MEDIA RELEASE 10 November 2026

FINANCIAL RESULTS ANNOUNCEMENT

SUNWAY REIT RECORDS NPI GROWTH FOR YTD Q3 2026, UNDERPINNED BY RETAIL STRENGTH AND PORTFOLIO RESILIENCE

Key Highlights:

- *NPI increased 2% year-on-year for YTD Q3 2026, driven by robust performance from the Retail, Office and Industrial segments.*

Sunway City Kuala Lumpur, 10 November 2026 – 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 2026 ("Q3 2026").

	Third Quarter			Cumulative Quarters		
	Q3 2026	Q3 2025	Change	YTD Q3 2026	YTD Q3 2025	Change
	RM'mil	RM'mil	%	RM'mil	RM'mil	%
Revenue	232.3	236.4	-1.7%	675.7	666.7	1.3%
Net property income ("NPI")	173.8	180.9	-3.9%	501.2	493.0	1.7%
Profit before tax (realised) attributable to unitholders	116.1	143.6*	-19.1%	331.7	338.7*	-2.1%
Distribution per unit ("DPU")	-	-	N/A	6.28	5.68	10.6%

** Note : Including gain on disposal of Sunway university & college campus of RM25.6 million.*

Sunway REIT demonstrated resilience in its portfolio performance in Q3 2026, with revenue declining marginally by 1.7% or RM4.1 million compared with the corresponding quarter last year ("Q3 2025"). The decline was primarily attributable to the disposal of Sunway university & college campus in September 2025 in line with its asset recycling strategy.

For the nine-month period ended 30 September 2026 ("YTD Q3 2026"), Sunway REIT recorded a 1.3% or RM9.0 million increase in revenue driven by a stronger contribution of RM43.1 million from the Retail segment, more than offsetting the absence of RM29.3 million in revenue contribution

from Sunway university & college campus. The lower realised profit before tax was mainly due to the one-off gain on disposal of RM25.6 million recognised in Q3 2025.

In Q3 2026, the Retail segment continued to demonstrate strong growth momentum with revenue increasing 6% to RM176.6 million from RM167.2 million in Q3 2025. The growth was primarily driven by the full reopening of the existing wing of Sunway Carnival Mall in May 2025, stronger contributions from the flagship Sunway Pyramid Mall and higher rental income from Sunway Putra Mall. Correspondingly, NPI increased by 5% to RM128.3 million, compared with RM121.9 million in the same quarter last year. Healthy occupancy levels, positive rental reversions and resilient consumer spending are expected to underpin the segment's earnings stability and growth in the coming quarters.

The Hotel segment recorded a 14% decline in revenue to RM30.2 million in Q3 2026, compared with RM35.0 million in Q3 2025. The softer performance across the hotel assets, except for Sunway Putra Hotel, was primarily attributable to a lower average occupancy rate of 74%, against 76% in the corresponding quarter last year. In line with the lower revenue, NPI decreased by 14% to RM29.0 million from RM33.9 million in Q3 2025. Looking ahead, the Hotel segment's performance is expected to be supported by year-end leisure travel season and catalytic major events, including the extended Visit Malaysia Year 2026 to 2027 and 34th Southeast Asian Games (SEA Games) in 2027.

Revenue from the Office segment posted a 3% increase to RM20.7 million in Q3 2026 from RM20.1 million in Q3 2025, primarily driven by higher occupancy at Sunway Putra Tower. NPI also registered a 6% improvement to RM12.5 million from RM11.8 million, supported by higher revenue and lower utilities expenses. The Office segment is expected to sustain its performance in the coming quarters, supported by healthy portfolio occupancy levels and ongoing leasing initiatives.

The Industrial & Others segment registered a 10% increase in revenue to RM4.8 million in Q3 2026, compared with RM4.4 million in Q3 2025. NPI also grew by 9% year-on-year to RM3.9

million from RM3.6 million in the corresponding quarter last year, primarily driven by higher occupancy at Sunway REIT Industrial – Petaling Jaya 1.

Derek Teh Wan Wei, Chief Executive Officer of Sunway REIT Management Sdn. Bhd., remarked, "Sunway REIT continued to demonstrate the resilience and quality of its diversified portfolio in Q3 2026. The Retail segment remained the key growth driver, supported by strong shopper traffic, healthy tenant sales, positive rental reversions and sustained contributions from our retail assets. The Office segment also delivered improved performance on the back of stronger occupancy and leasing momentum, while the Hotel segment experienced temporary headwinds arising from the ongoing conflicts in the Middle East and haze-related disruptions in the Klang Valley."

He commented, "Looking ahead, we remain cautiously optimistic about Sunway REIT's overall prospects for the remainder of 2026. The Retail segment is expected to sustain its growth momentum, supported by resilient consumer spending, strong occupancy levels and positive rental reversions, while the Office and Industrial segments are poised to benefit further from continued leasing momentum and improving occupancy. For the Hotel segment, we remain focused on strengthening performance through proactive marketing and pricing strategies, while enhancing demand across banqueting and MICE activities. Moving forward, we will continue to prioritise proactive asset management, operational efficiency and sustainable growth to enhance portfolio resilience and deliver long-term value to our unitholders."

He added, "On 9 September 2026, RAM Ratings upgraded Sunway REIT's corporate credit rating from AA2 to AA1. This upgrade reinforces our strong financial position and affirms Sunway REIT's leading market position as Malaysia's second-largest REIT, underpinned by a portfolio of prime assets, particularly those within the mature and well-established integrated developments."

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 RM7.0 billion as at 30 September 2026.

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 (6) hotels, five (5) offices and three (3) industrial properties, with a combined property value of RM10.3 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 include 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 eight (8) properties in Selangor, namely Wisma Sunway, Sunway REIT Industrial – Shah Alam 1, Sunway Pier (which is designated for re-development into a retail-centric tourist destination), Sunway REIT Industrial – Petaling Jaya 1 and four (4) Sunway REIT Hypermarkets in Kinrara, USJ1, Putra Heights 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 10 November 2026 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.

For media enquiries, please email:

media@sunway.com.my or
sunwaycomms@voxeureka.com

Website of Sunway REIT: www.sunwayreit.com