



Driving values through sustainable growth

MEDIA RELEASE

23 January 2013

Sunway REIT Declares Advance Distribution to Unitholders

Petaling Jaya, 23 January 2013 – Sunway REIT Management Sdn. Bhd., the Manager of Sunway Real Estate Investment Trust (“Sunway REIT”) (the “Manager”), is pleased to announce today that it intends to declare a distribution (“Advance Distribution”) of Sunway REIT’s distributable income for the period from 1 January 2013 to 13 February 2013 (inclusive), the day immediately prior to the date on which the new units to be issued pursuant to the Placement are expected to be issued. The Placement of up to RM320 million was announced on 9 October 2012 and approved by unitholders on 18 December 2012.

The quantum of the distribution per unit under the Advance Distribution is 0.97 sen per unit (of which 0.83 sen per unit is taxable and 0.14 sen per unit is non-taxable).

The next income distribution will comprise Sunway REIT’s distributable income for the period from 14 February 2013 to 31 March 2013 and quarterly income distributions will resume thereafter.

The books closure date for the Advance Distribution is 13 February 2013 at 5.00p.m and the Advance Distribution will be paid on 27 February 2013.

Dato’ Jeffrey Ng, the CEO of the Manager commented that, “Sunway REIT has announced a private placement for the issuance of new units of up to RM320 million to fund the acquisition of Sunway Medical Centre and related expenses and simultaneously reduce the gearing level of Sunway REIT to provide us with larger debt headroom for future acquisitions. We endeavour to attract new unitholders and expand our unitholders base through the placement exercise.”

About Sunway Real Estate Investment Trust

Sunway Real Estate Investment Trust (“Sunway REIT”) was listed on the Main Market of Bursa Malaysia Securities Berhad on 8 July 2010 and is the country’s largest real estate investment trust (“REIT”) in terms of assets size as at 31 December 2012. The assets of Sunway REIT comprise shopping malls, hotels and offices that are located in Bandar Sunway, Kuala Lumpur, Seberang Jaya and Ipoh. Sunway REIT’s market capitalization is RM4.19 billion and has total assets valued at RM4.96 billion as at 31 December 2012.



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Important notice

Kindly read this media release in conjunction with the announcement released to Bursa Malaysia dated 23 January 2013 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 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 Management's current view of future events. Past performance is not necessarily indicative of its future performance.

For more information, please contact:

Crystal Teh
Sunway REIT Management Sdn. Bhd.
(As Manager of Sunway Real Estate Investment Trust)

Tel : +603 5639 8864
Fax : +603 5639 8001
Mobile : +6012 330 6963
E-mail : crystal@sunway.com.my

Website of Sunway REIT: www.sunwayreit.com