

MEDIA RELEASE

12 August 2025

FINANCIAL RESULTS ANNOUNCEMENT

**SUNWAY REIT CONTINUES STRONG MOMENTUM
WITH Q2 FY2025 NPI JUMPING 20% YOY TO RM154.9 MILLION****Key Highlights:**

- Sunway REIT reported a 20% year-on-year increase in NPI to RM154.9 million in Q2 2025, supported by revenue of RM211.4 million, driven by the full-quarter contribution from assets acquired in 2024.
- Positive outlook for upcoming year with 25bps OPR cut which will ease borrowing costs and the completion of AEON Mall Seri Manjung asset acquisition.

Sunway City Kuala Lumpur, 12 August 2025 – Sunway REIT Management Sdn. Bhd., the Manager of Sunway Real Estate Investment Trust (Sunway REIT), is pleased to release its financial results for the second quarter ended 30 June 2025 (“Q2 2025”).

	Second Quarter			Cumulative Quarters		
	Q2 2025	Q2 2024	Change	YTD Q2 2025	YTD Q2 2024	Change
	RM'mil	RM'mil	%	RM'mil	RM'mil	%
Revenue	211.4	175.6	20.4%	430.3	354.2	21.5%
Net property income (NPI)	154.9	129.3	19.8%	312.1	259.8	20.1%
Profit before tax (realised) attributable to unitholders	96.5	78.0	23.7%	195.1	160.0	21.9%
Distribution per unit (DPU)	5.68	4.66	21.9%	5.68	4.66	21.9%

Sunway REIT's revenue grew by 20.4% to RM211.4 million in Q2 2025, compared to RM175.6 million in the same quarter last year. NPI rose by 19.8% year-on-year to RM154.9 million from RM129.3 million. For YTD Q2 2025, Sunway REIT achieved a higher revenue of RM430.3 million and NPI of RM312.1 million, underpinned by strong contributions from the Retail and Industrial & Others segments.

In Q2 2025, the Retail segment sustained its strong growth trajectory, with revenue increasing by 29% to RM160.0 million from RM123.7 million in Q2 2024. This performance was driven by higher contributions from retail assets acquired in 2024, alongside improved revenue from Sunway Pyramid Mall following the opening of its Oasis wing on 1 November 2024 and the earlier-than-

anticipated full reopening of Sunway Carnival Mall's existing wing on 7 May 2025. As a result, the segment's NPI surged 32% to RM114.1 million, compared to RM84.2 million in the previous corresponding quarter. The Retail segment is expected to maintain its upward momentum in the coming quarters, supported by the completion of the AEON Mall Seri Manjung asset acquisition on 25 July 2025.

Revenue from the Hotel segment declined by 13% to RM16.7 million in Q2 2025, compared to RM19.2 million in Q2 2024, primarily due to lower occupancy at Klang Valley hotels stemming from fewer one-off events and the temporary closure of several Middle Eastern airspaces in June 2025. Correspondingly, NPI fell by 16% to RM15.6 million, from RM18.5 million in the same quarter last year. The segment's performance was weighed down by a soft first quarter, impacted by the Ramadan period and subdued demand for Meetings, Incentives, Conferences, and Exhibitions ("MICE"), compounded by the typical mid-year seasonal slowdown. However, occupancy has started to recover, paving the way for a rebound in the second half of the year.

The Office segment registered a slight decline in revenue, easing 2% to RM20.4 million in Q2 2025 from RM20.8 million a year earlier, while NPI dipped 6% to RM12.2 million from RM13.0 million, mainly due to a marginal decrease in occupancy.

The Services segment recorded revenue and NPI of RM9.8 million in Q2 2025, marking a 2.3% increase following the annual rental reversion in line with the master lease agreement for the Sunway university & college campus.

The Industrial & Others segment recorded a near 100% increase in revenue to RM4.5 million in Q2 2025, up from RM2.2 million in the same period last year. NPI rose by 57% to RM3.2 million from RM2.0 million in Q2 2024. The improved performance was driven by rental contributions from new tenants at Sunway REIT Industrial – Petaling Jaya 1, along with the addition of Sunway REIT Industrial – Prai following its acquisition on 24 October 2024.

The Acting Chief Executive Officer / Chief Financial Officer of Sunway REIT Management Sdn. Bhd., Ng Bee Lien, remarked, "We are pleased with the resilient performance of Sunway REIT in the second quarter of 2025, supported by sustained momentum in our Retail segment and continued growth from the Industrial & Others segment. The strong contributions from newly acquired assets and active asset enhancement efforts have enabled us to deliver robust growth. While the Hotel and Office segments experienced temporary softness due to seasonal factors and external disruptions, we are seeing early signs of recovery, particularly in the hospitality segment.

We remain focused on strengthening our portfolio resilience and unlocking long-term value through strategic acquisitions, proactive leasing, and disciplined capital management.”

She added, “Further, the reduction in the Overnight Policy Rate (“OPR”) of 25bps by Bank Negara Malaysia is a welcomed development for Sunway REIT. As a yield-focused investment vehicle, lower borrowing costs will help improve interest margins and support our capital management strategy. This monetary easing provides additional headroom to pursue yield-accretive acquisitions and asset enhancement initiatives, reinforcing our commitment to deliver sustainable returns to unitholders.”

Sunway REIT is pleased to share that it has been recognised among the Top 50 ASEAN Public Listed Companies (“PLCs”) at the esteemed ASEAN Corporate Governance Awards 2025, where top-performing PLCs demonstrating strong governance frameworks and practices in line with global standards are celebrated with focus on transparency, accountability and board effectiveness.

Building on this recognition, Sunway REIT also marked notable progress on the sustainability front, attaining the GreenRE Platinum Certification for Sunway College – North & South Building under the Existing Non-Residential Rating Tool, and securing an upgrade in its FTSE Russell ESG Rating from Band 3 to Band 4 reflecting Sunway REIT’s continued commitment to environmental, social, and governance excellence.

In a separate development, on 6 August 2025, RAM Ratings re-affirmed the AA2 corporate credit rating of Sunway REIT, along with the ratings of debt facilities under its funding vehicles, namely the AA1(s) and AA2(s) ratings of SUNREIT Bond Berhad’s Medium Term Note Programme, the A1(s) rating of SUNREIT Perpetual Bond Berhad’s Perpetual Note Programme and P1(s) rating for SUNREIT Capital Berhad’s Commercial Paper Programme. In its rating report, RAM Ratings cited Sunway REIT’s favourable market position, with a prime and diversified assets and tenant mix, substantial financial flexibility and healthy debt coverage as factors anchoring the rating affirmations.

About Sunway Real Estate Investment Trust

Sunway Real Estate Investment Trust (“Sunway REIT” or “Trust”) is one of the largest diversified real estate investment trusts (“REITs”) in Malaysia with a diverse portfolio strategically located across award-winning integrated townships in key locations in Greater Kuala Lumpur, Penang, Perak and Johor.

Sunway REIT was first listed on the Main Market of Bursa Malaysia Securities Berhad (“Bursa Malaysia”) on 8 July 2010. The market capitalisation of Sunway REIT stood at RM7.2 billion as at 30 June 2025.

Sunway REIT owns a diversified portfolio of 29 properties comprising 14 retail properties (including a property designated for re-development into a retail-centric tourist destination and seven hypermarkets), six hotels, five offices, an education property and three industrial properties, with a combined property value of RM10.8 billion.

Sunway REIT’s properties are primarily in Sunway City Kuala Lumpur (“SCKL”) where its flagship retail property, Sunway Pyramid Mall, is located. Other properties in SCKL includes Sunway Resort Hotel, Sunway Pyramid Hotel, Sunway Lagoon Hotel, Menara Sunway, Sunway Pinnacle and Sunway university & college campus.

In other regions of Kuala Lumpur, Sunway REIT owns Sunway 163 Mall, Sunway Tower and a three-in-one integrated development called Sunway Putra. Sunway Putra consists of Sunway Putra Mall, Sunway Putra Hotel and Sunway Putra Tower.

Sunway REIT also owns nine properties in Selangor, namely Wisma Sunway, Sunway REIT Industrial – Shah Alam 1, Sunway Pier (which is planned for re-development into a retail-centric tourist destination), Sunway REIT Industrial – Petaling Jaya 1 and five Sunway REIT Hypermarkets in Kinrara, USJ1, Putra Heights, Ulu Kelang and Klang.

In the northern region, Sunway REIT owns SunCity Ipoh Hypermarket and AEON Mall Seri Manjung in Perak, as well as Sunway Hotel Seberang Jaya, Sunway Hotel Georgetown, Sunway REIT Industrial – Prai and Sunway Carnival Mall in Penang.

In the southern region, Sunway REIT owns Sunway REIT Hypermarket – Plentong and Sunway Kluang Mall in Johor.

Important notice

Kindly read this media release in conjunction with the announcement released to Bursa Malaysia dated 12 August 2025 for a more comprehensive understanding of Sunway REIT's financial results.

This media release may contain certain forward-looking statements due to a number of risks, uncertainties, and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions; interest rate trends; cost of capital and capital availability including the availability of financing in the amounts and the terms necessary to support future business; availability of real estate properties; competition from other companies; changes in operating expenses including employee wages, benefits and training, property expenses, government and public policy changes. You are cautioned not to place undue reliance on these forward-looking statements which are based on the Management's current view of future events. Past performance is not necessarily indicative of future performance.

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