

MEDIA RELEASE

10 November 2025

## FINANCIAL RESULTS ANNOUNCEMENT

### SUNWAY REIT MAINTAINS STRONG GROWTH MOMENTUM, Q3 2025 NPI SURGES 25% YOY TO RM180.9 MILLION

#### Key Highlights:

- Sunway REIT recorded a 25% year-on-year increase in NPI to RM180.9 million for Q3 2025, underpinned by revenue of RM236.4 million. The strong performance was driven by the full-quarter contribution from assets acquired in 2024 and new income from AEON Mall Seri Manjung.

Sunway City Kuala Lumpur, 10 November 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 third quarter ended 30 September 2025 (“Q3 2025”).

	Third Quarter			Cumulative Quarters		
	Q3 2025 RM'mil	Q3 2024 RM'mil	Change %	YTD Q3 2025 RM'mil	YTD Q3 2024 RM'mil	Change %
Revenue	236.4	192.1	23.1%	666.7	546.3	22.0%
Net property income (NPI)	180.9	144.3	25.3%	493.0	404.2	22.0%
Profit before tax (realised) attributable to unitholders	143.6	89.1	61.1%	338.7	249.1	35.9%
Distribution per unit (DPU)	-	-	N/A	5.68	4.66	21.9%

Sunway REIT’s revenue increased by 23.1% to RM236.4 million in Q3 2025, up from RM192.1 million in the corresponding quarter last year. NPI climbed 25.3% year-on-year to RM180.9 million from RM144.3 million. For YTD Q3 2025, Sunway REIT posted higher revenue of RM666.7 million and NPI of RM493.0 million, supported by robust performances from the Retail and Hotel segments.

In Q3 2025, the Retail segment continued its strong growth momentum, with revenue rising 28% to RM167.2 million from RM130.6 million in Q3 2024. The solid performance was driven by higher

contributions from retail assets acquired in 2024, the addition of AEON Mall Seri Manjung following its completion on 25 July 2025, and stronger revenue from Sunway Pyramid Mall after the opening of its Oasis Precinct on 1 November 2024. The earlier-than-expected full reopening of Sunway Carnival Mall's existing wing on 7 May 2025 also supported the growth. Consequently, the segment's NPI surged 33% to RM121.9 million from RM91.8 million in the same period last year. The Retail segment is expected to sustain its positive momentum in the next quarter, supported by the year-end school holidays and festive season.

Revenue from the Hotel segment rose 20% to RM35.0 million in Q3 2025, up from RM29.2 million in Q3 2024, driven by higher occupancy rates and robust demand for meetings, incentives, conferences, and exhibitions ("MICE") during the quarter. Correspondingly, NPI increased 21% to RM33.9 million from RM28.1 million in the same period last year. Both Sunway Resort Hotel and Sunway Putra Hotel recorded a threefold improvement in performance, with the strong recovery at Sunway Resort Hotel largely attributed to an 85% surge in food and beverage (F&B) profits. The positive momentum for the Hotel segment is expected to persist into Q4 2025, supported by the year-end school holidays and festive season.

The Office segment recorded a modest decline in revenue, slipping 2% to RM20.1 million in Q3 2025 from RM20.5 million in the corresponding quarter last year. NPI eased 9% to RM11.8 million from RM12.9 million, primarily attributed to a slight drop in occupancy levels.

The Services segment posted revenue and NPI of RM9.7 million in Q3 2025, reflecting a marginal increase following the annual rental reversion in accordance with the master lease agreement for Sunway university & college campus. Following the completion of its disposal on 30 September 2025, Sunway REIT recognised a realised gain on disposal of RM21.0 million during the quarter. Consequently, the Services segment will cease to contribute revenue from Q4 2025 onwards.

The Industrial & Others segment recorded a 93% year-on-year increase in revenue to RM4.4 million in Q3 2025, compared to RM2.3 million in the same quarter last year. NPI grew 86% to RM3.6 million from RM1.9 million in Q3 2024. The stronger performance was mainly driven by rental contributions from the acquisition of Sunway REIT Industrial – Prai in October 2024. The

segment's growth momentum is expected to continue in Q4 2025, supported by committed tenancies at Sunway REIT Industrial – Petaling Jaya 1.

The Acting Chief Executive Officer / Chief Financial Officer of Sunway REIT Management Sdn. Bhd., Ng Bee Lien, remarked, "We are very pleased with Sunway REIT's strong performance for Q3 2025, which reflects the sustained growth momentum across our diversified portfolio and remain optimistic about its growth prospects for the remainder of 2025 and beyond, supported by Malaysia's steady economic recovery and improving consumer and business sentiment. The Retail and Hotel segments are expected to continue performing well, underpinned by the year-end school holidays, festive spending, and sustained demand for leisure and MICE activities. Additionally, the Industrial segment is poised for further growth, with committed tenancies at Sunway REIT Industrial – Petaling Jaya 1 and stable contributions from Sunway REIT Industrial – Prai. The Office segment is anticipated to remain stable, backed by proactive tenant engagement and strong asset management efforts."

She added, "Moving forward, Sunway REIT will continue to pursue strategic asset acquisitions and value-enhancing initiatives to strengthen its diversified portfolio. We will also remain focus on sustainability and operational efficiency, in line with our long-term commitment to deliver resilient returns and sustainable value creation for unitholders."

## 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 September 2025.

Sunway REIT owns a diversified portfolio of 28 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 and three industrial properties, with a combined property value of RM10.2 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 and Sunway Pinnacle.

In other regions of Kuala Lumpur, Sunway REIT owns Sunway 163 Mall, Sunway Tower, Sunway REIT Hypermarket – Ulu Kelang 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 four Sunway REIT Hypermarkets in Kinrara, USJ1, Putra Heights and Klang.



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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 10 November 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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