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FINANCIAL RESULTS ANNOUNCEMENT

SUNWAY REIT DELIVERS STRONG Q2 2026 GROWTH, DRIVEN BY RETAIL STRENGTH AND PORTFOLIO RESILIENCE

Key Highlights:

- *DPU increased 10.6% year-on-year for H1 2026, driven by the Retail segment's double-digit improvement.*

- *H1 2026 was marked by notable achievements, including the Industry Excellence Award (REIT Category) at the 2025 National Corporate Governance & Sustainability Awards ("NACGSA") and dual accolades for Sunway Putra at The Edge Malaysia Best Managed & Sustainable Property Awards ("BMSPA"), reinforcing Sunway REIT's commitment to governance, sustainability and operational excellence.*

Sunway City Kuala Lumpur, 12 August 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 second quarter ended 30 June 2026 ("Q2 2026").

	Second Quarter			Cumulative Quarters		
	Q2 2026 RM'mil	Q2 2025 RM'mil	Change %	YTD Q2 2026 RM'mil	YTD Q2 2025 RM'mil	Change %
Revenue	220.3	211.4	4.2%	443.4	430.3	3.0%
Net property income (NPI)	163.0	154.9	5.2%	327.4	312.1	4.9%
Profit before tax (realised) attributable to unitholders	106.5	96.5	10.3%	215.5	195.1	10.5%
Distribution per unit (DPU)	6.28	5.68	10.6%	6.28	5.68	10.6%

Sunway REIT continued to deliver resilient growth in Q2 2026, with revenue increasing 4.2% to RM220.3 million and NPI rising 5.2% to RM163.0 million, compared with RM211.4 million and RM154.9 million respectively, in the corresponding quarter last year ("Q2 2025"). For YTD Q2 2026, Sunway REIT achieved revenue of RM443.4 million and NPI of RM327.4 million, reflecting sustained strength in its portfolio, particularly in the Retail and Industrial & Others segments. The increase in DPU of 10.6% was further supported by lower finance costs, driven primarily by a reduced borrowing sum and a lower average interest rate.

In Q2 2026, the Retail segment sustained its strong performance, with revenue rising 11% year-on-year to RM177.1 million from RM160.0 million in Q2 2025. The growth was largely attributed to the full reopening of the existing wing of Sunway Carnival Mall in May 2025, stronger performance from the flagship Sunway Pyramid Mall and additional rental income from AEON Mall Seri Manjung following its acquisition in July 2025. Consequently, the segment's NPI increased 14% to RM130.4 million, compared with RM114.1 million in Q2 2025. Looking ahead, the Retail segment is well-positioned to sustain its growth momentum, supported by healthy occupancy levels, positive rental reversions and the full-year earnings contribution from AEON Mall Seri Manjung as well as the newly refurbished Sunway Carnival Mall.

The Hotel segment recorded an 8% year-on-year increase in revenue to RM18.1 million in Q2 2026, compared with RM16.7 million in Q2 2025. The improvement was driven by stronger contributions from Sunway Resort Hotel, Sunway Lagoon Hotel and Sunway Putra Hotel, supported by the continued recovery in international flight connectivity and robust demand from the meetings, incentives, conferences and exhibitions (MICE) market during the quarter. In tandem with higher revenue, NPI rose 9% to RM17.0 million, from RM15.6 million in Q2 2025. While the segment's overall performance for the year was affected by a softer first quarter, its outlook for H2 2026 remains encouraging, supported by catalysts such as Visit Malaysia Year 2026, Malaysia Year of Medical Tourism 2026 and the continued rise in international tourist arrivals.

The Office segment's revenue was in line with Q2 2025 at RM20.4 million, while NPI edged down marginally by 1% to RM12.1 million from RM12.2 million. The segment's performance continued to be supported by a healthy portfolio occupancy rate of above 80%. Leasing activity showed further improvement during the quarter, with Wisma Sunway on track to achieve full occupancy by Q4 2026, which is expected to further enhance the segment's overall performance going forward.

The Industrial & Others segment recorded 5% increase in revenue to RM4.7 million in Q2 2026, up from RM4.5 million in Q2 2025. NPI rose by 12% to RM3.6 million from RM3.2 million in Q2 2025.

The improved performance was largely supported 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 delivered a resilient performance in the second quarter of FY2026, driven primarily by the continued strength of our Retail segment, complemented by the improved contributions from our Hotel and Industrial assets, and the steady performance of our Office portfolio."

He added, "The Retail segment remained the primary growth driver, supported by improved footfall and stronger tenant sales across our retail portfolio, reflecting resilient consumer spending and the sustained appeal of our malls. The Hotel segment also delivered encouraging growth on the back of recovering international travel and healthy MICE demand, while the Office portfolio remained resilient with stable occupancy and improving leasing activity."

He commented, "We remain confident in Sunway REIT's growth trajectory, supported by the resilience and diversification of our portfolio. The Retail segment is expected to continue benefiting from high occupancy levels, positive rental reversions and the full-year contributions from AEON Mall Seri Manjung and the refurbished Sunway Carnival Mall. Meanwhile, the Hotel segment is well-positioned to capture stronger tourism and business travel demand, while improving leasing momentum is expected to support the Office portfolio. Barring unforeseen circumstances, we believe these positive fundamentals will continue to underpin sustainable earnings growth and long-term value creation for our unitholders."

Sunway REIT is pleased to announce that it has received the Industry Excellence Award in the REIT category at the 2025 NACGSA organised by the Minority Shareholders Watch Group ("MSWG"). The award recognises listed companies that demonstrate strong corporate governance and sustainability practices, based on assessments against the ASEAN Corporate Governance Scorecard, the Malaysian Code on Corporate Governance and regional sustainability benchmarks.

In a separate achievement, Sunway Putra garnered significant recognition at the 10th edition of The Edge Malaysia BMSPA, securing both the Gold Award in the Mixed Development (Entire)

Category for properties aged 10 years and above and the prestigious Editor's Choice Award for Excellence in Integrated Development Management. The awards recognise Sunway Putra's excellence in property management, sustainability practices, operational standards and long-term value creation, reflecting Sunway REIT's commitment to maintaining high-quality assets and delivering sustainable value to its 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 RM7.6 billion as at 30 June 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 12 August 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.

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