financial Officer ("CFO"), Risk Officer, Compliance Officer and Business Unit Management Heads. RMWG is chaired by the CEO who holds ultimate responsibility for the implementation of the risk management practices in Sunway REIT. The CEO actively communicates the Board's expectations to the business unit management teams at the monthly management meetings and half-yearly RMWG meetings.

RISK MANAGEMENT COMMITTEE

The RMC oversees the risk management framework and policies, ensuring a robust risk culture is embedded throughout the organisation. The RMC is responsible for evaluating the risks the Board is willing to accept in achieving Sunway REIT's strategic objectives.

The RMC comprises four members, all of whom are Non-Executive Directors.

The composition of the RMC is as follows:

Chairman	Members		
Ng Sing Hwa (Non-Independent Non-Executive Director)	1. **Datuk Christopher Martin Boyd** (Senior Independent Non-Executive Director)	2. **Yeo Kar Peng** (Independent Non-Executive Director)	3. **Farah Suhanah Binti Ahmad Sarji** (Independent Non-Executive Director)

Please refer to Sunway REIT's corporate website for terms of reference of the RMC.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

(In accordance with Paragraph 15.26(b) of the Bursa Listing Requirements and guided by SORMIC Guide 2025)

The RMC, with the assistance of the RMWG and Risk Officer:

- evaluates and determines the nature and extent of the risks the Board is ready to endorse in pursuit of Sunway REIT's strategic objectives
- ensures an appropriate and effective risk management framework is established and maintained
- reviews periodic reports on risk identification, evaluation and mitigation efforts

The risk assessment is reported to the RMC on a half-yearly basis for deliberation. The Chairman of the RMC reports the matters arising from each committee meeting to the Board and highlights key risks that warrant the Board's attention.

For the financial year, two RMC meetings were held to deliberate on the following matters:

i. the half-yearly risk reports which covered key risks identified at fund level and operation level of the main business segments of Sunway REIT, the corresponding rating for each risk and its control measures and mitigation action plans;
ii. the risk assessment outcome and risk treatment plan of the Securities Commission Malaysia's Guidelines on Technology Risk Management; and
iii. the Statement on Risk Management and Internal Control for inclusion in the Sunway REIT Integrated Annual Report 2025, including the risk appetite statement and the respective risk appetite parameters in line with Sunway REIT's strategic objectives.

IAR *Key risks identified are discussed in Key Business Risks section of this report.*

INTERNAL CONTROL SYSTEM

Sunway REIT's internal control system is designed to provide reasonable, not absolute, assurance against material misstatement, financial loss or fraud. The system comprises policies, processes and behaviours that support achievement of strategic, operational and compliance objectives.

Key elements include:

- Clear strategic plans and budgets approved by the Board and reviewed regularly;
- Policies and procedures manuals covering key operations and regulatory compliance;
- Whistleblowing mechanism and independent reporting channels;
- Internal audit reviews based on a risk-based annual audit plan approved by the AC;
- Compliance review and updates by a dedicated compliance officer.

COMPLIANCE OFFICER

The Manager has a designated Compliance Officer to ensure compliance with the Deed and all applicable guidelines issued by Securities Commission Malaysia and securities laws relating to Sunway REIT. The Compliance Officer monitors compliance based on the framework within the policy manual and compliance guidelines, procedures, guidance and assessment questionnaires that are in place for compliance with the Deed, Listed REIT Guidelines, Securities Commission Licensing Handbook, Capital Markets and Services Act 2007 and Bursa Listing Requirements.

AUDIT COMMITTEE AND INTERNAL AUDIT DEPARTMENT

The AC, with the support of the internal audit department, is tasked by the Board with the duty of reviewing and monitoring the adequacy and effectiveness of the system of internal controls, risk management, and governance processes.

In discharging its duties, the AC relies significantly on the support of the internal audit function, which carries out internal audits based on a risk-based audit plan approved annually by the AC. Based on these audits, the AC is provided with periodic reports highlighting observations, recommendations and management action plans in order to assist AC in the effective discharge of their roles and responsibilities. In addition, the AC reviews and deliberates on any matters relating to internal controls highlighted by the external auditors in the course of their statutory audit of the financial statements.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

(In accordance with Paragraph 15.26(b) of the Bursa Listing Requirements and guided by SORMIC Guide 2025)

ASSURANCE FROM MANAGEMENT

The Board has received assurance from the CEO and CFO that the risk management and internal control systems have operated adequately and effectively during the financial year and up to the date of this statement.

EVALUATING EFFECTIVENESS

The Board adopts both ongoing and annual evaluation processes to assess the effectiveness of the risk management and internal control systems.

- Ongoing Monitoring: Management provides half-yearly risk reports highlighting key risks, controls and mitigation actions. These are reviewed by the RMWG and RMC. Internal audit department reports on internal audit progress and findings to AC on quarterly basis.
- Annual Assessment: The Board reviews consolidated reports covering significant risk exposures, changes in internal control systems, and outcomes of internal and external audits.
- Effectiveness Metrics: The Board considers indicators such as audit findings and risk exposure relative to the approved risk appetite.
- Assurance: CEO and CFO provide written confirmation to the Board that the systems functioned adequately and effectively during the financial year.

REVIEW BY EXTERNAL AUDITORS

This Statement has been reviewed by external auditors as required by Paragraph 15.23 of Bursa Listing Requirements. The external auditors have performed limited assurance procedures on the Statement in accordance with Malaysian Approved Standard on Assurance Engagements and ISAE 3000 (Revised), *Assurance Engagements Other than Audits or Reviews of Historical Financial IInformation and Audit and Assurance Practice Guide 3 (Revised), Guidance for Auditors on Engagements to Report on the Statement on Risk Management and Internal Control Included in the Integrated Annual Report.*

Based on the limited assurance procedures performed, the external auditors have reported to the Board that nothing has come to their attention which causes them to believe this Statement is not prepared, in all material aspects, in accordance with the disclosures required by Section 7 of the SORMIC Guide 2025, nor is factually inaccurate.

BOARD REVIEW AND CONCLUSION

The Board, through the RMC and AC, has reviewed the adequacy and effectiveness of Sunway REIT's risk management and internal control systems for the financial year ended 31 December 2025 and up to the date of approval of this statement.

The Board concludes that the framework is sound and operating effectively. No material control failures or weaknesses were identified that would have a material adverse effect on Sunway REIT's performance.

Approved by the Board of Directors of the Manager on 18 March 2026.

Disclaimer

This statement has been prepared in accordance with Paragraph 15.26(b) of the Bursa Listing Requirements and guided by SORMIC Guide 2025. It provides reasonable, but not absolute, assurance that the risk management and internal control framework is effective. The Board acknowledges that no system can completely eliminate risk and will continue to review and strengthen the framework in response to evolving business conditions and emerging risks.

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Proxy Form

Sunway Pyramid Hotel

DIRECTORS' RESPONSIBILITY STATEMENT FOR THE AUDITED FINANCIAL STATEMENTS

The Directors of Sunway REIT Management Sdn. Bhd. (the "**Manager**"), the Manager for Sunway Real Estate Investment Trust ("**Sunway REIT**") are responsible for the preparation of the financial statements of Sunway REIT and its subsidiaries (the "**Group**") for each financial year which have been made out in accordance with the applicable Malaysian Financial Reporting Standards, the International Financial Reporting Standards Accounting Standards, the provisions of the deed dated 20 May 2010, a supplemental deed dated 10 June 2010, an amended and restated deed dated 18 September 2018 and a second amended and restated deed dated 7 April 2025 entered into between the Manager and RHB Trustees Berhad, the Guidelines on Listed Real Estate Investment Trusts by Securities Commission Malaysia, and the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, and to present it before the unitholders of Sunway REIT at its annual general meeting.

The Directors are responsible to ensure that the financial statements give a true and fair view of the financial position of the Group and of Sunway REIT as at 31 December 2025, and of the financial performance and cash flows of the Group and of Sunway REIT for the financial year ended 31 December 2025.

In preparing the financial statements, the Directors have:

- adopted appropriate accounting policies and applied them consistently;
- made judgments and estimates that are reasonable and prudent;
- ensure that all applicable accounting standards have been followed; and
- prepared the financial statements on a going concern basis.

The Directors are responsible to ensure that the Group and Sunway REIT keep accounting records which disclose the financial position of the Group and of Sunway REIT with reasonable accuracy, enabling them to ensure that the financial statements comply with the relevant statutory requirements.

The Directors are also responsible for taking such steps as are reasonably available to them to safeguard the assets of Sunway REIT and to detect and prevent fraud and other irregularities.

MANAGER'S REPORT

Sunway REIT Management Sdn. Bhd., the Manager for Sunway Real Estate Investment Trust ("Sunway REIT" or the "Fund"), has pleasure in presenting its report together with the audited financial statements of the Group and of the Fund for the financial year ended 31 December 2025.

Sunway REIT is a Malaysia-domiciled real estate investment trust constituted pursuant to a deed dated 20 May 2010, a supplemental deed dated 10 June 2010, an amended and restated deed dated 18 September 2018 and a second amended and restated deed dated 7 April 2025 (collectively referred to as the "Deed") between the Manager and RHB Trustees Berhad (the "Trustee"). The Fund was listed on the Main Market of Bursa Malaysia Securities Berhad on 8 July 2010.

Sunway REIT's key objective is to provide unitholders with exposure to a diverse portfolio of authorised investments (pursuant to provisions of the Deed) that will provide stable cash distributions with the potential for sustainable growth in net asset value ("NAV") per unit.

Sunway REIT seeks to achieve its investment objective via the following broad strategies:
(a) active asset management strategy;
(b) acquisition growth strategy;
(c) capital and risk management strategy; and
(d) asset enhancement initiatives, including property development activities.

The Manager is of the view that it has achieved the investment objective for the financial year ended 31 December 2025. There was no change in the strategies and policies employed during the financial year.

DIRECTORS

The Directors of the Manager who have held office during the financial year until the date of this report are as follows:

Tan Sri Amirsham Bin A Aziz
Datuk Christopher Martin Boyd
Datin Paduka Sarena Cheah Yean Tih, *S.M.S.*
Ng Sing Hwa
Yeo Kar Peng
Farah Suhanah Binti Ahmad Sarji
Chen Kok Peng (Resigned on 16 June 2025 and appointed as Alternate Director to Datin Paduka Sarena Cheah Yean Tih on 7 January 2026)
Tengku Nurul Azian Binti Tengku Shahriman (Retired on 28 February 2025)

DIRECTORS' BENEFITS

Neither at the end of the financial year, nor at any time during that year, did there subsist any arrangement to which the Manager was a party, whereby the Directors of the Manager might acquire benefits by means of the acquisition of units in or debentures of Sunway REIT.

Since the end of the previous financial year, no Director of the Manager has received or become entitled to receive any benefit, by reason of a contract made by the Manager or a related corporation with any Director of the Manager or with a firm of which the Director of the Manager is a member of, or with a company in which the Director of the Manager has substantial financial interest.

DIRECTORS' INTERESTS

According to the register of depository of Sunway Real Estate Investment Trust, the unitholdings of the Directors of the Manager in office at the end of the financial year in units in Sunway REIT during the financial year were as follows:

	Number of units			
	As at 1.1.2025 Unit '000	Acquired Unit '000	Sold Unit '000	As at 31.12.2025 Unit '000
Indirect interest:				
Datin Paduka Sarena Cheah Yean Tih, *S.M.S.**	1,400,297	-	-	1,400,297

* Deemed interest by virtue of Section 8 of the Companies Act 2016 held through Active Equity Sdn. Bhd., Sungei Way Corporation Sdn. Bhd., Sunway Berhad, Sunway City Sdn. Bhd., Sunway REIT Holdings Sdn. Bhd. and spouse.

The other Directors of the Manager in office at the end of the financial year did not have any interests in units in Sunway REIT during the financial year.

SOFT COMMISSION

There was no soft commission received by the Manager during the financial year from any broker or dealer by virtue of transactions conducted for Sunway REIT.

OTHER INFORMATION

(a) Before the financial statements of the Group and of the Fund were prepared, the Manager took reasonable steps:

  (i) to ascertain that proper action had been taken in relation to the writing off of bad debts and the making of allowance for doubtful debts and had satisfied themselves that all known bad debts had been written off and that adequate allowance had been made for doubtful debts; and
  (ii) to ensure that any current assets other than debts, which were unlikely to realise their values as shown in the accounting records in the ordinary course of business had been written down to their estimated realisable values.

(b) At the date of this report, the Manager is not aware of any circumstances which would:

  (i) render the amounts written off for bad debts or the amount of the allowance for doubtful debts in the financial statements of the Group and of the Fund inadequate to any substantial extent; and
  (ii) render the values attributed to the current assets in the financial statements of the Group and of the Fund misleading.

(c) At the date of this report, the Manager is not aware of any circumstances which have arisen which would render adherence to the existing method of valuation of assets or liabilities of the Group and of the Fund misleading or inappropriate.

(d) At the date of this report, the Manager is not aware of any circumstances not otherwise dealt with in this report or financial statements which would render any amount stated in the financial statements of the Group and of the Fund misleading.

OTHER INFORMATION (CONT'D.)

(e) As at the date of this report, there does not exist:

(i) any charge on the assets of the Group and of the Fund which has arisen since the end of the financial year which secures the liabilities of any other person; and
(ii) any contingent liability of the Group or of the Fund which has arisen since the end of the financial year.

(f) In the opinion of the Manager:

(i) the results of the operations of the Group and of the Fund during the financial year have not been substantially affected by any item, transaction or event of a material and unusual nature;
(ii) no item, transaction or event of a material and unusual nature has arisen in the interval between the end of the financial year and the date of this report which is likely to affect substantially the results of the operations of the Group or of the Fund for the financial year in which this report is made; and
(iii) no contingent or other liability has become enforceable or is likely to become enforceable within the period of twelve months (12) after the end of the financial year which would or may affect the ability of the Group or of the Fund to meet their obligations when they fall due.

SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR

(a) Acquisition of a retail asset known as "AEON Mall Seri Manjung" in Manjung, Perak for cash consideration of RM138.0 million

On 20 January 2025, Sunway REIT entered into a conditional sale and purchase agreement ("SPA") with Kar Sin Berhad and YNH Hospitality Sdn. Bhd., the subsidiaries of YNH Property Berhad, to acquire a retail asset known as "AEON Mall Seri Manjung" that is located in Manjung, Perak for a cash consideration of RM138.0 million. On 18 April 2025, the parties to the SPA entered into a supplemental agreement to the SPA to extend the conditional period to 20 August 2025. The acquisition was completed on 25 July 2025.

(b) Disposal of Sunway university & college campus for cash consideration of RM613.0 million

On 2 May 2025, Sunway REIT entered into a conditional sale and purchase agreement ("SPA") with Sunway College (KL) Sdn. Bhd., a wholly-owned subsidiary of Sunway Education Group Sdn. Bhd., to dispose Sunway university & college campus for a cash consideration of RM613.0 million. The disposal was completed on 30 September 2025.

(c) Proposed disposal of Sunway Hotel Seberang Jaya for cash consideration of RM60.0 million

On 28 October 2025, Sunway REIT entered into a conditional sale and purchase agreement ("SPA") with Sunway Medical Centre Penang Sdn. Bhd., a wholly-owned subsidiary of Sunway Healthcare Holdings Berhad, which is a 84%-owned subsidiary of Sunway City Sdn. Bhd., which in turn is a wholly-owned subsidiary of Sunway Berhad, to dispose Sunway Hotel Seberang Jaya for a cash consideration of RM60.0 million.

Barring any unforeseen circumstances, the proposed disposal is expected to be completed in the fourth quarter of 2027.

MATERIAL LITIGATION

Metroplex Holdings Sdn. Bhd. ("Metroplex") v RHB Trustees Berhad (as trustees for Sunway REIT) and Sunway REIT Management Sdn. Bhd. (collectively, the "Defendants")

Metroplex is claiming for various chattels and movable items which were allegedly acquired and owned by Metroplex but not removed by Metroplex when the Defendants took possession of the hotel at Sunway Putra on 27 September 2011.

Since then, this case has proceeded through the High Court (which allowed Metroplex's claim on liability), the Court of Appeal (which allowed the Defendants' appeal and set aside the High Court's decision), and then the Federal Court, which on 31 March 2021 overturned the Court of Appeal's Decision and reinstated the High Court's Decision in favour of Metroplex.

On 12 November 2024, the High Court delivered its judgment on the assessment of damages for conversion payable by the Defendants, on behalf of Sunway REIT, to Metroplex. However, on 9 December 2024, Metroplex appealed to the Court of Appeal against part of the High Court's Judgment on Assessment, which assessed the damages to be paid by the Defendants to Metroplex for the conversion of Metroplex's operational chattels. On 10 December 2024, the Defendants appealed to the Court of Appeal against part of the High Court's Judgment on Assessment, which assessed the damages to be paid by the Defendants to Metroplex for the tort of conversion of antiques and artworks. On 13 December 2024, the Defendants remitted the sum of RM8,087,684.45, which represented the amount payable under the High Court's Judgment on Assessment on 12 November 2024, to Metroplex. This sum included interest payable on the judgment amount calculated up to 13 December 2024 along with costs and allocatur fee.

Further details of the material litigation is disclosed in Note 34 to the financial statements.

AUDITORS

The auditors, BDO PLT (201906000013 (LLP0018825-LCA) & AF0206), have expressed their willingness to continue in office.

Auditors' remuneration of the Group and of the Fund for the financial year ended 31 December 2025 were as follows:

	Group RM'000	Fund RM'000
Statutory audit	152	146
Other services	23	23
	175	169

Signed on behalf of the Board of the Manager in accordance with a resolution of the Directors of the Manager dated 18 March 2026.

Datin Paduka Sarena Cheah Yean Tih, *S.M.S.*

Ng Sing Hwa

STATEMENT BY THE MANAGER

The Manager acknowledges its responsibilities for the preparation and fair presentation of the financial statements of Sunway Real Estate Investment Trust. In the opinion of the Manager, the financial statements set out on pages 231 to 294 are drawn up in accordance with the provisions of the deed dated 20 May 2010, a supplemental deed dated 10 June 2010, an amended and restated deed dated 18 September 2018 and a second amended and restated deed dated 7 April 2025 (collectively referred to as the "Deed"), the Securities Commission's Guidelines on Listed Real Estate Investment Trusts in Malaysia, Malaysian Financial Reporting Standards and IFRS Accounting Standards so as to give a true and fair view of the financial position of the Group and of the Fund as at 31 December 2025 and of their financial performance and cash flows for the financial year then ended.

Signed on behalf of the Board of the Manager in accordance with a resolution of the Directors of the Manager dated 18 March 2026.

Datin Paduka Sarena Cheah Yean Tih, *S.M.S.*

Ng Sing Hwa

STATUTORY DECLARATION

I, Ng Bee Lien (CA 13890), being the officer primarily responsible for the financial management of Sunway Real Estate Investment Trust, do solemnly and sincerely declare that the accompanying financial statements set out on pages 231 to 294 are, in my opinion, correct and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act, 1960.

Subscribed and solemnly declared by
the abovenamed Ng Bee Lien
at Petaling Jaya in the State of Selangor
Darul Ehsan on 18 March 2026

Ng Bee Lien

Before me,

PESURUHJAYA SUMPAH
No : 5188
Nama NG SAY HUNG
1/1/2025 - 31/12/2027
MALAYSIA

No. 71-1, Jalan SS21/37
Damansara Utama (Up Town)
47400 Petaling Jaya, Selangor.

TRUSTEE'S REPORT TO THE UNITHOLDERS OF SUNWAY REAL ESTATE INVESTMENT TRUST

We have acted as Trustee of Sunway Real Estate Investment Trust ("Sunway REIT" or the "Fund") for the financial year ended 31 December 2025. In our opinion and to the best of our knowledge, Sunway REIT Management Sdn. Bhd. (the "Manager") has managed Sunway REIT during the period covered by these financial statements, set out on pages 231 to 294, in accordance with the limitations imposed on the investment powers of the Manager, the provisions of the deed dated 20 May 2010, a supplemental deed dated 10 June 2010, an amended and restated deed dated 18 September 2018 and a second amended and restated deed dated 7 April 2025 (collectively referred to as the "Deed"), the Securities Commission's Guidelines on Listed Real Estate Investment Trusts in Malaysia and the applicable securities laws.

We have ensured that valuation has been carried out on all the properties of Sunway REIT in accordance with the Deed and any other regulatory requirements.

We also confirm that the income distributions declared and paid during the financial year ended 31 December 2025 are in line with and are reflective of the objective of Sunway REIT.

For and on behalf of the Trustee,
RHB TRUSTEES BERHAD (AS TRUSTEE FOR SUNWAY REIT)

LIM BEE FANG
Head, Trustees Operations

MOHD SOFIAN BIN KAMARUDDIN
Vice President

Kuala Lumpur, Malaysia
18 March 2026

INDEPENDENT AUDITORS' REPORT TO THE UNITHOLDERS OF SUNWAY REAL ESTATE INVESTMENT TRUST

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

OPINION

We have audited the financial statements of Sunway Real Estate Investment Trust ("Sunway REIT" or the "Fund"), which comprise the statements of financial position as at 31 December 2025 of the Group and of the Fund, and the statements of profit or loss and other comprehensive income, statements of changes in net asset value and statements of cash flows of the Group and of the Fund for the financial year then ended, and notes to the financial statements, including material accounting policy information, as set out on pages 231 to 294.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Group and of the Fund as at 31 December 2025, and of their financial performance and their cash flows for the financial year then ended in accordance with Malaysian Financial Reporting Standards, IFRS Accounting Standards and the requirements of the Securities Commission's Guidelines on Listed Real Estate Investment Trusts in Malaysia.

BASIS FOR OPINION

We conducted our audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing ("ISAs"). Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

INDEPENDENCE AND OTHER ETHICAL RESPONSIBILITIES

We are independent of the Group and of the Fund in accordance with the *By-Laws (on Professional Ethics, Conduct and Practice)* of the Malaysian Institute of Accountants ("By-Laws") and the International Ethics Standards Board for Accountants' *International Code of Ethics for Professional Accountants (including International Independence Standards)* ("IESBA Code"), as applicable to audits of financial statements of public interest entities and we have fulfilled our other ethical responsibilities in accordance with the By-Laws and the IESBA Code.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the Group and of the Fund for the current year. These matters were addressed in the context of our audit of the financial statements of the Group and of the Fund as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

VALUATION OF INVESTMENT PROPERTIES

As disclosed in Note 14 to the financial statements, the Group's and the Fund's investment properties measured at fair value stood at RM10,102,700,000 as at 31 December 2025.

There were significant judgements and estimates involved in relation to the valuation of the Group's and Fund's investment properties including allowance for void, term yield rates, reversionary yield rates, capitalisation rates and discount rates.

Our audit procedures included the following:

(a) Assessed the objectivity, competency and independence of management's experts;
(b) Discussed with management's experts to understand the methodology and assumptions used in the valuation;
(c) Tested the accuracy of data used by management's experts to the underlying lease agreements; and
(d) Benchmarked and assessed the key assumptions in the valuation reports to external industry data and comparable property transactions, in particular the allowance for void, term yield rates, reversionary yield rates, capitalisation rates and discount rates with the involvement of auditors' experts.

INDEPENDENT AUDITORS' REPORT TO THE UNITHOLDERS OF SUNWAY REAL ESTATE INVESTMENT TRUST

INFORMATION OTHER THAN THE FINANCIAL STATEMENTS AND AUDITORS' REPORT THEREON

The Manager of the Fund is responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements of the Group and of the Fund and our auditors' report thereon.

Our opinion on the financial statements of the Group and of the Fund does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements of the Group and of the Fund, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements of the Group and of the Fund or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

RESPONSIBILITIES OF MANAGER AND TRUSTEE FOR THE FINANCIAL STATEMENTS

The Manager of the Fund is responsible for the preparation of financial statements of the Group and of the Fund that give a true and fair view in accordance with Malaysian Financial Reporting Standards, IFRS Accounting Standards and the Securities Commission's Guidelines on Listed Real Estate Investment Trusts in Malaysia. The Manager is also responsible for such internal control as the Manager determines is necessary to enable the preparation of financial statements of the Group and of the Fund that are free from material misstatement, whether due to fraud or error. The Trustee is responsible for ensuring that the Manager maintains proper accounting and other records as are necessary to enable true and fair presentation of these financial statements.

In preparing the financial statements of the Group and of the Fund, the Manager is responsible for assessing the ability of the Group and of the Fund to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Manager either intend to liquidate the Group or the Fund or to cease operations, or have no realistic alternative but to do so.

AUDITORS' RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements of the Group and of the Fund as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with approved standards on auditing in Malaysia and ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with approved standards on auditing in Malaysia and ISAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

(a) Identify and assess the risks of material misstatement of the financial statements of the Group and of the Fund, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

(b) Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control of the Group and of the Fund.

INDEPENDENT AUDITORS' REPORT TO THE UNITHOLDERS OF SUNWAY REAL ESTATE INVESTMENT TRUST

AUDITORS' RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS (CONT'D.)

As part of an audit in accordance with approved standards on auditing in Malaysia and ISAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also: (cont'd.)

(c) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Manager.

(d) Conclude on the appropriateness of the Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group or of the Fund to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements of the Group and of the Fund or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group or the Fund to cease to continue as a going concern.

(e) Evaluate the overall presentation, structure and content of the financial statements of the Group and of the Fund, including the disclosures, and whether the financial statements of the Group and of the Fund represent the underlying transactions and events in a manner that achieves fair presentation.

(f) Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the financial statements of the Group. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Manager regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Manager with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the Manager, we determine those matters that were of most significance in the audit of the financial statements of the Group and of the Fund for the current year and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

OTHER MATTERS

This report is made solely to the Unitholders of the Fund in accordance with the trust deed of the Fund and for no other purpose. We do not assume responsibility to any other person for the content of this report.

BDO PLT
201906000013 (LLP0018825-LCA) & AF0206
Chartered Accountants

Kuala Lumpur
18 March 2026

Lu Yan Fen
03803/11/2027 J
Chartered Accountant

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

	Note	Group 2025 RM'000	Group 2024 RM'000	Fund 2025 RM'000	Fund 2024 RM'000
Revenue	6				
- Realised		**894,330**	756,868	**894,330**	756,868
- Unrealised (in relation to unbilled lease income receivable)		**-**	10,278	**-**	10,278
		894,330	767,146	**894,330**	767,146
Property operating expenses	7	**(236,372)**	(197,442)	**(236,372)**	(197,442)
Net property income		**657,958**	569,704	**657,958**	569,704
Interest income	8	**16,512**	13,095	**16,512**	13,095
Other income		**256**	311	**256**	311
Gain on disposal of investment property		**25,603**	-	**25,603**	-
Changes in fair value of investment properties	14				
- As per valuation reports		**68,568**	173,427	**68,568**	173,427
- Unbilled lease income receivable		**-**	(10,278)	**-**	(10,278)
Net investment income		**768,897**	746,259	**768,897**	746,259
Manager's fees	9	**(52,661)**	(47,208)	**(52,661)**	(47,208)
Trustee's fees		**(770)**	(770)	**(700)**	(700)
Auditors' remuneration:					
- Statutory audit		**(152)**	(146)	**(146)**	(140)
- Other services		**(23)**	(28)	**(23)**	(28)
Tax agent's fee		**(33)**	(32)	**(27)**	(26)
Valuation fees		**(754)**	(811)	**(754)**	(811)
Other trust expenses		**(1,921)**	(2,993)	**(2,094)**	(3,147)
Finance costs	10	**(164,857)**	(166,619)	**(187,910)**	(176,762)
Total expenses		**(221,171)**	(218,607)	**(244,315)**	(228,822)
Profit before tax		**547,726**	527,652	**524,582**	517,437
Tax expense	11	**(8,368)**	(2,900)	**(8,368)**	(2,900)
Profit for the financial year		**539,358**	524,752	**516,214**	514,537
Profit for the financial year comprises the following:					
Realised					
- Unitholders		**451,224**	343,828	**451,224**	343,828
- Perpetual note holders		**23,144**	10,215	**-**	-
		474,368	354,043	**451,224**	343,828
Unrealised		**64,990**	170,709	**64,990**	170,709
		539,358	524,752	**516,214**	514,537
Basic earnings per unit attributable to unitholders (sen):	12				
Realised		**13.18**	10.04	**13.18**	10.04
Unrealised		**1.90**	4.98	**1.90**	4.98
		15.08	15.02	**15.08**	15.02
Distribution per unit (sen)	13	**14.48**	10.00	**14.48**	10.00

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

	Group		Fund	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Profit for the financial year	**539,358**	524,752	**516,214**	514,537
Other comprehensive income to be reclassified to profit or loss in subsequent periods*:				
Cash flow hedge - fair value loss on derivative	**(56,659)**	(8,482)	**(56,659)**	(8,482)
Cash flow hedge reserve recycled to profit or loss	**56,384**	9,737	**56,384**	9,737
Total comprehensive income for the financial year	**539,083**	526,007	**515,939**	515,792
Realised profit for the financial year is arrived at as follows:				
Profit for the financial year	**539,358**	524,752	**516,214**	514,537
Add: Changes in fair value of investment properties	**(68,568)**	(163,149)	**(68,568)**	(163,149)
Less: Unbilled lease income receivable	**-**	(10,278)	**-**	(10,278)
Add: Deferred tax expense on fair value gain of investment properties	**3,800**	2,900	**3,800**	2,900
Add: Unrealised foreign exchange gain (hedged item)	**(56,384)**	(9,737)	**(56,384)**	(9,737)
Less: Cash flow hedge reserve recycled to profit or loss	**56,384**	9,737	**56,384**	9,737
Less: Others	**(222)**	(182)	**(222)**	(182)
Realised profit for the financial year	**474,368**	354,043	**451,224**	343,828
Less: Amount reserved for distribution to perpetual note holders	**(23,144)**	(10,215)	**-**	-
Realised profit attributable to unitholders	**451,224**	343,828	**451,224**	343,828

* There is no tax effect arising from each of the components of the other comprehensive income.

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

INCOME DISTRIBUTION TO UNITHOLDERS

	Group / Fund	
	2025 RM'000	2024 RM'000
Realised profit for the financial year, representing income available for distribution for the financial year	**451,224**	343,828
Realisation of prior years' unrealised fair value gain of investment property disposed during the year	**20,016**	-
Brought forward undistributed income available for distribution	**44,662**	43,315
Total income available for distribution	**515,902**	387,143
Distribution to unitholders during the year:		
Distribution of 4.66 sen per unit for period from 1 January 2024 to 30 June 2024	**-**	(159,596)
Final income distribution of 5.34 sen per unit for period from 1 July 2024 to 31 December 2024	**-**	(182,885)
Distribution of 5.68 sen per unit for period from 1 January 2025 to 30 June 2025	**(194,529)**	-
Distribution of 3.98 sen per unit for period from 1 July 2025 to 30 September 2025	**(136,307)**	-
Proposed final income distribution of 4.82 sen per unit for period from 1 October 2025 to 31 December 2025 [1]	**(165,076)**	-
Balance undistributed income	**19,990**	44,662

[1] The proposed final income distribution will be recognised and paid in the financial year ending 31 December 2026.

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2025

	Note	Group 2025 RM'000	Group 2024 RM'000
Assets			
Non-current assets			
Investment properties	14	**10,185,943**	10,384,928
Investment properties - accrued lease income	18	**-**	69,918
Plant and equipment	15	**16,939**	16,594
Right-of-use asset		**569**	644
		10,203,451	10,472,084
Current assets			
Trade receivables	17	**21,372**	23,835
Other receivables	18	**17,224**	16,918
Cash and bank balances	19	**360,947**	289,762
		399,543	330,515
Non-current asset held for sale	21	**60,000**	-
Total assets		**10,662,994**	10,802,599
Equity and liabilities			
Equity			
Unitholders' capital	22	**3,433,864**	3,433,864
Undistributed income		**1,940,631**	1,938,413
Total Unitholders' funds		**5,374,495**	5,372,277
Perpetual note holders' funds	23	**499,717**	499,717
Total equity		**5,874,212**	5,871,994
Non-current liabilities			
Borrowings	24	**1,600,000**	2,730,000
Long term liabilities	26	**131,424**	105,499
Deferred tax liabilities	27	**19,691**	15,891
Lease liability		**661**	723
		1,751,776	2,852,113
Current liabilities			
Borrowings	24	**2,597,577**	1,736,749
Trade payables	28	**6,801**	5,596
Other payables	29	**384,160**	321,656
Derivatives	20	**48,406**	14,441
Lease liability		**62**	50
		3,037,006	2,078,492
Total liabilities		**4,788,782**	4,930,605
Total equity and liabilities		**10,662,994**	10,802,599

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2025

	Note	Group 2025 RM'000	Group 2024 RM'000
Units in circulation ('000)	22	**3,424,808**	3,424,808
Net asset value ("NAV") attributable to unitholders:			
Before income distribution		**5,374,495**	5,372,277
After income distribution		**5,209,419**	5,189,392
NAV per unit attributable to unitholders (RM):			
Before income distribution [1]		**1.5693**	1.5686
After income distribution [2]		**1.5211**	1.5152

[1] Before the proposed final income distribution of 4.82 sen per unit (2024: 5.34 sen per unit)
[2] After the proposed final income distribution of 4.82 sen per unit (2024: 5.34 sen per unit)

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2025

	Note	Fund 2025 RM'000	2024 RM'000
Assets			
Non-current assets			
Investment properties	14	**10,185,943**	10,384,928
Investment properties - accrued lease income	18	**-**	69,918
Plant and equipment	15	**16,939**	16,594
Right-of-use asset		**569**	644
Investments in subsidiaries	16	**100**	100
		10,203,551	10,472,184
Current assets			
Trade receivables	17	**21,372**	23,835
Other receivables	18	**17,340**	16,705
Cash and bank balances	19	**360,787**	289,428
		399,499	329,968
Non-current asset held for sale	21	**60,000**	-
Total assets		**10,663,050**	10,802,152
Equity and liabilities			
Equity			
Unitholders' capital	22	**3,433,864**	3,433,864
Undistributed income		**1,940,634**	1,938,416
Total Unitholders' funds		**5,374,498**	5,372,280
Non-current liabilities			
Borrowings	24	**-**	500,000
Amounts due to subsidiaries	25	**2,100,000**	2,729,909
Long term liabilities	26	**131,424**	105,499
Deferred tax liabilities	27	**19,691**	15,891
Lease liability		**661**	723
		2,251,776	3,352,022
Current liabilities			
Borrowings	24	**878,118**	506,966
Trade payables	28	**6,801**	5,596
Other payables	29	**366,835**	298,106
Amounts due to subsidiaries	25	**1,736,554**	1,252,691
Derivatives	20	**48,406**	14,441
Lease liability		**62**	50
		3,036,776	2,077,850
Total liabilities		**5,288,552**	5,429,872
Total equity and liabilities		**10,663,050**	10,802,152

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2025

	Note	Fund 2025 RM'000	2024 RM'000
Units in circulation ('000)	22	**3,424,808**	3,424,808
Net asset value ("NAV") attributable to unitholders:			
Before income distribution		**5,374,498**	5,372,280
After income distribution		**5,209,422**	5,189,395
NAV per unit attributable to unitholders (RM):			
Before income distribution [1]		**1.5693**	1.5686
After income distribution [2]		**1.5211**	1.5152

[1] Before the proposed final income distribution of 4.82 sen per unit (2024: 5.34 sen per unit)
[2] After the proposed final income distribution of 4.82 sen per unit (2024: 5.34 sen per unit)

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF CHANGES IN NET ASSET VALUE

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

GROUP

	Unitholders' Capital RM'000	Undistributed Income RM'000	Total Unitholders' Funds RM'000	Perpetual Note Holders' Funds RM'000	Total Equity RM'000
At 1 January 2025	**3,433,864**	**1,938,413**	**5,372,277**	**499,717**	**5,871,994**
Total comprehensive income					
Profit for the financial year	-	**539,358**	**539,358**	-	**539,358**
Other comprehensive income:					
- Cash flow hedge - fair value loss on derivative	-	**(56,659)**	**(56,659)**	-	**(56,659)**
- Cash flow hedge reserve recycled to profit or loss	-	**56,384**	**56,384**	-	**56,384**
Total comprehensive income, representing the increase in net assets resulting from operations	-	**539,083**	**539,083**	-	**539,083**
Unitholders' transactions					
Distribution to unitholders:					
- Income distribution declared and paid in current year (Note 13)	-	**(330,836)**	**(330,836)**	-	**(330,836)**
- Income distribution proposed in prior year but paid in current year	-	**(182,885)**	**(182,885)**	-	**(182,885)**
Decrease in net assets resulting from unitholders' transactions	-	**(513,721)**	**(513,721)**	-	**(513,721)**
Perpetual Note Holders' transactions					
Amount reserved for distribution to perpetual note holders	-	**(23,144)**	**(23,144)**	-	**(23,144)**
Decrease in net assets resulting from perpetual note holders' transactions	-	**(23,144)**	**(23,144)**	-	**(23,144)**
At 31 December 2025	**3,433,864**	**1,940,631**	**5,374,495**	**499,717**	**5,874,212**

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF CHANGES IN NET ASSET VALUE
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

GROUP (CONT'D.)

	Unitholders' Capital RM'000	Undistributed Income RM'000	Total Unitholders' Funds RM'000	Perpetual Note Holders' Funds RM'000	Total Equity RM'000
At 1 January 2024	3,433,864	1,742,498	5,176,362	339,717	5,516,079
Total comprehensive income					
Profit for the financial year	-	524,752	524,752	-	524,752
Other comprehensive income:					
- Cash flow hedge - fair value loss on derivative	-	(8,482)	(8,482)	-	(8,482)
- Cash flow hedge reserve recycled to profit or loss	-	9,737	9,737	-	9,737
Total comprehensive income, representing the increase in net assets resulting from operations	-	526,007	526,007	-	526,007
Unitholders' transactions					
Distribution to unitholders:					
- Income distribution declared and paid in current year (Note 13)	-	(159,596)	(159,596)	-	(159,596)
- Income distribution proposed in prior year but paid in current year	-	(160,281)	(160,281)	-	(160,281)
Decrease in net assets resulting from unitholders' transactions	-	(319,877)	(319,877)	-	(319,877)
Perpetual Note Holders' transactions					
Issuance of perpetual note (net of transaction costs)	-	-	-	500,000	500,000
Amount reserved for distribution to perpetual note holders	-	(10,215)	(10,215)	-	(10,215)
Redemption of perpetual note	-	-	-	(340,000)	(340,000)
Increase in net assets resulting from perpetual note holders' transactions	-	(10,215)	(10,215)	160,000	149,785
At 31 December 2024	3,433,864	1,938,413	5,372,277	499,717	5,871,994

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF CHANGES IN NET ASSET VALUE
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

FUND

	Unitholders' Capital RM'000	Undistributed Income RM'000	Total Unitholders' Funds RM'000
At 1 January 2025	**3,433,864**	**1,938,416**	**5,372,280**
Total comprehensive income			
Profit for the financial year	-	**516,214**	**516,214**
Other comprehensive income:			
- Cash flow hedge - fair value loss on derivative	-	**(56,659)**	**(56,659)**
- Cash flow hedge reserve recycled to profit or loss	-	**56,384**	**56,384**
Total comprehensive income, representing the increase in net assets resulting from operations	-	**515,939**	**515,939**
Unitholders' transactions			
Distribution to unitholders:			
- Income distribution declared and paid in current year (Note 13)	-	**(330,836)**	**(330,836)**
- Income distribution proposed in prior year but paid in current year	-	**(182,885)**	**(182,885)**
Decrease in net assets resulting from unitholders' transactions	-	**(513,721)**	**(513,721)**
At 31 December 2025	**3,433,864**	**1,940,634**	**5,374,498**

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF CHANGES IN NET ASSET VALUE
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

FUND (CONT'D.)

	Unitholders' Capital RM'000	Undistributed Income RM'000	Total Unitholders' Funds RM'000
At 1 January 2024	3,433,864	1,742,501	5,176,365
Total comprehensive income			
Profit for the financial year	-	514,537	514,537
Other comprehensive income:			
- Cash flow hedge - fair value loss on derivative	-	(8,482)	(8,482)
- Cash flow hedge reserve recycled to profit or loss	-	9,737	9,737
Total comprehensive income, representing the increase in net assets resulting from operations	-	515,792	515,792
Unitholders' transactions			
Distribution to unitholders:			
- Income distribution declared and paid in current year (Note 13)	-	(159,596)	(159,596)
- Income distribution proposed in prior year but paid in current year	-	(160,281)	(160,281)
Decrease in net assets resulting from unitholders' transactions	-	(319,877)	(319,877)
At 31 December 2024	3,433,864	1,938,416	5,372,280

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF CASH FLOWS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

	Note	Group 2025 RM'000	Group 2024 RM'000	Fund 2025 RM'000	Fund 2024 RM'000
Cash flows from operating activities					
Cash receipts from customers		**1,041,435**	770,766	**1,041,435**	770,766
Refundable security deposits from customers		**28,721**	19,282	**28,721**	19,282
Cash paid for operating expenses		**(349,024)**	(246,294)	**(349,024)**	(246,294)
Net cash from operating activities		**721,132**	543,754	**721,132**	543,754
Cash flows from investing activities					
Acquisition of plant and equipment	Note a	**(4,051)**	(2,930)	**(4,051)**	(2,930)
Deposit for acquisition of investment properties		**(13,800)**	(37,300)	**(13,800)**	(37,300)
Deposit received for disposal of investment property		**45,910**	-	**45,910**	-
Balance payment for acquisition of investment properties		**(125,900)**	(859,747)	**(125,900)**	(859,747)
Balance proceed from disposal of investment property		**570,090**	-	**570,090**	-
Incidental costs on acquisition of investment properties		**(2,159)**	(11,045)	**(2,159)**	(11,045)
Incidental costs on disposal of investment property		**(7,633)**	-	**(7,633)**	-
Subsequent expenditure of investment properties	Note b	**(181,210)**	(312,930)	**(181,210)**	(312,930)
Net cash flows from licensed financial institutions with maturity of over 3 months		**(100,000)**	-	**(100,000)**	-
Interest received		**9,111**	14,158	**9,111**	14,158
Net cash from / (used in) investing activities		**190,358**	(1,209,794)	**190,358**	(1,209,794)
Cash flows from financing activities					
Proceeds from issuance of commercial papers		**900,000**	2,950,000	**-**	-
Proceeds from issuance of medium term notes		**920,000**	3,370,000	**-**	-
Drawdown of revolving loan - USD		**596,700**	808,985	**596,700**	808,985
Drawdown of revolving loan		**-**	50,000	**-**	50,000
Repayment of commercial papers		**(820,000)**	(2,950,000)	**-**	-
Repayment of medium term notes		**(1,140,000)**	(1,200,000)	**-**	-
Repayment of revolving loan - USD		**(521,855)**	(618,633)	**(521,855)**	(618,633)
Repayment of revolving loan		**(170,000)**	(1,550,000)	**(170,000)**	(1,550,000)
Redemption of perpetual note		**-**	(340,000)	**-**	-
Interest paid		**(172,757)**	(160,060)	**(172,757)**	(160,060)
Net change in inter-company balances		**-**	-	**(139,826)**	2,329,827
Distribution paid to unitholders		**(509,249)**	(319,877)	**(509,249)**	(319,877)
Distribution paid to perpetual note holders		**(23,144)**	(9,918)	**(23,144)**	(9,918)
Proceeds from issuance of perpetual note		**-**	500,000	**-**	-
Net cash (used in) / from financing activities		**(940,305)**	530,497	**(940,131)**	530,324
Net decrease in cash and cash equivalents		**(28,815)**	(135,543)	**(28,641)**	(135,716)
Cash and cash equivalents at beginning of financial year		**289,762**	425,305	**289,428**	425,144
Cash and cash equivalents at end of financial year	19	**260,947**	289,762	**260,787**	289,428

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF CASH FLOWS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

	Note	Group 2025 RM'000	Group 2024 RM'000	Fund 2025 RM'000	Fund 2024 RM'000
Note a:					
Additions of plant and equipment	15	**4,421**	3,151	**4,421**	3,151
Additions via deferred payment		**(380)**	(296)	**(380)**	(296)
Payment of plant and equipment purchased via deferred payment in prior years		**10**	75	**10**	75
Cash outflow for acquisition of plant and equipment		**4,051**	2,930	**4,051**	2,930
Note b:					
Subsequent expenditure of investment properties	14	**166,670**	336,922	**166,670**	336,922
Interest capitalised		**(986)**	(61)	**(986)**	(61)
Additions via deferred payment		**(18,296)**	(104,373)	**(18,296)**	(104,373)
Payment of subsequent expenditure of investment properties incurred via deferred payment in prior years		**33,822**	80,442	**33,822**	80,442
Cash outflow for subsequent expenditure of investment properties		**181,210**	312,930	**181,210**	312,930

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

Note c: Reconciliation of liabilities arising from financing activities

	Commercial papers (Note 24)		Unrated medium term notes (Note 24)		Rated medium term notes (Note 24)		Revolving loan - USD (Note 24)		Revolving loan - RM (Note 24)	
	Group RM'000	Fund RM'000	Group RM'000	Fund RM'000	Group RM'000	Fund RM'000	Group RM'000	Fund RM'000	Group RM'000	Fund RM'000
At 1 January 2025	**89,783**	**-**	**2,970,000**	**-**	**400,000**	**-**	**506,966**	**506,966**	**500,000**	**500,000**
Cash flows	**80,000**	**-**	**(220,000)**	**-**	**-**	**-**	**74,845**	**74,845**	**(170,000)**	**(170,000)**
Non-cash flows:										
- Effect of foreign exchange	**-**	**-**	**-**	**-**	**-**	**-**	**(33,693)**	**(33,693)**	**-**	**-**
- Discount on commercial papers	**(415)**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
- Amortised transaction costs	**91**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
At 31 December 2025	**169,459**	**-**	**2,750,000**	**-**	**400,000**	**-**	**548,118**	**548,118**	**330,000**	**330,000**
At 1 January 2024	89,660	-	1,200,000	-	-	-	347,325	347,325	2,000,000	2,000,000
Cash flows	-	-	1,770,000	-	400,000	-	190,352	190,352	(1,500,000)	(1,500,000)
Non-cash flows:										
- Effect of foreign exchange	-	-	-	-	-	-	(30,711)	(30,711)	-	-
- Discount on commercial papers	50	-	-	-	-	-	-	-	-	-
- Amortised transaction costs	73	-	-	-	-	-	-	-	-	-
At 31 December 2024	89,783	-	2,970,000	-	400,000	-	506,966	506,966	500,000	500,000

The accompanying notes form an integral part of the financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

1. FUND INFORMATION

Sunway Real Estate Investment Trust ("Sunway REIT" or the "Fund") is a Malaysia-domiciled real estate investment trust constituted pursuant to a deed dated 20 May 2010, a supplemental deed dated 10 June 2010, an amended and restated deed dated 18 September 2018 and a second amended and restated deed dated 7 April 2025 (collectively referred to as the "Deed") between Sunway REIT Management Sdn. Bhd. (the "Manager") and RHB Trustees Berhad (the "Trustee"). The Fund was listed on the Main Market of Bursa Malaysia Securities Berhad on 8 July 2010.

The registered office of the Manager is located at Level 16, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 47500 Subang Jaya, Selangor Darul Ehsan.

The principal place of business is located at Level 15, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 47500 Subang Jaya, Selangor Darul Ehsan.

Sunway REIT is an income and growth fund with the key investment objective to provide unitholders with exposure to a diverse portfolio of authorised investments (pursuant to provisions of the Deed) that will provide stable cash distributions with the potential for sustainable growth in net asset value ("NAV") per unit. The principal investment policy of Sunway REIT is to invest in retail, hospitality, office and other real estate assets, subject to the Securities Commission's Guidelines on Listed Real Estate Investment Trusts ("Listed REIT Guidelines"). The principal activities of the subsidiaries are set out in Note 16 to the financial statements.

There has been no significant change in the nature of the principal activity during the financial year.

The consolidated financial statements comprise the Fund and its subsidiaries (the "Group").

The financial statements for the financial year ended 31 December 2025 were authorised for issue in accordance with a resolution by the Board of Directors of the Manager on 18 March 2026.

Sunway REIT has entered into several service agreements in relation to the management of the Fund and its property operations. The fee structures of these services are as follows:

1.1 Manager's fees

Pursuant to the Deed, the Manager of Sunway REIT is entitled to receive the following fees from Sunway REIT:

(a) Base fee of 0.3% per annum of the total asset value;

(b) Performance fee of 3% per annum of net property income, but before deduction of fees payable to the Property Manager;

(c) Acquisition fee of 1% of the acquisition price of any Asset of Sunway REIT being Real Estate or a Special Purpose Vehicle acquired by the Trustee for Sunway REIT (pro rated if applicable to the proportion of the interest in Real Estate or Special Purpose Vehicle purchased by the Trustee for Sunway REIT); and

(d) Divestment fee of 0.5% of the sale price of any Asset of Sunway REIT being Real Estate or a Special Purpose Vehicle sold or divested by the Trustee (pro rated if applicable to the proportion of the interest of Sunway REIT in the Asset of Sunway REIT sold).

The Manager's fee shall be net of all applicable taxes, duties and levies imposed by the relevant authorities in Malaysia. The Manager shall be paid the base fee and performance fee which may be in the form of cash, new units or a combination thereof, which may be varied at the discretion of the Manager. The Manager's fees are payable monthly in arrears.

1.2 Property management fees

The Property Manager, Zerin Properties Urus Harta Sdn. Bhd. ("Zerin"), is entitled to receive a fixed fee for managing the retail and office properties owned by Sunway REIT. Zerin and / or its service providers shall be reimbursed in full for the property expenses which include the employment and remuneration costs of the centralised team of employees of Zerin and / or its service providers as provided in the Property Management Agreement dated 30 December 2024. The property management fees and reimbursements are payable monthly in arrears.

1. FUND INFORMATION (CONT'D.)

1.3 Trustee's fees

Pursuant to the Deed, the Trustee of Sunway REIT is entitled to receive a fee of up to 0.03% per annum of the net asset value of Sunway REIT, net of all applicable taxes, duties and levies imposed by the relevant authorities in Malaysia, calculated on a monthly accrual basis, based on a year of 12 months and is payable monthly in arrears.

For calendar year 2018 and onwards, the fee has been revised from 0.03% to 0.015% per annum of net asset value of Sunway REIT and the fee is subject to a maximum of RM700,000 per annum.

The trustee of SUNREIT Capital Berhad, PB Trustee Services Berhad, is entitled to receive a predetermined annual fixed fee.

The trustee of SUNREIT Bond Berhad, AmanahRaya Trustees Berhad, is entitled to receive a predetermined annual fixed fee.

The trustee of SUNREIT Perpetual Bond Berhad, Pacific Trustees Berhad, is entitled to receive a predetermined annual fixed fee.

2. BASIS OF PREPARATION

The financial statements of the Group and of the Fund have been prepared in accordance with the provisions of the Deed, the Listed REIT Guidelines in Malaysia, Malaysian Financial Reporting Standards ("MFRSs") and IFRS Accounting Standards.

The financial statements of the Group and of the Fund have been prepared under the historical cost convention, except as otherwise stated in the financial statements and on a going concern basis.

The financial statements are presented in Ringgit Malaysia ("RM") and all values are rounded to the nearest thousand ("RM'000") unless when otherwise stated.

The accounting policies adopted are consistent with those of the previous financial year except for the effects of adoption of new MFRSs during the financial year. The new Amendment to MFRSs adopted during the financial year is disclosed in Note 36(a) to the financial statements.

3. BASIS OF ACCOUNTING

The Group and the Fund have net current liabilities (excluding derivatives at fair value) of RM2,589,057,000 and RM2,588,871,000 respectively as at 31 December 2025.

The following matters have been considered by the Manager in determining the appropriateness of the going concern basis in the preparation of the financial statements of the Group and of the Fund:

(a) RM121,498,000 relates to accrual for subsequent expenditure of investment properties of which will be funded by the existing debt facilities of the Group and of the Fund. The Group (held through its subsidiaries) has sufficient debt facilities limit available to be utilised within the gearing allowed under the Listed REIT Guidelines for the next twelve months;

(b) RM4,197,577,000 relates to borrowings of the Group, of which RM3,467,577,000 are secured by the investment properties as disclosed in Note 14 to the financial statements and borrowings as at 31 December 2025 (included secured and non-secured) are likely to be refinanced with the existing debt programme underpinned by the strength of the underlying assets and adequate liquidity in the debt market; and

(c) the Group and the Fund generated net operating cash inflows of RM721,133,000 for the financial year ended 31 December 2025. The Manager projects continued profitability and operating cash inflows for the Group and the Fund in the next twelve months.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

4. SEGMENT INFORMATION

(a) Reporting format

The primary segment reporting format is determined to be business segments as the Group's risks and rates of return are affected predominantly by differences in the product and services produced. Secondary information is reported geographically. The investment properties are organised and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets.

(b) Business segments

The Group comprises the following main business segments:

(i)	Retail	-	renting of retail premises to tenants
(ii)	Hotel	-	leasing of hotel premises to hotel operators on long term leases
(iii)	Office	-	renting of office premises to tenants
(iv)	Services	-	leasing of service related premises on long term leases
(iv)	Industrial & Others	-	leasing of industrial and other types of premises to tenants / lessee

(c) Geographical segments

The Group's geographical segments are based on the location of the Group's assets. The Group's five main business segments operate in five main geographical areas:

(i)	Selangor	-	the operations in this area are principally renting of retail and office premises, leasing of hotel premises to a hotel operator, leasing of a purpose-built campus to lessees and leasing of industrial premises to lessee / tenants.
(ii)	Kuala Lumpur	-	the operations in this area are principally renting of retail and office premises and leasing of a hotel premises to a hotel operator.
(iii)	Penang	-	the operations in this area are principally renting of a retail premises, leasing of hotel premises to hotel operators and leasing of an industrial premise to lessees.
(iv)	Perak	-	the operation in this area is principally renting of retail premises.
(v)	Johor	-	the operation in this area is principally renting of retail premises.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

4. SEGMENT INFORMATION (CONT'D.)

The following table provides an analysis of the Group's revenue, results, assets, liabilities and other information by business segments:

Business segments

	31.12.2025					
	Retail RM'000	Hotel RM'000	Office RM'000	Services RM'000	Industrial & Others RM'000	Total RM'000
Revenue						
Rental income	601,486	-	76,814	-	10,190	688,490
Master lease income	-	94,234	-	29,294	7,254	130,782
Car park rental income	42,072	3,521	3,813	-	252	49,658
Other operating income	25,206	-	191	-	3	25,400
	668,764	97,755	80,818	29,294	17,699	894,330
Segment net property income	474,006	93,178	47,939	29,294	13,541	657,958
Interest income						16,512
Other income						256
Gain on disposal of investment property	-	-	-	25,603	-	25,603
Changes in fair value of investment properties	52,112	18,393	(4,087)	-	2,150	68,568
Total expenses (excluding finance costs)						(56,314)
Finance costs						(164,857)
Profit before tax						547,726
Tax expense						(8,368)
Profit for the financial year						539,358

4. SEGMENT INFORMATION (CONT'D.)

The following table provides an analysis of the Group's revenue, results, assets, liabilities and other information by business segments: (cont'd.)

Business segments (cont'd.)

	31.12.2025						
	Retail RM'000	Hotel RM'000	Office RM'000	Services RM'000	Industrial & Others RM'000	Total RM'000	Note
Assets							
Segment assets	7,210,107	1,890,514	969,943	-	247,970	10,318,534	
Unallocated assets						344,460	
Total assets						10,662,994	
Liabilities							
Segment liabilities	396,462	47,947	34,160	-	4,623	483,192	
Unallocated liabilities						4,305,590	
Total liabilities						4,788,782	
Other segment information							
Capital expenditure	161,358	1,831	9,020	-	(1,118)	171,091	A
Depreciation	2,841	-	1,106	-	3	3,950	
Other significant non-cash income / (expenses)	46,755	18,093	(4,687)	-	2,151	62,312	
Unallocated						222	
						62,534	B

4. SEGMENT INFORMATION (CONT'D.)

The following table provides an analysis of the Group's revenue, results, assets, liabilities and other information by business segments: (cont'd.)

Business segments (cont'd.)

	31.12.2024					
	Retail RM'000	Hotel RM'000	Office RM'000	Services RM'000	Industrial & Others RM'000	Total RM'000
Revenue						
Rental income	475,955	-	78,908	-	3,419	558,282
Master lease income	-	92,843	-	38,395	6,774	138,012
Car park rental income	33,280	2,614	3,987	-	63	39,944
Other operating income	20,390	-	240	-	-	20,630
Gross revenue	529,625	95,457	83,135	38,395	10,256	756,868
Unbilled lease income receivable	-	-	-	10,278	-	10,278
	529,625	95,457	83,135	48,673	10,256	767,146
Segment net property income	368,440	91,525	52,171	48,667	8,901	569,704
Interest income						13,095
Other income						311
Changes in fair value of investment properties						
- As per valuation reports	183,170	(10,774)	(3,128)	3,517	642	173,427
- Unbilled lease income receivable	-	-	-	(10,278)	-	(10,278)
	183,170	(10,774)	(3,128)	(6,761)	642	163,149
Total expenses (excluding finance costs)						(51,988)
Finance costs						(166,619)
Profit before tax						527,652
Tax expense						(2,900)
Profit for the financial year						**524,752**

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

4. SEGMENT INFORMATION (CONT'D.)

The following table provides an analysis of the Group's revenue, results, assets, liabilities and other information by business segments: (cont'd.)

Business segments (cont'd.)

	31.12.2024						
	Retail RM'000	Hotel RM'000	Office RM'000	Services RM'000	Industrial & Others RM'000	Total RM'000	Note
Assets							
Segment assets	6,845,148	1,879,853	970,972	586,000	241,690	10,523,663	
Unallocated assets						278,936	
Total assets						10,802,599	
Liabilities							
Segment liabilities	336,480	25,870	27,806	-	2,479	392,635	
Unallocated liabilities						4,537,970	
Total liabilities						4,930,605	
Other segment information							
Capital expenditure	297,073	25,774	4,301	2,483	10,442	340,073	A
Depreciation	2,839	-	1,097	-	-	3,936	
Other significant non-cash income / (expenses)	171,077	(10,774)	(3,124)	3,517	642	161,338	
Unallocated						182	
						161,520	B

4. SEGMENT INFORMATION (CONT'D.)

The following table provides an analysis of the Group's revenue, net property income, capital expenditure and assets by geographical segments:

Geographical segments

	31.12.2025					
	Selangor RM'000	Kuala Lumpur RM'000	Penang RM'000	Perak RM'000	Johor RM'000	Total RM'000
Gross revenue	**621,533**	**116,519**	**112,896**	**8,328**	**35,054**	**894,330**
Segment net property income	**491,356**	**63,870**	**73,213**	**7,796**	**21,723**	**657,958**
Capital expenditure	**38,226**	**13,781**	**118,156**	**-**	**928**	**171,091**
Segment assets	**7,022,868**	**1,443,107**	**1,320,516**	**202,213**	**329,830**	**10,318,534**
Unallocated assets						**344,460**
						10,662,994

	31.12.2024					
	Selangor RM'000	Kuala Lumpur RM'000	Penang RM'000	Perak RM'000	Johor RM'000	Total RM'000
Gross revenue	575,517	90,152	90,966	3,630	6,881	767,146
Segment net property income	454,618	48,371	56,266	3,568	6,881	569,704
Capital expenditure	207,499	24,134	108,426	-	14	340,073
Segment assets	7,534,160	1,409,795	1,200,713	54,995	324,000	10,523,663
Unallocated assets						278,936
						10,802,599

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

4. SEGMENT INFORMATION (CONT'D.)

Note Nature of eliminations to arrive at amounts reported in the consolidated financial statements.

A Capital expenditures consist of:

	Group / Fund	
	2025 RM'000	2024 RM'000
Investment properties (Note 14)	**124,273**	329,076
Investment property under construction (Note 14)	**42,397**	7,846
Plant and equipment (Note 15)	**4,421**	3,151
	171,091	340,073

B Other significant non-cash income / (expenses) consist of the following items as presented in the respective notes:

	Group / Fund	
	2025 RM'000	2024 RM'000
Fair value changes on investment properties (Note 14)	**68,568**	163,149
Deferred tax expense on fair value gain on investment properties (Note 27)	**(3,800)**	(2,900)
Unrealised foreign exchange gain (hedged item)	**56,384**	9,737
Cash flow hedge reserve recycled to profit or loss	**(56,384)**	(9,737)
(Allowance) / Reversal of impairment on trade receivables (Note 7)	**(2,456)**	1,089
Other income	**222**	182
	62,534	161,520

5. CAPITAL AND FINANCIAL RISK MANAGEMENT

(a) Capital management

The primary objective of the Manager's capital management is to optimise capital structure and cost of capital of the Group and to adopt active interest rate management strategy to manage the risks associated with changes in interest rates. No changes were made in the objectives, policies or processes during the financial year ended 31 December 2025.

The Manager monitors capital using a gearing ratio, which is total gross borrowings divided by total asset value of the Group pursuant to Securities Commission's Guidelines on Listed Real Estate Investment Trusts. The Group's policy is to keep the gearing ratio below 50%.

5. CAPITAL AND FINANCIAL RISK MANAGEMENT (CONT'D.)

(a) Capital management (cont'd.)

Sunway REIT's capital is represented by its unitholders' fund in the Statements of Financial Position.

	Group	
	2025 RM'000	2024 RM'000
Non-current assets	**10,203,451**	10,472,084
Current assets	**459,543**	330,515
Total asset value	**10,662,994**	10,802,599
Total gross borrowings (Note 24)	**4,198,118**	4,466,966
Gearing ratio	**39.4%**	41.4%

The Group is not subject to any other externally imposed capital requirements.

(b) Financial risk management objectives and policies

The Manager proactively reviews the capital management of the Group and of the Fund to ensure that adequate financial resources are available for the working capital requirements, growing the Group's and the Fund's businesses and for income distributions whilst managing its interest rate risks (both fair value and cash flow), liquidity risk, foreign currency risk and credit risk. The Manager reviews and agrees policies for managing each of these risks and they are summarised below.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of the Group's and the Fund's financial instruments will fluctuate because of changes in market interest rates. The Group's and the Fund's interest rate risk arises primarily from borrowings at floating rates. All of the Group's and the Fund's borrowings at floating rates are contractually re-priced monthly and quarterly.

The Manager manages the Group's and the Fund's interest rate exposure by monitoring a mix of fixed and floating rate borrowings. At the end of the reporting period, the Group's and the Fund's cross currency swap contracts are not affected by any interest rate benchmarks reforms. Approximately 56% (2024: 45%) of the Group's and 62% (2024: 17%) of the Fund's borrowings are at fixed rates of interest.

The interest rate profile and sensitivity analysis of interest rate risk have been disclosed in Notes 19 and 24 to the financial statements.

Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument would fluctuate because of changes in foreign exchange rate.

The Group and the Fund are not significantly exposed to foreign currency risk as all of the Group's and of the Fund's transactions, assets and liabilities are denominated in Ringgit Malaysia ("RM") except for the Revolving Loans which are denominated in United States Dollar ("Revolving Loans - USD") as disclosed in Note 24(c) to the financial statements.

The Revolving Loans - USD are hedged with cross currency swap contract. As such, fluctuation in USD is not expected to have any material effects to the financial performance and position of the Group and of the Fund.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

5. CAPITAL AND FINANCIAL RISK MANAGEMENT (CONT'D.)

(b) Financial risk management objectives and policies (cont'd.)

Liquidity risk

The Manager manages the Group's and the Fund's debt maturity profile, operating cash flows and the availability of funding so as to ensure that refinancing, repayment and funding needs are met. As part of its overall liquidity management, the Group and the Fund maintain sufficient levels of cash or cash convertible investments to meet their working capital requirements. In addition, the Manager strives to ensure that the Group and the Fund maintain available banking facilities at a reasonable level to its overall debt position. As far as possible, the Group and the Fund raise committed funding from both capital markets and financial institutions and balances their portfolio with some short term funding so as to achieve overall cost effectiveness.

At the end of the reporting period, RM2,598,118,000 (2024: RM1,736,966,000) of the Group's and RM878,118,000 (2024: RM506,966,000) of the Fund's gross borrowings will be maturing in the next twelve months based on the carrying amount reflected in the financial statements. There will be no repayment risk for the maturing borrowings as the borrowings could be refinanced with the existing facilities backed by commitments from financial institutions.

The analysis of financial instruments by remaining contractual maturities has been disclosed in Notes 24, 25, 26, 28 and 29 to the financial statements.

Credit risk

Credit risk is the risk of loss that may arise on outstanding financial instruments should a counterparty default on its obligations. The Group's and the Fund's exposure to credit risk arises primarily from trade receivables. For other financial assets (including cash and bank balances and derivatives), the Group and the Fund minimise credit risk by dealing exclusively with high credit rating counterparties.

The Group's and the Fund's objective is to seek continual revenue growth while minimising losses incurred due to increased credit risk exposure. The Group and the Fund trade only with recognised and creditworthy third parties. It is the Group's and the Fund's policy that all customers who wish to trade on credit terms are subject to credit verification procedures. In addition, receivable balances are monitored on an ongoing basis with the result that the Group's and the Fund's exposure to bad debts is not significant.

The credit risk concentration profiles have been disclosed in Notes 17 and 18 to the financial statements.

6. REVENUE

	Group / Fund	
	2025 RM'000	2024 RM'000
Realised		
Rental income	**688,490**	558,282
Master lease income	**130,782**	138,012
Car park rental income	**49,658**	39,944
Other operating income	**25,400**	20,630
	894,330	756,868
Unrealised		
Unbilled lease income receivable	**-**	10,278
	894,330	767,146

6. REVENUE (CONT'D.)

(a) Rental income

Rental income is derived from renting of retail and office properties to tenants and includes base rent, turnover rent and service and promotion charges from tenants. Base rent and service and promotion charges are recognised in profit or loss on a straight-line basis over the term of lease. Contingent rent such as turnover rent is recognised as income in the profit or loss on an accrual basis unless recoverability is in doubt, in which case, it is recognised on receipt basis.

(b) Hotel master lease income

Hotel master lease income is derived from leasing of hotel properties to hotel operators for a 10-year lease term and is recognised on accrual basis unless recoverability is in doubt, in which case, it is recognised on receipt basis.

The hotel master lease income for Sunway Lagoon Hotel is derived based on the following rent formula:

Total rent = The higher of variable rent or guaranteed rent

Variable rent = Base rent plus 70% of (hotel's gross operating profit less master lease expenses)

(i) Base rent: 20% of the hotel's gross operating revenue.
(ii) Gross operating profit: Hotel's gross operating revenue less operating expenses.
(iii) Master lease expenses: Base rent, reserve for furniture, fittings and equipment and hotel management fees.

The hotel master lease agreement for Sunway Resort Hotel, Sunway Pyramid Hotel and Sunway Hotel Seberang Jaya has been renewed on 7 July 2020 for another term of 10 years, commencing from 8 July 2020, with the rent formula of 90% of hotel's gross operating profit (after accounting for reserve for furniture, fittings and equipment). Similarly, Sunway Putra Hotel and Sunway Hotel Georgetown has renewed its hotel master lease agreement on 30 August 2021 and 18 December 2024 respectively for another term of 10 years, commencing from 28 September 2021 and 1 January 2025 respectively, with the rent formula of 90% of hotel's gross operating profit (after accounting for reserve for furniture, fittings and equipment).

(c) Industrial rental income

Industrial rental income comprises master lease income and rental income.

The industrial master lease income is derived from leasing of an industrial premises to a lessee based on a triple net basis whereby all the property operating expenses, quit rent, assessment and insurance will be borne by the lessee, with initial term of approximately 17 years expiring on 31 December 2034 and is recognised on a straight-line basis over the term of lease unless recoverability is in doubt, in which case, it is recognised on receipt basis.

The industrial rental income is derived from renting of industrial premises to tenants and are recognised in profit or loss on a straight-line basis over the term of lease.

(d) Education master lease income

Education master lease income is derived from leasing of an education premises to lessees with initial term of 30 years expiring on 30 November 2048 at a predetermined annual rental with a 2.3% annual rental increase and is recognised on a straight-line basis over the term of lease unless recoverability is in doubt, in which case, it is recognised on receipt basis. The disposal of education premises was completed on 30 September 2025.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

6. REVENUE (CONT'D.)

(e) Car park rental income

Car park rental income is derived from renting of the investment properties' car park space to car park operators and is recognised on accrual basis unless recoverability is in doubt, in which case, it is recognised on receipt basis. The car park rental income is derived based on the following variable rent formula:

Variable rent = Base rent plus 95% of car park's gross operating profit

(i) Base rent: 20% of the car park's gross operating revenue.
(ii) Gross operating profit: Car park's gross operating revenue less base rent and operating expenses.

(f) Other operating income

Other operating income mainly comprises rental from common area of the retail properties for promotional events and is recognised on the accrual basis unless recoverability is in doubt, in which case, it is recognised on receipt basis.

(g) Unbilled lease income receivable

Unbilled lease income receivable is recognised on a straight-line basis over the lease term pursuant to the requirements of MFRS 16 *Leases*.

7. PROPERTY OPERATING EXPENSES

	Group / Fund	
	2025 RM'000	2024 RM'000
Quit rent, assessment and insurance	**22,085**	17,161
Property management fees and reimbursements	**56,461**	61,184
Utilities	**49,250**	43,832
Service contracts and maintenance	**49,420**	38,589
Advertising and promotion	**24,553**	23,097
Allowance / (Reversal) of impairment on trade receivables (Note 17)	**2,456**	(1,089)
Depreciation of plant and equipment (Note 15)	**3,950**	3,936
Administrative and other operating expenses	**28,197**	10,732
	236,372	197,442

8. INTEREST INCOME

	Group / Fund	
	2025 RM'000	2024 RM'000
Interest income from deposits with licensed financial institutions	**16,512**	13,095

Interest income is recognised on the accrual basis, using the effective interest method, unless recoverability is in doubt, in which case, it is recognised on receipt basis.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

9. MANAGER'S FEES

	Group / Fund	
	2025 RM'000	2024 RM'000
Base fee	**32,919**	30,422
Performance fee	**19,742**	16,786
	52,661	47,208
Acquisition fee [1]	**1,397**	9,598
Divestment fee [2]	**3,065**	-

[1] The acquisition fee was capitalised as part of the acquisition cost of investment properties.
[2] The divestment fee was accounted for as part of cost of disposal of investment property.

10. FINANCE COSTS

	Group		Fund	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Interest paid / payable:				
- subsidiaries	**-**	-	**154,850**	103,568
- revolving loans and interest rate swap	**34,046**	72,463	**34,046**	72,463
- commercial papers	**3,446**	9,474	**-**	-
- medium term notes	**128,260**	83,879	**-**	-
Amortisation of transaction costs	**91**	860	**-**	788
Others	**-**	4	**-**	4
	165,843	166,680	**188,896**	176,823
Less: Interest expense capitalised in investment properties (Note 14)	**(986)**	(61)	**(986)**	(61)
	164,857	166,619	**187,910**	176,762

11. TAX EXPENSE

	Group / Fund	
	2025 RM'000	2024 RM'000
Deferred tax relating to origination of temporary differences (Note 27)	**3,800**	2,900
Real property gains tax arising from disposal of investment property	**4,568**	-
	8,368	2,900

Taxation of the Real Estate Investment Trust ("REIT")

The tax transparency system under Section 61A of the Malaysian Income Tax Act 1967 ("ITA") exempts the REIT from income tax in a year of assessment if the REIT distributes at least 90% of its total taxable income in the same year of assessment.

Sunway REIT will not incur any tax expense during the financial year as it has distributed at least 90% of its total taxable income for the financial year ended 31 December 2025.

Reconciliation of the tax expense is as follows:

	Group		Fund	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Profit before tax	**547,726**	527,652	**524,582**	517,437
Income tax at Malaysian statutory tax rate of 24% (2024: 24%)	**131,454**	126,636	**125,900**	124,185
Fair value gain on investment properties not deductible for tax purposes	**(16,456)**	(41,622)	**(16,456)**	(41,622)
Income not subject to tax	**(112,220)**	(89,840)	**(106,666)**	(87,389)
Expenses not deductible for tax purposes	**5,590**	7,726	**5,590**	7,726
Tax expense	**8,368**	2,900	**8,368**	2,900

Taxation of the Unitholders

Income distributions from the REIT which are exempted from tax under Section 61A of the ITA are taxable on the unitholders, based on the following:

Category / Type of unitholders	Tax rate (Up to YA 2025)	Tax rate (From YA 2026 onwards)
Individuals and all other non-corporate investors such as institutional investors	Withholding tax ("WHT") of 10%*	No WHT#
Resident corporate investors	Corporate tax of 24%	Corporate tax of 24%
Non-resident corporate investors	WHT of 24%	WHT of 24%

* The WHT tax concession has ended on 31 December 2025 and was not extended, in accordance with the Finance Act 2025.
\# Subject to tax at prevailing tax rate, depending on the profile of respective unitholder. Unitholders are responsible to declare the income distribution received in their respective tax returns, in accordance with the current tax regulations.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

12. BASIC EARNINGS PER UNIT ATTRIBUTABLE TO UNITHOLDERS

Basic earnings per unit amounts are calculated by dividing realised / unrealised total profit for the financial year attributable to unitholders of the Fund by the weighted average number of units in issue during the financial year.

	Fund	
	2025 Unit '000	2024 Unit '000
Weighted average number of units in issue	**3,424,808**	3,424,808

	Group / Fund	
	2025 RM'000	2024 RM'000
Realised		
Total realised profit for the year attributable to unitholders of the Fund	**451,224**	343,828
Realised basic earnings per unit (sen)	**13.18**	10.04
Unrealised		
Total unrealised profit for the year attributable to unitholders of the Fund	**64,990**	170,709
Unrealised basic earnings per unit (sen)	**1.90**	4.98

Diluted earnings per unit equals basic earnings per unit as there were no potential dilutive unit in issue as at 31 December 2025 and 31 December 2024.

13. DISTRIBUTION PER UNIT

Distribution to unitholders is from the following sources:

	Group		Fund	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Net property income	**657,958**	569,704	**657,958**	569,704
Interest income	**16,512**	13,095	**16,512**	13,095
Gain on disposal of investment property	**25,603**	-	**25,603**	-
Other income	**256**	311	**256**	311
Changes in fair value of investment properties (Note 14)	**68,568**	163,149	**68,568**	163,149
Net investment income	**768,897**	746,259	**768,897**	746,259
Less: Expenses	**(221,171)**	(218,607)	**(244,315)**	(228,822)
Less: Taxation	**(8,368)**	(2,900)	**(8,368)**	(2,900)
Profit for the financial year	**539,358**	524,752	**516,214**	514,537
Add: Unrealised income	**(64,990)**	(170,709)	**(64,990)**	(170,709)
Less: Amount reserved for distribution to perpetual note holders	**(23,144)**	(10,215)	**-**	-
Add: Realisation of prior years' unrealised fair value gain of investment property disposed during the year	**20,016**	-	**20,016**	-
Add: Brought forward undistributed income available for distribution	**44,662**	43,315	**44,662**	43,315
Total income available for distribution	**515,902**	387,143	**515,902**	387,143
Less: Income distributed	**(330,836)**	(159,596)	**(330,836)**	(159,596)
Less: Proposed final income distribution (Note 30)	**(165,076)**	(182,885)	**(165,076)**	(182,885)
Balance undistributed income	**19,990**	44,662	**19,990**	44,662
Distribution per unit (sen)	**14.48**	10.00	**14.48**	10.00

14. INVESTMENT PROPERTIES

	Group / Fund	
	2025 RM'000	2024 RM'000
Investment properties		
- As per valuation reports	**10,102,700**	10,414,000
- Accrued lease income (Note 18)	**-**	(69,918)
	10,102,700	10,344,082
Investment properties under construction	**83,243**	40,846
	10,185,943	10,384,928

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

14. INVESTMENT PROPERTIES (CONT'D.)

	Group / Fund	
	2025 RM'000	2024 RM'000
At valuation		
At beginning of financial year	**10,344,082**	8,912,360
Additions from acquisition	**139,700**	959,790
Incidental costs on acquisition	**2,159**	12,707
Additions from subsequent expenditure (Note 4)	**124,273**	329,076
Disposal of an investment property	**(586,000)**	-
Reversal of accrued lease income upon disposal of investment property	**69,918**	-
Transfer to investment property under construction	**-**	(33,000)
Transfer to non-current asset held for sale (Note 21)	**(60,000)**	-
Changes in fair value (Note 4)		
- As per valuation reports, net of write-offs	**68,568**	173,427
- Unbilled lease income receivable	**-**	(10,278)
	68,568	163,149
At end of financial year	**10,102,700**	10,344,082

During the financial year, Sunway REIT acquired two investment properties, namely AEON Mall Seri Manjung and SoVo at Kiara 163, for a purchase consideration of RM138,000,000 and RM1,700,000 respectively, which were financed through drawdown of borrowings. In addition, the disposal of Sunway university & college campus was completed on 30 September 2025 for a cash consideration of RM613,000,000.

Investment properties of the Group and of the Fund amounting to RM9,888,700,000 (2024: RM9,956,000,000) are pledged as securities for borrowings as disclosed in Note 24 to the financial statements.

Investment properties under construction

	Group / Fund	
	2025 RM'000	2024 RM'000
At cost		
At beginning of financial year	**40,846**	-
Transfer from investment properties	**-**	33,000
Additions from subsequent expenditure (Note 4)	**42,397**	7,846
At end of financial year	**83,243**	40,846

14. INVESTMENT PROPERTIES (CONT'D.)

Investment properties under construction (cont'd.)

The investment properties under construction consists of the following:

	Group / Fund	
	2025 RM'000	2024 RM'000
Long term leasehold land	**33,000**	33,000
Building	**50,243**	7,846
	83,243	40,846

Long term leasehold land represent right-of-use assets arising from lease arrangements that meet the definition of investment property.

Included in the subsequent expenditure of investment properties are the borrowing costs capitalised for certain capital work-in-progress which satisfied the recognition criteria of MFRS 123 *Borrowing Costs* as disclosed in Note 10 to the financial statements:

	Group / Fund	
	2025 RM'000	2024 RM'000
Investment properties	**986**	61

The following are recognised in profit or loss in respect of investment properties:

	Group / Fund	
	2025 RM'000	2024 RM'000
Revenue (Note 6)	**894,330**	767,146
Property operating expenses (Note 7)	**(236,372)**	(197,442)
Net property income	**657,958**	569,704

14. INVESTMENT PROPERTIES (CONT'D.)

Details of the investment properties are as follows:

At 31 December 2025

Description of property	Location	Date of acquisition	Tenure of land	Term of lease	Remaining term of lease	Cost of investment [1] as at 31.12.2025 RM'000	Carrying value as at 31.12.2025 RM'000	Fair value as at 31.12.2025 RM'000	Percentage of net asset value attributable to unitholders as at 31.12.2025 %
Sunway Pyramid Mall	Selangor	8 July 2010	Leasehold	99 years	72 / 77 / 80 years	**2,463,607**	**4,200,000**	**4,200,000** *	**78.1**
Sunway Carnival Mall	Penang	8 July 2010	Leasehold	99 years	99 years	**992,342**	**1,090,000**	**1,090,000** **	**20.3**
SunCity Ipoh Hypermarket	Perak	8 July 2010	Leasehold	99 years	75 years	**46,348**	**55,000**	**55,000** **	**1.0**
Sunway Putra Mall	Kuala Lumpur	19 April 2011	Freehold	-	-	**494,992**	**528,000**	**528,000** *	**9.8**
Sunway REIT Hypermarket - Kinrara	Selangor	30 April 2024	Freehold	-	-	**133,141**	**152,000**	**152,000** *	**2.8**
Sunway REIT Hypermarket - Putra Heights	Selangor	30 April 2024	Freehold	-	-	**60,775**	**76,000**	**76,000** *	**1.4**
Sunway REIT Hypermarket - USJ	Selangor	30 April 2024	Freehold	-	-	**81,027**	**100,000**	**100,000** *	**1.9**
Sunway REIT Hypermarket - Klang	Selangor	30 April 2024	Freehold	-	-	**65,799**	**75,000**	**75,000** *	**1.4**
Sunway REIT Hypermarket - Ulu Kelang	Kuala Lumpur	30 April 2024	Freehold	-	-	**45,574**	**53,000**	**53,000** *	**1.0**
Sunway REIT Hypermarket - Plentong	Johor	30 April 2024	Freehold	-	-	**141,559**	**162,000**	**162,000** *	**3.0**
Sunway 163 Mall	Kuala Lumpur	9 October 2024	Freehold	-	-	**220,093**	**261,700**	**261,700** ^	**4.9**
Sunway Kluang Mall	Johor	30 December 2024	Leasehold	99 years	91 years	**160,543**	**165,000**	**165,000** ^	**3.1**
AEON Mall Seri Manjung	Perak	25 July 2025	Freehold	-	-	**140,090**	**146,000**	**146,000** ^	**2.7**
Total Retail						**5,045,890**	**7,063,700**	**7,063,700**	**131.4**
Sunway Resort Hotel	Selangor	8 July 2010	Leasehold	99 years	72 years	**847,200**	**740,000**	**740,000** ^	**13.8**
Sunway Pyramid Hotel	Selangor	8 July 2010	Leasehold	99 years	77 years	**334,543**	**353,000**	**353,000** ^	**6.6**
Sunway Putra Hotel	Kuala Lumpur	19 April 2011	Freehold	-	-	**363,602**	**334,000**	**334,000** *	**6.2**
Sunway Hotel Georgetown	Penang	28 January 2015	Freehold	-	-	**78,215**	**87,000**	**87,000** **	**1.6**
Sunway Lagoon Hotel	Selangor	9 February 2018	Leasehold	99 years	83 years	**345,597**	**315,000**	**315,000** **	**5.9**
Total Hotel						**1,969,157**	**1,829,000**	**1,829,000**	**34.1**

[1] Cost of investment comprises purchase consideration and capital expenditure incurred and accrued from inception date up to the end of the reporting date.
* Based on valuation carried out by an independent professional valuer, Knight Frank Malaysia Sdn. Bhd. on 1 December 2025.
** Based on valuation carried out by an independent professional valuer, CBRE WTW Valuation & Advisory Sdn. Bhd. on 1 December 2025.
^ Based on valuation carried out by an independent professional valuer, Savills (Malaysia) Sdn. Bhd. on 1 December 2025.

14. INVESTMENT PROPERTIES (CONT'D.)

Details of the investment properties are as follows: (cont'd.)

At 31 December 2025

Description of property	Location	Date of acquisition	Tenure of land	Term of lease	Remaining term of lease	Cost of investment [1] as at 31.12.2025 RM'000	Carrying value as at 31.12.2025 RM'000	Fair value as at 31.12.2025 RM'000	Percentage of net asset value attributable to unitholders as at 31.12.2025 %
Menara Sunway	Selangor	8 July 2010	Leasehold	99 years	72 years	**158,559**	**178,000**	**178,000** **	**3.3**
Sunway Tower	Kuala Lumpur	8 July 2010	Freehold	-	-	**177,319**	**115,000**	**115,000** ^	**2.1**
Sunway Putra Tower	Kuala Lumpur	19 April 2011	Freehold	-	-	**115,465**	**139,000**	**139,000** *	**2.6**
Wisma Sunway	Selangor	23 March 2015	Leasehold	99 years	69 years	**63,475**	**60,000**	**60,000** ^^^	**1.1**
Sunway Pinnacle	Selangor	20 November 2020	Leasehold	99 years	72 years	**459,273**	**472,000**	**472,000** ^^	**8.8**
Total Office						**974,091**	**964,000**	**964,000**	**17.9**
Sunway REIT Industrial - Shah Alam 1	Selangor	1 August 2017	Leasehold	99 years	73 years	**93,083**	**107,000**	**107,000** ^	**2.0**
Sunway REIT Industrial - Petaling Jaya 1	Selangor	10 November 2022	Freehold	-	-	**70,968**	**71,000**	**71,000** *	**1.3**
Sunway REIT Industrial - Prai	Penang	24 October 2024	Leasehold	60 years	27 years	**68,094**	**68,000**	**68,000** ^	**1.3**
Total Industrial & Others						**232,145**	**246,000**	**246,000**	**4.6**
Total Investment Properties						**8,221,283**	**10,102,700**	**10,102,700**	**188.0**

[1] Cost of investment comprises purchase consideration and capital expenditure incurred and accrued from inception date up to the end of the reporting date.
* Based on valuation carried out by an independent professional valuer, Knight Frank Malaysia Sdn. Bhd. on 1 December 2025.
** Based on valuation carried out by an independent professional valuer, CBRE WTW Valuation & Advisory Sdn. Bhd. on 1 December 2025.
^ Based on valuation carried out by an independent professional valuer, Savills (Malaysia) Sdn. Bhd. on 1 December 2025.
^^ Based on valuation carried out by an independent professional valuer, Jones Lang Wootton on 1 December 2025.
^^^ Based on valuation carried out by an independent professional valuer, Rahim & Co International Sdn. Bhd. on 1 December 2025.

14. INVESTMENT PROPERTIES (CONT'D.)

Details of the investment properties are as follows: (cont'd.)

At 31 December 2024

Description of property	Location	Date of acquisition	Tenure of land	Term of lease	Remaining term of lease	Cost of investment [1] as at 31.12.2024 RM'000	Carrying value as at 31.12.2024 RM'000	Fair value as at 31.12.2024 RM'000	Percentage of net asset value attributable to unitholders as at 31.12.2024 %
Sunway Pyramid Mall	Selangor	8 July 2010	Leasehold	99 years	73 / 78 / 81 years	2,467,113	4,200,000	4,200,000 *	78.2
Sunway Carnival Mall	Penang	8 July 2010	Leasehold	99 years	68 years	878,087	980,000	980,000 **	18.2
SunCity Ipoh Hypermarket	Perak	8 July 2010	Leasehold	99 years	76 years	46,348	55,000	55,000 **	1.0
Sunway Putra Mall	Kuala Lumpur	19 April 2011	Freehold	-	-	492,251	528,000	528,000 **	9.8
Sunway REIT Hypermarket - Kinrara	Selangor	30 April 2024	Freehold	-	-	132,935	143,000	143,000 ***	2.7
Sunway REIT Hypermarket - Putra Heights	Selangor	30 April 2024	Freehold	-	-	60,610	71,000	71,000 ***	1.3
Sunway REIT Hypermarket - USJ	Selangor	30 April 2024	Freehold	-	-	80,800	101,000	101,000 ***	1.9
Sunway REIT Hypermarket - Klang	Selangor	30 April 2024	Freehold	-	-	65,650	74,000	74,000 ***	1.4
Sunway REIT Hypermarket - Ulu Kelang	Kuala Lumpur	30 April 2024	Freehold	-	-	45,460	53,000	53,000 ***	1.0
Sunway REIT Hypermarket - Plentong	Johor	30 April 2024	Freehold	-	-	141,414	159,000	159,000 ***	3.0
Sunway 163 Mall	Kuala Lumpur	9 October 2024	Freehold	-	-	217,548	225,000	225,000 ^	4.2
Sunway Kluang Mall	Johor	30 December 2024	Leasehold	99 years	92 years	160,199	165,000	165,000 ^	3.1
Total Retail						4,788,415	6,754,000	6,754,000	125.8
Sunway Resort Hotel	Selangor	8 July 2010	Leasehold	99 years	74 years	851,179	740,000	740,000 *	13.8
Sunway Pyramid Hotel	Selangor	8 July 2010	Leasehold	99 years	79 years	334,426	345,000	345,000 *	6.4
Sunway Hotel Seberang Jaya	Penang	8 July 2010	Leasehold	99 years	69 years	66,360	55,000	55,000 **	1.0
Sunway Putra Hotel	Kuala Lumpur	19 April 2011	Freehold	-	-	360,116	334,000	334,000 **	6.2
Sunway Hotel Georgetown	Penang	28 January 2015	Freehold	-	-	78,215	86,000	86,000 **	1.6
Sunway Lagoon Hotel	Selangor	9 February 2018	Leasehold	99 years	85 years	345,597	310,000	310,000 *	5.8
Total Hotel						2,035,893	1,870,000	1,870,000	34.8

[1] Cost of investment comprises purchase consideration and capital expenditure incurred and accrued from inception date up to the end of the reporting date.
* Based on valuation carried out by an independent professional valuer, CBRE WTW Valuation & Advisory Sdn. Bhd. on 1 December 2024.
** Based on valuation carried out by an independent professional valuer, Knight Frank Malaysia Sdn. Bhd. on 1 December 2024.
*** Based on valuation carried out by an independent professional valuer, Knight Frank Malaysia Sdn. Bhd. on 1 November 2024.
^ Based on valuation carried out by an independent professional valuer, Savills (Malaysia) Sdn. Bhd. on 1 December 2024.

14. INVESTMENT PROPERTIES (CONT'D.)

Details of the investment properties are as follows: (cont'd.)

At 31 December 2024

Description of property	Location	Date of acquisition	Tenure of land	Term of lease	Remaining term of lease	Cost of investment [1] as at 31.12.2024 RM'000	Carrying value as at 31.12.2024 RM'000	Fair value as at 31.12.2024 RM'000	Percentage of net asset value attributable to unitholders as at 31.12.2024 %
Menara Sunway	Selangor	8 July 2010	Leasehold	99 years	73 years	156,148	178,000	178,000 ^^	3.3
Sunway Tower	Kuala Lumpur	8 July 2010	Freehold	-	-	177,311	115,000	115,000 ^^^	2.1
Sunway Putra Tower	Kuala Lumpur	19 April 2011	Freehold	-	-	109,510	135,000	135,000 **	2.5
Wisma Sunway	Selangor	23 March 2015	Leasehold	99 years	70 years	63,290	60,000	60,000 ^^^	1.1
Sunway Pinnacle	Selangor	20 November 2020	Leasehold	99 years	73 years	458,745	471,000	471,000 ^^	8.8
Total Office						965,004	959,000	959,000	17.8
Sunway university & college campus	Selangor	15 April 2019	Leasehold	99 years	73 years	565,984	516,082[2]	586,000 ^^	10.9
Total Services						565,984	516,082	586,000	10.9
Sunway REIT Industrial - Shah Alam 1	Selangor	1 August 2017	Leasehold	99 years	74 years	93,043	106,000	106,000 ^	2.0
Sunway REIT Industrial - Petaling Jaya 1	Selangor	10 November 2022	Freehold	-	-	72,337	71,000	71,000 *	1.3
Sunway REIT Industrial - Prai	Penang	24 October 2024	Leasehold	60 years	28 years	67,916	68,000	68,000 ^	1.3
Total Industrial & Others						233,296	245,000	245,000	4.6
Total Investment Properties						8,588,592	10,344,082	10,414,000	193.9

[1] Cost of investment comprises purchase consideration and capital expenditure incurred and accrued from inception date up to the end of the reporting date.
[2] After accounting for cumulative unbilled lease income receivable of RM69,918,000.
* Based on valuation carried out by an independent professional valuer, CBRE WTW Valuation & Advisory Sdn. Bhd. on 1 December 2024.
** Based on valuation carried out by an independent professional valuer, Knight Frank Malaysia Sdn. Bhd. on 1 December 2024.
^ Based on valuation carried out by an independent professional valuer, Savills (Malaysia) Sdn. Bhd. on 1 December 2024.
^^ Based on valuation carried out by an independent professional valuer, Jones Lang Wootton on 1 December 2024.
^^^ Based on valuation carried out by an independent professional valuer, VPC Alliance (KL) Sdn. Bhd. on 1 December 2024.

14. INVESTMENT PROPERTIES (CONT'D.)

(a) Investment properties are initially measured at cost, including transaction costs. Subsequent to initial recognition, investment properties are measured at fair value which reflects market conditions at the end of the reporting period. Gains or losses arising from changes in the fair values of investment properties are included in profit or loss in the year in which they arise.

If the Group and the Fund determine that the fair value of an investment property under construction is not reliably determinable but expects the fair value of the property to be reliably determinable when construction is complete, the Group and the Fund shall measure that investment property under construction at cost until either its fair value becomes reliably determinable or construction is completed (whichever is earlier). Once the Group and the Fund are able to measure reliably the fair value of an investment property under construction that has previously been measured at cost, the Group and the Fund shall measure that property at its fair value.

(b) Fair value is determined in accordance with the Deed, the Listed REIT Guidelines and the Guidelines on Asset Valuation issued by the Securities Commission which require the investment properties to be valued by independent qualified valuers, having appropriate recognised professional qualifications and recent experience in the location and category of investment properties being valued, on annual basis. In determining the fair value, the valuers used valuation techniques which involve certain estimates. In relying on the valuation reports, the Manager has exercised its judgement and is satisfied that the valuation methods and estimates reflect the current market conditions.

(c) The Group and the Fund measure fair values using the fair value hierarchy that reflects the significance of the inputs used in making the measurements. The fair values of investment properties of the Group and of the Fund are categorised as Level 3. Level 3 fair value is estimated using unobservable inputs for the investment properties. Changes in Level 3 fair value are assessed by the Manager annually after obtaining the valuation reports from the independent professional valuers. There is no transfer between levels in the fair value hierarchy during the financial year.

The following table shows a reconciliation of Level 3 fair value:

	Group / Fund	
	2025 RM'000	**2024 RM'000**
At beginning of financial year	**10,344,082**	8,912,360
Additions	**266,132**	1,301,573
Transfer to investment property under construction	**-**	(33,000)
Transfer to non-current asset held for sale	**(60,000)**	-
Disposal of an investment property	**(586,000)**	-
Reversal of accrued lease income upon disposal of investment property	**69,918**	-
Changes in fair value		
- As per valuation reports, net of write-offs	**68,568**	173,427
- Unbilled lease income receivable	**-**	(10,278)
At end of financial year	**10,102,700**	10,344,082

14. INVESTMENT PROPERTIES (CONT'D.)

(d) The following table shows the valuation techniques used in the determination of fair values within Level 3, as well as the significant unobservable inputs used in the valuation models.

Valuation technique	Significant unobservable inputs	Inter-relationship between significant unobservable inputs and fair value measurement
Income approach by Investment method (refer below)	- Allowance for void of 5.00% to 10.00% (2024: 1.50% to 10.00%)	Higher allowance for void, lower fair value
	- Term yield rates ranging from 6.00% to 8.50% (2024: 6.00% to 10.00%)	Higher term yield rates, lower fair value
	- Reversionary yield rates ranging from 6.00% to 7.00% (2024: 6.25% to 7.00%)	Higher reversionary yield rates, lower fair value
Income approach by Discounted Cash Flow (DCF) method (refer below)	- Average room rates during holding period ranging from RM245 per room to RM800 per room (2024: RM215 per room to RM795 per room)	Higher average room rates, higher fair value
	- Average occupancy rates during holding year ranging from 60.00% to 80.00% (2024: 56.00% to 81.00%)	Higher average occupancy rates, higher fair value
	- Capitalisation rate ranging from 6.50% to 7.00% (2024: 6.50% to 7.00%)	Higher capitalisation rate, lower fair value
	- Discount rate of 8.50% to 9.00% over 5-10 years holding year (2024: 8.50% to 9.00% over 5-10 years holding year)	Higher discount rate, lower fair value

(e) Methods of valuation

The Income Approach by Investment Method involved capitalisation of the net annual income stream that is expected to be received from the property after deducting the annual outgoings and other operating expenses incidental to the property with allowance for void by using an appropriate market derived capitalisation rate.

The Income Approach by Discounted Cash Flow (DCF) Method incorporates the estimation of future annual cash flows over an investment horizon (5 years) from the valuation date by referencing to expected revenue growth rates, operating expenses and terminal value. The present value of future cash flow is then determined by the application of an appropriate discount rate to derive a net present value of the property as at the valuation date. It is assumed that the property is sold at the commencement of the terminal year of the cash flow at the expected rate of return of similar asset class.

In undertaking the analysis, the valuer has used a wide range of assumptions for the property including the growth of hotel's average room rates and other potential revenues during the holding year, projected occupancy, expense ratios / expected property expenses and other related expenses.

As the investment properties are commercial and income generating properties, the valuers have adopted the market value as derived from the Income Approach as a more appropriate method supported by the market value as derived from the Comparison Approach.

15. PLANT AND EQUIPMENT

At 31 December 2025

Group / Fund	Office/ computer equipment RM'000	Furniture and fittings RM'000	Total RM'000
Cost			
At beginning of financial year	**21,444**	**17,578**	**39,022**
Additions (Note 4)	**3,614**	**807**	**4,421**
Disposal	**(300)**	**(24)**	**(324)**
At end of financial year	**24,758**	**18,361**	**43,119**
Accumulated depreciation			
At beginning of financial year	**13,005**	**9,423**	**22,428**
Depreciation charge for the year (Note 7)	**1,851**	**2,099**	**3,950**
Disposal	**(180)**	**(18)**	**(198)**
At end of financial year	**14,676**	**11,504**	**26,180**
Net carrying amount	**10,082**	**6,857**	**16,939**

At 31 December 2024

Group / Fund	Office/ computer equipment RM'000	Furniture and fittings RM'000	Total RM'000
Cost			
At beginning of financial year	19,468	16,459	35,927
Additions (Note 4)	2,024	1,127	3,151
Disposal	(48)	(8)	(56)
At end of financial year	21,444	17,578	39,022
Accumulated depreciation			
At beginning of financial year	11,177	7,351	18,528
Depreciation charge for the year (Note 7)	1,857	2,079	3,936
Disposal	(29)	(7)	(36)
At end of financial year	13,005	9,423	22,428
Net carrying amount	8,439	8,155	16,594

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

15. PLANT AND EQUIPMENT (CONT'D.)

(a) All items of plant and equipment are initially recorded at cost.

Subsequent to initial recognition, plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses. When significant parts of plant and equipment are required to be replaced in intervals, the Group and the Fund recognise such parts as individual assets with specific useful lives and depreciation, respectively. Likewise, when a major inspection is performed, its cost is recognised in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognised in profit or loss as incurred.

Depreciation is computed on a straight-line basis over the estimated useful lives of the assets as follows:

Office / computer equipment	10% - 20%
Furniture and fittings	10%

The useful lives and residual values of plant and equipment are estimated based on common life expectancies and commercial factors applied in the various respective industries.

Changes in expected level of usage, occupancy rates and economic development could impact the economic useful lives and the residual values of these assets, and hence future depreciation charges on such assets could be revised.

16. INVESTMENTS IN SUBSIDIARIES

	Fund	
	2025 RM'000	2024 RM'000
At cost		
Unquoted ordinary shares	**100**	100

16. INVESTMENTS IN SUBSIDIARIES (CONT'D.)

Details of the subsidiaries are as follows:

Name of company	Country of incorporation	Principal activity	2025 %	2024 %
SUNREIT Capital Berhad	Malaysia	To undertake the issuance of commercial papers pursuant to the commercial papers programme ("CP Programme") and / or medium term notes programme ("MTN Programme") (collectively referred to as "CP / MTN Programme") and all matters relating to the CP / MTN Programme	**100**	100
SUNREIT Bond Berhad	Malaysia	To undertake the issuance of medium term notes ("MTNs") under a medium term note programme ("MTN Programme") and all matters relating to the MTNs under the MTN Programme	**100**	100
SUNREIT Perpetual Bond Berhad	Malaysia	To undertake the issuance of perpetual notes under a perpetual note programme and all matters pertaining to the perpetual notes under the perpetual note programme	**100**	100
SUNREIT Hartanah Sdn. Bhd.	Malaysia	Property investment	**100**	100

SUNREIT Capital Berhad, SUNREIT Bond Berhad and SUNREIT Perpetual Bond Berhad are intended as Special Purpose Vehicle ("SPV") to undertake the issuance of the commercial papers, medium term notes and perpetual notes for Sunway REIT.

SUNREIT Hartanah Sdn. Bhd. is intended as a property investment company for Sunway REIT.

NOTES TO THE FINANCIAL STATEMENTS
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17. TRADE RECEIVABLES

	Group / Fund 2025 RM'000	2024 RM'000
Third parties	**24,800**	15,239
Amounts due from parties related to the Manager	**710**	10,616
	25,510	25,855
Less: Allowance for impairment	**(4,138)**	(2,020)
Total trade receivables	**21,372**	23,835

(a) Total trade receivables are classified as financial assets measured at amortised cost.

(b) Included in trade receivables is the following amounts due from parties related to the Manager:

	Group / Fund 2025 RM'000	2024 RM'000
Sunway Berhad Group	**710**	10,616

The amounts due from parties related to the Manager are unsecured and bear fixed interest rates ranging from 10% to 18% per annum (2024: 8% to 18% per annum) and the credit period ranges from 7 days to 30 days (2024: 7 days to 30 days). The relationship with the parties related to the Manager is as disclosed in Note 33 to the financial statements.

(c) The Group's and the Fund's primary exposure to credit risk arises through its trade receivables. The Group's and the Fund's trading terms with its customers are mainly on credit. The credit period ranges from 7 days to 30 days (2024: 7 days to 30 days). The Group and the Fund seek to maintain strict control over its outstanding receivables and have a credit control department to minimise credit risk. Overdue balances are reviewed regularly by the Manager. In view of the aforementioned and the fact that the Group's and the Fund's trade receivables relate to a large number of diversified customers, there is no significant concentration of credit risk. Trade receivables that exceed credit terms will bear fixed interest rates ranging from 10% to 18% per annum (2024: 8% to 18% per annum).

17. TRADE RECEIVABLES (CONT'D.)

(d) Impairment for trade receivables are recognised based on the simplified approach using the lifetime expected credit losses.

The Group and the Fund consider credit loss experience and observable data such as current changes and future forecasts in economic conditions by market segment of the Group and of the Fund as identified in Note 4 to the financial statements to estimate the amount of expected impairment loss. The methodology and assumptions including any forecasts of future economic conditions are reviewed regularly.

During this process, the probability of non-payment by the trade receivables is adjusted by forward looking information and multiplied by the amount of the expected loss arising from default to determine the lifetime expected credit loss for the trade receivables. The Group and the Fund have identified the Gross Domestic Product, unemployment rate, inflation rate, labour force participation rate and consumer price index as the key macroeconomic factors of the forward looking information. For trade receivables, which are reported net, such impairments are recorded in a separate impairment account with the loss being recognised within the statements of profit or loss and other comprehensive income. On confirmation that the probability of collections is adversely affected, the gross carrying value of the asset would be written off against the associated impairment.

It requires management to exercise significant judgement in determining the probability of default by trade receivables and appropriate forward looking information.

The reconciliation of movements in allowance for impairment accounts in trade receivables is as follows:

	Group / Fund Credit impaired	
	2025 RM'000	2024 RM'000
At 1 January	**2,020**	3,277
Charge / (Reversal) for the year (Note 7)	**2,456**	(1,089)
Written off	**(338)**	(168)
At 31 December	**4,138**	2,020

Trade receivables that are individually determined to be credit impaired at the financial year end relate to trade receivables who are in significant financial difficulties and have defaulted on payments.

At the end of the reporting period, the credit risks exposures relating to trade receivables of the Group and of the Fund are RM21,372,000 (2024: RM23,835,000) and they are collateralised with cash deposits received from tenants amounting to RM151,573,000 (2024: RM96,378,000). Hence, the Group and the Fund is of the view that there is no exposure to credit risk.

17. TRADE RECEIVABLES (CONT'D.)

(e) Ageing analysis of the trade receivables is as follows:

	Group / Fund 2025		
	Gross RM'000	Impaired RM'000	Total RM'000
Current	**6,031**	**35**	**5,996**
1 to 30 days	**8,505**	**209**	**8,296**
31 to 60 days	**3,919**	**224**	**3,695**
61 to 90 days	**1,783**	**298**	**1,485**
91 to 120 days	**1,285**	**470**	**815**
More than 120 days	**3,987**	**2,902**	**1,085**
	19,479	**4,103**	**15,376**
	25,510	**4,138**	**21,372**

	Group / Fund 2024		
	Gross RM'000	Impaired RM'000	Total RM'000
Current	11,717	158	11,559
1 to 30 days	6,485	207	6,278
31 to 60 days	3,886	247	3,639
61 to 90 days	781	141	640
91 to 120 days	1,041	201	840
More than 120 days	1,945	1,066	879
	14,138	1,862	12,276
	25,855	2,020	23,835

17. TRADE RECEIVABLES (CONT'D.)

(f) The Manager determines concentrations of credit risk by monitoring the industry sector profile of its trade receivables on an ongoing basis. The credit risk concentration profile of the Group's and the Fund's trade receivables by segment at the end of the reporting period are as follows:

By segment:

	Group / Fund			
	2025		2024	
	RM'000	%	RM'000	%
Retail	**19,997**	**93.6**	12,487	52.4
Hotel	**101**	**0.4**	9,791	41.1
Office	**1,274**	**6.0**	1,335	5.6
Industrial & Others	**-**	**-**	222	0.9
	21,372	**100.0**	23,835	100.0

Exposure to credit risk

Concentration of credit risk relating to trade receivables is limited due to the Group's and the Fund's varied customers. These customers are dispersed, engaged in a wide spectrum of activities and sell in a variety of end markets. The Manager's experience in the collection of accounts receivable falls within the recorded allowances. Due to these factors, the Manager believes that no additional credit risk beyond amounts provided for collection losses is inherent in the Group's and the Fund's trade receivables.

(g) At the end of the reporting period, the interest rate profile of the interest-bearing trade receivables is as follows:

	Group / Fund	
	2025	2024
	RM'000	RM'000
Fixed rate	**19,479**	14,138

Sensitivity analysis for fixed rate trade receivables at the end of the reporting period is not presented as it is not affected by changes in interest rates.

18. OTHER RECEIVABLES

	Group		Fund	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Non-current				
Investment properties - accrued lease income (Note 14)	**-**	69,918	**-**	69,918
Current				
Deposits	**6,235**	5,881	**6,235**	5,881
Prepayments	**4,883**	5,213	**4,883**	5,170
Sundry receivables	**6,106**	5,824	**6,222**	5,654
Total other receivables	**17,224**	16,918	**17,340**	16,705

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18. OTHER RECEIVABLES (CONT'D.)

(a) Included in other receivables is the following amounts due from parties related to the Manager:

	Group / Fund	
	2025	2024
	RM'000	RM'000
Sunway Berhad Group	**1,404**	974

The amounts due from parties related to the Manager are unsecured, non-interest bearing and are repayable on demand. The relationship with the parties related to the Manager is as disclosed in Note 33 to the financial statements.

(b) Total other receivables, net of prepayments are classified as financial assets measured at amortised cost.

(c) The Group and the Fund have no significant concentration of credit risk that may arise from exposures to a single debtor or to groups of debtors.

(d) Impairment for other receivables are recognised based on the general approach within MFRS 9 using the forward looking expected credit loss model. The methodology used to determine the amount of the impairment is based on whether there has been a significant increase in credit risk since initial recognition of the financial asset. At the end of the reporting period, the Group and the Fund assess whether there has been a significant increase in credit risk for financial assets by comparing the risk of default occurring over the expected life with the risk of default since initial recognition. For those in which the credit risk has not increased significantly since initial recognition of the financial asset, twelve month expected credit losses along with gross interest income are recognised. For those in which credit risk has increased significantly, lifetime expected credit losses along with the gross interest income are recognised. For those that are determined to be credit impaired, lifetime expected credit losses along with interest income on a net basis are recognised.

The Group and the Fund defined significant increase in credit risk based on operating performance of the receivables, changes to contractual terms, payment trends and past due information.

The probability of non-payment other receivables is adjusted by forward looking information and multiplied by the amount of the expected loss arising from default to determine the twelve month or lifetime expected credit loss for the other receivables. The Group and the Fund have identified the Gross Domestic Product, unemployment rate, inflation rate, labour force participation rate and consumer price index as the key macroeconomic factors of the forward looking information.

It requires management to exercise significant judgement in determining the probability of default by other receivables, appropriate forward looking information and significant increase in credit risk.

Upon assessment on the estimated impact, no expected credit loss from other receivables is recognised during the year as it is not material.

(e) Accrued lease income is recognised on a straight-line basis over the lease term pursuant to the requirements of MFRS 16 *Leases*.

19. CASH AND BANK BALANCES

	Group		Fund	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Cash on hand and at banks	**38,947**	39,762	**38,787**	39,428
Deposits with licensed financial institutions	**322,000**	250,000	**322,000**	250,000
	360,947	289,762	**360,787**	289,428

(a) Cash at banks earn interest rates ranging from 2.40% to 2.75% per annum (2024: 2.85% to 3.50% per annum).

The weighted average interest rate and range of maturities of deposits with licensed financial institutions of the Group and of the Fund in current financial year are 3.94% per annum (2024: 3.99% per annum) and between 101 to 365 days (2024: 32 to 94 days) respectively.

(b) For the purpose of the statements of cash flows, cash and cash equivalents comprise the following as at the end of the reporting period:

	Group		Fund	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Cash and bank balances	**360,947**	289,762	**360,787**	289,428
Deposits with licensed financial institutions with maturity of over 3 months	**(100,000)**	-	**(100,000)**	-
As reported in statements of cash flows	**260,947**	289,762	**260,787**	289,428

(c) At the end of the reporting period, the interest rate profile of the cash and bank balances was:

	Group		Fund	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Fixed rate	**333,202**	263,644	**333,202**	263,644
Variable rate	**27,665**	26,041	**27,505**	25,707

Sensitivity analysis for fixed and variable rate cash and bank balances at the end of the reporting period is not presented as change in interest rates would not have material impact to the profit or loss.

(d) Cash and bank balances are classified as financial assets measured at amortised cost.

(e) No expected credit losses were recognised arising from cash at banks and deposits with licensed financial institutions because the probability of default by these financial institutions is unlikely.

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20. DERIVATIVES

	Note	Group / Fund		
		Contract / Notional amount RM'000	Asset RM'000	Liability RM'000
At 31 December 2025				
Current				
Cross currency swap	(b)(i)	**596,700**	**-**	**48,406**
		596,700	**-**	**48,406**
At 31 December 2024				
Current				
Cross currency swap	(b)(i)	521,855	-	14,441
		521,855	-	14,441

(a) Derivatives are classified at fair value through profit or loss and subsequently remeasured to fair value with changes in fair value being recognised in profit or loss except for derivatives that are designated as effective hedging instruments.

(b) The Group has derivative contracts as follows:

(i) Cross currency swap

During the financial year, Sunway REIT has entered into a cross currency swap contract to manage its exposure to foreign currency risk arising from foreign currency borrowings, which was entered into to minimise the interest cost. The Group and the Fund use cash flow hedge to mitigate the risk of variability of future cash flows attributable to foreign currency and interest rate fluctuation over the hedging period on the foreign currency borrowings. Where a cash flow hedge qualifies for hedge accounting, the effective portion of gains or losses on remeasuring the fair value of the hedging instrument are recognised directly in other comprehensive income in the cash flow hedge reserve until such time as the hedged item affects profit or loss, then the gains or losses are transferred to the profit or loss. Gains or losses on any portion of the hedge determined to be ineffective are recognised immediately in the profit or loss. The application of hedge accounting will create some volatility in equity reserve balances.

Where a hedging instrument expires or is sold or terminated, or when a hedge no longer meets the criteria for hedge accounting, any cumulative gain or losses existing in equity at that time remain in equity and are recognised when the forecast transaction is ultimately recognised in the profit or loss. Where a forecast transaction is no longer expected to occur, the cumulative gains or losses that were reported in equity are immediately transfered to the profit or loss.

The fair value of the cross currency swap contract is determined by using the mark to market values at the end of the reporting period and changes in the fair value is recognised in equity due to the application of hedge accounting.

(c) Cross currency swap contracts are valued using a valuation technique with market observable inputs. The most frequently applied valuation techniques include swap models, using present value calculations. The models incorporate various inputs including the credit quality of counter parties and interest rate curves.

(d) The fair value of the derivatives are categorised as Level 2 in the fair value hierarchy. There is no transfer between levels in the hierarchy during the financial year.

21. NON-CURRENT ASSET HELD FOR SALE

On 28 October 2025, Sunway REIT entered into a conditional sale and purchase agreement ("SPA") with Sunway Medical Centre Penang Sdn. Bhd., a wholly-owned subsidiary of Sunway Healthcare Holdings Berhad, which is a 84%-owned subsidiary of Sunway City Sdn. Bhd., which in turn is a wholly-owned subsidiary of Sunway Berhad, to dispose Sunway Hotel Seberang Jaya for a cash consideration of RM60.0 million.

Barring any unforeseen circumstances, the proposed disposal is expected to be completed in the fourth quarter of 2027.

The investment property is pledged as security for borrowings as disclosed in Note 24 to the financial statements until discharge prior to completion of sale.

22. UNITHOLDERS' CAPITAL

	Group / Fund			
	2025 Unit '000	2024 Unit '000	2025 RM'000	2024 RM'000
Issued and fully paid				
At beginning of financial year	**3,424,808**	3,424,808	**3,505,372**	3,505,372
Manager's fees paid in units	**-**	-	**-**	-
Total issued and fully paid	**3,424,808**	3,424,808	**3,505,372**	3,505,372
Less: Unit issuance expenses	**-**	-	**(71,508)**	(71,508)
At end of financial year	**3,424,808**	3,424,808	**3,433,864**	3,433,864

As at 31 December 2025, the Manager did not hold any units in Sunway REIT. However, the parties related to the Manager held units in Sunway REIT are as follows:

	Group / Fund			
	Number of units		Market value	
	2025 Unit '000	2024 Unit '000	2025 RM'000	2024 RM'000
Direct unitholdings of parties related to the Manager:				
Sunway REIT Holdings Sdn. Bhd.	**1,400,294**	1,400,294	**3,234,679**	2,590,544
Indirect unitholdings of parties related to the Manager:				
Sunway Berhad ^	**1,400,294**	1,400,294	**3,234,679**	2,590,544

^ Deemed interest by virtue of Section 8 of the Companies Act 2016 held through Sunway City Sdn. Bhd. and Sunway REIT Holdings Sdn. Bhd..

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

23. PERPETUAL NOTE HOLDERS' FUNDS

SUNREIT Perpetual Bond Berhad ("SUNREIT Perpetual"), a wholly-owned subsidiary of Sunway REIT had, on 21 March 2019, established a perpetual note programme of RM10.0 billion in nominal value ("Perpetual Note Programme"). The Perpetual Note Programme has been accorded a rating of A1(s) by RAM Rating Services Berhad.

The net proceeds raised from the issuance of perpetual notes are used as advances to Sunway REIT in the course of Sunway REIT's business for the purposes of financing investment activities, refinancing of existing and / or future borrowings and / or working capital requirements.

The perpetual note is a financial instrument which has the following features:

(i) A perpetual tenure that does not have a fixed maturity date;

(ii) Deferred coupon payments, if any, are non-cumulative and SUNREIT Perpetual is not under any obligation to pay that or any other distributions that have been paid in whole or in part;

(iii) Redeemable at the option of SUNREIT Perpetual subject to the terms of the Perpetual Note Programme; and

(iv) Direct, unsecured and subordinated obligations of SUNREIT Perpetual and shall rank pari passu without any preference amongst themselves.

Solely to be in compliance with Paragraph 16 of MFRS 132 *Financial Instruments: Presentation*, the perpetual note is classified as equity because the payment of any distribution or redemption is at the discretion of SUNREIT Perpetual.

In April 2019, SUNREIT Perpetual made its first issuance of an unrated perpetual note of RM340,000,000 pursuant to the Perpetual Note Programme ("First Perpetual Note"). The First Perpetual Note was subscribed by wholesale funds, which are regarded as structured entities controlled by Sunway Berhad. The distribution to the perpetual note holders is a related party transaction as disclosed in Note 33 to the financial statements. The First Perpetual Note has been fully redeemed in the previous financial year.

In October 2024, SUNREIT Perpetual issued rated sustainability-linked perpetual notes amounting to RM500,000,000 under the Perpetual Note Programme in accordance with sustainability-linked financing framework of Sunway REIT. The framework has been accorded a Gold Sustainable Finance rating and has an Aligned level of disclosure by RAM Sustainability Sdn. Bhd..

24. BORROWINGS

	Note	Group 2025 RM'000	Group 2024 RM'000	Fund 2025 RM'000	Fund 2024 RM'000
Short term borrowings					
Secured:					
Commercial papers	(a)	**170,000**	90,000	**-**	-
Revolving loan - USD	(c)	**548,118**	506,966	**548,118**	506,966
Unrated medium term notes	(d)	**1,550,000**	1,140,000	**-**	-
		2,268,118	1,736,966	**548,118**	506,966
Unsecured:					
Revolving loan - RM	(b)	**330,000**	-	**330,000**	-
		2,598,118	1,736,966	**878,118**	506,966
Less: Unamortised transaction costs	(a)	**-**	(91)	**-**	-
Discount on commercial papers		**(541)**	(126)	**-**	-
		2,597,577	1,736,749	**878,118**	506,966
Long term borrowings					
Secured:					
Unrated medium term notes	(d)	**1,200,000**	1,830,000	**-**	-
Unsecured:					
Rated medium term notes	(d)	**400,000**	400,000	**-**	-
Revolving loan - RM	(b)	**-**	500,000	**-**	500,000
		1,600,000	2,730,000	**-**	500,000
Total borrowings		**4,197,577**	4,466,749	**878,118**	1,006,966

(a) Commercial papers

SUNREIT Capital Berhad ("SUNREIT Capital"), a wholly-owned subsidiary of Sunway REIT had, on 1 April 2019, issued its first commercial papers ("CPs") at a discount to face value under a new 7-year commercial paper programme of up to RM3.0 billion in nominal value ("CP Programme"). The CP Programme has been accorded a rating of P1(s) by RAM Rating Services Berhad.

The CPs can be issued for tenures ranging from 1, 2, 3, 6, 9, 12 months or any other tenures not exceeding 12 months as SUNREIT Capital may elect. Any amount that has been issued may be reissued or rolled over within the limit and the tenure of the CP Programme. In view that the tenures of the CPs are less than 12 months, the outstanding CPs has been classified as current liabilities.

The CP Programme may be partly or fully underwritten by underwriter(s). Currently, the CP Programme is not underwritten.

The unamortised transaction costs in relation to the establishment of the CP Programme has been fully amortised during the financial year (2024: RM91,000).

NOTES TO THE FINANCIAL STATEMENTS
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24. BORROWINGS (CONT'D.)

(b) Revolving loan - RM

In previous years, Sunway REIT had obtained revolving loan facilities totaling RM500 million from a financial institution ("Revolving Loan – RM"). The purpose of the Revolving Loan - RM is to partly or fully repay the outstanding CPs by SUNREIT Capital under the CP Programme during the tenure of the facilities.

The Revolving Loan - RM incorporated a sustainability-linked mechanism throughout the tenor of the facilities and are re-classified to current during the financial year based on the bullet repayment due in March 2026.

(c) Revolving loans - USD

Sunway REIT had, in February 2018, obtained a revolving financing-i facility of USD100 million from a financial institution. The USD RL Facility was subsequently supplemented with the option for drawdown in multicurrency and the limit was revised to USD75 million ("USD RL Facility 1").

In January 2023, Sunway REIT obtained a sustainability-linked revolving credit facility of USD70 million from another financial institution ("USD RL Facility 2"). USD RL Facility 1 and USD Facility 2 are collectively referred to as Revolving Loans - USD.

The Revolving Loans - USD are available for utilisation up to a period of 12 months and can be renewed for up to another 12 months, subject to annual review of the financial institutions and are to be repaid by way of bullet repayment at maturity.

The Revolving Loans - USD are hedged with cross currency swap ("CCS") contracts to mitigate the risk of variability of future cash flows attributable to foreign currency and interest rate fluctuation over the loan tenure.

(d) Medium term notes

SUNREIT Bond Berhad ("SUNREIT Bond"), a wholly-owned subsidiary of Sunway REIT had, on 9 October 2012, issued its first unrated medium term notes under a 15-year medium term note programme of up to RM1.0 billion in nominal value. On 30 June 2017, SUNREIT Bond extended and upsized the existing 15-year RM1.0 billion medium term note programme to a 35-year RM10.0 billion medium term note programme ("MTN Programme"). RAM Rating Services Berhad has assigned a rating of AA1(s) for the secured medium term notes (MTNs) and AA2(s) for the unsecured MTNs.

SUNREIT Bond may from time to time issue rated or unrated, secured or unsecured MTNs, provided that the aggregate outstanding nominal value of MTNs shall not exceed RM10.0 billion in nominal value at any one time. The medium term notes can be issued for tenures of more than one (1) year and up to the expiry of the MTN Programme.

SUNREIT Bond had established its sustainability-linked medium term note framework and the framework has an Aligned to Strong level of disclosure as opined by RAM Sustainability Sdn. Bhd..

(e) The secured borrowings of the Group and of the Fund are secured by legal charges on investment properties of the Group and of the Fund amounting to RM9,888,700,000 (2024: RM9,956,000,000) as disclosed in Note 14 to the financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

24. BORROWINGS (CONT'D.)

(f) The weighted average interest rates per annum of borrowings that were effective at the end of the reporting period were as follows:

	Group		Fund	
	2025 %	2024 %	2025 %	2024 %
Commercial papers	**3.28**	3.65	**-**	-
Revolving loans	**3.45**	3.76	**3.45**	3.76
Unrated medium term notes	**3.71**	3.97	**-**	-
Rated medium term notes	**4.00**	4.00	**-**	-

(g) At the end of the reporting period, the interest rate profile of the gross borrowings was:

	Group		Fund	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Fixed rate	**2,348,118**	2,008,866	**548,118**	168,866
Variable rate	**1,850,000**	2,458,100	**330,000**	838,100

Sensitivity analysis for fixed rate borrowings at the end of the reporting period is not presented as changes in interest rates would not affect profit or loss.

An increase / (decrease) of 25 basis points in interest rates for the unhedged variable rate instruments, assuming all other variables remained constant, at the end of the reporting period would result in the profit for the financial year of the Group and of the Fund to be (lower) / higher by RM4,625,000 (2024: RM6,145,000) and RM825,000 (2024: RM2,095,000) respectively.

(h) Maturity of the gross borrowings is as follows:

	Group		Fund	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Not later than 1 year	**2,598,118**	1,736,966	**878,118**	506,966
Later than 1 year and not later than 2 years	**240,000**	1,130,000	**-**	500,000
Later than 2 years and not later than 3 years	**240,000**	240,000	**-**	-
Later than 3 years and not later than 4 years	**490,000**	240,000	**-**	-
Later than 4 years and not later than 5 years	**240,000**	490,000	**-**	-
Later than 5 years	**390,000**	630,000	**-**	-
	4,198,118	4,466,966	**878,118**	1,006,966

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

24. BORROWINGS (CONT'D.)

(i) The maturity profile of the Group's and the Fund's borrowings at the end of the reporting period based on contractual undiscounted repayment obligations is summarised in the table below:

	On demand or within one year RM'000	One to five years RM'000	Over five years RM'000	Total RM'000
Group				
As at 31 December 2025	**2,628,805**	**1,357,114**	**474,508**	**4,460,427**
As at 31 December 2024	1,773,266	2,303,784	790,252	4,867,302
Fund				
As at 31 December 2025	**886,609**	**-**	**-**	**886,609**
As at 31 December 2024	512,542	522,873	-	1,035,415

(j) The carrying amounts of the borrowings of the Group and of the Fund at the end of the reporting period were as follows:

	Group		Fund	
	Carrying amount RM'000	Fair value at Level 3 RM'000	Carrying amount RM'000	Fair value at Level 3 RM'000
Borrowings				
As at 31 December 2025	**4,197,577**	**4,189,767**	**878,118**	**877,921**
As at 31 December 2024	4,466,749	4,444,539	1,006,966	1,007,052

(k) There is no transfer between levels in the hierarchy during the financial year.

25. AMOUNTS DUE TO SUBSIDIARIES

(a) The amounts due to subsidiaries (non-current) are as per below:

(i) RM500,000,000 (2024: RM500,000,000) relates to an amount which is unsecured, bore interest rate of 4.63% (2024: 4.63%) per annum and had no fixed term of repayment.

(ii) RM400,000,000 (2024: RM400,000,000) relates to an amount which are unsecured, bore an average interest rate of 4.00% (2024: 4.00%) and was repayable within 6 years.

(iii) RM1,200,000,000 (2024: RM1,830,000,000) relates to an amount which are secured, bore an average interest rate of 3.78% (2024: 4.09%) and was repayable within 6 years.

25. AMOUNTS DUE TO SUBSIDIARIES (CONT'D.)

(b) The amounts due to subsidiaries (current) are as per below:

(i) Unsecured, non-interest bearing and are repayable on demand.

(ii) RM1,550,000,000 (2024: RM1,230,000,000) relates to an amount which is secured, bear an average interest rate of 3.66% (2024: 3.77%) per annum and are repayable within 1 year.

(iii) RM170,000,000 (2024: nil) relates to an amount which is secured, bear an average interest rate of 3.28% (2024: nil) per annum and are repayable within 1 year.

26. LONG TERM LIABILITIES

(a) Long term liabilities are in respect of refundable deposits received from tenants for tenancy contracts with tenure of two to five years. The long term liabilities are unsecured and non-interest bearing.

(b) The carrying amounts of the long term liabilities of the Group and of the Fund at the end of the reporting period were as follows:

	Group / Fund	
	Carrying amount RM'000	Fair value at Level 3 RM'000
Long term liabilities		
As at 31 December 2025	**131,424**	**102,926**
As at 31 December 2024	105,499	81,438

There is no transfer between levels in the hierarchy during the financial year.

(c) The maturity profile of the Group's and Fund's long term liabilities at the end of the reporting period based on contractual undiscounted repayment obligations is summarised in the table below:

	One to five years RM'000	Over five years RM'000	Total RM'000
Group / Fund			
As at 31 December 2025	**131,424**	**-**	**131,424**
As at 31 December 2024	98,779	6,720	105,499

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

27. DEFERRED TAX LIABILITIES

	Group / Fund	
	2025 RM'000	2024 RM'000
At beginning of financial year	**15,891**	12,991
Recognised in profit or loss (Note 11)	**3,800**	2,900
At end of financial year	**19,691**	15,891

The deferred tax liability relates to fair value changes of freehold land component within the investment properties which is expected to be recovered through sale.

Where investment properties are carried at fair value as disclosed in Note 14 to the financial statements, the amount of deferred tax recognised is measured using the tax rates that would apply on the sale of those assets at their carrying values at the end of the reporting period unless the property is held with the objective to consume substantially all the economic benefits embodied in the property over time, rather than through sale.

28. TRADE PAYABLES

	Group / Fund	
	2025 RM'000	2024 RM'000
Total trade payables	**6,801**	5,596

(a) Included in trade payables is the following amounts due to parties related to the Manager:

	Group / Fund	
	2025 RM'000	2024 RM'000
Sunway Berhad Group	**473**	454

The amounts due to parties related to the Manager are unsecured, non-interest bearing and are repayable on demand. The relationship with the parties related to the Manager is as disclosed in Note 33 to the financial statements.

(b) The normal trade credit terms granted to the Group and the Fund range from 1 day to 60 days (2024: 1 day to 90 days).

(c) The maturity profile of the Group's and of the Fund's trade payables at the end of the reporting period based on contractual undiscounted repayment obligations is repayable on demand or within one year.

(d) Trade payables are classified as financial liabilities measured at amortised cost.

NOTES TO THE FINANCIAL STATEMENTS
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29. OTHER PAYABLES

	Group		Fund	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Sundry payables	**37,876**	21,309	**37,934**	21,090
Accruals	**200,287**	227,399	**182,904**	204,068
Deferred income	**70,626**	554	**70,626**	554
Refundable deposits	**75,371**	72,394	**75,371**	72,394
	384,160	321,656	**366,835**	298,106

(a) Included in other payables is the following amounts due to parties related to the Manager:

	Group / Fund	
	2025 RM'000	2024 RM'000
Sunway Berhad Group	**114,559**	63,293

The amounts due to parties related to the Manager are unsecured, non-interest bearing and are repayable on demand. The relationship with the parties related to the Manager is as disclosed in Note 33 to the financial statements.

(b) The maturity profile of the Group's and of the Fund's other payables (excluding deferred income) at the end of the reporting period based on contractual undiscounted repayment obligations is repayable on demand or within one year.

(c) Other payables are classified as financial liabilities measured at amortised cost.

30. MANAGEMENT EXPENSE RATIO

	Group	
	2025 RM'000	2024 RM'000
Total trust expenses	**56,314**	51,988
Net asset value at end of financial year	**5,874,212**	5,871,994
Less: Proposed final income distribution (Note 13)	**(165,076)**	(182,885)
Net asset value at end of financial year, after proposed final income distribution	**5,709,136**	5,689,109
Annualised Management Expense Ratio ("MER")	**0.99%**	0.91%

The calculation of MER is based on the total fees and expenses incurred by the Group in the financial year, including Manager's fees, Trustee's fees, auditors' remuneration, tax agent's fee, valuation fees and other trust expenses to the net asset value (after proposed final income distribution) at end of financial year.

Since the basis of calculating MER can vary among real estate investment trusts, comparison of the Group's MER with other real estate investment trusts which use a different basis of calculation may not be an accurate comparison.

31. OPERATING LEASE AGREEMENTS

The Group and the Fund as lessor

The Group and the Fund lease out their investment properties. Non-cancellable operating lease rentals receivable are as follows:

	Group / Fund	
	2025 RM'000	2024 RM'000
Not later than 1 year	**542,742**	511,650
Later than 1 year and not later than 5 years	**747,897**	774,536
Later than 5 years	**173,836**	1,277,075
	1,464,475	2,563,261

32. CAPITAL COMMITMENTS

	Group / Fund	
	2025 RM'000	2024 RM'000
Capital expenditure		
Subsequent expenditure of investment properties:		
Approved and contracted for	**596,611**	678,318
Approved but not contracted for	**113,478**	114,177
	710,089	792,495

33. SIGNIFICANT TRANSACTIONS WITH PARTIES RELATED TO THE MANAGER

During the financial year, other than those disclosed elsewhere in the financial statements, the Group and the Fund transacted with certain parties related to the Manager as follows:

Name of companies related to the Manager	Nature of transactions	Group / Fund 2025 RM'000	Group / Fund 2024 RM'000
(a) Sunway Berhad Group *	Rental income	**171,977**	153,288
	Utilities charges	**4,390**	4,615
	Management fee and related services	**(57,459)**	(56,806)
	Construction and related services	**(97,271)**	(121,455)
	Marketing, advertising and promotion and related services	**(22,617)**	(21,121)
	Service fee for finance, human resources, information technology, and related services	**(3,625)**	(3,014)
	Building facilities management, maintenance and related services	**(10,793)**	(10,377)
	Provision of hotel and related services, ticketing and tour related services, recreational club and theme park facilities	**(632)**	(490)
Structured entities controlled by Sunway Berhad Group ^	Distribution to perpetual note holders	**-**	(5,776)
(b) Sunway Technology Sdn. Bhd. Group ("STSB Group") #	Rental income	**2,181**	1,937
	Utilities charges	**561**	493
	Provision of hotel and related services, ticketing and tour related services, recreational club and theme park facilities	**(1,855)**	(890)

The above transactions have been entered into in the normal course of business and have been established based on terms and conditions that are not materially different from those obtainable in transactions with unrelated parties.

The above parties are deemed related to the Manager as follows:

* Sunway Berhad Group are deemed parties related to the Manager by virtue of Datin Paduka Sarena Cheah Yean Tih's interests in Sunway Berhad Group and the Group. Tan Sri Sir Dr Jeffrey Cheah Fook Ling and Puan Sri Datin Seri (Dr) Susan Cheah Seok Cheng, being the parents of Datin Paduka Sarena Cheah Yean Tih, have interests in Sunway Berhad Group and the Group. Datin Paduka Sarena Cheah Yean Tih, is a Director of Sunway Berhad, the Manager and the Group as well as Director and alternate Director in several subsidiaries of Sunway Berhad. Evan Cheah Yean Shin, the child of Tan Sri Sir Dr Jeffrey Cheah Fook Ling, is a Director in several subsidiaries of Sunway Berhad Group and STSB Group. Adrian Cheah Yean Sun, the child of Tan Sri Sir Dr Jeffrey Cheah Fook Ling, is a Director in several subsidiaries of Sunway Berhad Group and a key management personnel of the Manager. Evan Cheah Yean Shin and Adrian Cheah Yean Sun have interests in Sunway Berhad and the Group.

NOTES TO THE FINANCIAL STATEMENTS
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33. SIGNIFICANT TRANSACTIONS WITH PARTIES RELATED TO THE MANAGER (CONT'D.)

The above parties are deemed related to the Manager as follows: (cont'd.)

^ Relates to wholesale funds controlled by Sunway Berhad Group.

\# STSB Group are deemed parties related to the Manager by virtue of Datin Paduka Sarena Cheah Yean Tih's interests in STSB Group and the Group. Tan Sri Sir Dr Jeffrey Cheah Fook Ling and Puan Sri Datin Seri (Dr) Susan Cheah Seok Cheng, being the parents of Datin Paduka Sarena Cheah Yean Tih, also has deemed interests in STSB Group and the Group. Evan Cheah Yean Shin and Adrian Cheah Yean Sun, being the children of Tan Sri Sir Dr Jeffrey Cheah Fook Ling, have deemed interests in STSB Group and the Group. Evan Cheah Yean Shin is a Director of STSB Group.

Information regarding outstanding balances arising from transactions with parties related to the Manager as at 31 December 2025 are disclosed in Notes 17, 18, 28 and 29 to the financial statements.

34. MATERIAL LITIGATION

Metroplex Holdings Sdn. Bhd. ("Metroplex") v RHB Trustees Berhad (as trustees for Sunway REIT) and Sunway REIT Management Sdn. Bhd. (collectively, the "Defendants")

On 28 September 2015, Metroplex filed writ of summons and a statement of claim against the Defendants to claim, amongst others, damages for various chattels and movable items (e.g. furniture and office equipment, decorations, cutlery, kitchen equipment, bar equipment, concierge and reception tables, blinds and curtains) ("Chattels and Movable Items") which Metroplex alleged the Chattels and Movable Items were acquired and owned by them and were not removed when the Defendants took possession of the hotel at Sunway Putra on 27 September 2011. Metroplex has in its statement of claim alleged that the Chattels and Movable Items were worth in excess of RM80 million as at September 2011.

On 3 November 2017, the High Court allowed Metroplex's claim on liability in which the damages to be awarded to Metroplex shall be assessed ("High Court's Decision").

Subsequently, the Defendants appealed to the Court of Appeal against the High Court's Decision on 6 November 2017. The Court of Appeal allowed the Defendants' appeal and the High Court's Decision was set aside on 22 January 2019 ("Court of Appeal's Decision").

On 20 February 2019, Metroplex filed motion for leave to appeal to the Federal Court against the Court of Appeal's Decision ("Motion"). The Motion was allowed on 25 November 2019. Subsequently, Metroplex filed notice of appeal to appeal against the Court of Appeal's Decision on 2 December 2019 ("Appeal"). The hearing for the Appeal was fixed on 31 March 2021.

On 31 March 2021, the Federal Court allowed Metroplex's appeal by setting aside the Court of Appeal's Decision, restoring the High Court's Decision and ordered the assessment of damages against the Defendants to proceed before the High Court ("Assessment"). In Metroplex's claim, Metroplex is claiming for the Chattels and Movable Items amounting to approximately RM402 million. The Defendants strenuously objected to the amount claimed as being overly excessive and have appointed subject matter experts to dispute the quantum of claim.

34. MATERIAL LITIGATION (CONT'D.)

Metroplex Holdings Sdn. Bhd. ("Metroplex") v RHB Trustees Berhad (as trustees for Sunway REIT) and Sunway REIT Management Sdn. Bhd. (collectively, the "Defendants") (cont'd.)

The trial for the Assessment was held on 4, 5, 6, 12 and 13 January 2023. Upon conclusion of the trial, the High Court judge directed the Defendants and Metroplex to appear before the High Court for oral submission on 9 and 15 May 2023. After hearing oral submissions by both parties, the Judge then proceeded to fix the date for the decision to be delivered.

On 12 November 2024, the High Court delivered its judgment on the assessment of damages for conversion payable by the Defendants, on behalf of Sunway REIT, to Metroplex, as follows:

1. Operational Chattels amounting to RM1,812,339.72;
2. Antiques amounting to RM434,760.00;
3. Artworks amounting to RM2,585,500.00;
4. Interest at the rate of 5% per annum for items (1) to (3) above from the date of conversion on 27 September 2011 until the date of full and final realisation; and
5. Costs of RM60,000.00.

(collectively, "High Court's Judgment on Assessment")

On 9 December 2024, Metroplex appealed to the Court of Appeal against part of the High Court's Judgment on Assessment, which assessed the damages to be paid by the Defendants to Metroplex for the conversion of Metroplex's operational chattels in the sum of RM1,812,339.72.

On 10 December 2024, the Defendants appealed to the Court of Appeal against part of the High Court's Judgment on Assessment, which assessed the damages to be paid by the Defendants to Metroplex for the tort of conversion of antiques in the sum of RM434,760.00 and artworks in the sum of RM2,585,500.00.

On 13 December 2024, the Defendants remitted the sum of RM8,087,684.45, which represented the amount payable under the High Court's Judgment on Assessment on 12 November 2024, to Metroplex. This sum included interest payable on the judgment amount calculated up to 13 December 2024 along with costs and allocatur fee.

Pursuant to the case management on 10 March 2025, both the abovementioned appeals have been fixed for hearing before the Court of Appeal on 12 February 2026. On 12 February 2026, at the hearing of both appeals, the Court adjourned the same to 27 February 2026 for case management, at which the Court has fixed the physical hearing on 26 January 2027.

35. SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR

(a) Acquisition of a retail asset known as "AEON Mall Seri Manjung" in Manjung, Perak for cash consideration of RM138.0 million

On 20 January 2025, Sunway REIT entered into a conditional sale and purchase agreement ("SPA") with Kar Sin Berhad and YNH Hospitality Sdn. Bhd., the subsidiaries of YNH Property Berhad, to acquire a retail asset known as "AEON Mall Seri Manjung" that is located in Manjung, Perak for a cash consideration of RM138.0 million. On 18 April 2025, the parties to the SPA entered into a supplemental agreement to the SPA to extend the conditional period to 20 August 2025. The acquisition was completed on 25 July 2025.

(b) Disposal of Sunway university & college campus for cash consideration of RM613.0 million

On 2 May 2025, Sunway REIT entered into a conditional sale and purchase agreement ("SPA") with Sunway College (KL) Sdn. Bhd., a wholly-owned subsidiary of Sunway Education Group Sdn. Bhd., to dispose Sunway university & college campus for a cash consideration of RM613.0 million. The disposal was completed on 30 September 2025.

(c) Proposed disposal of Sunway Hotel Seberang Jaya for cash consideration of RM60.0 million

On 28 October 2025, Sunway REIT entered into a conditional sale and purchase agreement ("SPA") with Sunway Medical Centre Penang Sdn. Bhd., a wholly-owned subsidiary of Sunway Healthcare Holdings Berhad, which is a 84%-owned subsidiary of Sunway City Sdn. Bhd., which in turn is a wholly-owned subsidiary of Sunway Berhad, to dispose Sunway Hotel Seberang Jaya for a cash consideration of RM60.0 million.

Barring any unforeseen circumstances, the proposed disposal is expected to be completed in the fourth quarter of 2027.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

36. ADOPTION OF MFRSs AND AMENDMENTS TO MFRSs

(a) New MFRSs adopted during the financial year

The accounting policies adopted are consistent with those of the previous financial year except as follows:

On 1 January 2025, the Group and the Fund adopted the following Amendments to the Standard that are mandatory for annual financial periods beginning on or after 1 January 2025.

Title	Effective date
Amendments to MFRS 121 *Lack of Exchangeability*	1 January 2025

Adoption of the above Amendments to the Standard did not have any material effect on the financial performance or position of the Group and of the Fund.

(b) New MFRSs that have been issued, but only effective for annual periods beginning on or after 1 January 2026

The Standards that are issued but not yet effective up to the date of issuance of financial statements of the Group and of the Fund are disclosed below. The Group and the Fund intend to adopt these Standards, if applicable, when they become effective.

Title	Effective date
Amendments to MFRS 9 and MFRS 7 *Amendments to the Classification and Measurement of Financial Instruments*	1 January 2026
Amendments to MFRS 9 and MFRS 7 *Contracts Referencing Nature-dependent Electricity*	1 January 2026
Annual Improvements to MFRS Accounting Standards—Volume 11	1 January 2026
MFRS 18 *Presentation and Disclosure in Financial Statements*	1 January 2027
MFRS 19 *Subsidiaries without Public Accountability: Disclosures*	1 January 2027
Amendment to MFRS 19 *Subsidiaries without Public Accountability: Disclosures*	1 January 2027
Amendment to MFRS 121 *Translation to a Hyperinflationary Presentation Currency*	1 January 2027
Amendments to MFRS 10 and MFRS 128 *Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*	Deferred

The Group and the Fund are in the process of assessing the impact of implementing these Standards and Amendments, since the effects would only be observable for the future financial years.

ADDITIONAL COMPLIANCE INFORMATION

The information set out below is disclosed in compliance with the Bursa Listing Requirements and the Listed REIT Guidelines issued by Securities Commission Malaysia:

1. SANCTIONS OR PENALTIES

There was no public sanction or penalty imposed on the Manager by the relevant regulatory bodies during the financial year ended 31 December 2025.

2. STATUS OF UTILISATION OF PROCEEDS RAISED FROM CORPORATE PROPOSAL

a) On 2 May 2025, Sunway REIT announced a proposal to dispose Sunway university & college campus for a cash consideration of RM613.0 million ("Proposed SunU Disposal").

The Proposed SunU Disposal was completed on 30 September 2025 with total gross proceeds received of RM613.0 million.

The gross proceeds from the Proposed SunU Disposal were fully utilised during the financial year to defray the expenses (including taxes) incurred in connection with the Proposed SunU Disposal, to reimburse the fund used for acquisition of properties during the financial year as disclosed in Note 14 of the Notes to the Financial Statements and to repay the borrowings of Sunway REIT.

b) On 28 October 2025, Sunway REIT announced a proposal to dispose of Sunway Hotel Seberang Jaya for a cash consideration of RM60.0 million ("Proposed SHSJ Disposal").

The Proposed SHSJ Disposal is expected to be completed in the fourth quarter of 2027.

The gross proceeds from the Proposed Disposal will be utilised to defray the expenses incurred in relation to the Proposed SHSJ Disposal and to finance (including repayment of borrowings used to finance) property development activities i.e. the construction of a new hotel atop Sunway Carnival Mall.

3. AUDIT AND NON-AUDIT FEES

Total audit and non-audit fees paid and payable to the external auditors, BDO PLT, for services rendered to the Group for the financial year ended 31 December 2025 were RM152,000 and RM58,750 respectively.

4. RECURRENT RELATED PARTY TRANSACTIONS

The details of significant recurrent related party transactions are disclosed in Note 33 of the Notes to the Financial Statements.

For more information, please refer to the Financial Statements section.

ADDITIONAL COMPLIANCE INFORMATION

5. DISCLOSURE OF FINANCIAL DATA FOR SHARIAH SCREENING

Pursuant to Paragraph 9.25A of the Bursa Listing Requirements / Paragraph 9.41(b) of the Bursa Listing Requirements, below are the financial data that are relevant for the purpose of Shariah screening by the Shariah Advisory Council of the Securities Commission Malaysia. These include financial data on Shariah non-permissable income arising from Sunway REIT's business activities and interest-based financial position.

(A) GROUP TOTAL INCOME AND TOTAL ASSETS

	Group	
Total Income	**2025 RM'000**	**2024 RM'000**
Revenue	**894,330**	756,868
Other income	**256**	311
Interest income	**16,512**	13,095
Others - Gain on disposal of investment property	**25,603**	-
Others - Changes in fair value of investment properties	**68,568**	173,427
Total Income	**1,005,269**	943,701
Total Assets	**10,662,994**	10,802,599

(B) BUSINESS ACTIVITIES

	Group	
Shariah Non-Compliant Activities	**2025 RM'000**	**2024 RM'000**
Rental income received from tenants involved in Shariah non-compliant activities	**149,269**	108,433
Interest income	**16,512**	13,095
Total	**165,781**	121,528

Rental income derived from tenants involved in Shariah non-compliant activities primarily relates to sectors such as food and beverage, entertainment (including cinemas, karaoke outlets, claw machine and blind box operators), banking, and supermarkets.

(C) COMPONENTS OF FINANCIAL POSITION

(i) All Sunway REIT's cash component is under conventional account / instruments, except for RM20,000 under Islamic bank accounts.

(ii) All Sunway REIT's debt component is conventional borrowings, except for Revolving Loan – USD of RM305,962,000 which is an Islamic financing.

While listed REITs are not required to disclose information based on the above prescribed Shariah screening template in their annual reports, Sunway REIT has elected to voluntarily provide the above disclosures in the interest of transparency and comparability.

CORPORATE INFORMATION

BOARD OF DIRECTORS OF THE MANAGER

CHAIRMAN, INDEPENDENT NON-EXECUTIVE DIRECTOR
Tan Sri Amirsham Bin A Aziz

SENIOR INDEPENDENT NON-EXECUTIVE DIRECTOR
Datuk Christopher Martin Boyd

INDEPENDENT NON-EXECUTIVE DIRECTORS
Farah Suhanah Binti Ahmad Sarji
Yeo Kar Peng

NON-INDEPENDENT NON-EXECUTIVE DIRECTORS
Datin Paduka Sarena Cheah Yean Tih, *S.M.S.*
(Alternate: Clement Chen Kok Peng)
Ng Sing Hwa

AUDIT COMMITTEE

Datuk Christopher Martin Boyd (Chairman)
Farah Suhanah Binti Ahmad Sarji
Yeo Kar Peng

NOMINATION AND REMUNERATION COMMITTEE

Farah Suhanah Binti Ahmad Sarji (Chairperson)
Datuk Christopher Martin Boyd
Yeo Kar Peng

RISK MANAGEMENT COMMITTEE

Ng Sing Hwa (Chairman)
Datuk Christopher Martin Boyd
Farah Suhanah Binti Ahmad Sarji
Yeo Kar Peng

SUSTAINABILITY COMMITTEE

Yeo Kar Peng (Chairperson)
Datin Paduka Sarena Cheah Yean Tih, *S.M.S.*
(Alternate: Clement Chen Kok Peng)
Derek Teh Wan Wei

INVESTMENT APPRAISAL WORKING GROUP

Derek Teh Wan Wei (Chairman)
Datin Paduka Sarena Cheah Yean Tih, *S.M.S.*
Clement Chen Kok Peng
Ng Bee Lien
Adrian Cheah Yean Sun

RISK MANAGEMENT WORKING GROUP

Derek Teh Wan Wei (Chairman)
Datin Paduka Sarena Cheah Yean Tih, *S.M.S.*
(Alternate: Kington Koh Keng Guan)
Ng Bee Lien
Lim Sze-Yin
Chan Hoi Choy
(Alternate: Danny Lee Yan Leng)
Alex Castaldi
(Alternate: Sivamayam Gunaratnam)
Tan Chuan Yong
(Alternate: Goh Hai Thun)
Cheng Shiau Ling (Risk Officer)

SUSTAINABILITY WORKING GROUP

Derek Teh Wan Wei (Chairman)
Ng Bee Lien
Chong Sau Min
Chan Hoi Choy
Alex Castaldi
Angeline Sie Ing Swan
(Head of Sustainability)

MANAGER
Sunway REIT Management Sdn. Bhd.
(Registration No. 200801005046 (806330-X))

PRINCIPAL PLACE OF BUSINESS OF THE MANAGER
Level 15, Menara Sunway,
Jalan Lagoon Timur,
Bandar Sunway,
47500 Subang Jaya,
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Tel No: +603 5639 8889

REGISTERED OFFICE OF THE MANAGER
Level 16, Menara Sunway,
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Bandar Sunway,
47500 Subang Jaya,
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Fax No: +603 5639 9507

TRUSTEE
RHB Trustees Berhad
(Registration No. 200201005356 (573019-U))
Level 10, Tower One, RHB Centre,
Jalan Tun Razak,
50400 Kuala Lumpur
Tel No: +603 9280 5933
Email: rhbt.reits@rhbgroup.com

REGISTRAR
Tricor Investor & Issuing House Services Sdn. Bhd.
(Registration No. 197101000970 (11324-H))
Unit 32-01, Level 32, Tower A,
Vertical Business Suite, Avenue 3,
Bangsar South,
No. 8, Jalan Kerinchi,
59200 Kuala Lumpur
Tel No: +603 2783 9299

PROPERTY MANAGER
Zerin Properties Urus Harta Sdn. Bhd.
(Registration No. 202001007312 (1363632-D))
Level 1, Block B,
Damansara Office Complex,
Jalan Dungun,
Damansara Heights,
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Tel No: +603 2092 2008

AUDITOR
Messrs BDO PLT
(LLP0018825-LCA & AF 0206)
Level 8, BDO @ Menara CenTARa,
360 Jalan Tuanku Abdul Rahman,
50100 Kuala Lumpur
Tel No: +603 2616 2888

STOCK EXCHANGE LISTING
Main Market of Bursa Malaysia Securities Berhad
Stock Name: SUNREIT
Stock Code: 5176

COMPANY SECRETARIES OF THE MANAGER
Tan Kim Aun (MAICSA 7002988)
(SSM PC No. 202008001249)
Lee Chun Shian (MAICSA 7064123)
(SSM PC No. 202108000401)

ANTI-BRIBERY AND CORRUPTION OFFICER OF THE MANAGER
Kington Koh Keng Guan

INVESTOR RELATIONS
Crystal Teh Lay Ling /
Rachel Soo Wei Hong
Tel No: +603 5639 9645
Email: irsunreit@sunway.com.my

Website
www.sunwayreit.com

ANALYSIS OF UNITHOLDINGS

11 March 2026

Total number of units issued : 3,424,807,700 units

Voting rights : One vote per unit

Number of unit holders : 37,035

DISTRIBUTION OF UNITHOLDINGS

Unitholdings	No. of Unitholders	%	No. of Units Held	%
Less than 100	377	1.02	9,987	0
100 – 1,000	13,351	36.05	7,117,582	0.21
1,001 – 10,000	17,464	47.16	74,485,684	2.17
10,001 – 100,000	5,142	13.88	147,641,262	4.31
100,001 to less than 5% of the total number of units issued	697	1.88	1,790,412,542	52.28
5% and above of the total number of units issued	4	0.01	1,405,140,643	41.03
	37,035	100.00	3,424,807,700	100.00

THIRTY LARGEST UNITHOLDERS AS PER RECORD OF DEPOSITORS

No.	Name of Unitholders	No. of Units Held	%
1.	Citigroup Nominees (Tempatan) Sdn. Bhd. - Employees Provident Fund Board	429,945,878	12.55
2.	HLB Nominees (Tempatan) Sdn. Bhd. - Pledged Securities Account for Sunway REIT Holdings Sdn. Bhd. (PJCAC)	320,000,000	9.34
3.	Sunway REIT Holdings Sdn. Bhd.	287,694,765	8.40
4.	Kenanga Nominees (Tempatan) Sdn. Bhd. - Malaysian Trustees Berhad Pledged Securities Account for Sunway REIT Holdings Sdn. Bhd. (T10)	283,000,000	8.26
5.	Kumpulan Wang Persaraan (Diperbadankan)	156,771,202	4.58
6.	Pacific Trustees Berhad - Exempt An for Sunlight Rewards Sdn. Bhd.	123,412,100	3.60
7.	RHB Nominees (Tempatan) Sdn. Bhd. - Industrial and Commercial Bank of China (Malaysia) Berhad Pledged Securities Account for Sunway REIT Holdings Sdn. Bhd.	108,100,000	3.16
8.	Kenanga Nominees (Tempatan) Sdn. Bhd. - Malaysian Trustees Berhad Pledged Securities Account for Sunway REIT Holdings Sdn. Bhd. (T16)	98,000,000	2.86
9.	UOBM Nominees (Tempatan) Sdn. Bhd. - United Overseas Bank Ltd (Labuan Branch) for Sunway REIT Holdings Sdn. Bhd.	89,000,000	2.60
10.	Sunway REIT Holdings Sdn. Bhd.	84,500,000	2.47

ANALYSIS OF UNITHOLDINGS

11 March 2026

No.	Name of Unitholders	No. of Units Held	%
11.	Citigroup Nominees (Tempatan) Sdn. Bhd. - Great Eastern Life Assurance (Malaysia) Berhad (Par 1)	65,013,700	1.90
12.	Citigroup Nominees (Tempatan) Sdn. Bhd. - Employees Provident Fund Board (AHAM AM)	60,655,700	1.77
13.	RHB Nominees (Tempatan) Sdn. Bhd. - Pledged Securities Account-Sumitomo Mitsui Banking Corporation Malaysia Berhad for Sunway REIT Holdings Sdn. Bhd.	60,000,000	1.75
14.	Permodalan Nasional Berhad	43,754,100	1.28
15.	Kenanga Nominees (Tempatan) Sdn. Bhd. - Malaysian Trustees Berhad Pledged Securities Account for Sunway REIT Holdings Sdn. Bhd. (T18)	40,000,000	1.17
16.	Amanahraya Trustees Berhad - Amanah Saham Bumiputera	35,247,200	1.03
17.	Amanahraya Trustees Berhad - Amanah Saham Malaysia	32,556,600	0.95
18.	Citigroup Nominees (Asing) Sdn. Bhd. - CBNY for iShares Core MSCI Emerging Markets ETF	31,480,800	0.92
19.	Kenanga Nominees (Tempatan) Sdn. Bhd. - Malaysian Trustees Berhad Pledged Securities Account for Sunway REIT Holdings Sdn. Bhd. (T22)	30,000,000	0.88
20.	HSBC Nominees (Asing) Sdn. Bhd. - JPMCB NA for Vanguard Total International Stock Index Fund	26,913,300	0.79
21.	HSBC Nominees (Asing) Sdn. Bhd. - JPMCB NA for Vanguard Emerging Markets Stock Index Fund	25,888,800	0.76
22.	Amanahraya Trustees Berhad - Amanah Saham Malaysia 3	21,935,000	0.64
23.	HSBC Nominees (Tempatan) Sdn. Bhd. - HSBC (M) Trustee Bhd For Zurich Life Insurance Malaysia Berhad (NP-Other-REITs)	18,725,400	0.55
24.	Amanahraya Trustees Berhad - Amanah Saham Malaysia 2 - Wawasan	16,720,200	0.49
25.	Citigroup Nominees (Tempatan) Sdn. Bhd. - Employees Provident Fund Board (CIMB PRIN)	16,500,000	0.48
26.	Citigroup Nominees (Tempatan) Sdn. Bhd. - Exempt An for AIA Bhd.	14,836,600	0.43
27.	Cartaban Nominees (Tempatan) Sdn. Bhd. - PAMB for Prulink Equity Fund	14,500,600	0.42
28.	HSBC Nominees (Asing) Sdn. Bhd. - HSBC-FS G for NikkoAM-StraitsTrading Asia ex Japan REIT ETF	14,238,000	0.42
29.	Lembaga Tabung Angkatan Tentera	13,985,800	0.41
30.	HSBC Nominees (Asing) Sdn. Bhd. - JPMCB NA for Vanguard Fiduciary Trust Company Institutional Total International Stock Market Index Trust II	13,713,800	0.40

ANALYSIS OF UNITHOLDINGS

11 March 2026

SUBSTANTIAL UNITHOLDERS ACCORDING TO THE REGISTER OF SUBSTANTIAL UNITHOLDERS AS AT 11 MARCH 2026

Name of Unitholders	Direct No. of Units Held	Direct %	Indirect No. of Units Held	Indirect %
Sunway REIT Holdings Sdn. Bhd.	1,400,294,765	40.89	-	-
Employees Provident Fund Board	521,619,978	15.23	-	-
Kumpulan Wang Persaraan (Diperbadankan)	158,437,200	4.63	32,110,700	0.94
Tan Sri Dato' Seri Dr. Jeffrey Cheah Fook Ling KBE AO	-	-	1,400,294,765 (1)	40.89
Puan Sri Datin Seri (Dr) Susan Cheah Seok Cheng	-	-	1,400,294,765 (2)	40.89
Datin Paduka Sarena Cheah Yean Tih, *S.M.S.*	-	-	1,400,297,765 (3)	40.89
Evan Cheah Yean Shin	-	-	1,400,294,765 (1)	40.89
Adrian Cheah Yean Sun	-	-	1,400,294,765 (1)	40.89
Active Equity Sdn. Bhd.	-	-	1,400,294,765 (4)	40.89
Sungei Way Corporation Sdn. Bhd.	-	-	1,400,294,765 (5)	40.89
Sunway Berhad	-	-	1,400,294,765 (6)	40.89
Sunway City Sdn. Bhd.	-	-	1,400,294,765 (7)	40.89

Notes:

(1) *Deemed interest by virtue of Section 8 of the Companies Act 2016 held through Active Equity Sdn. Bhd., Sungei Way Corporation Sdn. Bhd., Sunway Berhad, Sunway City Sdn. Bhd. and Sunway REIT Holdings Sdn. Bhd..*

(2) *Deemed interest held through spouse.*

(3) *Deemed interest by virtue of Section 8 of the Companies Act 2016 held through Active Equity Sdn. Bhd., Sungei Way Corporation Sdn. Bhd., Sunway Berhad, Sunway City Sdn. Bhd., Sunway REIT Holdings Sdn. Bhd. and spouse.*

(4) *Deemed interest by virtue of Section 8 of the Companies Act 2016 held through Sungei Way Corporation Sdn. Bhd., Sunway Berhad, Sunway City Sdn. Bhd. and Sunway REIT Holdings Sdn. Bhd..*

(5) *Deemed interest by virtue of Section 8 of the Companies Act 2016 held through Sunway Berhad, Sunway City Sdn. Bhd. and Sunway REIT Holdings Sdn. Bhd..*

(6) *Deemed interest by virtue of Section 8 of the Companies Act 2016 held through Sunway City Sdn. Bhd. and Sunway REIT Holdings Sdn. Bhd..*

(7) *Deemed interest by virtue of Section 8 of the Companies Act 2016 held through Sunway REIT Holdings Sdn. Bhd..*

UNITHOLDING OF DIRECTOR

Name of Unitholder	Direct No. of Units Held	Direct %	Indirect No. of Units Held	Indirect %
Datin Paduka Sarena Cheah Yean Tih, *S.M.S.*	-	-	1,400,297,765 (a)	40.89

Notes:

(a) *Deemed interest by virtue of Section 8 of the Companies Act 2016 held through Active Equity Sdn. Bhd., Sungei Way Corporation Sdn. Bhd., Sunway Berhad, Sunway City Sdn. Bhd., Sunway REIT Holdings Sdn. Bhd. and spouse.*

BURSA PRESCRIBED TABLE

The Bursa BMLR Transition Period table has been removed, as Sunway REIT is an early adopter of IFRS S1 and IFRS S2. Accordingly, the Bursa BMLR Transition Period is no longer applicable to Sunway REIT.

Sunway Real Estate Investment Trust
BMLR Transition Period

Date & Time: 2026-04-07 09:21:56
FYE 31/12/2025

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Sustainability Matter	Metric	Measurement Unit	2025	Target	Remarks
~~Anti-Corruption~~	~~Percentage of employees who have received training on anti-corruption by employee category—Executive~~	~~Percentage~~	~~100%~~	—	
Footnote Sustainability Matter	This row has been deleted.				
~~Anti-Corruption~~	~~Percentage of employees who have received training on anti-corruption by employee category—Non-executive~~	~~Percentage~~	~~100%~~	—	
Footnote Sustainability Matter	This row has been deleted.				
~~Anti-Corruption~~	~~Percentage of operations assessed for corruption-related risks~~	~~Percentage~~	~~100%~~	—	
Footnote Sustainability Matter	This row has been deleted.				
~~Anti-Corruption~~	~~Confirmed incidents of corruption and action taken~~	~~Number~~	~~0~~	—	
Footnote Sustainability Matter	This row has been deleted.				
~~Community / Society~~	~~Total amount invested in the community where the target beneficiaries are external to the listed issuer~~	~~MYR~~	~~147752~~	—	
Footnote Sustainability Matter	This row has been deleted.				
~~Community / Society~~	~~Total number of beneficiaries of the investment in communities~~	~~Number~~	~~21,242~~	—	
Footnote Sustainability Matter	This row has been deleted.				

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Sunway Real Estate Investment Trust
BMLR Transition Period

Date & Time: 2026-04-07 09:21:56
FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance	Remarks
~~Diversity~~	~~Percentage of employees by gender and age group, for each employee category – Male / Executive~~	~~Percentage~~	~~21%~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Diversity~~	~~Percentage of employees by gender and age group, for each employee category – Female / Executive~~	~~Percentage~~	~~79%~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Diversity~~	~~Percentage of employees by gender and age group, for each employee category – Male / Non-executive~~	~~Percentage~~	~~0%~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Diversity~~	~~Percentage of employees by gender and age group, for each employee category – Female / Non-executive~~	~~Percentage~~	~~100%~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Diversity~~	~~Percentage of employees by gender and age group, for each employee category: Age – Executive / Below 30 years old~~	~~Percentage~~	~~37%~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Diversity~~	~~Percentage of employees by gender and age group, for each employee category: Age – Executive / 30 to 40 years old~~	~~Percentage~~	~~26%~~	—	~~External (Limited)~~	

Sunway Real Estate Investment Trust
BMLR Transition Period

Date & Time: 2026-04-07 09:21:56
FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance	Remarks
Footnote Sustainability Matter	This row has been deleted.					
~~Diversity~~	~~Percentage of employees by gender and age group, for each employee category: Age – Executive / 40 to 50 years old~~	~~Percentage~~	~~32%~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Diversity~~	~~Percentage of employees by gender and age group, for each employee category: Age – Executive / More than 50 years old~~	~~Percentage~~	~~5%~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Diversity~~	~~Percentage of employees by gender and age group, for each employee category: Age – Non-Executive / Below 30 years old~~	~~Percentage~~	~~0%~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Diversity~~	~~Percentage of employees by gender and age group, for each employee category: Age – Non-Executive / 30 to 40 years old~~	~~Percentage~~	~~0%~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Diversity~~	~~Percentage of employees by gender and age group, for each employee category: Age – Non-Executive / 40 to 50 years old~~	~~Percentage~~	~~0%~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					

Sunway Real Estate Investment Trust
BMLR Transition Period

Date & Time: 2026-04-07 09:21:56
FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance	Remarks
~~Diversity~~	~~Percentage of employees by gender and age group, for each employee category: Age – Non-Executive / More than 50 years old~~	~~Percentage~~	~~100%~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Diversity~~	~~Percentage of directors by gender and age group – Male~~	~~Percentage~~	~~50%~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Diversity~~	~~Percentage of directors by gender and age group – Female~~	~~Percentage~~	~~50%~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Diversity~~	~~Percentage of directors by gender and age group – Age / <40 years old~~	~~Percentage~~	~~0%~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Diversity~~	~~Percentage of directors by gender and age group – Age / 40 – 50 years old~~	~~Percentage~~	~~0%~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Diversity~~	~~Percentage of directors by gender and age group – Age / >50 years old~~	~~Percentage~~	~~100%~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Energy Management~~	~~Total energy consumption~~	~~MWh~~	~~367,784~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					

Sunway Real Estate Investment Trust
BMLR Transition Period
Date & Time: 2026-04-07 09:21:56
FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance	Remarks
~~Health and Safety~~	~~Number of work-related fatalities~~	~~Number~~	~~0~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Health and Safety~~	~~Lost time incident rate~~	~~Rate~~	~~0.41~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Health and Safety~~	~~Number of employees trained on health and safety standards~~	~~Number~~	~~20~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Labour practices and standards~~	~~Total hours of training by employee category – EG9 and above (Senior Management)~~	~~Hours~~	~~250~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Labour practices and standards~~	~~Total hours of training by employee category – EG5 – 8 (Manager & Senior Manager)~~	~~Hours~~	~~506~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Labour practices and standards~~	~~Total hours of training by employee category – EG3 – 4 (Senior Executive & Assistant Manager)~~	~~Hours~~	~~252~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Labour practices and standards~~	~~Total hours of training by employee category – EG1 – 2 (Executive)~~	~~Hours~~	~~302~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					

Sunway Real Estate Investment Trust
BMLR Transition Period

Date & Time: 2026-04-07 09:21:56
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Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance	Remarks
~~Labour practices and standards~~	~~Percentage of employees that are contractors or temporary staff~~	~~Percentage~~	~~5%~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Labour practices and standards~~	~~Total number of employee turnover by employee category: EG9 and above (Senior Management)~~	~~Number~~	~~1~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Labour practices and standards~~	~~Total number of employee turnover by employee category: EG5 – 8 (Manager & Senior Manager)~~	~~Number~~	~~3~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Labour practices and standards~~	~~Total number of employee turnover by employee category: EG3 – 4 (Senior Executive & Assistant Manager)~~	~~Number~~	~~3~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Labour practices and standards~~	~~Total number of employee turnover by employee category: EG1 – 2 (Executive)~~	~~Number~~	~~0~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Labour practices and standards~~	~~Number of substantiated complaints concerning human rights violations~~	~~Number~~	~~0~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					

Sunway Real Estate Investment Trust
BMLR Transition Period
Date & Time: 2026-04-07 09:21:56
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Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance	Remarks
~~Supply Chain Management~~	~~Proportion of spending on local suppliers~~	~~Percentage~~	~~100%~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Data Privacy and Security~~	~~Number of substantiated complaints concerning breaches of customer privacy and losses of customer data~~	~~Number~~	~~0~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					
~~Water~~	~~Total volume of water used~~	~~m3~~	~~3,314,747~~	—	~~External (Limited)~~	
Footnote Sustainability Matter	This row has been deleted.					

Sunway Real Estate Investment Trust

IFRS S1

Date & Time: 2026-04-07 09:21:56

FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance	Remarks
* Energy Management	Building Energy Intensity (BEI) - Retail*	kWh/m2/year	288	2030 Target - 252	External (Limited)	
Footnote Sustainability Matter	*Retail BEI only covers Sunway REIT's managed retail properties and excludes retail malls under triple net lease arrangements					
Energy Management	Building Energy Intensity (BEI) - Office	kWh/m2/year	134	2030 Target - 108	External (Limited)	
Energy Management	Building Energy Intensity (BEI) - Hotel	kWh/m2/year	217	2030 Target - 209	External (Limited)	
Energy Management	Green Building Certification Coverage	Percentage	40%	2034 Target - 100%	External (Limited)	
Tenant Satisfaction	Tenant Satisfaction Score - Retail	Percentage	71%	80%	External (Limited)	
Tenant Satisfaction	Tenant Satisfaction Score - Office	Percentage	98%	80%	External (Limited)	
Tenant Satisfaction	Tenant Satisfaction Score - Industrial & Others	Percentage	83%	80%	External (Limited)	
Tenant Satisfaction	Tenant Satisfaction Score - Triple Net Lease	Percentage	87%	80%	External (Limited)	
Business Performance	Property Value	MYR	10.2 billion	To rank Top 2 amongst M-REITs	External (Reasonable)	
Business Performance	Annual Total Return	Percentage	31.2%	Benchmarked against M-REITs peer performance annually	No assurance	
Business Performance	Premium-to-Net Asset Value	Percentage	51.9%	Benchmarked against M-REITs peer performance annually	No assurance	
Business Performance	Five-year Average Total Return	Percentage	13.6%	Benchmarked against M-REITs peer performance annually	No assurance	
Business Performance	Distribution per Unit Compound Annual Growth Rate ("DPU CAGR")	Percentage	7.1%	Benchmarked against M-REITs peer performance annually	No assurance	

Sunway Real Estate Investment Trust

IFRS S2

Date & Time: 2026-04-07 09:21:56

FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance	Remarks
Physical Impacts of Climate Change	Scope 2 GHG Emissions Intensity	kg CO2e/m2/year	84.72	2030 Target - 72.92	External (Limited)	
Physical Impacts of Climate Change	Annual Renewable Energy Generation	MWh	12,040 (3.75%)	At least of 40% of electricity from renewable energy sources by 2030 (5% locally generated, 35% purchased from green sources/solar farms)	External (Limited)	• 5,621 MWh (1.75%) of solar energy was locally generated through solar PV panels installed at Sunway REIT's properties • 3,147MWh (1%) of solar energy was procured via Corporate Green Power Programme • 3,273 MWh (1%) of solar energy was procured via Green Electricity Tariff

NOTICE OF THIRTEENTH ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT the Thirteenth Annual General Meeting ("**13th AGM**") of Sunway Real Estate Investment Trust ("**Sunway REIT**") will be held at Grand Congress, Level 12, Sunway Resort Hotel, Persiaran Lagoon, Bandar Sunway, 47500 Subang Jaya, Selangor Darul Ehsan, Malaysia ("**Meeting Venue**") on Thursday, 21 May 2026 at 3:00 p.m., or at any adjournment thereof, to consider and, if thought fit, to pass the following resolutions with or without any modifications:

AS ORDINARY BUSINESS:

1. To receive the Integrated Annual Report 2025 comprising the Audited Financial Statements for the financial year ended 31 December 2025 of Sunway REIT together with the Reports of Manager, Trustee and Auditors thereon.

AS SPECIAL BUSINESS:

To consider and if thought fit, to pass the following as Ordinary Resolutions:

2. **Proposed Authority to Allot and Issue New Units of up to 20% of the Total Number of Issued Units of Sunway REIT (Ordinary Resolution 1)**
"**THAT** subject to the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the Deed dated 20 May 2010, the Supplemental Deed dated 10 June 2010 , the Amended and Restated Deed dated 18 September 2018 and the second Amended and Restated Deed dated 7 April 2025 entered into between Sunway REIT Management Sdn. Bhd., being the manager of Sunway REIT ("**Manager**") and RHB Trustees Berhad ("**Trustee**") constituting Sunway REIT, and the approvals of the relevant regulatory authorities being obtained, authority be and is hereby given to the Directors of the Manager ("**Board**"), to allot and issue new units in Sunway REIT ("**New Units**"), at any time at such price to any such persons and upon such terms and conditions as the Board may in its absolute discretion, deem fit and expedient in the best interest of Sunway REIT, provided that the aggregate number of New Units to be issued, when aggregated with the total number of units issued during the preceding 12 months, does not exceed 20% of the total number of issued units of Sunway REIT for the time being comprising 3,424,807,700 units ("**Proposed Authority**");

THAT such authority shall continue to be in force until:
(i) the conclusion of the next annual general meeting ("**AGM**") of Sunway REIT at which time this Proposed Authority will lapse, unless by a resolution passed at the next AGM, the authority is renewed;
(ii) the expiration of the period within which the next AGM of Sunway REIT is required by law to be held; or
(iii) the Proposed Authority is revoked or varied by a resolution passed by the unitholders in a general meeting of Sunway REIT,
whichever is the earlier;

THAT such New Units to be issued pursuant to the Proposed Authority shall, upon allotment and issuance, rank pari passu in all respects with the existing units of Sunway REIT, except that the New Units will not be entitled to any income distributions, rights, benefits, entitlements and / or any other distributions that may be declared prior to the date of allotment and issuance of such New Units;

THAT authority be and is hereby given to the Board and the Trustee, acting for and on behalf of Sunway REIT, to give effect to the Proposed Authority including but not limited to the creation of the requisite New Units and with full powers to assent to any conditions, modifications, variations, arrangements and / or amendments as they may deem fit in the best interest of Sunway REIT and / or as may be imposed by the relevant regulatory authorities;

AND THAT the Board and the Trustee, acting for and on behalf of Sunway REIT, be and are hereby authorised to implement, finalise, complete and do all acts, deeds and things (including executing such documents as may be required) in relation to the Proposed Authority."

3. **Proposed Renewal of Unitholders' Mandate for Recurrent Related Party Transactions of a Revenue or Trading Nature (Ordinary Resolution 2)**
"**THAT** approval be and is hereby given for Sunway REIT to enter into recurrent related party transactions of a revenue or trading nature with the related parties ("**Recurrent Related Party Transactions**" or "**RRPT**") as set out in section 2.3 of the Circular to Unitholders dated 22 April 2026, subject to the following ("**Proposed RRPT Mandate**"):

(a) the Recurrent Related Party Transactions are entered into in the ordinary course of business which are necessary for day-to-day operations and are on Sunway REIT's normal commercial terms which are not more favourable to the related parties than those generally available to the public, and the Recurrent Related Party Transactions are undertaken on an arm's length basis which are not detrimental to the minority unitholders of Sunway REIT; and

(b) the unitholders' mandate is subject to annual renewal and this Proposed RRPT Mandate shall only continue to be in force until:
(i) the conclusion of the next AGM of Sunway REIT at which time this Proposed RRPT Mandate will lapse, unless by a resolution passed at the next AGM, the unitholders' mandate is renewed;
(ii) the expiration of the period within which the next AGM of Sunway REIT is required by law to be held; or
(iii) the Proposed RRPT Mandate is revoked or varied by a resolution passed by the unitholders in a general meeting of Sunway REIT,
whichever is the earlier;

AND THAT the Board and the Trustee be and are hereby authorised to do all acts, deeds and things and execute all necessary documents as they may consider necessary or expedient in the best interest of Sunway REIT with full power to assent to any conditions, variations, modifications, arrangements and / or amendments in any manner as may be required or permitted under relevant regulatory authorities and to deal with all matters in relation thereto and to take such steps and do all acts and things in any manner as they may deem necessary or expedient to implement, finalise and give full effect to the Recurrent Related Party Transactions contemplated and / or authorised by this ordinary resolution."

4. **Proposed Renewal of the Authority to Allot and Issue New Units in relation to the Distribution Reinvestment Scheme that Provides the Unitholders of Sunway REIT with the Option to Reinvest their Income Distribution in New Units in Sunway REIT (Ordinary Resolution 3)**
"**THAT** pursuant to the distribution reinvestment scheme of Sunway REIT ("**DRS**") approved at the AGM held on 2 October 2020, and subject to the approvals of the relevant regulatory authorities being obtained, authority be and is hereby given to the Board to allot and issue new units from time to time as may be required to be allotted and issued pursuant to the DRS ("**DRS New Units**") until the conclusion of the next AGM of Sunway REIT, upon the terms and conditions and to such persons as the Board may, in its absolute discretion, deem fit or expedient and in the best interest of Sunway REIT ("**Issuance of DRS New Units**"), provided that the issue price of the DRS New Units, which will be determined by the Board on the price-fixing date to be determined and announced ("**DRS Price-Fixing Date**"), shall be at an issue price of not more than a 10% discount to the 5-day volume weighted average market price of Sunway REIT before the DRS Price-Fixing Date ("**Proposed Renewal of DRS Authority**");

AND THAT the Board and Trustee be and are hereby authorised to do all such acts and enter into such transactions, arrangements and agreements and to execute, sign and deliver, for and on behalf of Sunway REIT, all such documents and impose such terms and conditions or delegate any part of its powers as may be necessary or expedient in order to give full effect to the Issuance of DRS New Units, with full powers to assent to any conditions, modifications, variations and / or amendments including pursuant to any amendment, modification, suspension and termination of the DRS or the Issuance of DRS New Units as they may, in their absolute discretion, deem fit and in the best interest of Sunway REIT and / or as may be imposed or agreed to by any relevant regulatory authorities."

By Order of the Board of
SUNWAY REIT MANAGEMENT SDN. BHD.
(Registration No: 200801005046 (806330-X))
(Manager for Sunway REIT)

TAN KIM AUN (MAICSA 7002988) (SSM PC NO. 202008001249)
LEE CHUN SHIAN (MAICSA 7064123) (SSM PC NO. 202108000401)
Company Secretaries

Bandar Sunway
22 April 2026

NOTICE OF THIRTEENTH ANNUAL GENERAL MEETING

Notes:

(1) For the purpose of determining a unitholder who shall be entitled to participate and vote at the 13th AGM, Sunway REIT shall be requesting the Record of Depositors as at 14 May 2026. Only a depositor whose name appears on the Record of Depositors as at 14 May 2026 shall be entitled to participate in the 13th AGM or appoint proxies to participate and vote on his / her behalf. A proxy may but need not be a unitholder.

(2) A unitholder may appoint up to 2 proxies to participate and vote at the same meeting.

(3) Where a unitholder is an authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991 ("**SICDA**"), it may appoint at least 1 proxy but not more than 2 proxies in respect of each securities account it holds with units of Sunway REIT standing to the credit of the said securities account.

(4) Where a unitholder is an exempt authorised nominee as defined under the SICDA, who holds units in Sunway REIT for multiple beneficial owners in one securities account ("**Omnibus Account**"), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each Omnibus Account it holds with units standing to the credit of the said Omnibus Account.

(5) Where a unitholder or the authorised nominee appoints 2 proxies, or where an exempt authorised nominee appoints 2 or more proxies, the appointment shall be invalid unless he / she or it specifies the proportion of his / her or its holdings to be represented by each proxy.

(6) If a unitholder has appointed a proxy or proxies (not more than 2 proxies) to participate in the 13th AGM and subsequently he / she participates in the 13th AGM, the appointment of such proxy shall be null and void, and his / her proxy shall not be entitled to participate in the 13th AGM.

(7) The instrument appointing a proxy, in the case of an individual, shall be signed by the appointer or by his attorney duly authorised in writing, and in the case of a corporation, shall be executed under its Common Seal or under the hand of an officer or attorney of the corporation duly authorised.

(8) The instrument appointing a proxy and / or representative ("**Proxy Form**") and the power of attorney (if any) under which it is signed or authorised certified copy thereof must be deposited to Boardroom Share Registrars Sdn. Bhd. ("**Boardroom**") at 11th Floor, Menara Symphony, No. 5, Jalan Professor Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan, Malaysia, either by hand, by post or via email bsr.proxy@boardroomlimited.com. Alternatively, you may submit the Proxy Form electronically through the "**Boardroom Smart Investor Portal**" at http://investor.boardroomlimited.com ("**e-Proxy Lodgement**"). The Proxy Form must be received by Boardroom no later than 3.00 p.m. on Wednesday, 20 May 2026, being 24 hours prior to the scheduled date and time of the 13th AGM, or any adjournment thereof. The lodging of the Proxy Form does not preclude you from attending and voting in person at the 13th AGM, should you subsequently decide to attend in person. Please refer to the Administrative Notes for the 13th AGM for further information and step-by-step guidance on the e-Proxy Lodgement.

(9) Please ensure ALL the particulars as required in the Proxy Form are completed, signed and dated accordingly. If no name is inserted in the space for the name of your proxy, the Chairman of the 13th AGM will act as your proxy.

Integrated Annual Report 2025 comprising the Audited Financial Statements for the financial year ended 31 December 2025 of Sunway REIT together with the Reports of Manager, Trustee and Auditors thereon

(10) The Integrated Annual Report 2025 comprising the Audited Financial Statements under Agenda 1 is laid before the unitholders for discussion only and does not require a formal approval of the unitholders pursuant to paragraph 13.18(b) of the Guidelines on Listed Real Estate Investment Trusts issued by the Securities Commission Malaysia.

EXPLANATORY NOTES ON SPECIAL BUSINESSES

(11) **Ordinary Resolution 1 - Proposed Authority**

The proposed Ordinary Resolution 1, if passed, will give authority to the Board to allot and issue New Units from time to time provided that the aggregate number of the New Units to be issued, when aggregated with the total number of units issued during the preceding 12 months, does not exceed 20% of the total number of issued units of Sunway REIT for the time being comprising 3,424,807,700 units. The Proposed Authority, unless revoked or varied by at a resolution passed by the unitholders in a general meeting of Sunway REIT, will expire at the conclusion of the next AGM of Sunway REIT.

As at the date of this notice, Sunway REIT has not issued any new units under the mandate which was approved at the 12th AGM held on 29 May 2025 and which will lapse at the conclusion of the 13th AGM.

With this Proposed Authority, Sunway REIT will have the flexibility to allot and issue New Units to raise funds to finance future investments, acquisitions and capital expenditure project(s) to enhance the value of Sunway REIT and / or to refinance existing debt as well as for working capital purposes without convening a general meeting, which may delay the capital raising initiatives and incur relevant costs in organising the required general meeting.

(12) **Ordinary Resolution 2 – Proposed RRPT Mandate**

The interested Director and the interested Major Unitholders as indicated in section 7 of the Circular to Unitholders dated 22 April 2026 and Persons Connected with her will abstain from voting on the proposed Ordinary Resolution 2.

The details on the Proposed RRPT Mandate are set out in the Circular to Unitholders dated 22 April 2026, which is available on Sunway REIT's website at https: / / www.sunwayreit.com / investor-relations / annual-general-meetings .

(13) **Ordinary Resolution 3 - Proposed Renewal of DRS Authority**

The proposed Ordinary Resolution 3, if passed, will give authority to the Board to allot and issue DRS New Units in respect of income distribution to be declared, if any, under the DRS, until the conclusion of the next AGM of Sunway REIT.

PERSONAL DATA PRIVACY

(14) By lodging of a completed Proxy Form to the Manager of Sunway REIT for appointing a proxy(ies) and / or representative(s) to participate and vote at the 13th AGM and any adjournment thereof, a unitholder is hereby:

(i) consenting to the collection, use and disclosure of the unitholder's personal data by Sunway REIT (or its agents) for the purpose of the processing and administration by Sunway REIT (or its agents) of proxies and representatives appointed for the 13th AGM (including any adjournment thereof) and the preparation and compilation of the attendance list, minutes and other documents relating to the 13th AGM (including any adjournment thereof), and in order for Sunway REIT (or its agents) to comply with any applicable laws, listing rules, regulations and / or guidelines (collectively, the "**Purposes**");

(ii) warranting that where the unitholder discloses the personal data of the unitholder's proxy(ies) and / or representative(s) to Sunway REIT (or its agents), the unitholder has obtained the prior consent of such proxy(ies) and / or representative(s) for the collection, use and disclosure by Sunway REIT (or its agents) of the personal data of such proxy(ies) and / or representative(s) for the Purposes ("**Warranty**"); and

(iii) agreeing that the unitholder will indemnify Sunway REIT in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the unitholder's breach of the Warranty.

For the purposes of this paragraph, "personal data" shall have the same meaning given in section 4 of the Personal Data Protection Act 2010.

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SUNWAY REIT

SUNWAY REAL ESTATE INVESTMENT TRUST

(Established in Malaysia under a deed dated 20 May 2010, a supplemental deed dated 10 June 2010, an amended and restated deed dated 18 September 2018 and a second amended and restated deed dated 7 April 2025 entered into between Sunway REIT Management Sdn Bhd and RHB Trustees Berhad, both companies incorporated in Malaysia)

PROXY FORM

13TH ANNUAL GENERAL MEETING

SUNWAY REIT MANAGEMENT SDN BHD
(Registration No. 200801005046 (806330-X))
Manager for Sunway Real Estate Investment Trust

Registered Office:
Level 16, Menara Sunway, Jalan Lagoon Timur
Bandar Sunway, 47500 Subang Jaya
Selangor Darul Ehsan, Malaysia
Tel: (603) 5639 8889 Fax: (603) 5639 9507

Number of units held	
CDS Account No.	

*I/We ..... *NRIC/Passport/Registration No.* .....
(Full name in block)

of .....
(Address)

with email address ..... mobile phone no. .....

being a unitholder of Sunway Real Estate Investment Trust ("Sunway REIT") hereby appoint:

1ST PROXY 'A'

Full Name (in Block)	NRIC/Passport No.	Proportion of Unitholdings	
		No. of Units	%
Address			
Email Address			
Mobile Phone No.			

and/or failing *him/her,

2ND PROXY 'B'

Full Name (in Block)	NRIC/Passport No.	Proportion of Unitholdings	
		No. of Units	%
Address			
Email Address			
Mobile Phone No.			

or failing *him/her, the Chairman of the Thirteenth Annual General Meeting of Sunway REIT ("**13th AGM**") as *my/our proxy/proxies to participate and vote for *me/us and on *my/our behalf at the 13th AGM to be held at Grand Congress, Level 12, Sunway Resort Hotel, Persiaran Lagoon, Bandar Sunway, 47500 Subang Jaya, Selangor Darul Ehsan, Malaysia ("**Meeting Venue**") on Thursday, 21 May 2026 at 3:00 p.m. or at any adjournment thereof.

*My/our proxy/proxies shall vote as follows:

Please indicate with an "X" in the appropriate spaces how you wish your votes to be casted. If no specific direction as to voting is given, the proxy/proxies will vote or abstain from voting on the resolutions at his/her/their discretion.

ORDINARY RESOLUTION		FIRST PROXY		SECOND PROXY	
		FOR	AGAINST	FOR	AGAINST
1.	Proposed Authority to Allot and Issue New Units of up to 20% of the Total Number of Issued Units of Sunway REIT				
2.	Proposed Renewal of Unitholders' Mandate for Recurrent Related Party Transactions of a Revenue or Trading Nature				
3.	Proposed Renewal of the Authority to Allot and Issue New Units in relation to the Distribution Reinvestment Scheme that Provides the Unitholders of Sunway REIT with the Option to Reinvest their Income Distribution in New Units in Sunway REIT				

Dated this.....day of.....2026

.....
Signature of Unitholder(s) / Common Seal

Notes:

1. *For the purpose of determining a unitholder who shall be entitled to participate and vote at the 13th AGM, Sunway REIT shall be requesting the Record of Depositors as at 14 May 2026. Only a depositor whose name appears on the Record of Depositors as at 14 May 2026 shall be entitled to participate in the 13th AGM or appoint proxies to participate and vote on his/her behalf. A proxy may but need not be a unitholder.*
2. *A unitholder may appoint up to 2 proxies to participate and vote at the same meeting.*
3. *Where a unitholder is an authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991 ("SICDA"), it may appoint at least 1 proxy but not more than 2 proxies in respect of each securities account it holds with units of Sunway REIT standing to the credit of the said securities account.*
4. *Where a unitholder is an exempt authorised nominee as defined under the SICDA, who holds units in Sunway REIT for multiple beneficial owners in one securities account ("Omnibus Account"), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each Omnibus Account it holds with units standing to the credit of the said Omnibus Account.*
5. *Where a unitholder or the authorised nominee appoints 2 proxies, or where an exempt authorised nominee appoints 2 or more proxies, the appointments shall be invalid unless he/she or it specifies the proportions of his/her or its holdings to be represented by each proxy.*
6. *If a unitholder has appointed a proxy or proxies (not more than 2 proxies) to participate in the 13th AGM and subsequently he/she participates in the 13th AGM, the appointment of such proxy shall be null and void, and his/her proxy shall not be entitled to participate in the 13th AGM.*
7. *The instrument appointing a proxy, in the case of an individual, shall be signed by the appointer or by his attorney duly authorised in writing, and in the case of a corporation, shall be executed under its Common Seal or under the hand of an officer or attorney of the corporation duly authorised.*
8. *The instrument appointing a proxy and/or representative ("Proxy Form") and the power of attorney (if any) under which it is signed or authorised certified copy thereof must be deposited to Boardroom Share Registrars Sdn Bhd ("Boardroom") at 11th Floor, Menara Symphony, No. 5, Jalan Professor Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan, Malaysia, either by hand, by post or via email to bsr.proxy@boardroomlimited.com. Alternatively, you may submit the Proxy Form electronically through the "Boardroom Smart Investor Portal" at http://investor.boardroomlimited.com ("e-Proxy Lodgement"). The Proxy Form must be received by Boardroom no later than 3.00 p.m. on Wednesday, 20 May 2026, being 24 hours prior to the scheduled date and time of the 13th AGM, or any adjournment thereof. The lodging of the Proxy Form does not preclude you from attending and voting in person at the 13th AGM, should you subsequently decide to attend in person. Please refer to the Administrative Notes for the 13th AGM for further information and step-by-step guidance on the e-Proxy Lodgement.*
9. *Please ensure ALL the particulars as required in the Proxy Form are completed, signed and dated accordingly. If no name is inserted in the space for the name of your proxy, the Chairman of the 13th AGM will act as your proxy.*

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AFFIX
STAMP

Poll Administrator
SUNWAY REAL ESTATE INVESTMENT TRUST
c/o Boardroom Share Registrars Sdn Bhd
11th Floor, Menara Symphony,
No. 5, Jalan Professor Khoo Kay Kim, Seksyen 13,
46200 Petaling Jaya, Selangor Darul Ehsan,
Malaysia

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Personal Data Privacy

By lodging of a completed Proxy Form to the Manager of Sunway REIT for appointing a proxy(ies) and/or representative(s) to participate and vote at the 13th AGM and any adjournment thereof, a unitholder is hereby:

(i) consenting to the collection, use and disclosure of the unitholder's personal data by Sunway REIT (or its agents) for the purpose of the processing and administration by Sunway REIT (or its agents) of proxies and representatives appointed for the 13th AGM (including any adjournment thereof) and the preparation and compilation of the attendance list, minutes and other documents relating to the 13th AGM (including any adjournment thereof), and in order for Sunway REIT (or its agents) to comply with any applicable laws, listing rules, regulations and/or guidelines (collectively, the "Purposes");

(ii) warranting that where the unitholder discloses the personal data of the unitholder's proxy(ies) and/or representative(s) to Sunway REIT (or its agents), the unitholder has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by Sunway REIT (or its agents) of the personal data of such proxy(ies) and/or representative(s) for the Purposes ("Warranty"); and

(iii) agreeing that the unitholder will indemnify Sunway REIT in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the unitholder's breach of the Warranty.

For the purposes of this paragraph, "personal data" shall have the same meaning given in section 4 of the Personal Data Protection Act 2010.

REDUCING THE ENVIRONMENTAL IMPACT OF THIS REPORT

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Sunway REIT Management Sdn. Bhd.
(Registration No. 200801005046 (806330-X))

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