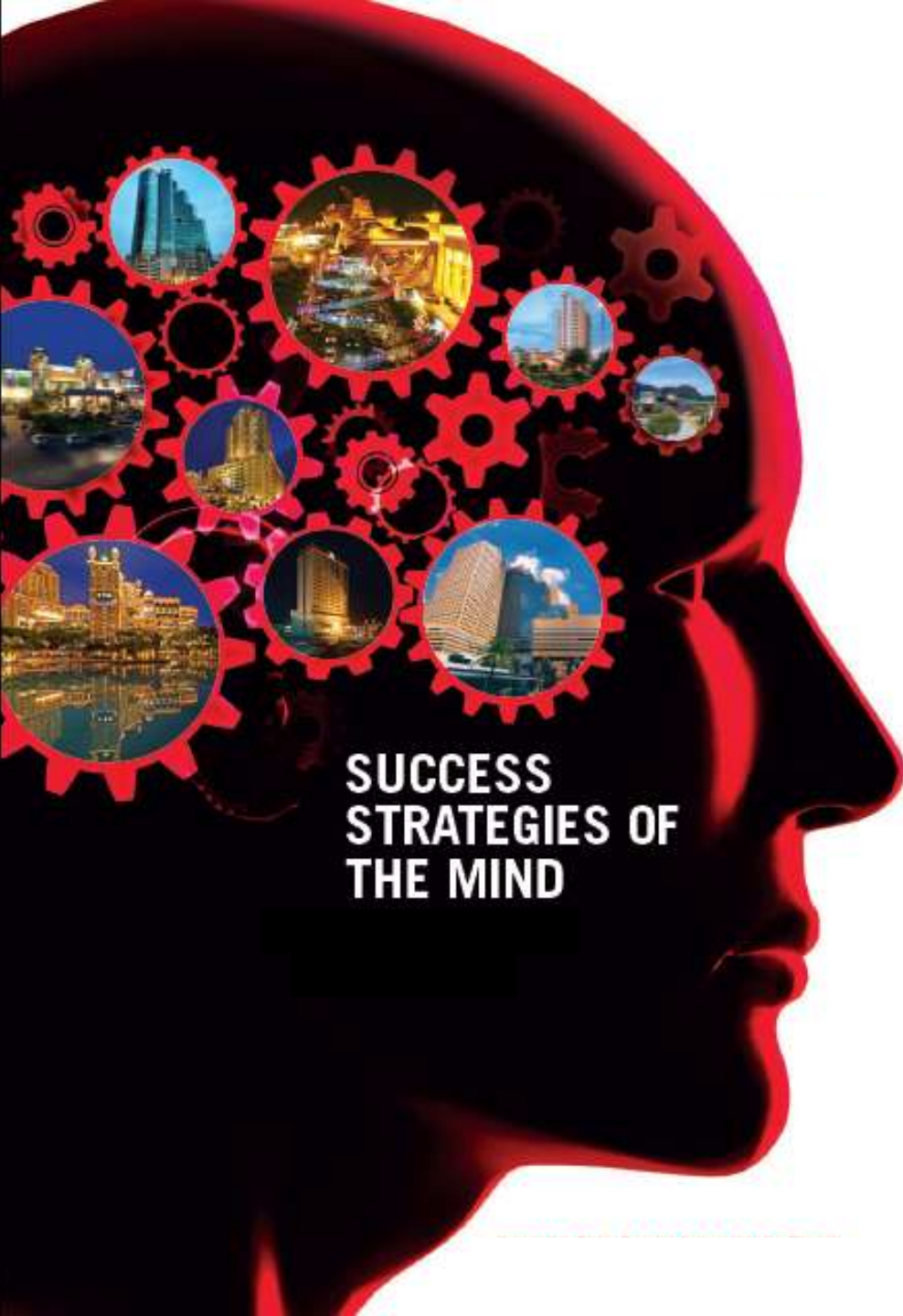




SUNWAY REIT FINANCIAL RESULTS

**1st Quarter ended 30 September
2012
(FYE 30 June 2013)**

Announcement date: 23 October 2012



**SUCCESS
STRATEGIES OF
THE MIND**

DISCLAIMER

This presentation 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.

CONTENTS

- **Highlights & Key Updates**
- **1Q 2013 Financial Results**
- **1Q 2013 Portfolio Performance**
- **1Q 2013 Property Performance**
- **Market Outlook**
- **Investor Relations**

HIGHLIGHTS & KEY UPDATES

Note : The financial results should be read in conjunction with the 1Q 2013 announcement to Bursa Malaysia Securities Berhad

DISTRIBUTION DETAILS

Dividend Distribution Details	
Distribution period	1 July 2012 - 30 September 2012
Distribution Per Unit (DPU) (sen)	2.03 ¹
Notice of Entitlement	23 October 2012
Ex-Dividend Date	6 November 2012
Book Closure Date	8 November 2012
Payment Date	26 November 2012

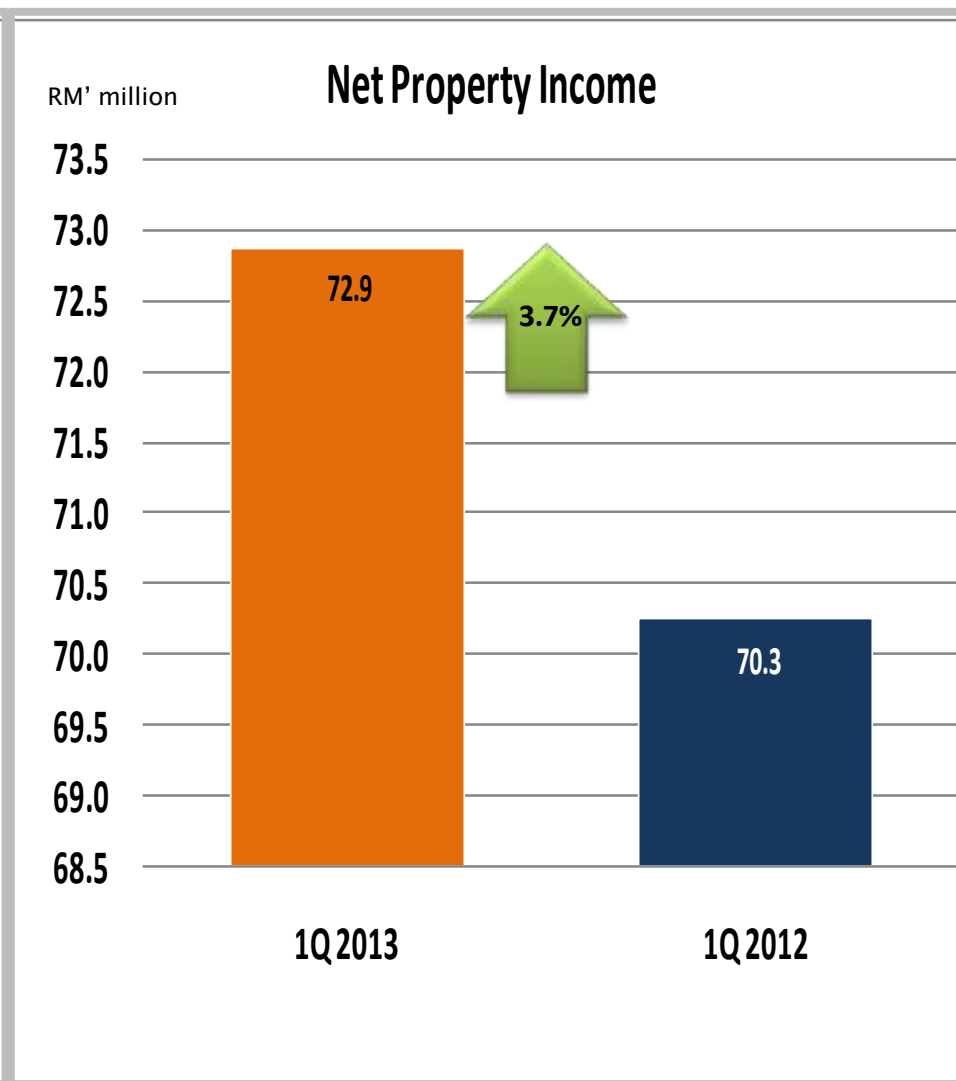
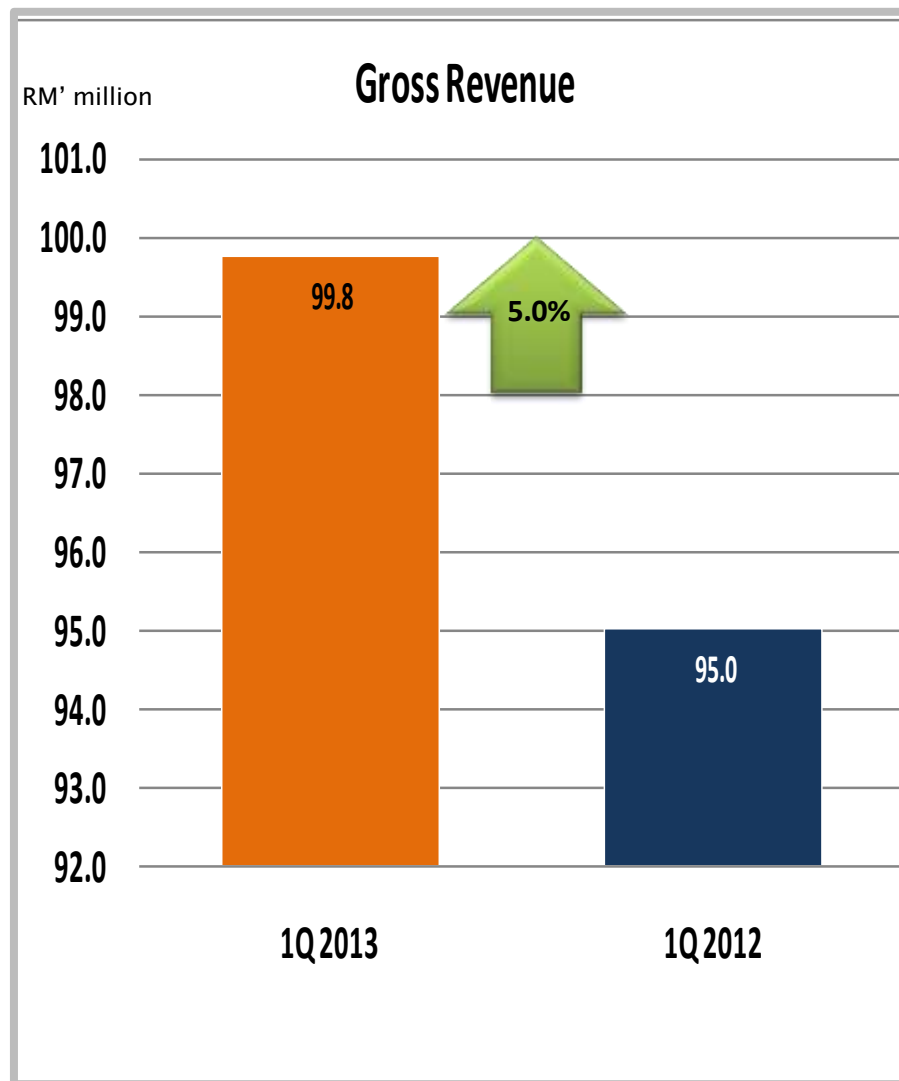
¹ Proposed income distribution for 1Q 2013 : 2.03 sen (comprising taxable and non-taxable amount of 1.63 sen and 0.40 sen per unit respectively.)

FINANCIAL HIGHLIGHTS

Highlights	1Q 2013	1Q 2012	Change %
No. of Properties	11	11	0.0%
Property Value (RM'billion)	4.638	4.384	5.7%
No. of Units in circulation	2,698,647,600	2,689,266,300	0.3%
Unit Price as at 30 Sept (RM)	1.45	1.11	30.6%
Market Capitalisation (RM'billion)	3.913	2.985	31.1%
Net Asset Value (NAV) per unit (RM) (After income distribution)	1.0968	1.0140	8.2%
Premium to NAV	32.2%	9.5%	238.9%
Earnings Per Unit (EPU) (sen) ¹	1.93	1.64	17.7%
Distribution Per Unit (DPU) (sen)	2.03	1.75	16.0%
Annualised Distribution Yield (based on market price as at 30 Sept)	5.6%	6.3%	-
Management Expense Ratio	0.87%	0.91%	-
YTD total return	12.2%	6.3%	-
Gearing	33.5%	35.3%	-

1 Realized EPU for 1Q 2013 was 2.03 sen (1Q 2012 : Realized EPU was 1.65 sen)

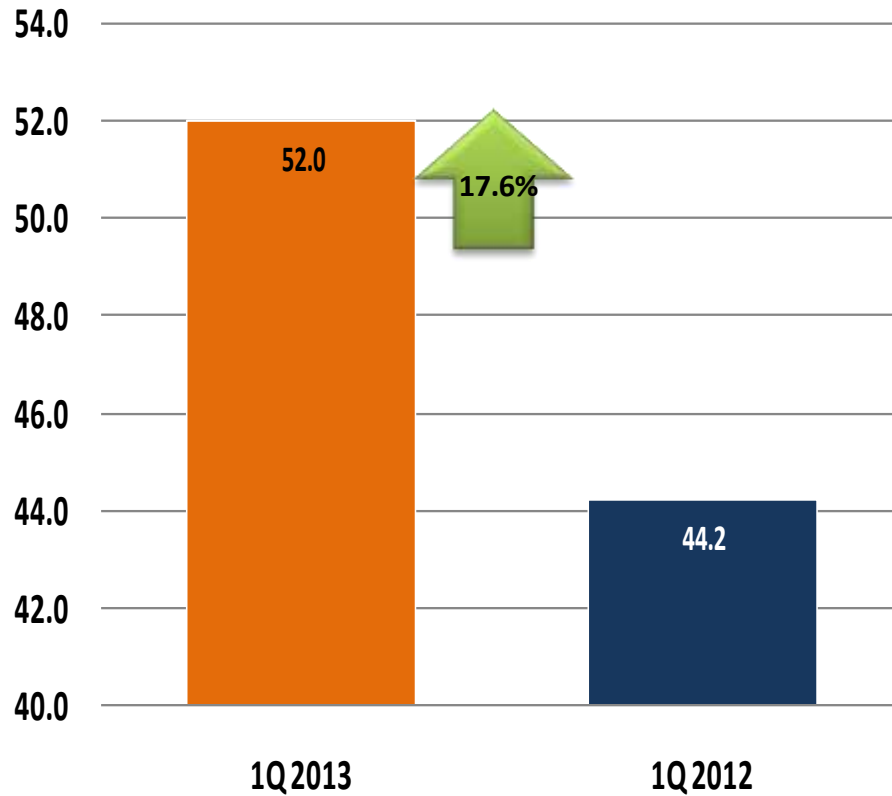
FINANCIAL HIGHLIGHTS



FINANCIAL HIGHLIGHTS

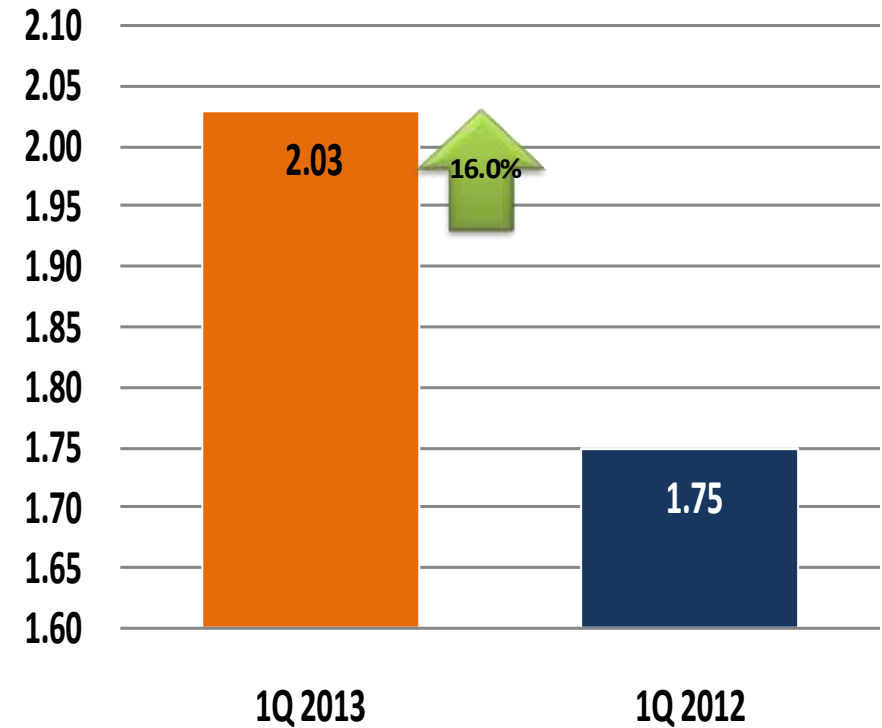
Income Before Taxation (Realised)

RM' million



DPU

RM' Sen



KEY UPDATES

- 15-year unrated medium term note programme of up to RM1.0 billion in nominal value
 - RM400 million in nominal value was issued on 9 Oct 2012.
- Corporate proposals
 - Proposed acquisition of Sunway Medical Centre (“SunMed Property”) for a purchase consideration of RM310 million (Proposed Acquisition). The Trustee and the Manager had entered into a conditional hospital master lease agreement (“HMLA”) with Sunway Medical Centre Berhad (“SMCB”) for the lease of SunMed Property to SMCB for an initial lease term of 10 years with option to renew for further 10 years. The annual rental for the first 12 months is RM19 million with an incremental rental rate of 3.5% p.a for each subsequent year of the initial 10-year term.
 - Proposed placement of such number of new units in Sunway REIT to raise gross proceeds of up to RM320 million at an issue price to be determined later by way of bookbuilding (“Proposed Placement”);
 - Proposal to seek unitholders’ mandate to allot and issue new units of up to 20% of the approved fund size of Sunway REIT pursuant to Clause 14.03 of the Guidelines on Real Estate Investment Trusts issued by the Securities Commission Malaysia (“SC”) (“REIT Guidelines”) (“Proposed Mandate”); and
 - Proposal to increase the existing approved fund size of Sunway REIT from 2,780,112,300 units to up to a maximum of 3,650,888,858 units (“Proposed Increase in Fund Size”).

KEY UPDATES (Cont'd)

- Corporate proposals (cont'd)
 - The Proposals have been submitted to Securities Commission on 10 October 2012 and are conditional upon the following approvals being obtained:
 - (i) the SC for the following:
 - (a) the issuance of new units pursuant to the Proposed Placement and Proposed Mandate;
 - (b) the listing of and quotation for the new units pursuant to the Proposed Placement and Proposed Mandate on the Main Market of Bursa Securities;
 - (c) the Proposed Increase in Fund Size; and
 - (d) the valuation of the SunMed Property;
 - (ii) Bursa Securities for the listing of and quotation for the new units to be issued pursuant to the Proposed Placement and Proposed Mandate on the Main Market of Bursa Securities;
 - (iii) the approval or no objection from the state authority for the transfer of the SunMed Property from SMCB to the Trustee and for the lease of the SunMed Property by the Trustee to SMCB;
 - (iv) the unitholders for the Proposals at the Unitholders Meeting to be convened; and
 - (v) any other relevant authority and/or party, if required

1 Q 2013 FINANCIAL RESULTS

Note : The financial results should be read in conjunction with the 1Q 2013 announcement to Bursa Malaysia Securities Berhad

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME – 1Q 2013

	1Q 2013 Actual RM'000	1Q 2012 Actual RM'000	Change %	YTD 2013 Actual RM'000	YTD 2012 Actual RM'000	Change %
Gross Revenue	99,772	95,039	5.0%	99,772	95,039	5.0%
Less : Property operating expenses	(26,892)	(24,785)	8.5%	(26,892)	(24,785)	8.5%
Net property income	72,880	70,254	3.7%	72,880	70,254	3.7%
Change in fair value of investment properties	-	-	-	-	-	0.0%
Interest & other income	254	(60)	523.3%	254	(60)	523.3%
Manager's fee	(5,732)	(5,476)	4.7%	(5,732)	(5,476)	4.7%
Trustee's fee and other expenses ¹	(662)	(1,012)	34.6%	(662)	(1,012)	34.6%
Finance costs ²	(14,731)	(19,842)	25.8%	(14,731)	(19,842)	25.8%
Income before taxation/Profit for the period/year	52,009	43,864	18.6%	52,009	43,864	18.6%
Total comprehensive income for the period comprise the following:						
Realised						
- Initial 8 IPO assets	50,932	46,062	10.6%	50,932	46,062	10.6%
- Sunway Putra Place	1,065	(1,832)	286.7%	1,065	(1,832)	286.7%
Total realised	51,997	44,230	17.6%	51,997	44,230	17.6%
Unrealised	12	(366)	103.3%	12	(366)	103.3%
Total net income for the period/year	52,009	43,864	18.6%	52,009	43,864	18.6%
No. of Units in circulation (million)	2,699	2,689	0.4%	2,699	2,689	0.4%
EPU (sen)						
- realised	1.93	1.65	17.0%	1.93	1.65	17.0%
- unrealised	-	(0.01)	100.0%	-	(0.01)	100.0%
Total EPU	1.93	1.64	17.7%	1.93	1.64	17.7%
Proposed/declared distribution	54,782	47,062	16.4%	54,782	47,062	16.4%
Proposed/declared distribution per unit (sen)	2.03	1.75	16.0%	2.03	1.75	16.0%

- 1 Trust expenses for 1Q 2013 was lower than 1Q 2012 by approximately RM0.4m mainly due to legal expenses incurred in relation to Sunway Putra Place in 1Q 2012.
- 2 Lower finance costs for 1Q 2013 compared to 1Q 2012 by RM5.1m primarily due to refinancing of existing borrowings towards end of 2Q 2012 which resulted in lower borrowing costs.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	30.09.2012 RM'000	30.06.2012 RM'000
ASSETS		
Non-current assets		
Plant and equipment	589	437
Investment properties	4,638,467	4,630,000
Derivative financial instrument	-	8,455
	4,639,056	4,638,892
Current assets		
Receivables, deposits & prepayments	20,758	18,685
Deposits, bank & cash balances	37,340	25,799
	58,098	44,484
	4,697,154	4,683,376
FINANCED BY:		
Unitholders' capital	2,364,385	2,361,487
Undistributed income	650,314	646,844
Total Unitholders' fund	3,014,699	3,008,331
Non-current liabilities		
Borrowings	305,815	318,085
Long term liabilities	37,896	53,920
Derivative financial instrument	1,471	-
	345,182	372,005
Current liabilities		
Borrowings	1,265,223	1,245,039
Trade and other payables	72,050	58,001
	1,337,273	1,303,040
	4,697,154	4,683,376

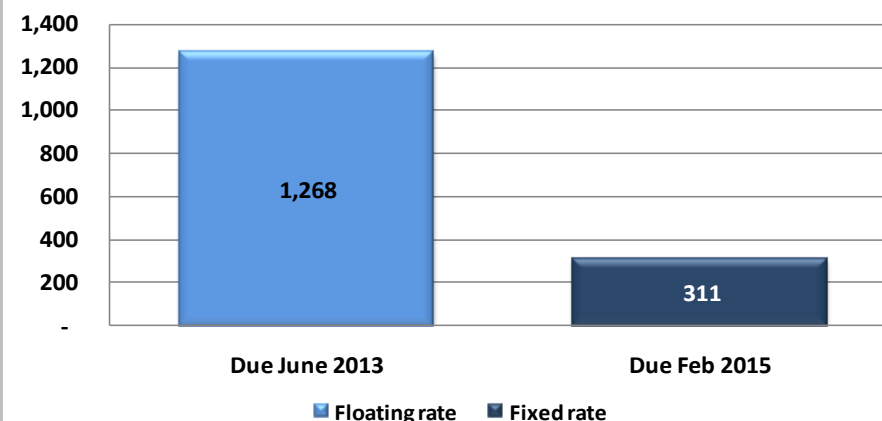
DEBT PROFILE– 30 SEPTEMBER 2012

	30-Sep-12	30-Jun-12
Borrowings (RM'million)	1,578.8	1,567.6

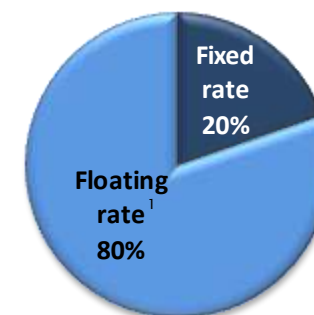
Cost of Debt as at end of the period	3.70%	3.73%
Average Cost of Debt	3.70%	4.45%
Debt service cover ratio (DSCR) (times)	4.9	3.8
Gearing Ratio	33.5%	33.5%

<u>Recon for borrowings</u>	RM'mil
Term loan	310.8
Revolving loan	1,268.0
	<u>1,578.8</u>
Less: Unamortised transaction costs	(3.6)
Unrealised forex (gain)/loss	(4.2)
	<u>1,571.0</u>
Represented by:	
Short term borrowings	1,268.0
Long term borrowings	310.8
	<u>1,578.8</u>

Term Loan Maturity Profile (RM'mil)



Fixed versus floating rate mix (borrowings)



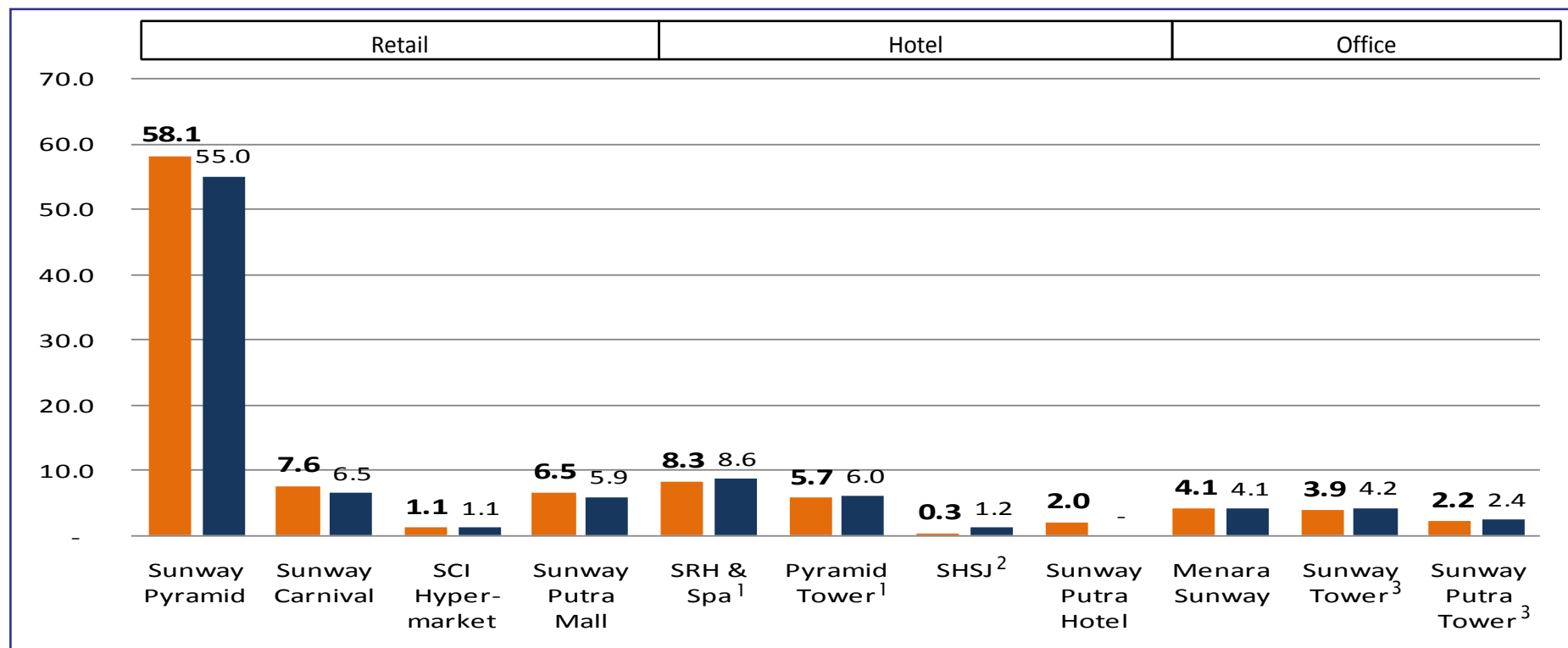
¹ The ratio of floating rate borrowings is at 80% currently as Sunway REIT adopts an active capital management strategy to capitalise on the prevailing accommodative low interest rate environment. Sunway REIT has the option to enter into an IRS (Interest Rate Swap) should interest rate environment move unfavourably against Sunway REIT.

1 Q 2013 PORTFOLIO PERFORMANCE

Note : The financial results should be read in conjunction with the 1Q 2013 announcement to Bursa Malaysia Securities Berhad

1Q/YTD 2013 REVENUE CONTRIBUTION

1Q/YTD 2013 (RM'mil)	99.8
1Q/YTD 2012 (RM'mil)	95.0



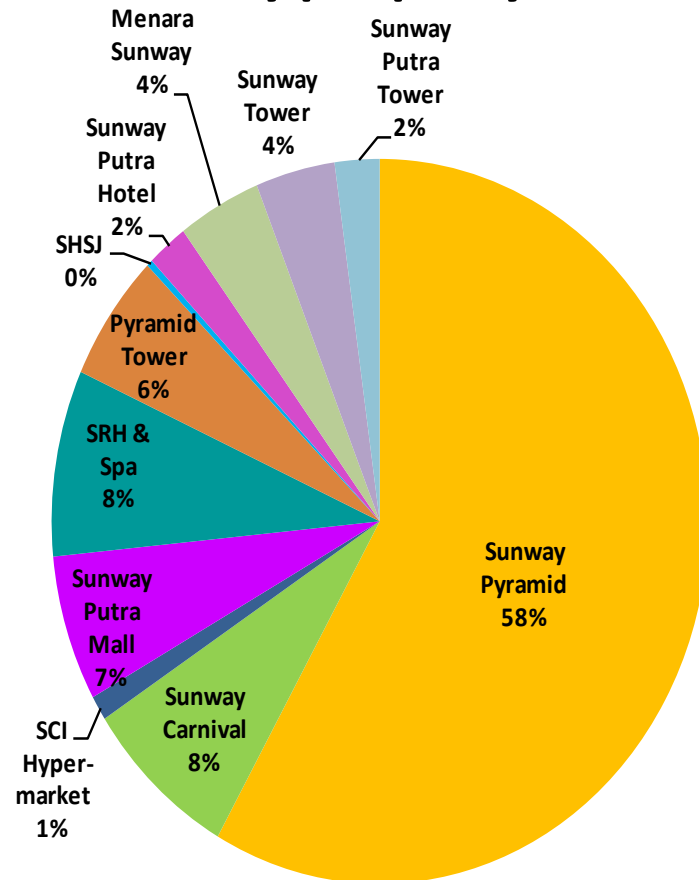
¹ Sunway Resort Hotel & Spa and Pyramid Tower Hotel's performance were lower during the current quarter compared to preceding year corresponding quarter, affected by lower tourists arrival from the Middle East as well as lesser business from meetings, incentives, conventions and exhibitions (MICE) segment. The lower tourists arrival was due to the approximately 10 days shorter peak travel season prior to the commencement of the Ramadhan fasting month from 20 July 2012 (1Q 2012 : Ramadhan fasting month commenced from 1 August 2011)

² SHSJ's performance was softer compared to preceding year corresponding period due to ongoing refurbishment.

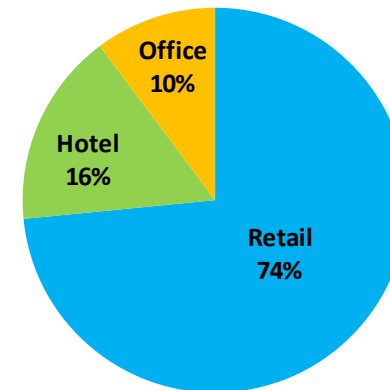
³ Sunway Tower and Sunway Putra Tower's revenue contribution were lower compared to preceding year corresponding quarter due to lower occupancy.

1Q/YTD 2013 REVENUE CONTRIBUTION

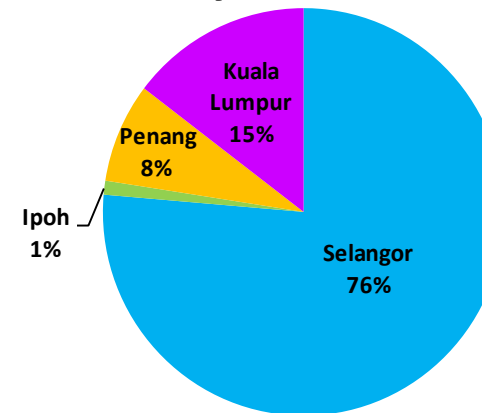
By property



By sector

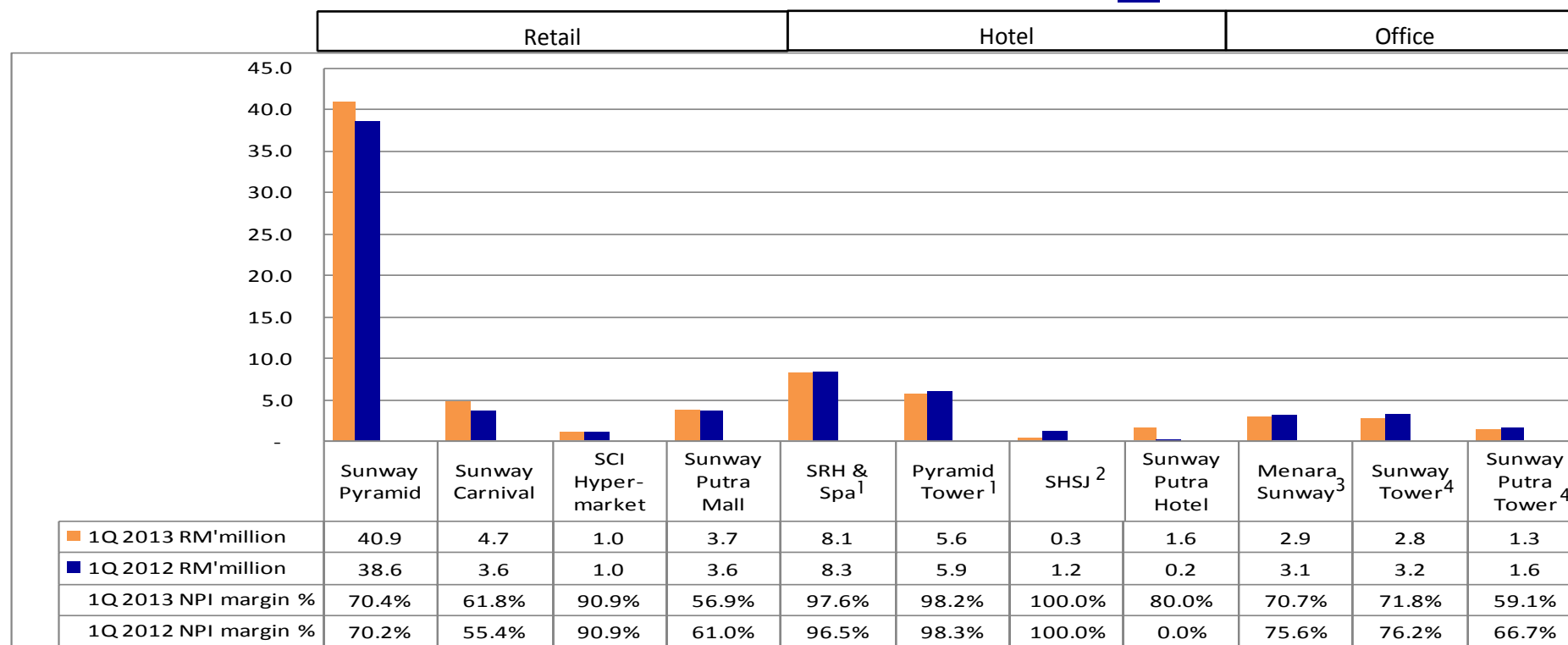


By location



1Q/YTD 2013 NPI CONTRIBUTION

	<u>NPI</u>	<u>Margin</u>
1Q/YTD 2013 (RM'mil)	72.9	73.0%
1Q/YTD 2012 (RM'mil)	70.3	74.0%



¹ Sunway Resort Hotel & Spa and Pyramid Tower Hotel's performance were lower during the current quarter compared to preceding year corresponding quarter, affected by lower tourists arrival from the Middle East as well as lesser business from meetings, incentives, conventions and exhibitions (MICE) segment. The lower tourists arrival was due to the approximately 10 days shorter peak travel season prior to the commencement of the Ramadhan fasting month from 20 July 2012 (1Q 2012 : Ramadhan fasting month commenced from 1 August 2011)

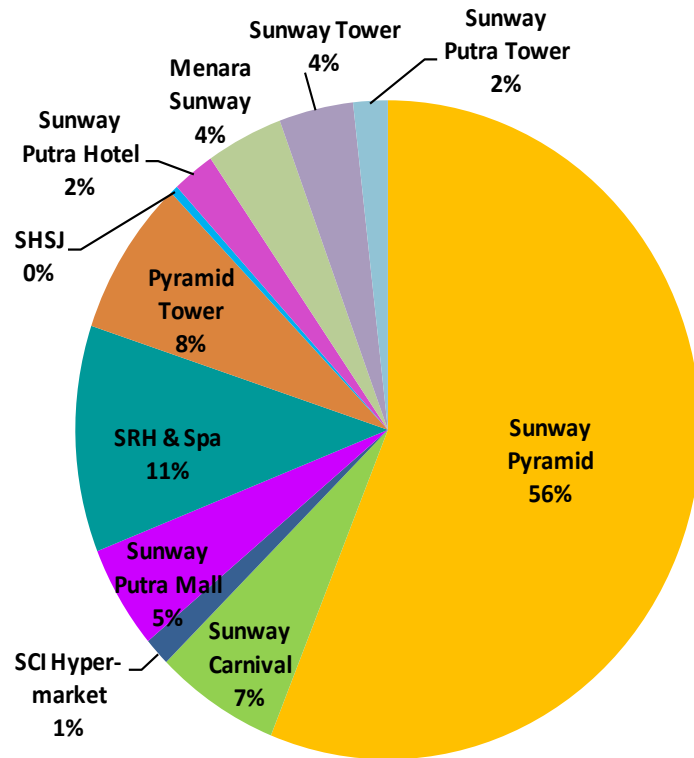
² SHSJ's performance was softer compared to preceding year corresponding period due to ongoing refurbishment.

³ Menara Sunway's performance was better in 1Q 2012 compared to current quarter as there was a back-charge of electricity expenses to a tenant.

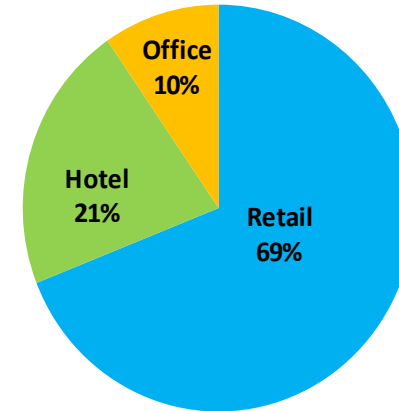
⁴ Sunway Tower and Sunway Putra Tower's revenue contribution were lower compared to preceding year corresponding quarter due to lower occupancy.

1Q/YTD 2013 NPI CONTRIBUTION

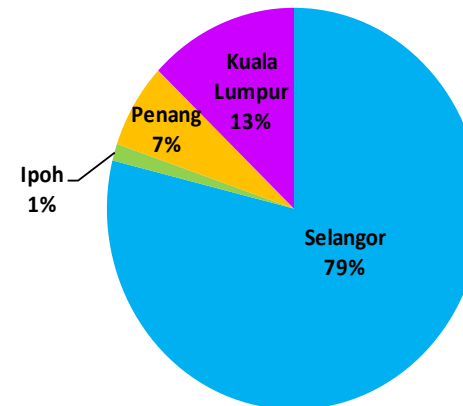
By property



By sector



By location

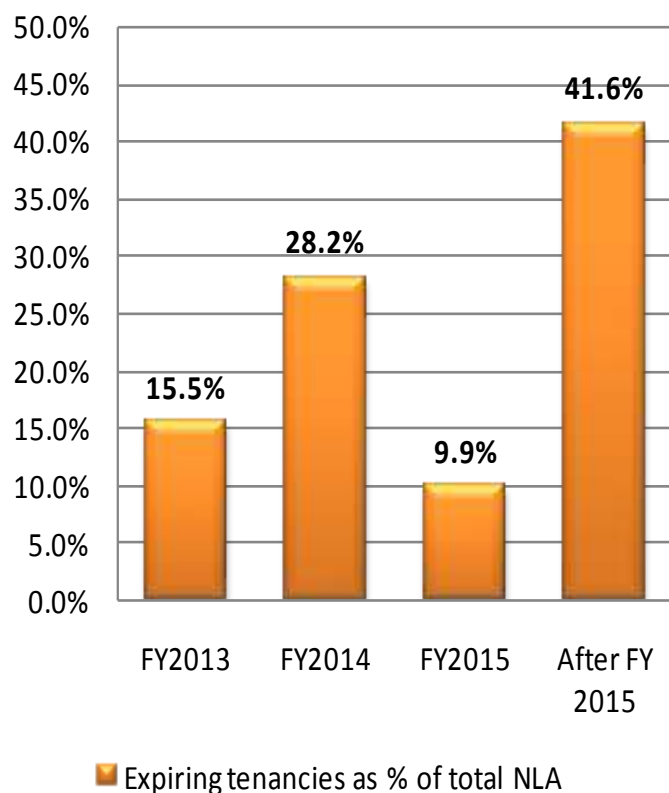


RESILIENT INCOME STREAM

Well spread-out lease expiry profile and diverse tenant base

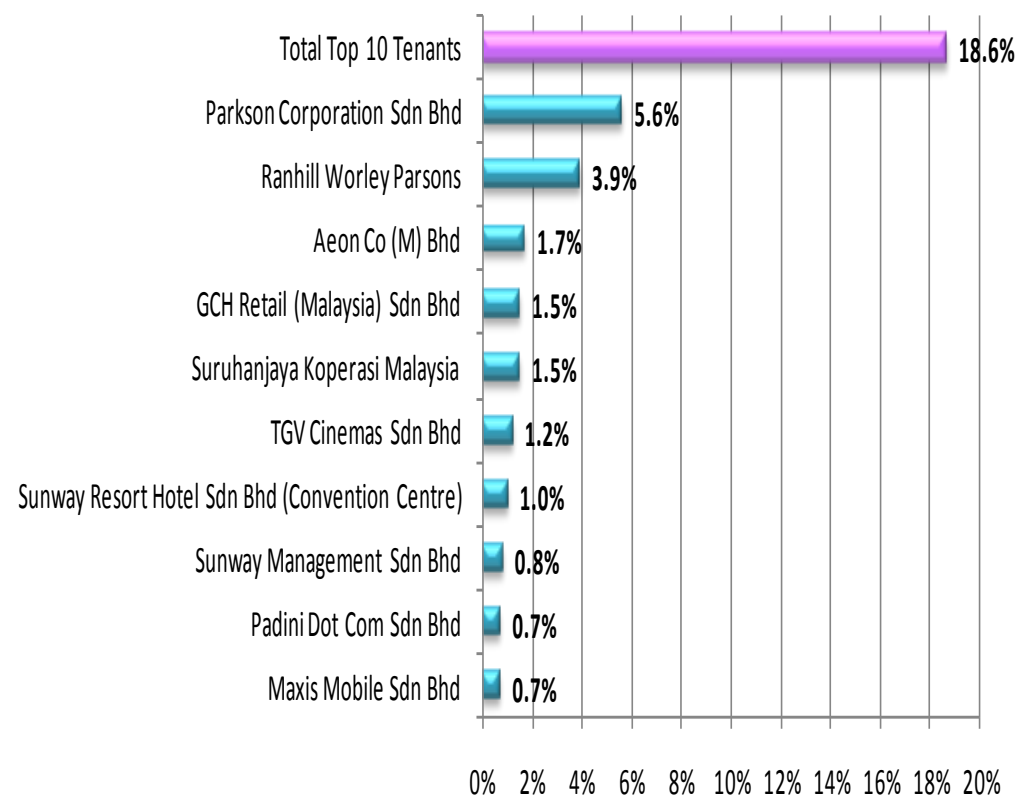
WALE⁽¹⁾ as at 30 September 2012 – 2.17 years

Projected tenancy expiry of portfolio ⁽²⁾



Top 10 tenants comprise approximately 18.6%

Top ten tenants



(1) Calculated based on gross rental income.

(2) Calculated using NLA for the Retail and Office Properties and GFA for the Hospitality Properties.

Note: Based on gross rental income for the month of September 2012.
Exclude Hotel Master Leases and car park tenancies.

YTD 1Q 2013 RENTAL REVERSION

Properties	New and renewed tenancies @ 1Q2013		Due for renewal in FYE2013		Total rental increase in 3 years
	Number	NLA sq.ft.	NLA sq. ft.	% of Property NLA	
Sunway Pyramid Shopping Mall	104	269,652	369,784	21.7%	16.4%
Sunway Carnival Shopping Mall	8	6,267	161,788	32.9%	14.3%
Sunway Putra Mall	129	91,453	371,983	73.3%	0.9%
Menara Sunway	5	15,789	34,146	12.3%	2.0%
Sunway Tower	-	-	19,017	7.1%	0.0%
Sunway Putra Tower	1	1,600	168,765	53.2%	63.6% ¹
Total Portfolio	247	384,761	1,125,483	31.6%	13.5%

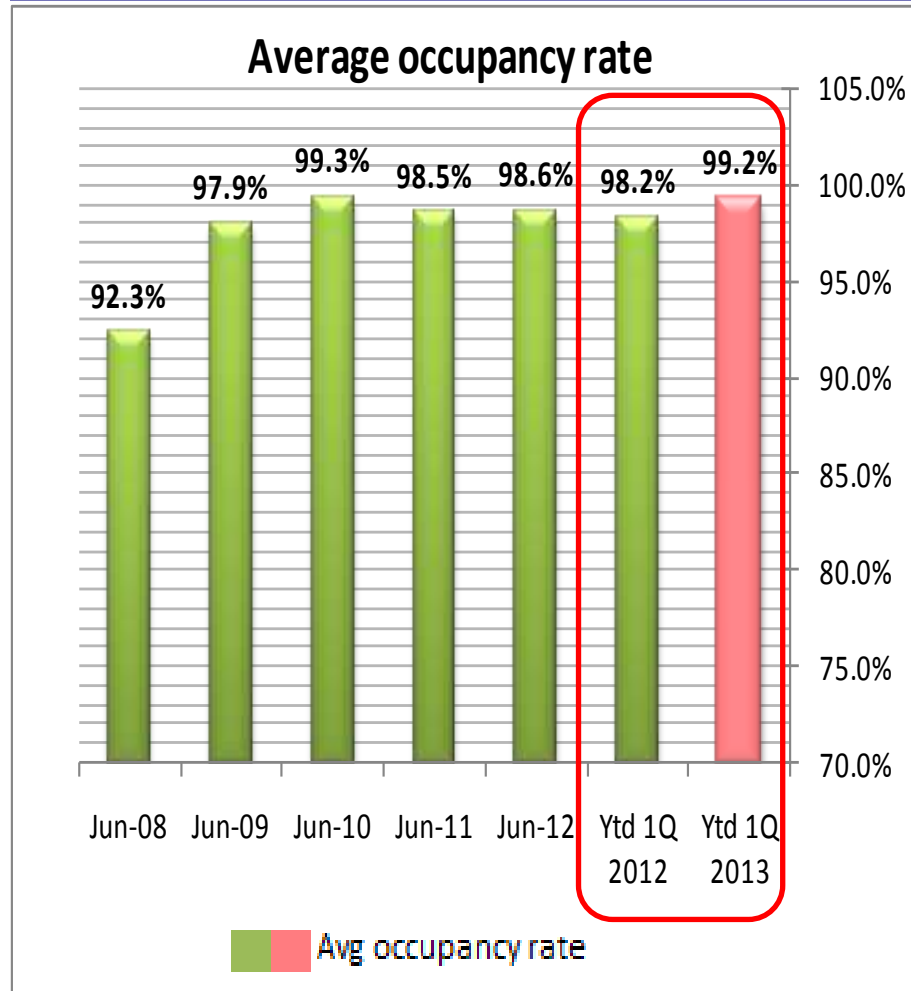
Note: The hotel properties are under a 10-year hotel master lease (HML). HML for Sunway Resort Hotel & Spa, Pyramid Tower Hotel and Sunway Hotel Seberang Jaya will be due in July 2020. As for Sunway Putra Hotel, HML will be due in Sept 2021.

1. The substantial increase is due to alignment of current low rental rates to market rent.

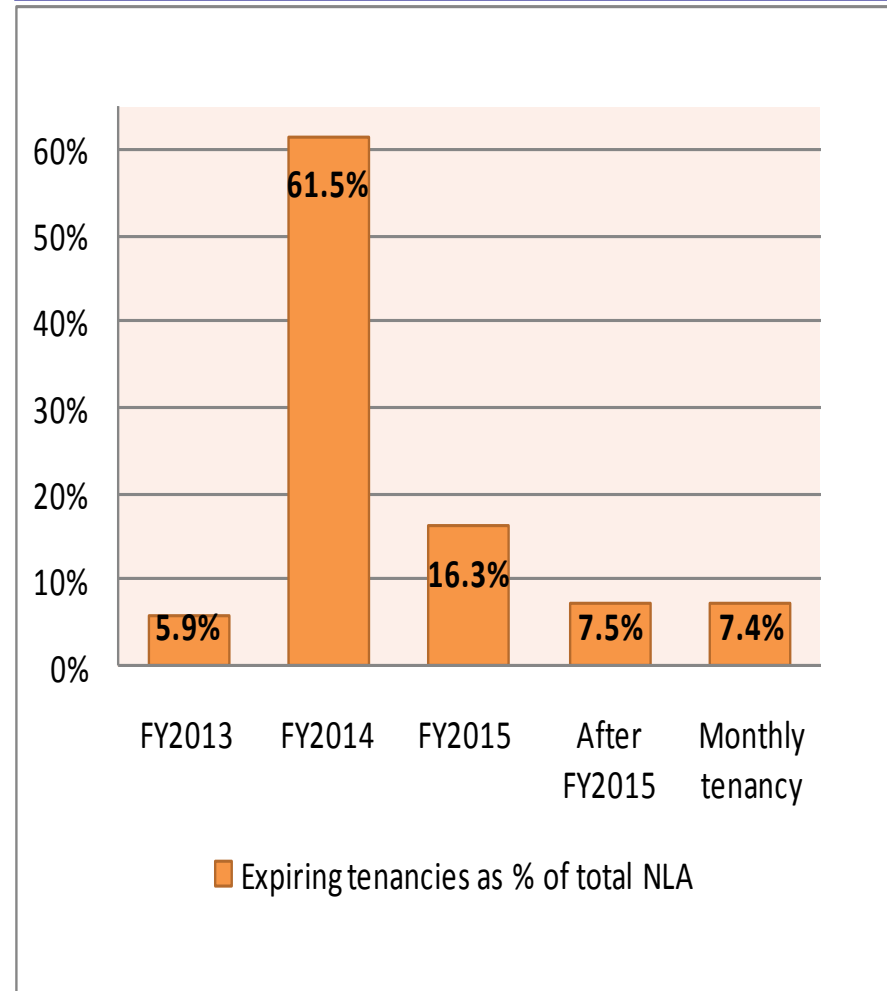
1 Q FY2013 PROPERTY PERFORMANCE

RETAIL PROPERTIES – SUNWAY PYRAMID SHOPPING MALL

Historical occupancy rates

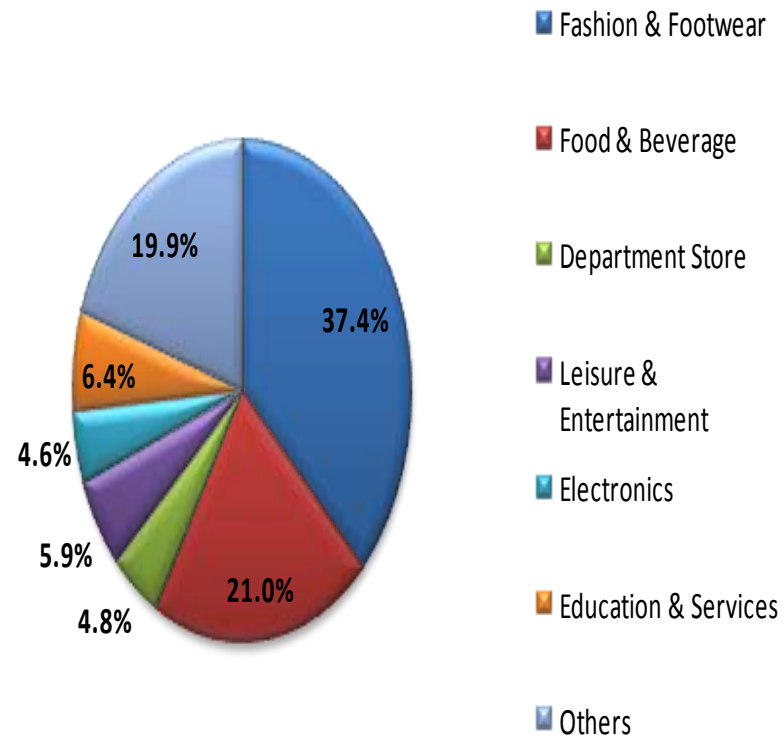


Projected lease expiry schedule

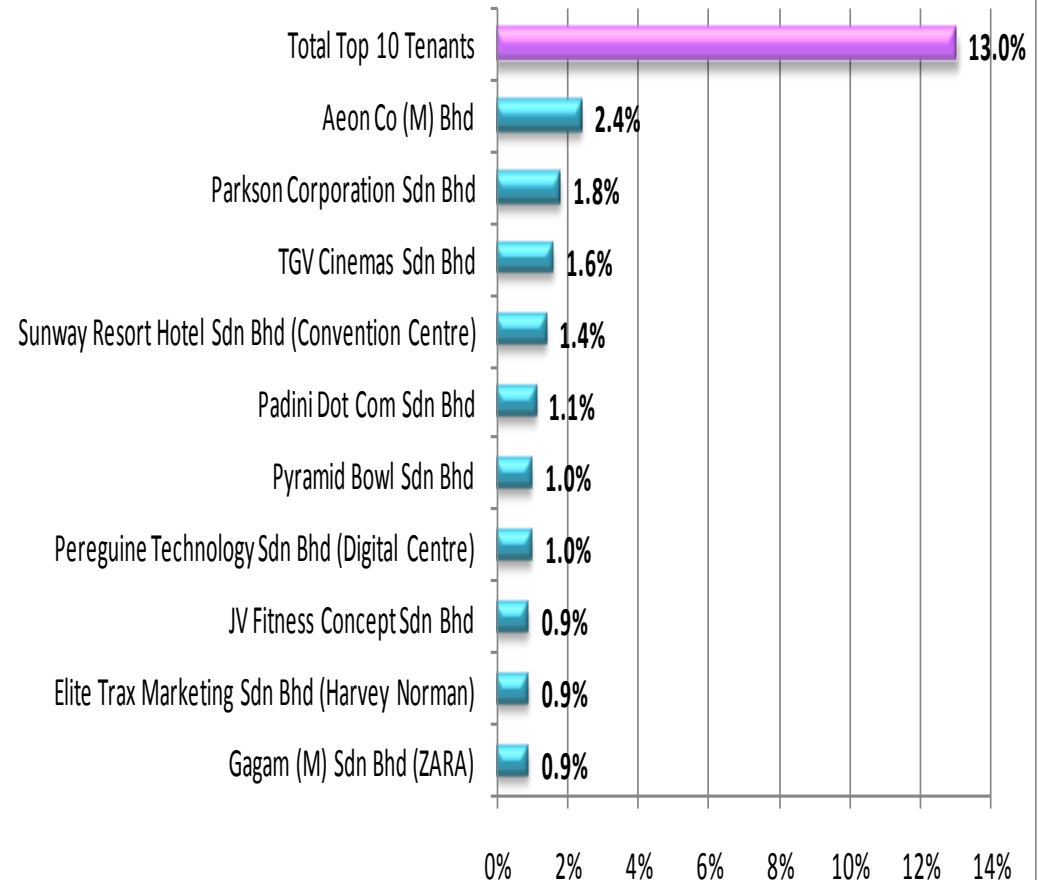


RETAIL PROPERTIES – SUNWAY PYRAMID SHOPPING MALL (Cont'd)

Tenant Mix



Top 10 tenants

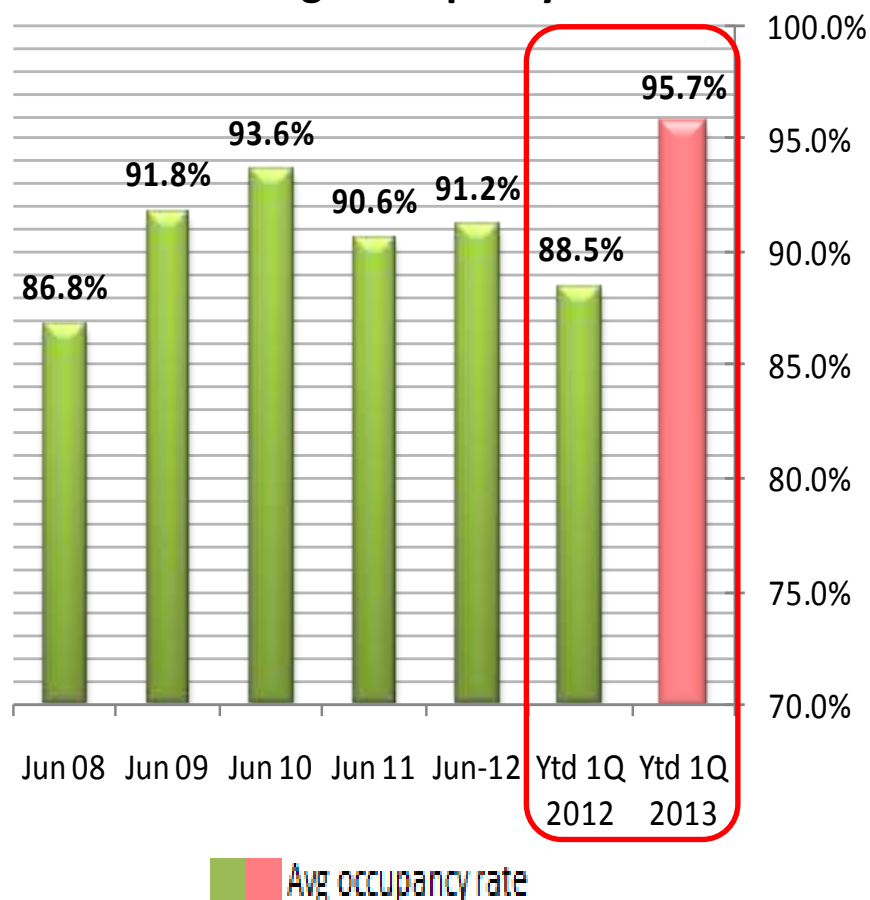


Note: Based on gross rental income for the month of September 2012.

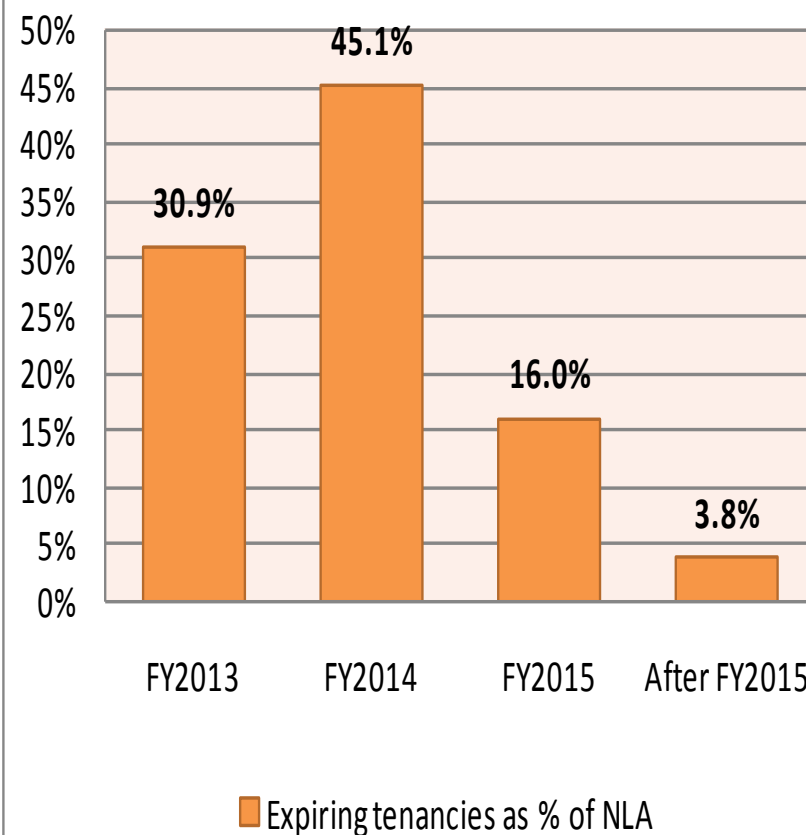
RETAIL PROPERTIES – SUNWAY CARNIVAL SHOPPING MALL

Historical occupancy rates

Average occupancy rate

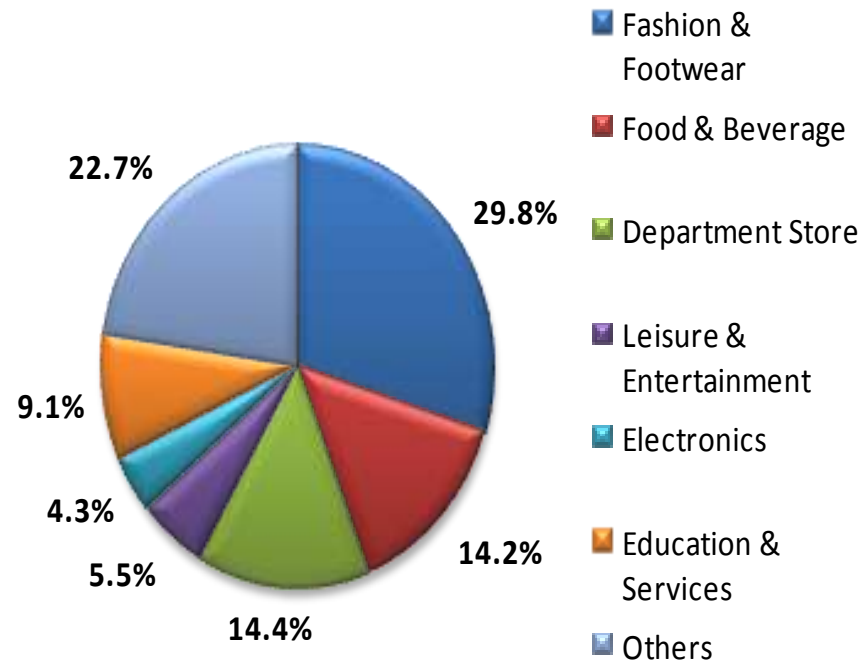


Projected lease expiry schedule

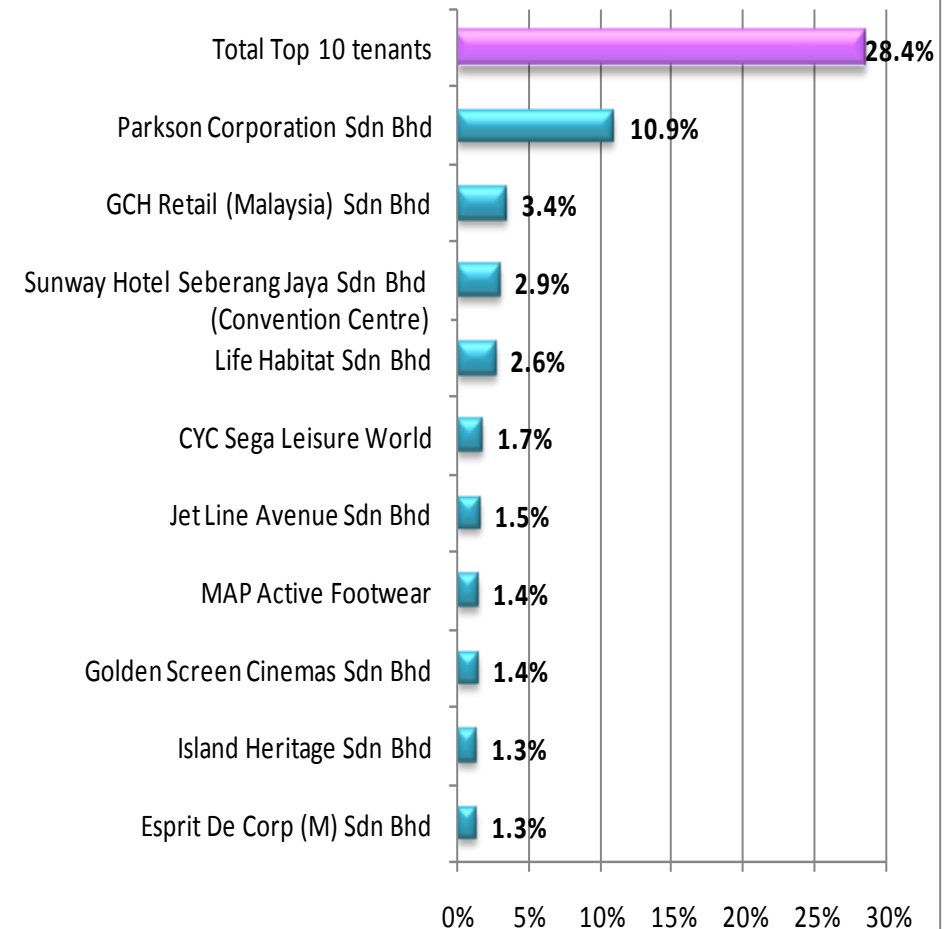


RETAIL PROPERTIES – SUNWAY CARNIVAL SHOPPING MALL (Cont'd)

Tenant Mix



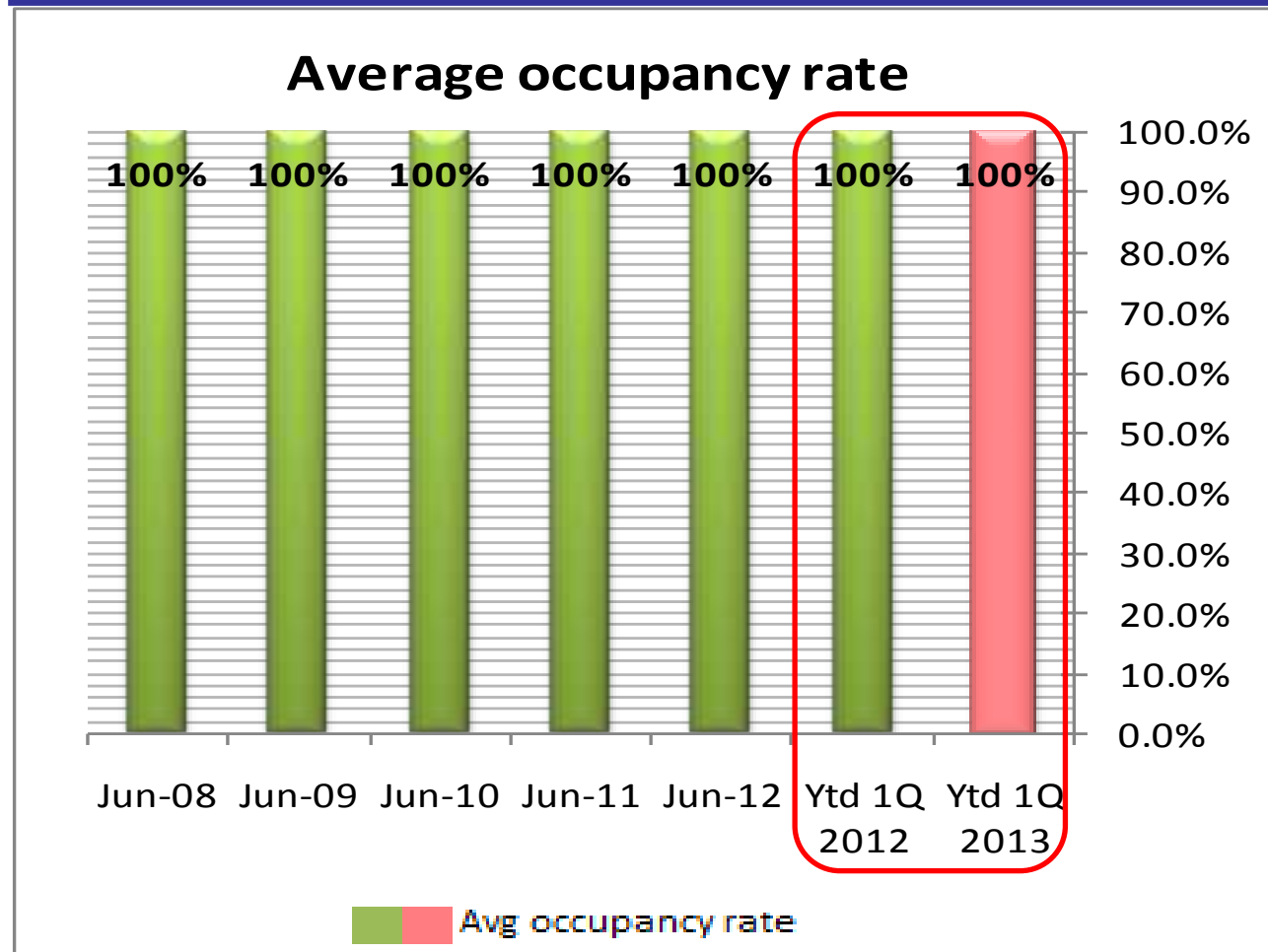
Top 10 tenants



Note: Based on gross rental income for the month of September 2012.

RETAIL PROPERTIES – SUNCITY IPOH HYPERMARKET

Historical occupancy rates

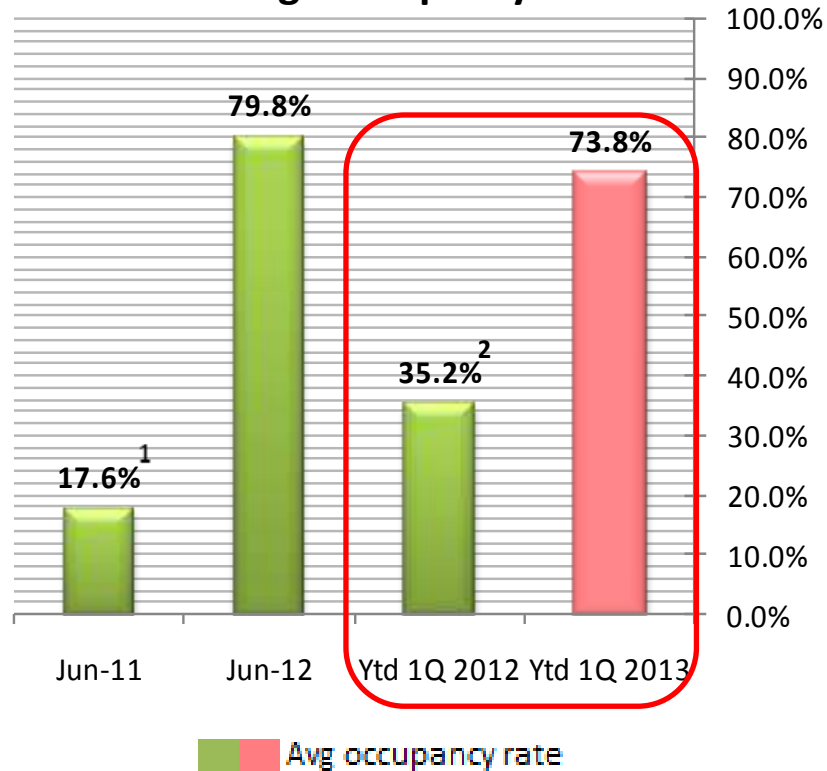


Suncity Ipoh Hypermarket is tenanted to a single tenant, a major hypermarket and retailer chain operating under the “Giant” brand in Malaysia, Singapore, Indonesia and Brunei Darulsalam. The tenancy expires in FY2014 with option to renew for another term of 3 years by the tenant.

RETAIL PROPERTIES – SUNWAY PUTRA MALL

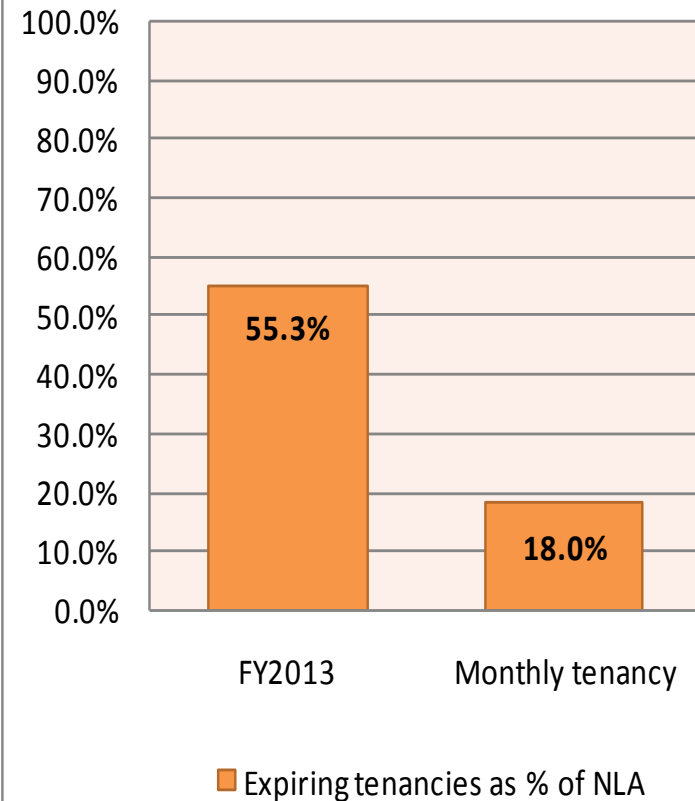
Historical occupancy rates

Average occupancy rate



1. Sunway Putra Mall was acquired via a public auction on 30 March 2011 and the acquisition was completed on 19 April 2011.
2. The property manager continued the process of engaging with occupants of the property during 1Q2012 to enter into tenancy agreements. As at Sept 2011, occupancy achieved was 66%.

Projected lease expiry schedule

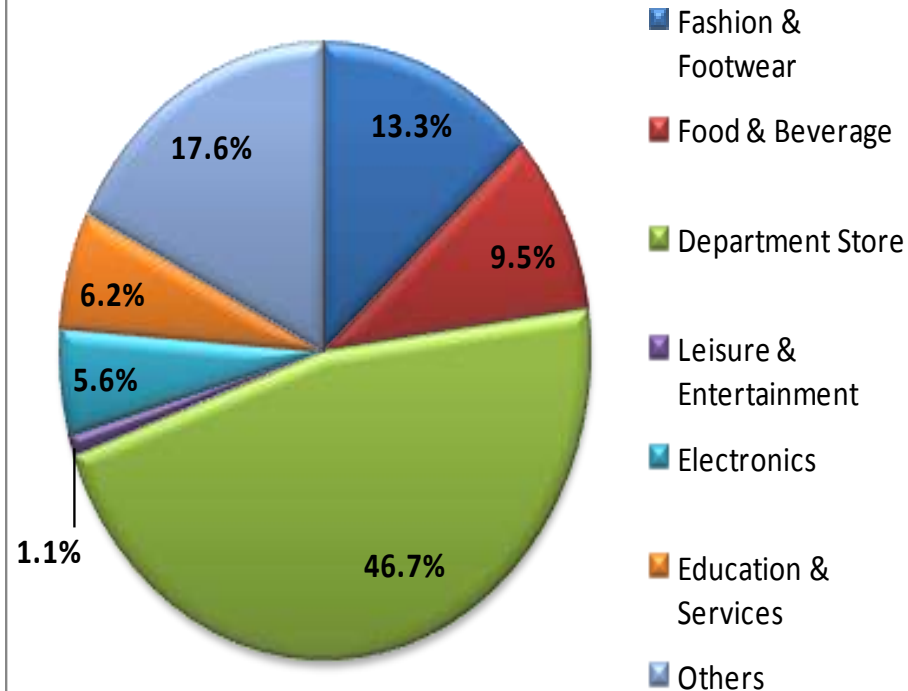


Note:

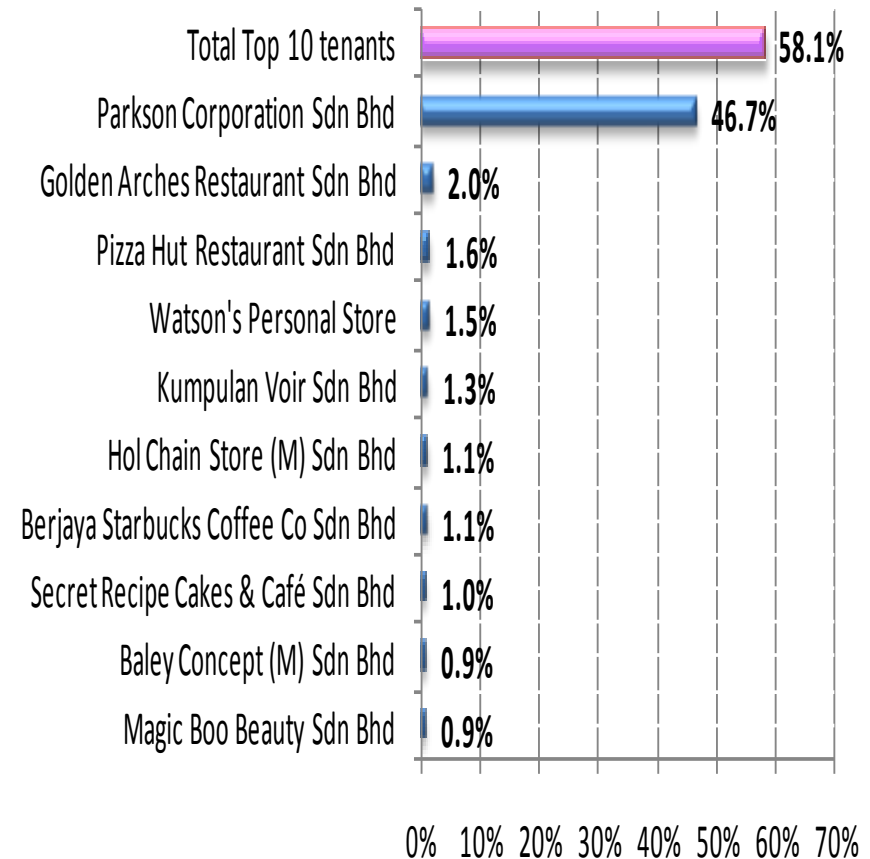
- a. Anchor tenant and other tenancies subject to 3 months and 6 months termination notice respectively for refurbishment.

RETAIL PROPERTIES – SUNWAY PUTRA MALL (Cont'd)

Tenant Mix



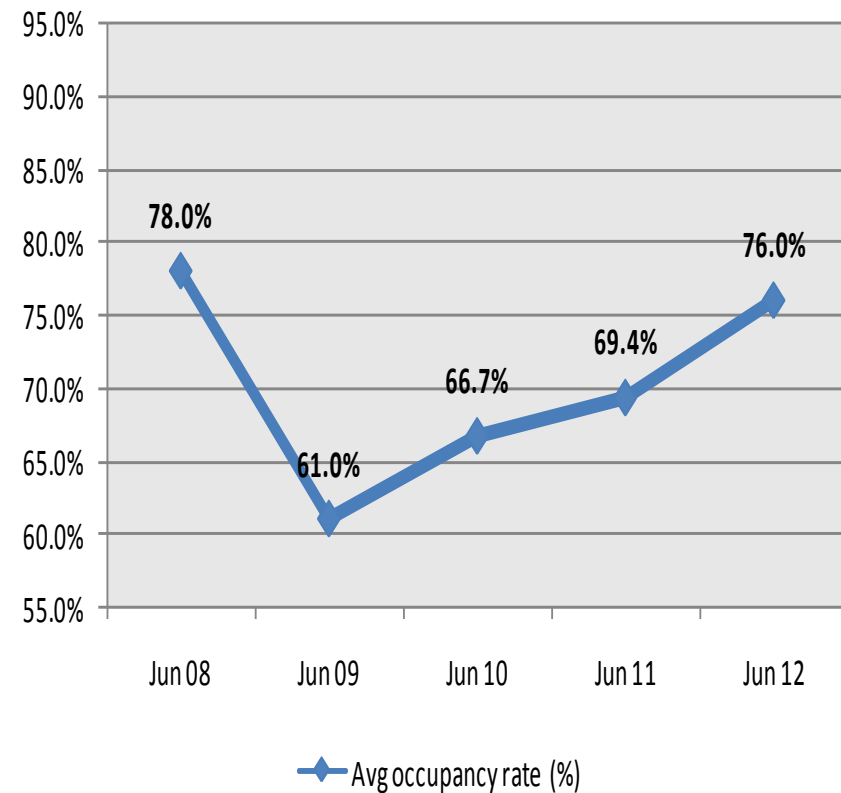
Top 10 Tenants



Note: Based on gross rental income for the month of September 2012.

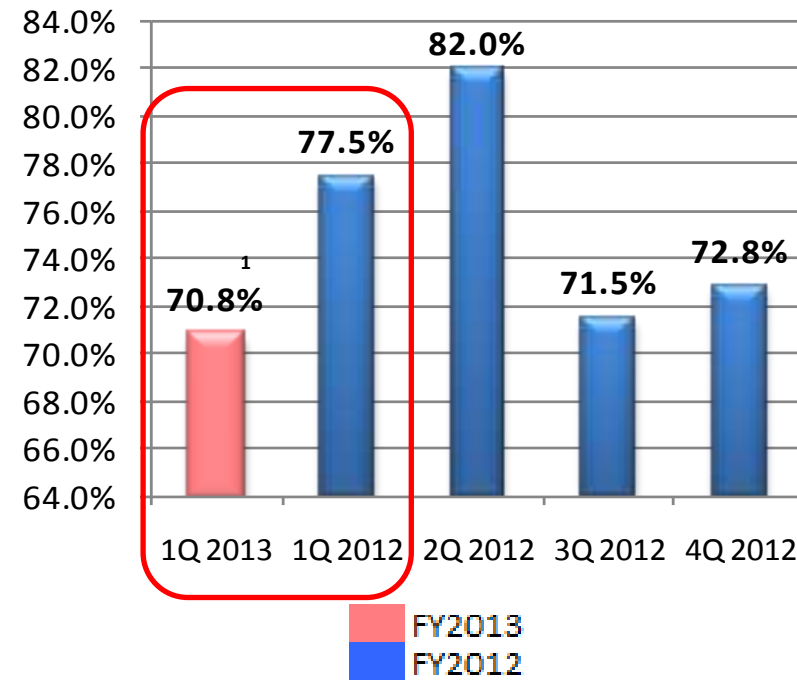
HOSPITALITY PROPERTIES – SUNWAY RESORT HOTEL & SPA

Historical occupancy rates



Average occupancy rate (Q on Q comparison)

Avg occupancy rate (%)



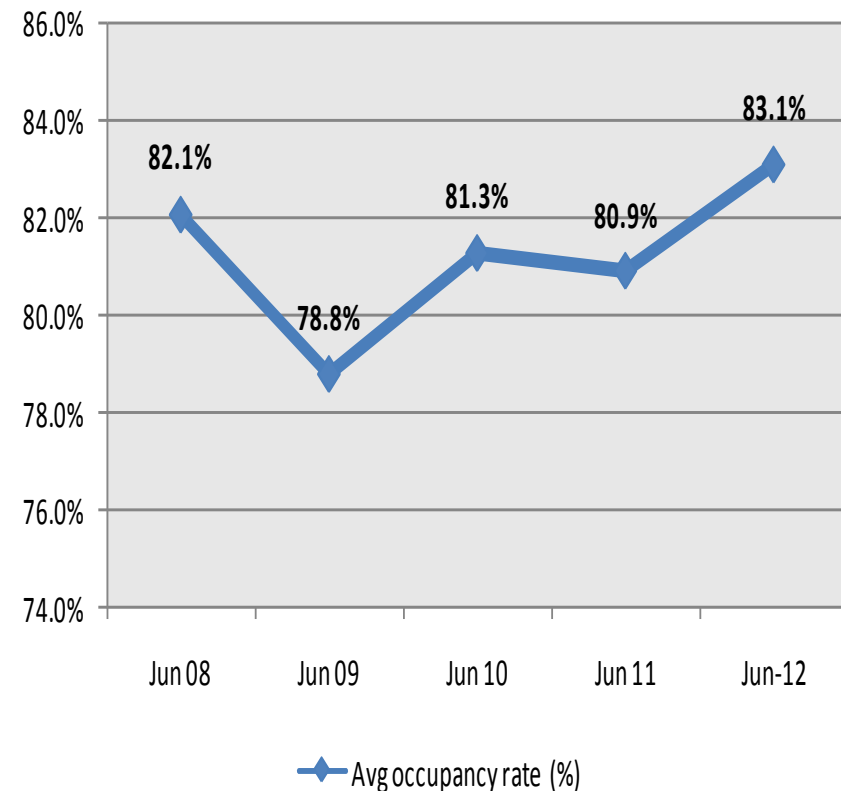
Customer contribution (Room revenue)

Corporate	67.0%
Leisure	33.0%

1. Sunway Resort Hotel & Spa's performance was lower during the current quarter compared to preceding year corresponding quarter, affected by lower tourists arrival from the Middle East. The lower tourists arrival was due to the approximately 10 days shorter peak travel season prior to the commencement of the Ramadhan fasting month from 20 July 2012 (1Q 2012 : Ramadhan fasting month commenced from 1 August 2011).

HOSPITALITY PROPERTIES – PYRAMID TOWER HOTEL

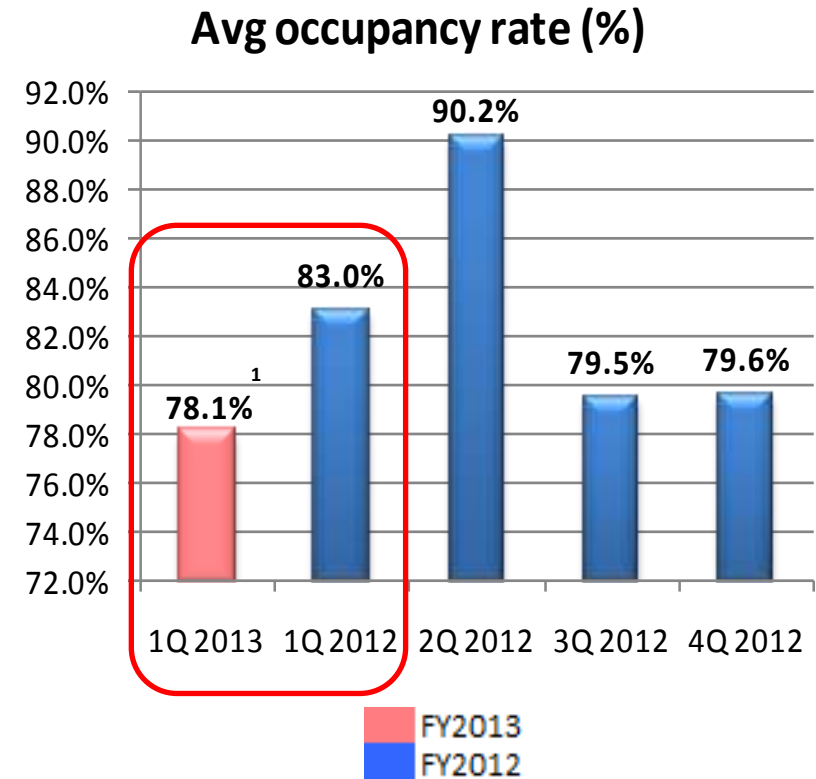
Historical occupancy rates



Customer contribution (Room revenue)

Corporate	79.4%
Leisure	20.6%

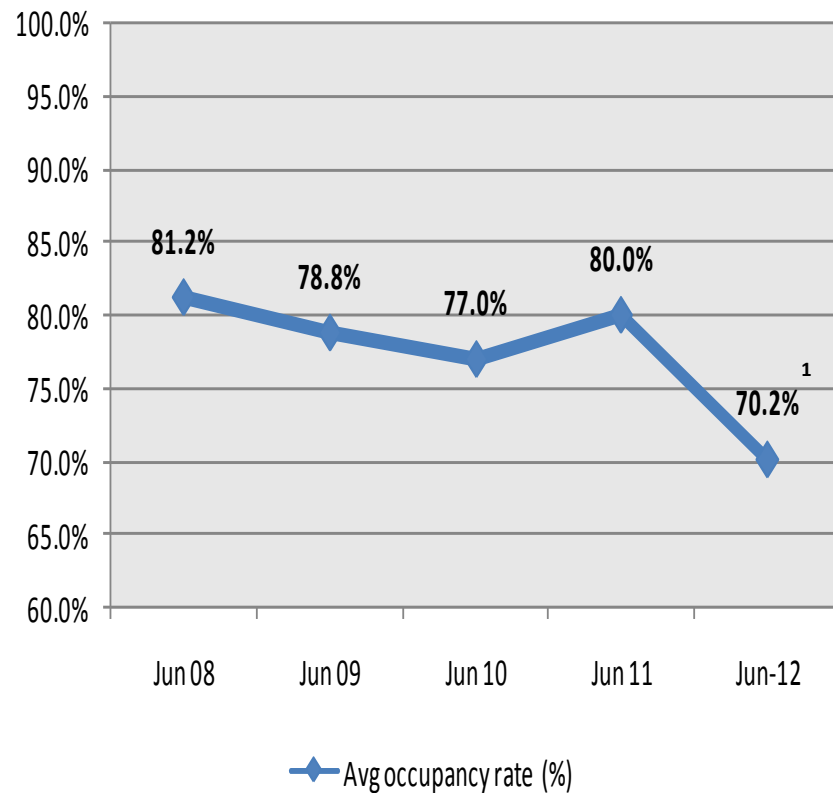
Average occupancy rate (Q on Q comparison)



1. Pyramid Tower Hotel's performance was lower during the current quarter compared to preceding year corresponding quarter, affected by lower tourists arrival from the Middle East. The lower tourists arrival was due to the approximately 10 days shorter peak travel season prior to the commencement of the Ramadhan fasting month from 20 July 2012 (1Q 2012 : Ramadhan fasting month commenced from 1 August 2011).

HOSPITALITY PROPERTIES – SUNWAY HOTEL SEBERANG JAYA

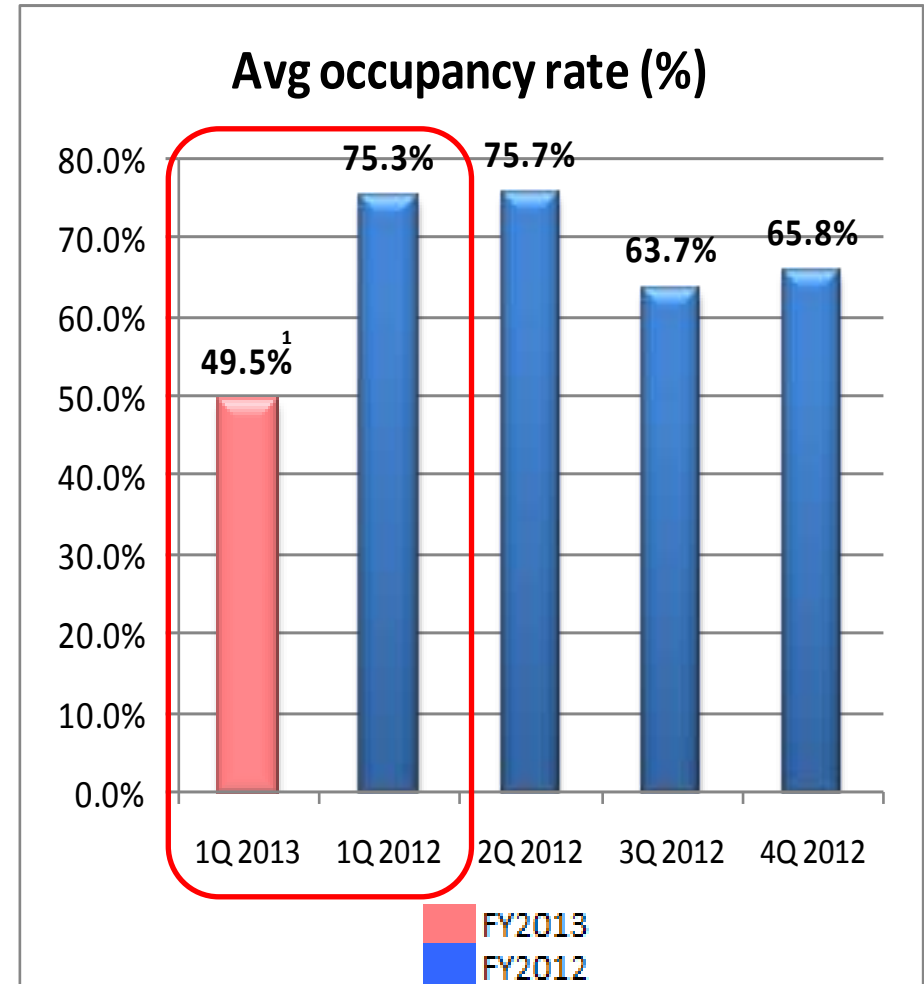
Historical occupancy rates



Customer contribution (Room revenue)

Corporate	94.5%
Leisure	5.5%

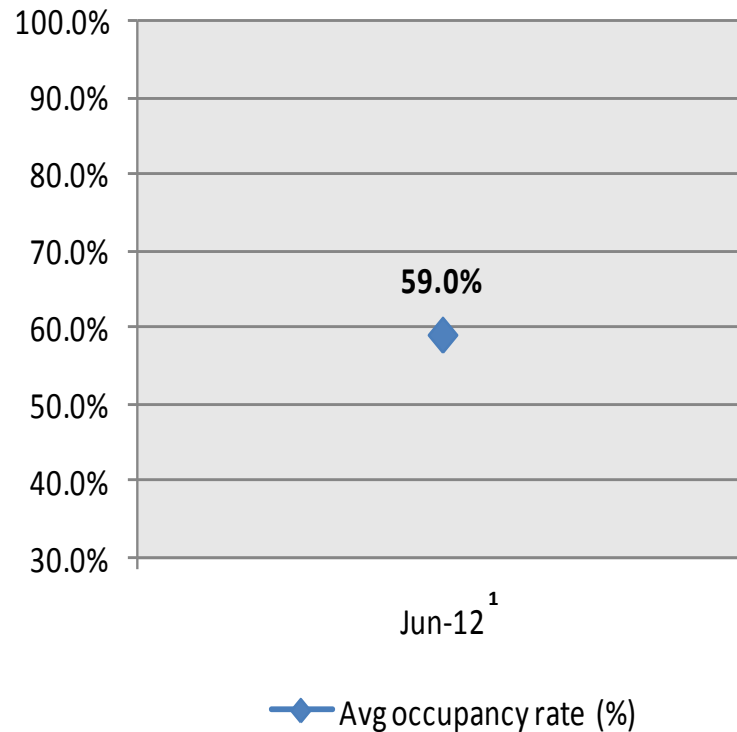
Average occupancy rate (Q on Q comparison)



(1) Drop in average occupancy was due to on going refurbishments.

HOSPITALITY PROPERTIES – SUNWAY PUTRA HOTEL

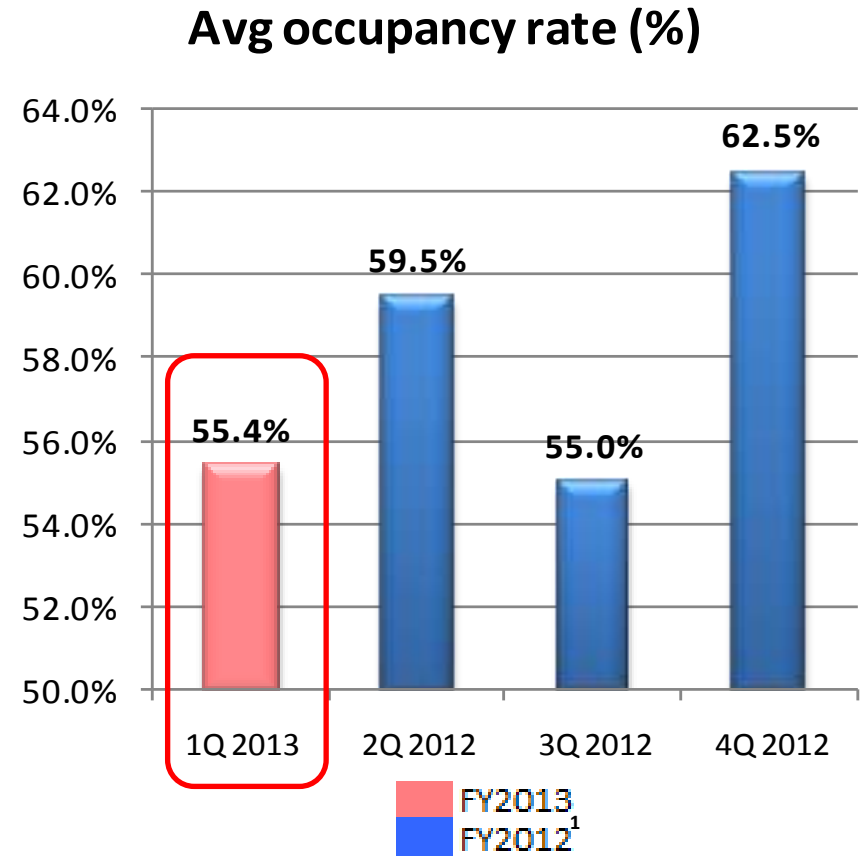
Historical occupancy rates



Customer contribution (Room revenue)

Corporate	83.6%
Leisure	16.4%

Average occupancy rate (Q on Q comparison)

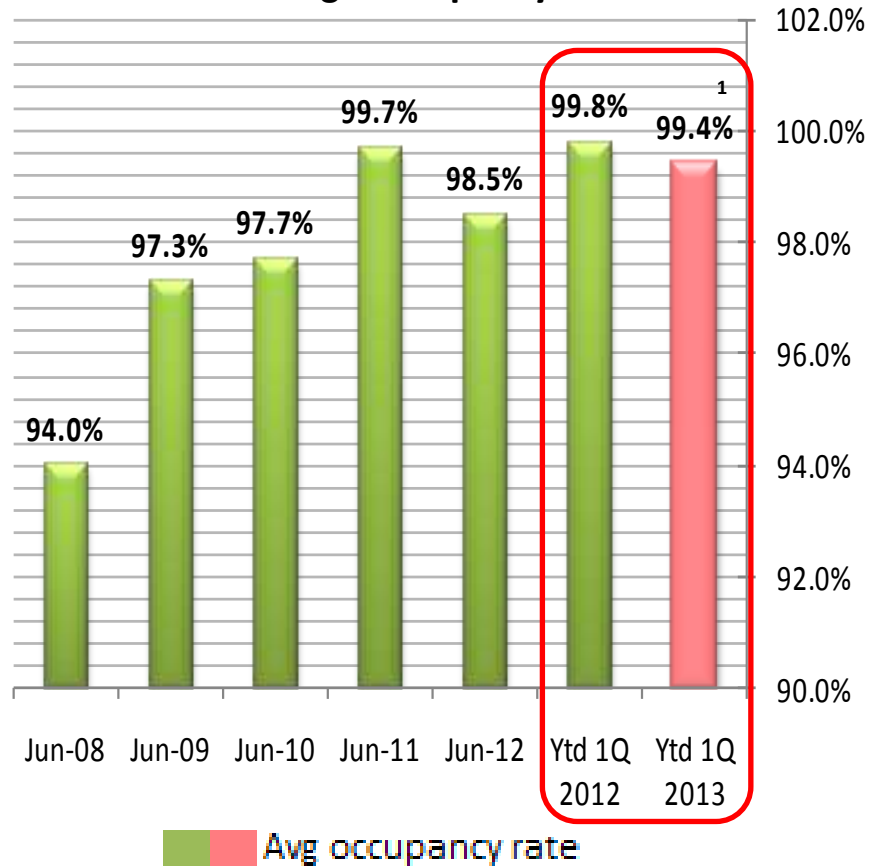


1. For the period representing full possession and control on 28 Sept 2011 to 30 June 2012. Hence, there is no comparative for 1Q 2012.

OFFICE PROPERTIES – MENARA SUNWAY

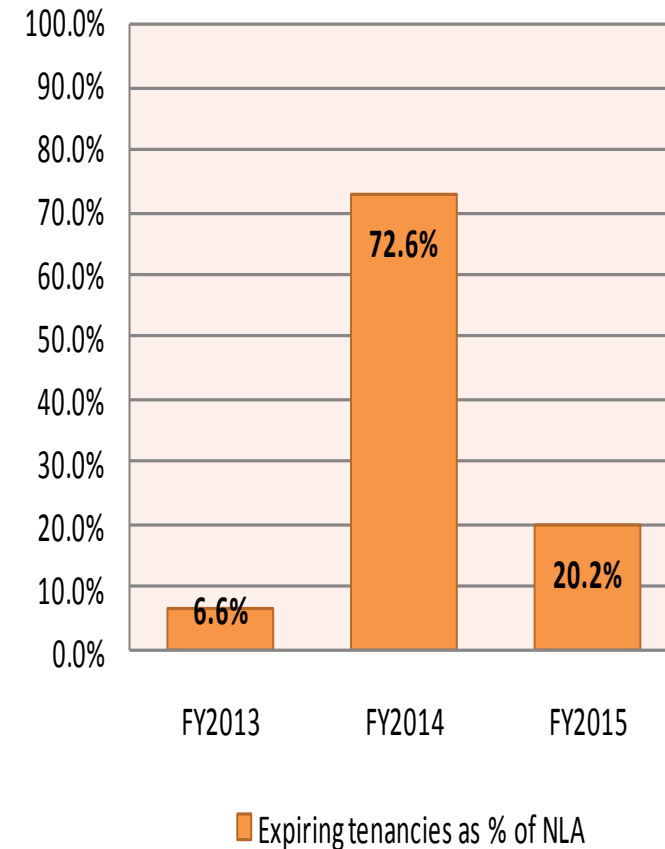
Historical occupancy rates

Average occupancy rate



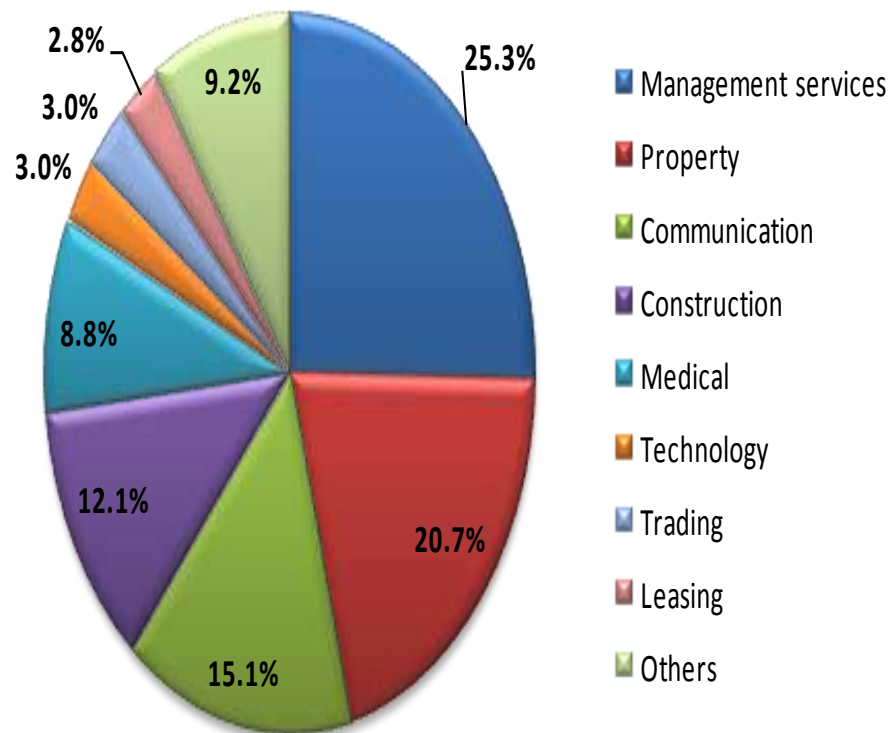
- (1) Drop in average occupancy was due to non renewal by tenants. Vacant lots have been subsequently taken up.

Projected lease expiry schedule

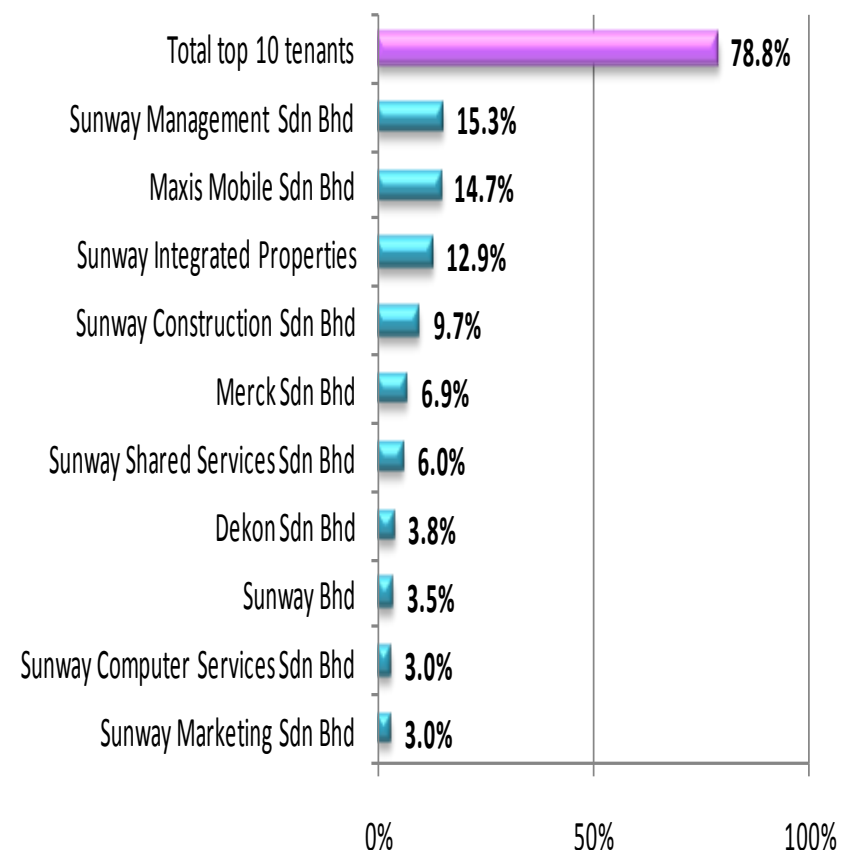


OFFICE PROPERTIES –MENARA SUNWAY (Cont'd)

Tenant mix



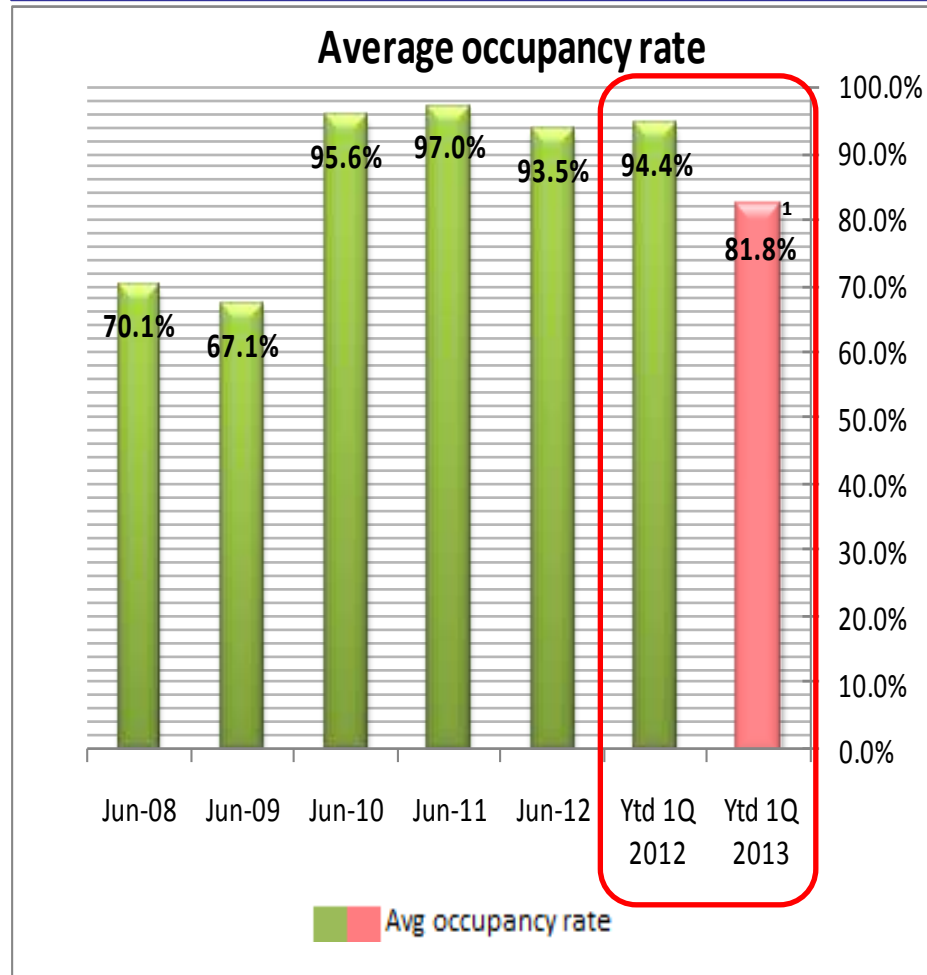
Top 10 tenants



Note: Based on gross rental income for the month of September 2012.

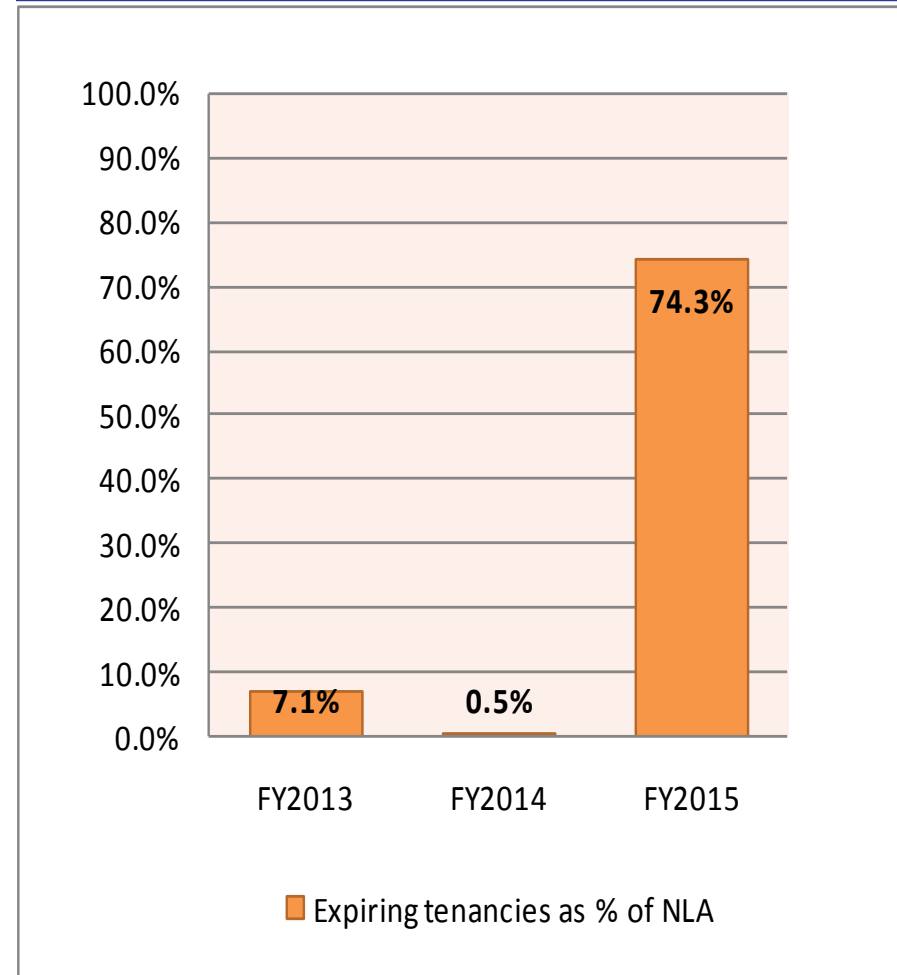
OFFICE PROPERTIES – SUNWAY TOWER

Historical occupancy rates



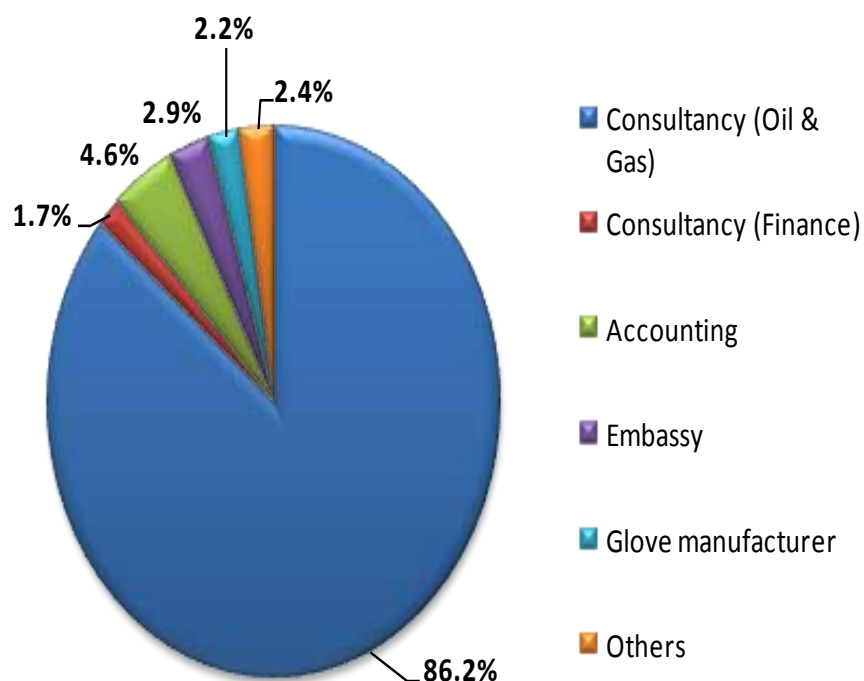
(1) Drop in average occupancy was due to non renewal by tenants.

Projected lease expiry schedule

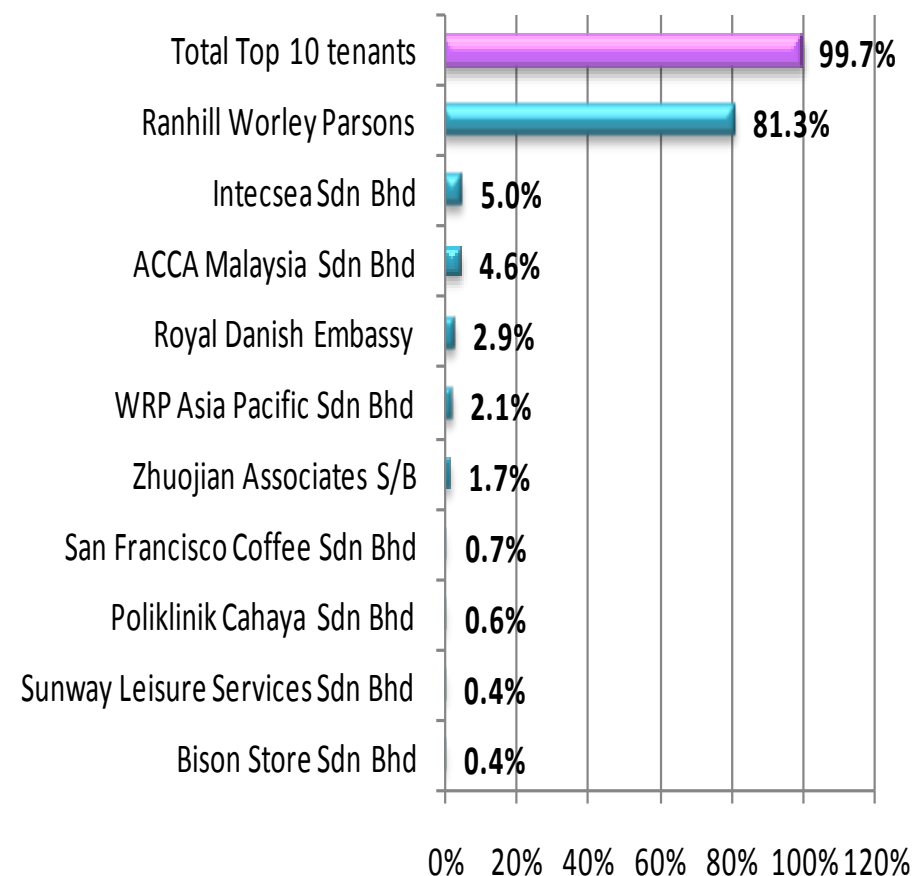


OFFICE PROPERTIES –SUNWAY TOWER (Cont'd)

Tenant mix



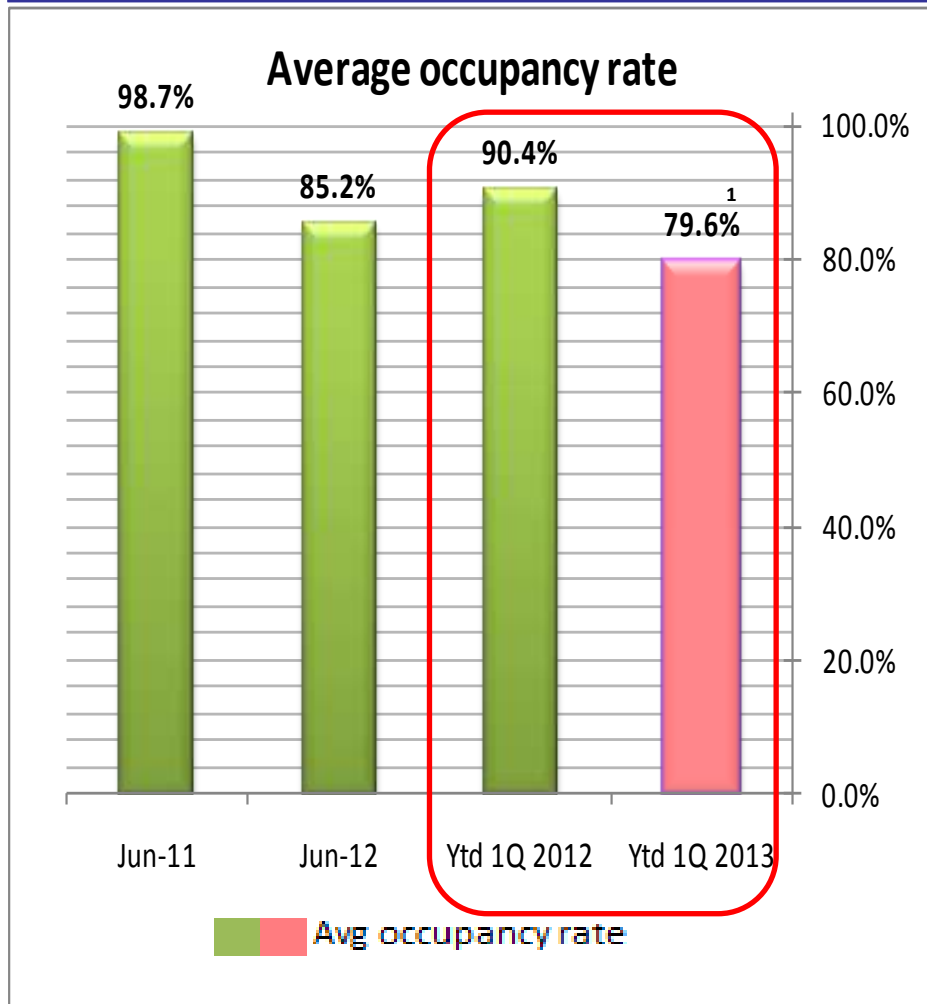
Top 10 tenants



Note: Based on gross rental income for the month of September 2012.

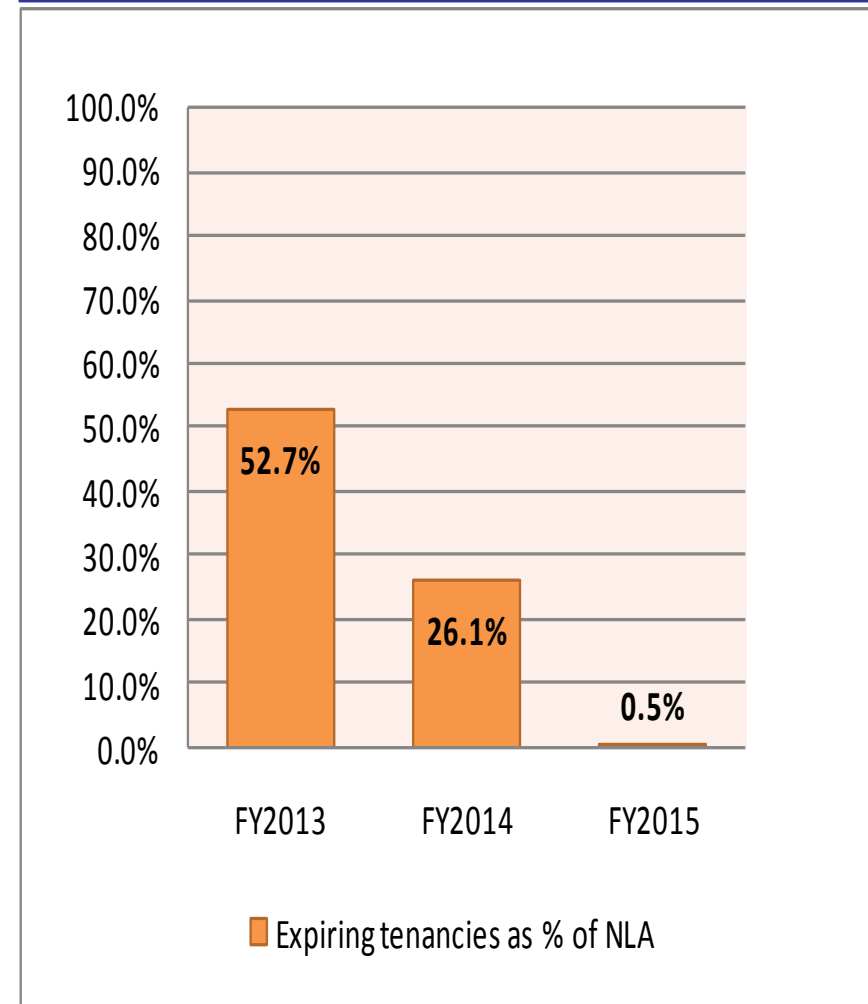
OFFICE PROPERTIES – SUNWAY PUTRA TOWER

Historical occupancy rates



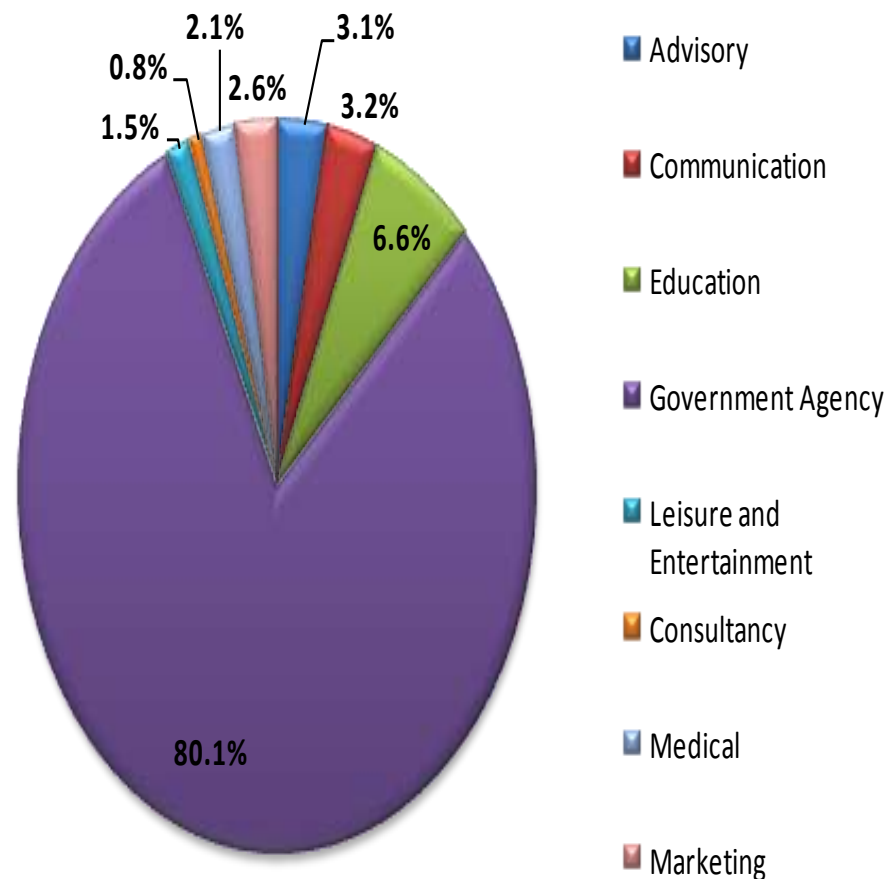
(1) Drop in occupancy was due to non renewal by tenants.

Projected lease expiry schedule

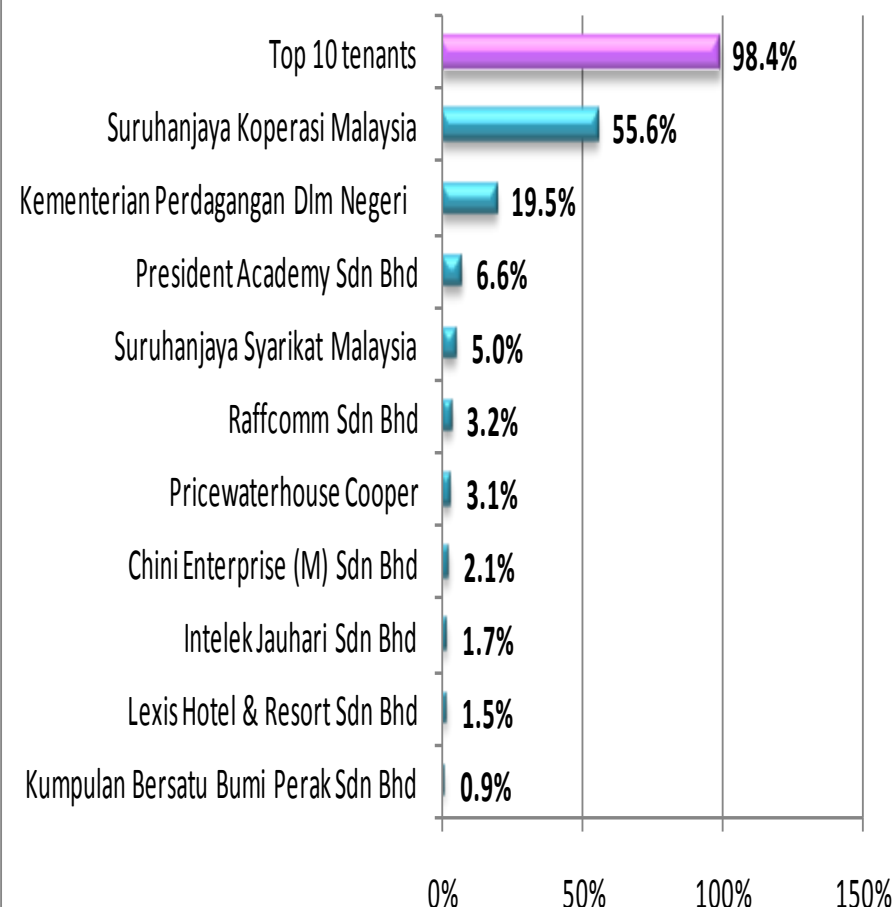


OFFICE PROPERTIES – SUNWAY PUTRA TOWER (Cont'd)

Tenant mix



Top 10 tenants



Note: Based on gross rental income for the month of September 2012.

MARKET OUTLOOK

GENERAL OUTLOOK

- In the recent 2013 Budget announcement, the Prime Minister announced that the economy is expected to expand at a growth rate of between 4.5% and 5.0% in 2012. Thereafter, the economy is expected to grow between 4.5%–5.5% in 2013 supported by the strength of the domestic economy and stability of global economy.
- Meanwhile, headline inflation stayed benign at 1.4% y-o-y in August, reaffirming tame inflation expectations. In the latest Monetary Policy Meeting, Bank Negara has maintained the Overnight Policy Rate steady at 3.00% on 6 September 2012.
- With benign inflation expectation of between 2.5% – 3.0% in 2012, monetary policy is expected to remain accommodative for the rest of 2012.

GENERAL OUTLOOK

- The Manager expects the distribution per unit to be sustained for FY2013 despite the expected loss of income contribution from Sunway Putra Mall upon the closure of the mall for refurbishment in 3Q2013, cushioned by interest savings from the capital management initiatives. The Manager expects the business performance of the retail assets and hotel assets to register healthy growth whilst office sector will remain challenging.
- The Manager will continue with its capital management strategy to maintain approximately 50% – 55% of total facility on floating rate basis in view of the accommodative monetary environment.
- The proposed acquisition of Sunway Medical Centre is expected to be completed in 3Q2013 with no material impact on NPI for FY2013. The proposed acquisition is expected to contribute positively to the future NPI of Sunway REIT.
- The Manager is committed to distribute 100% of its distributable net income for the financial year ending June 2013.

RETAIL

- The retail space in Kuala Lumpur and Selangor stood at 25.4 million and 28.9 million sq. ft. respectively as at 1H2012 according to NAPIC.
- In May 2012, Setia City Mall in Shah Alam and The Paradigm in Kelana Jaya with NLA of 700,000 sq. ft. each opened for business. Although located outside of Kuala Lumpur, these two malls reported good response with 99% and 91% occupancy rate respectively.
- While local retailers are venturing overseas, the retail market continues to attract international players. H & M recently opened its flagship store at Lot 10 with its second store at Setia City Mall. The new stores aim to build on international popularity of the brand by offering fast fashion designed quality products at affordable prices.

RETAIL

- Business performance of Sunway Pyramid Shopping Mall in 1Q2013 continued to be robust with average occupancy rate remained high at 99.2%. A total of 269,652 sq. ft., representing 72.9% of tenancies due for renewal at Sunway Pyramid Shopping Mall in this financial year, was successfully renewed at an average rental reversion rate of 16.4% over a 3-year term.
- Going forward, fairly resilient consumer sentiment, stable employment, easing inflation and impending general election provide a cautiously positive retail outlook. The introduction of some fresh international brands such as GAP to the mix by the end of the year will consolidate Sunway Pyramid's position as Malaysia's Most Favourite Mall. The Manager does not see any adverse short-term threat to the leading market position enjoyed by the mall.
- Sunway Carnival Shopping Mall continued to see improvement in occupancy. 1Q2013's average occupancy rate improved from 94.7% in 4Q2012 to 95.7% as we see improved sentiment in the mainland spending and the mall is gradually gaining prominence in the mainland of Penang.

HOTEL

- As reported in the 2013 Budget announcement, total revenue generated from the tourism sector is estimated to increase to RM62 billion in 2012. In conjunction with Visit Malaysia Year 2013 / 2014, the Government has allocated RM358 million under development expenditure to target 26.8 million tourist arrivals.
- The performance of the hotel assets were softer in 1Q2013 on the back of seasonal factors due to the Ramadhan fasting month, Hari Raya in August 2012 which resulted in lower tourist arrivals from the Middle East, lower Meetings, Incentives, Conferencing, Exhibitions (MICE) and on going refurbishment in Sunway Hotel Seberang Jaya.
- Sunway Hotel Resort and Spa's average occupancy rate dipped to 70.8% in 1Q2013, compared to 72.8% in 4Q2012. Similarly, Pyramid Tower Hotel experienced the same trend as the main hotel, where average occupancy rate dropped from 79.6% in 4Q2012 to 78.1% in 1Q2013.
- The performance of the 2 hotels in Bandar Sunway is expected to perform better for the remaining quarters of the financial year through aggressive promotional activities in the MICE business and rooms demand from corporate.

HOTEL

- In Seberang Jaya, Penang, the hotel experienced a slowdown in business and low occupancy rate due to the ongoing refurbishment and lower demand for meetings and seminar events on the back of uncertainty of the timing of General Election.
- 1Q2013 average occupancy rate dropped to 49.5% compared to 65.8% in 4Q2012 due to closure of rooms. The occupancy is expected to gradually recover in 2Q2013 upon completion of newly renovated rooms which will also lead to eventual improvement in average daily rate (ADR).
- That said, Sunway Hotel Seberang Jaya is expected to register lower income in FY2013 compared to FY2012.

OFFICE

- The current stock in Greater Kuala Lumpur / Klang Valley stood at 64.6 million sq. ft. with additional 12.0 million coming on stream over the next 3 years. The oversupply situation coupled with softer economic climate will inevitably place downward pressure on rental with potential risk on occupancy rate.
- Under a captive market operating environment, Menara Sunway enjoyed close to full occupancy rate averaged at 99.4% in 1Q2013. Occupancy rate is expected to remain healthy for the remaining period of the current financial year.
- Sunway Tower's occupancy rate averaged at 81.8% in 1Q2013 as the Manager continues its effort in procuring new tenants for the vacant space.
- Under the challenging business operating environment arising from the oversupply situation, the Manager remains cautious on this sub-sector and expect income contribution from the office sub-sector to be weaker than FY2012.

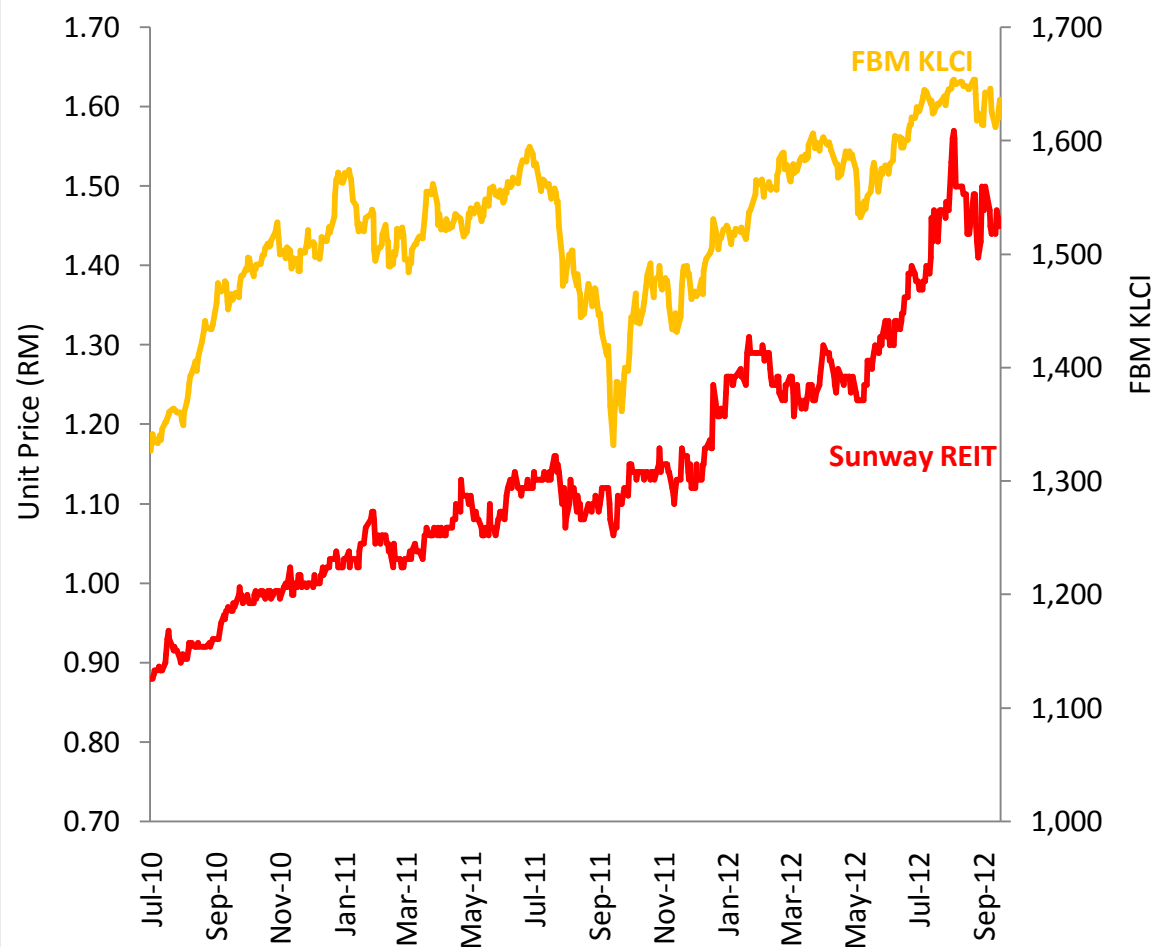
SUNWAY PUTRA PLACE

- The business performance of Sunway Putra Place remained unchanged for the current quarter.
- Sunway Putra Mall's occupancy rate averaged at 73.8% in 1Q2013. The occupancy rate is expected to remain at this level and may decline in anticipation of the closure of the mall. The mall is expected to close by 3Q2013 pending approval from authorities for the proposed major refurbishment.
- The business performance of Sunway Putra Hotel was marginally softer due to the Ramadhan fasting month, Hari Raya and lower commercial FIT business. Average occupancy rate dipped to 55.4% in 1Q2013 versus 62.5% in 4Q2012.
- Sunway Putra Tower's average occupancy steadied at 79.6% in 1Q2013. Sunway Putra Tower is due for a major tenant renewal in FY2013 involving 56.8% of total NLA. In view of this, the Manager intends to engage the tenant ahead and closely monitor the progress of the renewal status.

INVESTOR RELATIONS

Unit Price Performance (IPO to 1 Q FYE June 2013)

Sunway REIT vs FBM KLCI (8 July 2010 – 28 Sept 2012)



Source: Bloomberg

Performance Statistics*

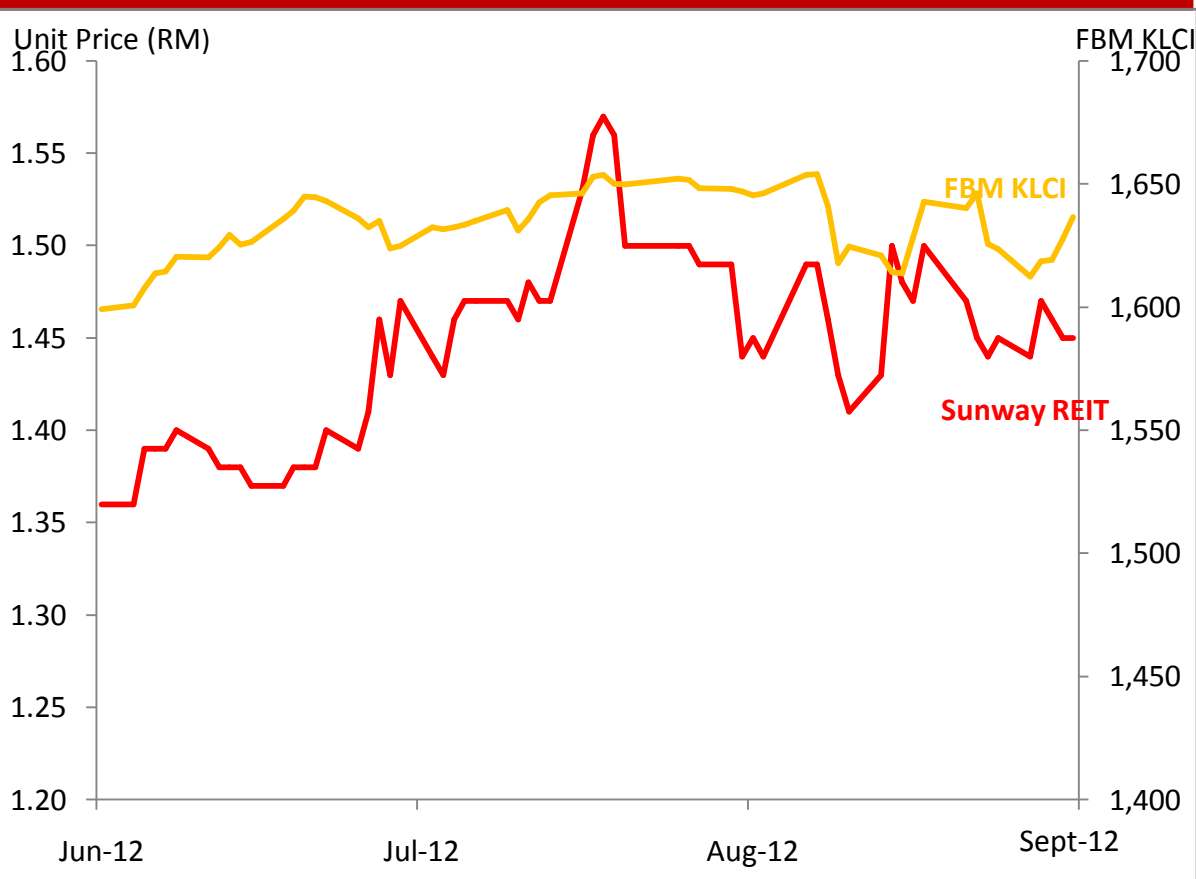
Price	(as at 8/7/2010)	RM0.90
Closing Price	(as at 28/9/2012)	RM1.45
Highest Price		: RM1.63
Lowest Price		: RM0.88
Daily Average Volume		: 2.01mil units
% Change in Unit Price		: 63.8%
% Change in FBM KLCI		: 24.4%

Source: Bloomberg

*Computed for the period 8 July 2010 - 28 Sept 2012

Unit Price Performance (Financial FYE June 2013)

Sunway REIT vs FBM KLCI (30 June 2012 – 28 Sept 2012)



Performance Statistics*

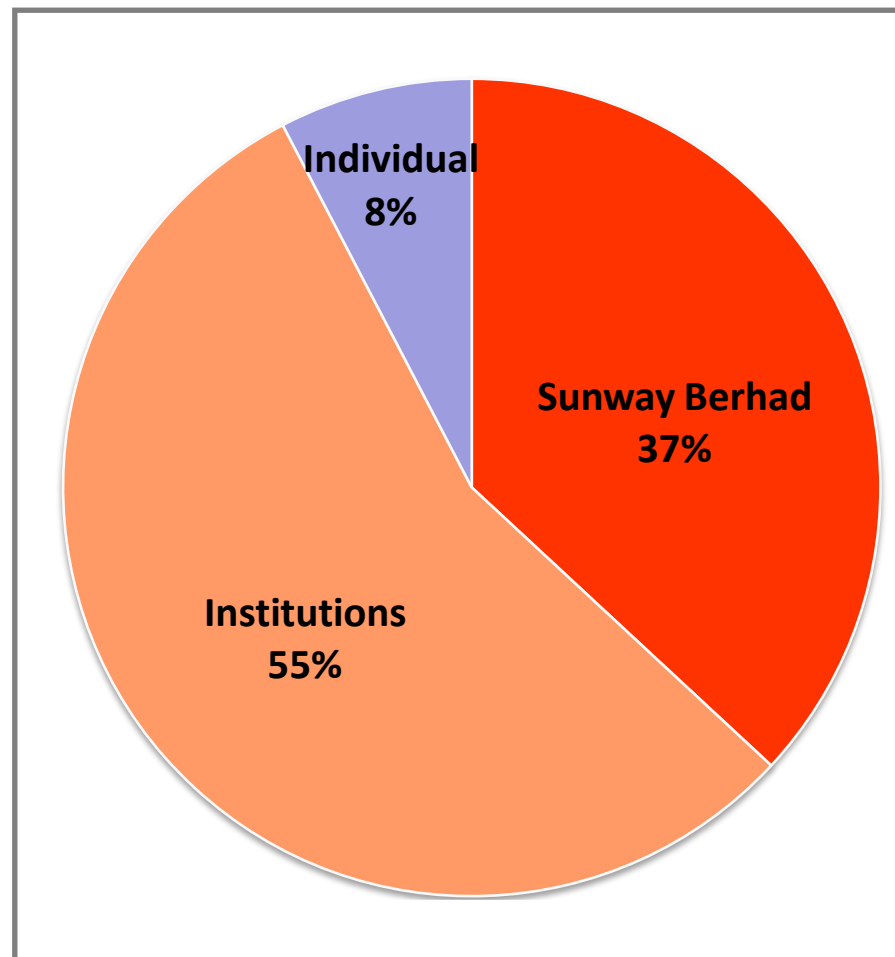
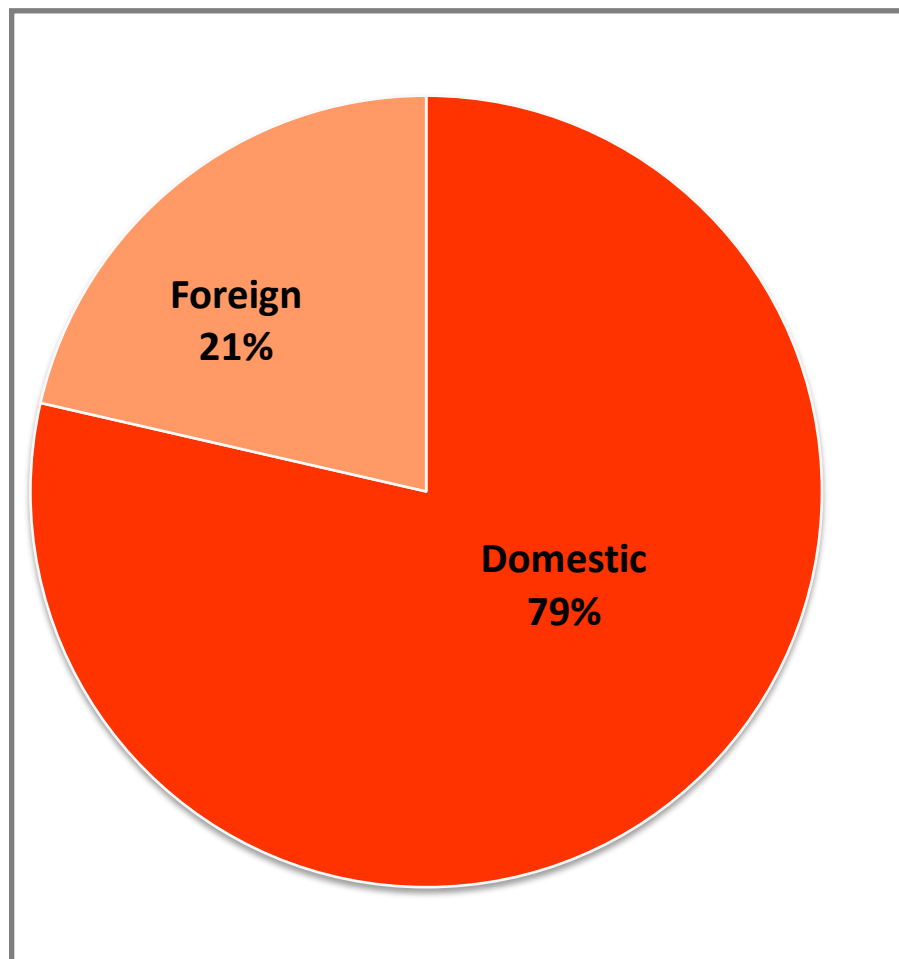
Price	(as at 30/6/2012)	RM1.36
Closing Price	(as at 28/9/2012)	RM1.45
Highest Price		RM1.63
Lowest Price		RM1.33
Daily Average Volume		1.11mil units
% Change in Unit Price		6.62%
% Change in FBM KLCI		2.35%

Source: Bloomberg

*Computed for the period 30 Jun2 2012 – 28 Sept 2012

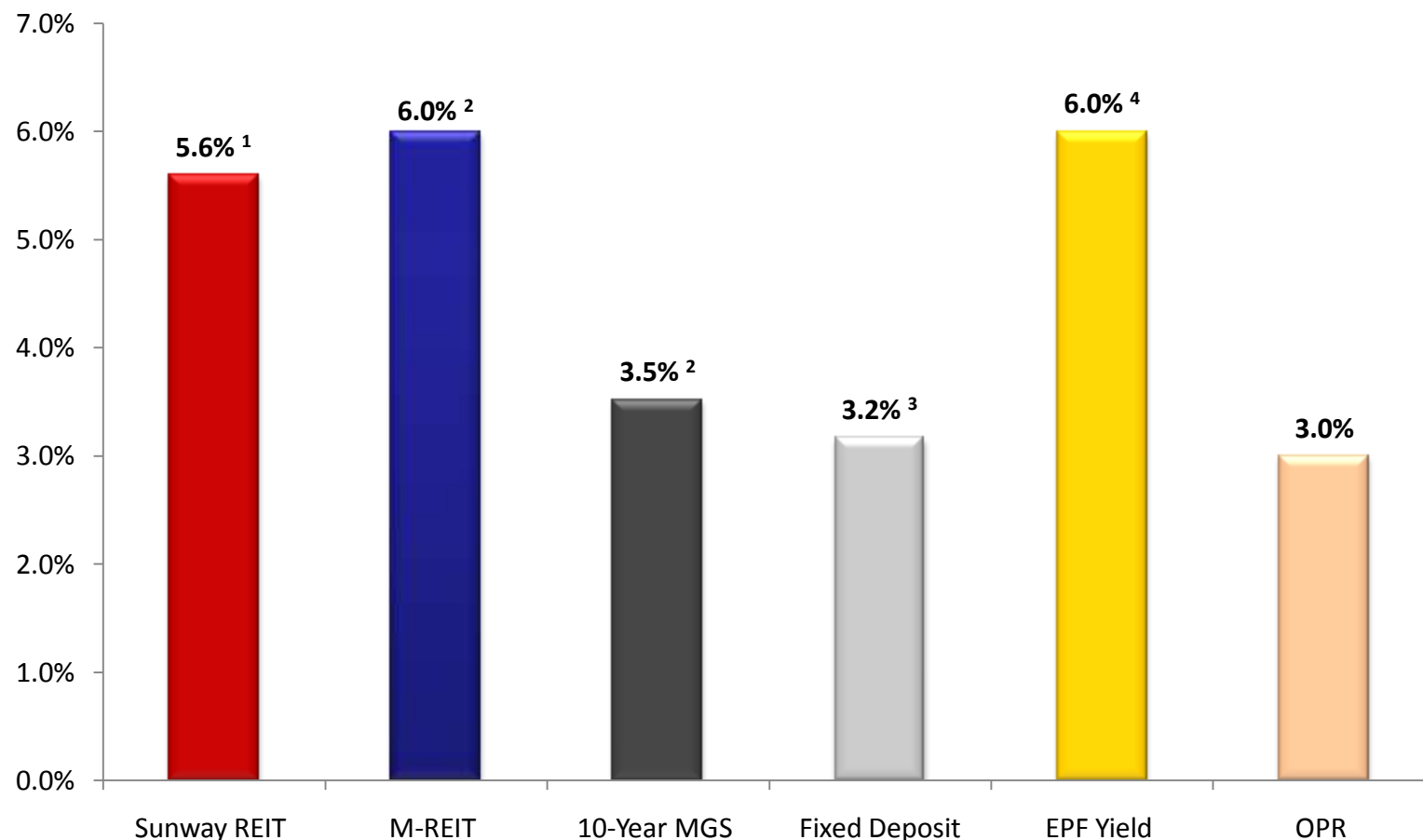
Source: Bloomberg

Unitholders' Composition – As at 28 Sept 2012



Total number of unit holders as at 28 Sept 2012: 6,599 (6,407 as at 30 June 2012)

Comparative Yields for Various Assets



Note:

1. Dividend yield based on DPU declared for the period 1/7/2012–30/9/2012
2. Information as at 28 September 2012 (Source: Bloomberg)
3. 12-Month Fixed Deposit rates offered by commercial banks as at 31 August 2012 (Source: BNM)
4. Dividend yield declared by Employees Provident Funds for the year 2011

Awards



- APREA has announced that Sunway REIT is the winner of the Emerging Markets category of the 2012 APREA Best Practices Awards.
- In addition, Sunway REIT was given the following merit awards:
 - Emerging Markets – Market Disclosure Category
 - Emerging Markets – Accounting and Financial Reporting Category
 - Emerging Markets – Portfolio Performance Reporting Category
 - Emerging Markets – Corporate Governance Category
 - Emerging Markets – Most Improved in the Adoption of Best Practices
 - Country Award – Best Submission from Malaysia
- Emerging Markets encompass Malaysia, India, Philippines, Thailand and Vietnam.
- These awards were presented on 10 October 2012.

Awards



- APREA is an association that represents and promotes the real estate asset class in the Asia Pacific region.
- The objectives of APREA are to:
 - Encourage greater investment into Asia-Pacific real estate
 - Provide better information to investors
 - Improve the operating environment for members via tax efficiency and improved regulatory frameworks
 - Encourage best practice with common recognisable standards
 - Unify and strengthen the industry via creation of an integrated industry platform with an effective forum
- The formation of APREA Best Practices Handbook incorporates the best practice from real estate markets around the world and to influence greater harmonisation in standards and industry practices.
- APREA membership is the gateway to a network of the industry's most influential decision makers and provides the opportunity to influence and participate in the development of the real estate markets in Asia.

THANK YOU