

# **SUNWAY**<sup>®</sup>

**REIT**

## **FINANCIAL RESULTS**

**First Quarter Ended 31 March 2023**

**(FYE 31 December 2023)**

**Date: 3 May 2023**



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# FINANCIAL HIGHLIGHTS

## (1Q2023)



# Financial Highlights – 1Q2023

Highlights	1Q2023	1Q2022
No. of Properties	20	19
Property Value (RM'billion)	9.136 <sup>@</sup>	8.879
Units in Circulation (Units)	3,424,807,700	3,424,807,700
Unit Price as at 31 March 2023/2022 (RM)	1.60	1.41
Market Capitalisation (RM'billion)	5.480	4.829
Net Asset Value ("NAV") Per Unit (RM) (after income distribution)	1.4650 <sup>#</sup>	1.4736 <sup>#</sup>
Premium to NAV	9.2%	-4.3%
Distribution Yield	6.8% <sup>^</sup>	7.0%
Management Expense Ratio (after income distribution)	0.91%	0.85%
Total Return	16.4%	7.0%
Gearing	38.7%	37.2%
% of Fixed Rate Borrowings	38%	32%

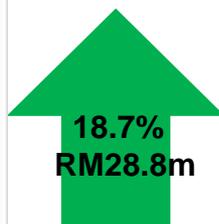
<sup>@</sup> Including Non-Current Asset Held For Sale on the proposed disposal of Sunway Medical Centre (Tower A & B) as announced on 29 December 2022) ("Proposed Disposal").

<sup>#</sup> After distributable income for 1Q2023 of 2.67 sen per unit is assumed for income distribution (1Q2022: Distributable income of 2.43 sen per unit is assumed).

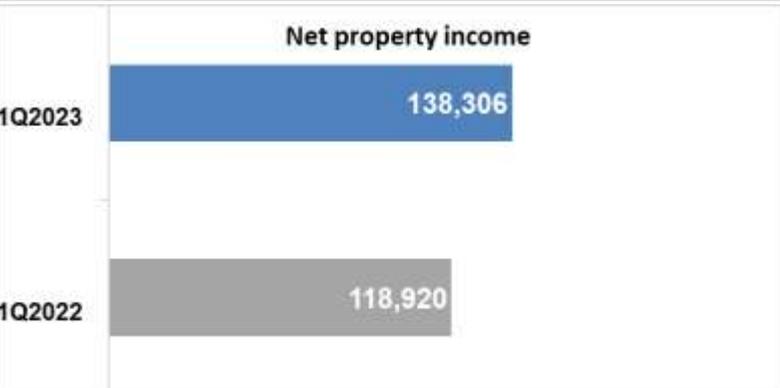
<sup>^</sup> This is derived from annualised distributable income of 10.83 sen per unit (based on distributable income for YTD 1Q2023 of 2.67 sen per unit).

# Financial Highlights – 1Q2023 (Cont'd)

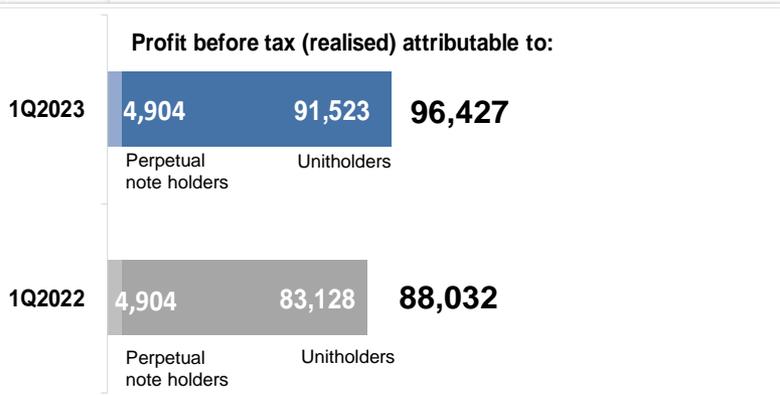
Reported in RM'000



Higher **Revenue** mainly contributed by the retail segment resulting from higher retail footfall and encouraging tenant sales. Tenant sales saw its highest recorded amount in January 2023.



Higher **Net Property Income** was in line with higher revenue from the retail segment. Overall, all segments operating expenses were also impacted by the increased of ICPT charges.



**Profit Before Tax (Realised) attributable to unitholders** was higher in line with higher NPI, partially offset by higher finance costs as a result of full impact from 100 bps OPR hike in FY 2022.

# FINANCIAL RESULTS (1Q2023)



# Statement of Comprehensive Income – Consolidated

	1Q2023 RM'000	1Q2022 RM'000	Change %
Revenue	182,803	153,970	18.7%
Property operating expenses	(44,497)	(35,050)	27.0%
<b>Net property income</b>	<b>138,306</b>	<b>118,920</b>	<b>16.3%</b>
Interest income	2,066 <sup>1</sup>	1,268	62.9%
Other income	30	18	66.7%
Changes in fair value of investment properties	-	18,268 <sup>2</sup>	-100.0%
Manager's fees	(11,126) <sup>3</sup>	(10,363)	7.4%
Trustee's fees	(190)	(190)	0.0%
Other trust expenses	(759)	(732)	3.6%
Finance costs	(31,870) <sup>4</sup>	(20,871)	52.7%
<b>Profit Before tax</b>	<b>96,457</b>	<b>106,318</b>	<b>-9.3%</b>
Taxation	-	-	N/A
<b>Profit for the period</b>	<b>96,457</b>	<b>106,318</b>	<b>-9.3%</b>
Profit for the period comprises the following:			
Realised			
- Unitholders	91,523	83,128	10.1%
- Perpetual note holders	4,904	4,904	0.0%
Unrealised	30	18,286	-99.8%
	96,457	106,318	-9.3%
Units in circulation (million units)	3,425	3,425	0.0%
Basic earnings per unit attributable to unitholders (sen):			
Realised	2.67	2.43	9.9%
Unrealised	-	0.53	-100.0%
	2.67	2.96	-9.8%
<b>Distributable income</b>	<b>91,523</b>	<b>83,128</b>	<b>10.1%</b>
Proposed/declared income distribution	-	-	N/A
<b>Distributable income per unit (sen)</b>	<b>2.67</b> <sup>5</sup>	<b>2.43</b>	<b>9.9%</b>
Proposed/declared DPU (sen)	-	-	N/A

- Interest income** for 1Q2023 was higher compared to 1Q2022 resulting from higher placement rate with 100bps OPR hike in FY 2022.
- Changes in fair value of investment properties and Unrealised gain** was in relation to the fair value gain recognised pursuant to the completion of the acquisition of Sunway Pier in January 2022.
- Manager's fees** was higher in 1Q2023 compared to 1Q2022 resulting from higher NPI for the quarter.
- Finance costs** for 1Q2023 was higher compared to 1Q2022 mainly due to higher average interest rate (3.60% vs 2.66%), as a result of full impact from 100 bps OPR hike in FY 2022.
- Distributable income per unit** Distributable income per unit represents realised income attributable to unitholders and distribution adjustments, if any.

# Statement of Financial Position – Consolidated

	31.03.2023 (Unaudited)	31.12.2022 (Audited)
	RM'000	RM'000
<b>Assets</b>		
<b>Non-current assets</b>		
Investment properties	8,657,106 <sup>1</sup>	8,622,501
Investment properties - accrued lease income	48,499 <sup>2</sup>	48,499
Plant and equipment	16,351	15,781
Right-of-use asset	776 <sup>3</sup>	795
	<u>8,722,732</u>	<u>8,687,576</u>
<b>Current assets</b>		
Trade receivables	26,000 <sup>4</sup>	25,156
Other receivables	67,323 <sup>5</sup>	19,401
Derivatives	7,405 <sup>6</sup>	-
Cash and bank balances	185,126 <sup>7</sup>	251,238
	<u>285,854</u>	<u>295,795</u>
Non-current asset held for sale	430,000 <sup>8</sup>	430,000
<b>Total assets</b>	<b>9,438,586</b>	<b>9,413,371</b>
<b>Equity and liabilities</b>		
<b>Equity</b>		
Unitholders' capital	3,433,864	3,433,864
Undistributed income	1,674,854	1,754,397
Total unitholders' funds	5,108,718	5,188,261
Perpetual note holders' funds	339,717	339,717
Total equity	5,448,435	5,527,978
<b>Non-current liabilities</b>		
Borrowings	2,000,000	1,900,000
Long term liabilities	87,517	84,964
Deferred tax liability	11,631	11,631
Lease liability	822 <sup>3</sup>	822
	<u>2,099,970</u>	<u>1,997,417</u>
<b>Current liabilities</b>		
Borrowings	1,657,381	1,636,777
Trade payables	9,408	16,746
Other payables	212,584	218,027
Derivatives	-	5,610
Deferred tax liability	10,777 <sup>8</sup>	10,777
Lease liability	31 <sup>3</sup>	39
	<u>1,890,181</u>	<u>1,887,976</u>
Total liabilities	3,990,151	3,885,393
<b>Total equity and liabilities</b>	<b>9,438,586</b>	<b>9,413,371</b>

	31.03.2023 (Unaudited)	31.12.2022 (Audited)
Units in circulation ('000 units)	3,424,808	3,424,808
<b>Net Asset Value ("NAV") attributable to unitholders (RM'000):</b>		
Before income distribution	5,108,718	5,188,261
After income distribution *	5,017,195	5,017,021
<b>NAV per unit attributable to unitholders (RM):</b>		
Before income distribution	1.4917	1.5149
After income distribution *	1.4650	1.4649

\* After distributable income for 1Q2023 of 2.67 sen per unit is assumed for income distribution (31 December 2022: final income distribution of 5.00 sen per unit).

# Statement of Financial Position – Consolidated (Cont'd)

1. **Investment properties** increased by RM34.6 million mainly resulting from the on-going capital expenditure for Sunway Carnival Mall and Sunway Resort Hotel.
2. **Investment properties – accrued lease income** is in relation to unbilled lease income receivable pursuant to MFRS 16 Leases.
3. **Right-of-use asset and Lease liability** is for a 12-year land lease from State Government of Penang for carpark purposes in accordance to MFRS 16 Leases.
4. **Trade receivables** was higher by RM0.8 million mainly due to higher variable rent from the retail segment following the festive season in 1Q2023.
5. **Other receivables** was higher mainly due to earnest deposit paid for the proposed acquisition of 6 hypermarkets.
6. **Derivatives** of RM7.4 million was in relation to 1-year USD-MYR CCS contracts for the revolving loan (USD).
7. The decrease in **cash and bank balances** was mainly due to CAPEX paid for Sunway Carnival Mall expansion and Sunway Resort Hotel refurbishment and deposit paid for proposed acquisition of 6 hypermarkets.
8. **Non-current asset held for sale** was in relation to the Proposed Disposal. RPGT impact on the Proposed Disposal was recognised under **deferred tax liability** of RM10.8 million.

# Statement of Cash Flows – Consolidated

	First Quarter ended	
	31.03.2023	31.03.2022
	RM'000	RM'000
<b>Cash flows from operating activities</b>		
Cash receipts from customers	186,746	160,619
Refundable security deposits (to)/from customers	(1,322)	1,230
Cash paid for operating expenses	(70,082)	(53,104)
Net cash from operating activities <sup>1</sup>	115,342	108,745
<b>Cash flows from investing activities</b>		
Acquisition of plant and equipment	(1,701)	(626)
Deposit for acquisition of investment properties	(41,600)	-
Balance payment for acquisition of investment properties	-	(30,690)
Incidental costs on acquisition of investment properties	-	(2,632)
Subsequent expenditure of investment properties	(46,470)	(83,498)
Investment in short term money market instrument	-	(150,000)
Redemption of short term money market instrument	-	150,000
Interest received	2,714	1,697
Net cash used in investing activities <sup>2</sup>	(87,057)	(115,749)
<b>Cash flows from financing activities</b>		
Proceeds from issuance of commercial papers	100,000	90,000
Proceeds from issuance of unrated medium term notes	300,000	-
Drawdown of revolving loan - USD	200,267	292,552
Drawdown of revolving loan	100,000	90,000
Repayment of commercial papers	(100,000)	(90,000)
Repayment of unrated medium term notes	(200,000)	-
Repayment of revolving loan - USD	(292,552)	(384,893)
Interest paid	(30,872)	(22,228)
Distribution paid to unitholders	(171,240)	(95,895)
Net cash used in financing activities <sup>3</sup>	(94,397)	(120,464)
Net decrease in cash and cash equivalents	(66,112)	(127,468)
Cash and cash equivalents at beginning of year	251,238	290,543
<b>Cash and cash equivalents at end of period</b>	<b>185,126</b>	<b>163,075</b>
Cash and bank balances	185,126	163,075
Deposits with licensed financial institutions with maturity of over 3 months	-	-
Cash and cash equivalents	185,126	163,075
Cash and bank balances at end of period comprise:		
Cash on hand and at banks	75,126	38,075
Deposits placed with licensed financial institutions	110,000	125,000
Cash and bank balances <sup>4</sup>	185,126	163,075

**1 Net cash from operating activities** for 1Q2023 of RM115.3 million mainly comprise of cash receipt from lessees and tenants as well as refundable deposits partially net off by cash paid for operating expenses.

**2 Net cash used in investing activities** for 1Q2023 of RM87.1 million was mainly for the earnest deposit paid for the proposed acquisition of 6 hypermarkets, as well as the progress payments for refurbishment works at Sunway Resort Hotel and expansion works at Sunway Carnival Mall.

**3 Net cash used in financing activities** for 1Q2023 of RM94.4 million was mainly resulting from income distribution paid to unitholders of RM171.2 million and interest paid of RM30.9 million, partially offset by net drawdown of RM107.7 million to fund the capital expenditures as mentioned in Note 2 above.

**4 Cash and bank balances** as at 31 March 2023 and 31 March 2022 stood at RM185.1 million and RM163.1 million respectively. The increase in cash and bank balances was mainly resulting from higher net cash from operating activities and lower cash used in investing and financing activities as mentioned in Note 1, 2 and 3 above.

# Financing Profile as at 31 March 2023

	Facility Limit RM'mil	Utilised Amt RM'mil
Revolving Loan (USD)	USD 75	207.6 <sup>1</sup>
Unrated MTNs	10,000	1,450.0 <sup>2</sup>
<b>Total Current</b>		<b>1,657.6</b>
Revolving Loan (RM)	2,000	1,990.0 <sup>3</sup>
Unrated MTNs	10,000	10.0 <sup>2</sup>
<b>Total Non Current</b>		<b>2,000.0</b>
<b>Total Gross Borrowings</b>		<b>3,657.6</b>
Unamortised loan expenses		(0.2)
<b>Total Borrowings</b>		<b>3,657.4</b>

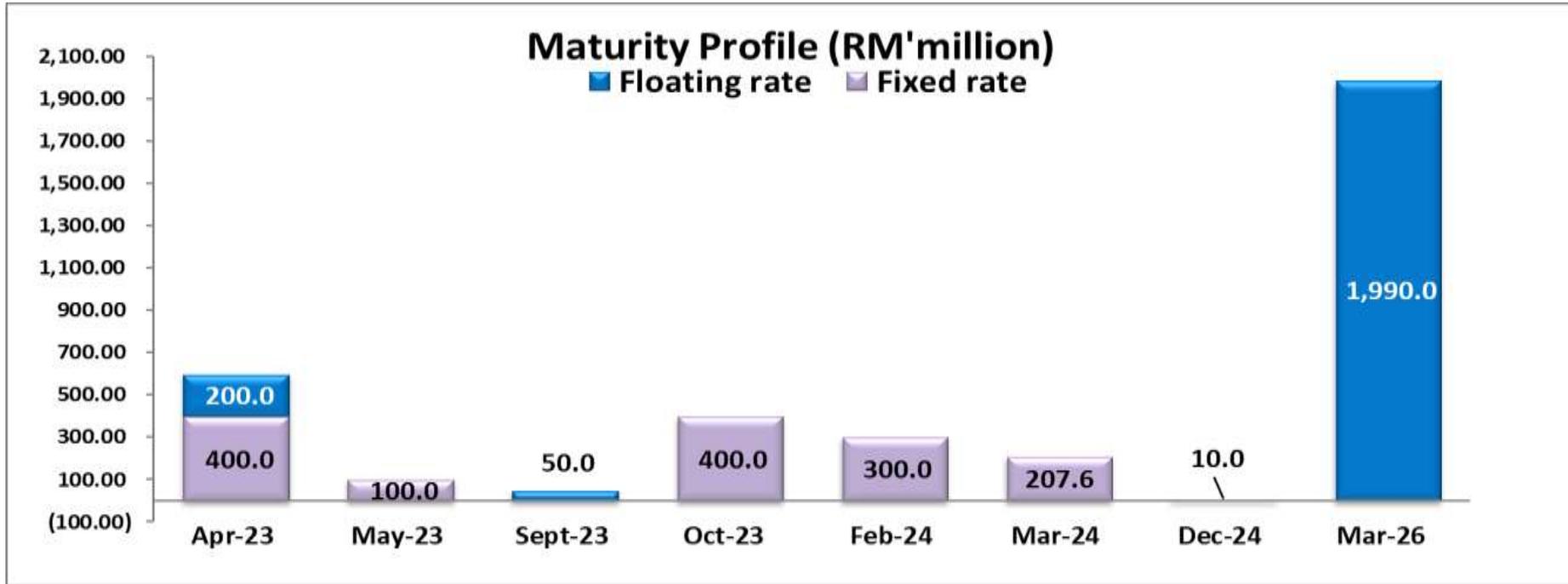
	Financial Covenants	31 March 2023
Average cost of debt	-	3.60%
Average maturity period (Years)	-	1.8
Interest Service Cover Ratio (ISCR)	min 1.5 X	3.3 X
Gearing ratio (per SC Guidelines)	below 50%	38.7%

<sup>1</sup> Amount outstanding for revolving loan (drawn in USD47.0 million) facility includes unrealised foreign currency translation loss of RM7.3 million. The loan is fully hedged with 1-year cross currency swap contract until 11 March 2024.

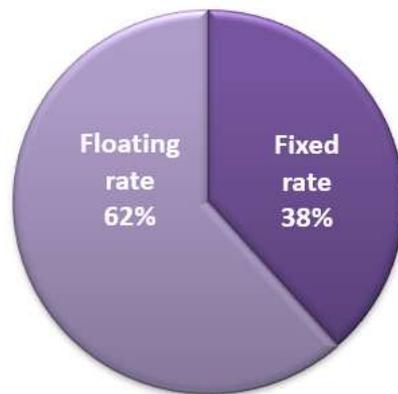
<sup>2</sup> Commitment from financial institution to subscribe to unrated MTNs of up to RM1.5 billion for a period of not more than 5 years with maturity date of any subscription shall not be later than 8 April 2026.

<sup>3</sup> The revolving loan is classified as non-current based on the tenor/repayment terms of 7 years due in March 2026.

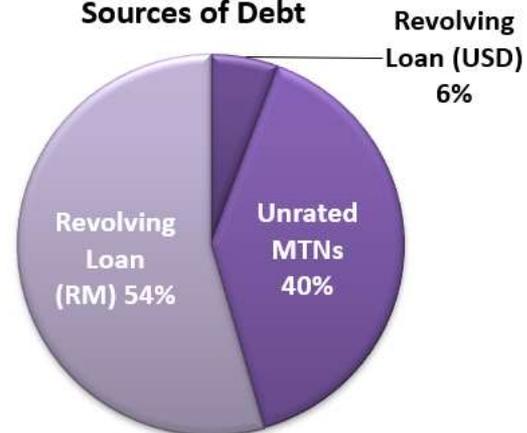
# Financing Profile as at 31 March 2023 (Cont'd)



**Fixed vs Floating**



**Sources of Debt**



# SEGMENTAL FINANCIAL RESULTS (1Q2023)



# Retail Segment : 1Q2023

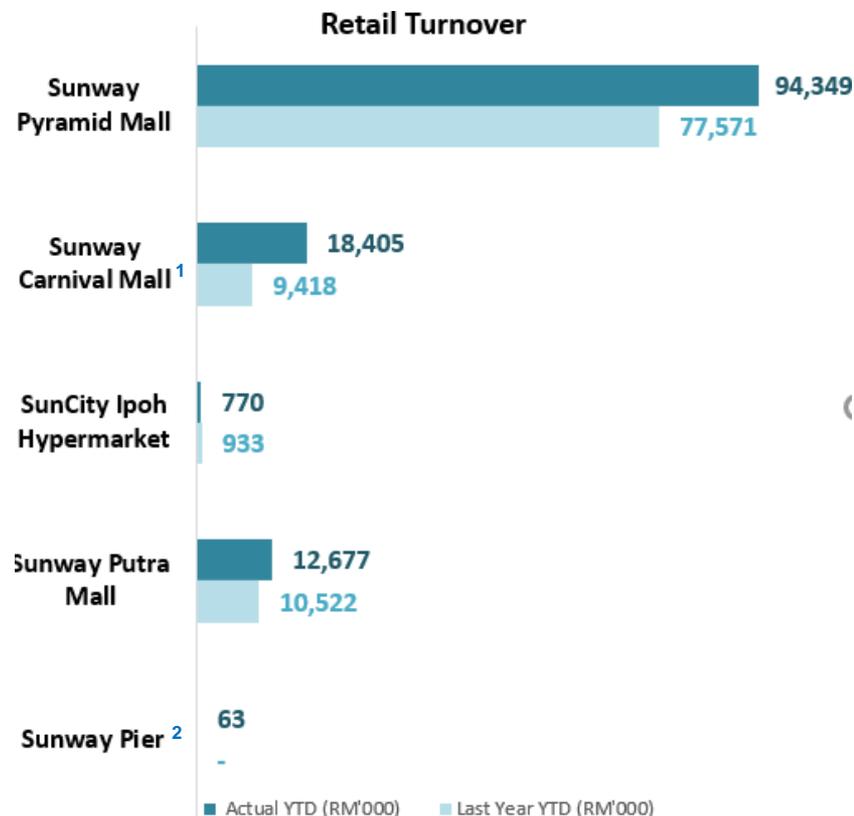
Retail Revenue		Retail NPI	
 <b>28%</b> vs RM 98.4 million	<b>RM 126.3 million</b> (1Q2023)	 <b>28%</b> vs RM 70.3 million	<b>RM 90.0 million</b> (1Q2023)
	(1Q2022)		(1Q2022)

1Q2023 revenue of retail segment increased by RM27.9 million due to the overall improved performance across retail properties, primarily contributed by Sunway Pyramid Mall by RM94.3 million and Sunway Carnival Mall by RM18.4 million. Sunway Carnival Mall opened its new wing on 24 June 2022, hence the results for 1Q2022 did not include the impact of a full operating mall. Notably, all three malls recorded the highest tenant sales in January 2023 since inception of Sunway REIT owing to the Chinese New Year festivity shopping.

NPI improved in tandem with higher revenue. The impact of higher utility cost was cushioned by the improvement in revenue as well as the successful allocation of 30% Green Electricity Tariff Programme.

<sup>1</sup> New wing of Sunway Carnival Mall opened on 24 June 2022

<sup>2</sup> Acquired on 17 January 2022, formerly known as Kompleks Dato' Shaari Jihin. The property is currently in the planning stage for the redevelopment into a retail-centric tourist attraction. At present, the property is collecting minimal carpark rental.



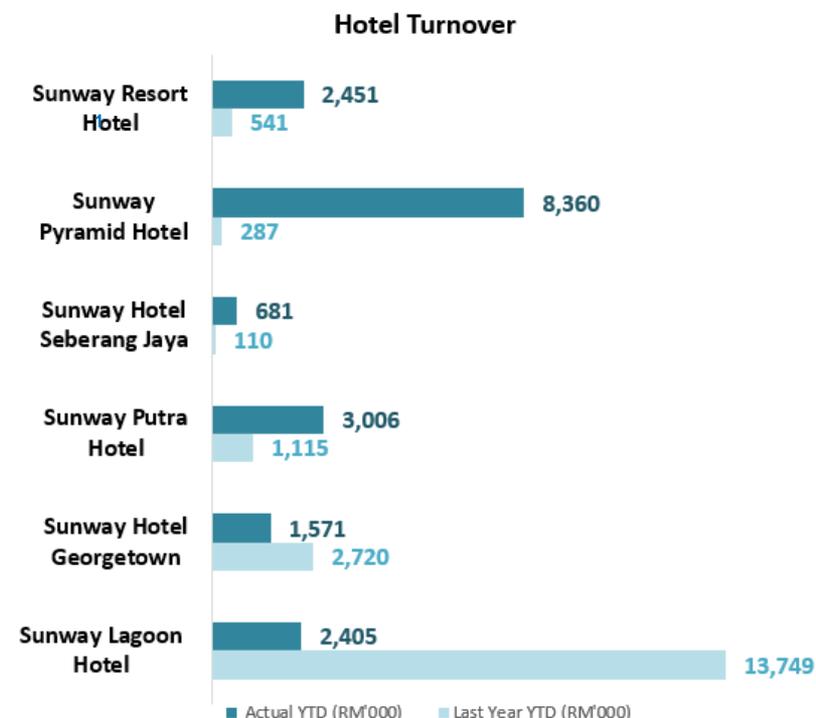
# Hotel Segment : 1Q2023

Hotel Revenue		Hotel NPI	
 <b>0%</b> <b>RM 18.5 million</b> vs RM 18.5 million	(1Q2023) (1Q2022)	 <b>1%</b> <b>RM 17.5 million</b> vs RM 17.4 million	(1Q2023) (1Q2022)

1Q2023 revenue of hotel segment maintained the same level at RM18.5 million, underpinned by the improved performance from Sunway Resort Hotel upon its reopening in May 2022 as well as higher revenue from Sunway Pyramid Hotel, Sunway Hotel Seberang Jaya and Sunway Putra Hotel. Similarly, the improvement was observed in the average occupancy rate of the hotel segment, stood at 59% in 1Q2023 (1Q2022: 42%).

However, the encouraging performance in 1Q2023 was obscured by 1Q2022 results which included the guaranteed rent of RM2.4 million from Sunway Hotel Georgetown as well as the guaranteed rent of RM4.1 million and guaranteed NPI of RM7.4 million from Sunway Lagoon Hotel.

Correspondingly, NPI hovered over the same level at RM17.5 million in 1Q2023.



<sup>1</sup> Closed for refurbishment from July 2020 and reopened progressively since May 2022.

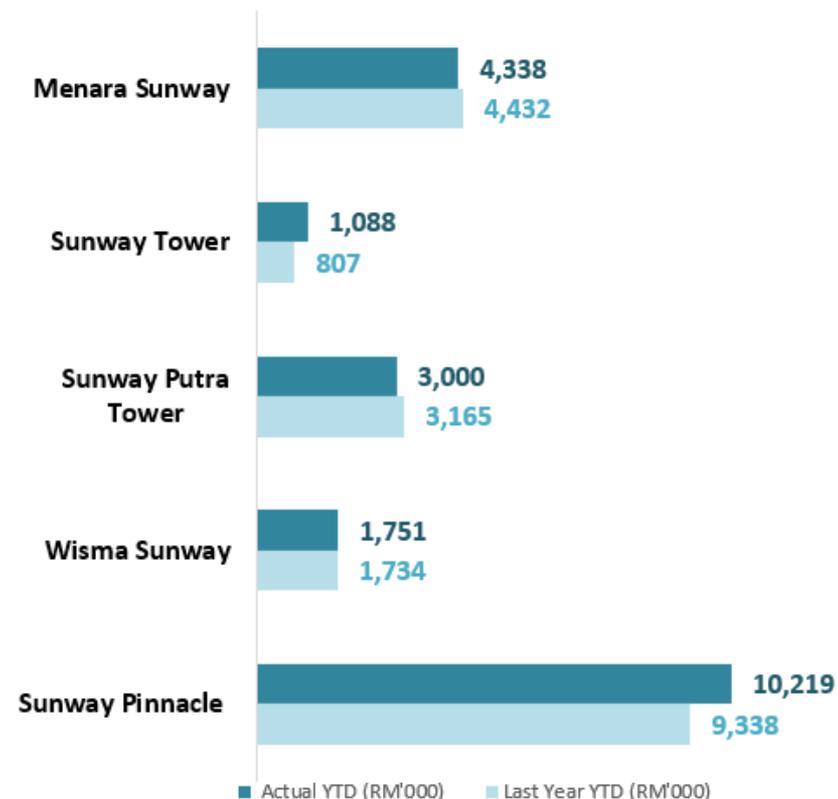
# Office Segment : 1Q2023

Office Revenue	Office NPI
 <b>5%</b> <b>RM 20.4 million</b> (1Q2023) vs RM 19.5 million (1Q2022)	 <b>-1%</b> <b>RM 13.5 million</b> (1Q2023) vs RM 13.7 million (1Q2022)

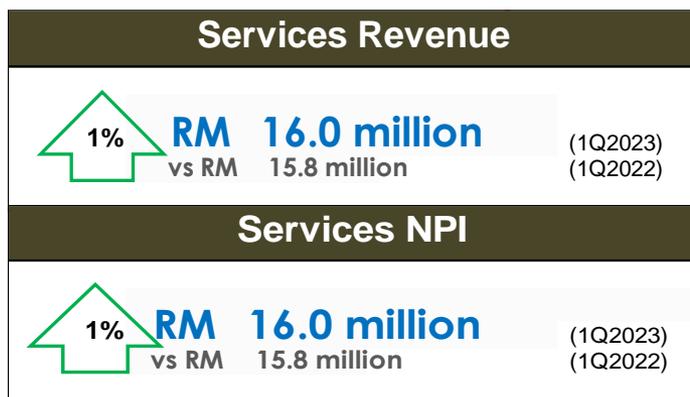
1Q2023 revenue of office segment improved marginally by RM0.9 million, supported by the stable occupancy rate. The marginal drop of revenue in Sunway Putra Tower was in line with the drop of average occupancy rate from 87% in 1Q2022 to 80% in 1Q2023.

1Q2023 NPI of office segment recorded a slight drop in spite of the improved revenue, mainly due to the impact of higher utility cost arising from the increased in ICPT of RM0.20/kwh.

## Office Turnover



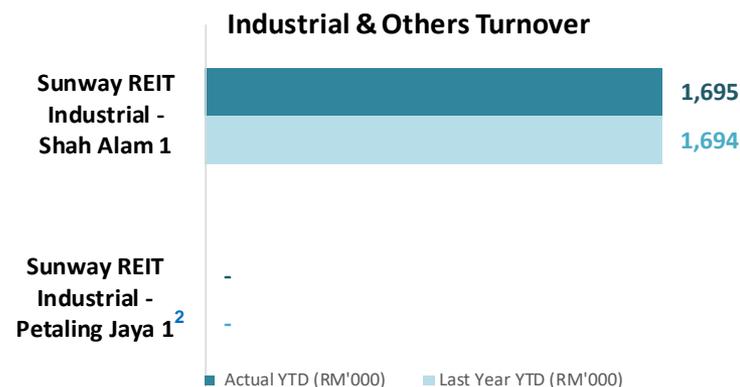
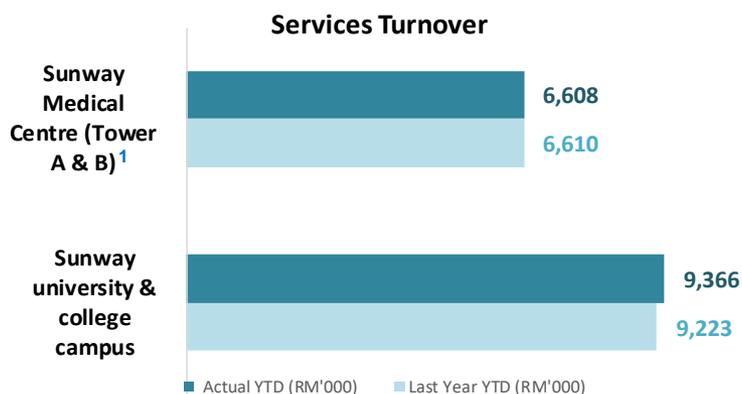
# Services and Industrial & Others Segments : 1Q2023



1Q2023 revenue of services segment increased marginally attributed to the annual rental reversion for Sunway university & college campus in accordance with master lease agreement.



1Q2023 industrial & others segment recorded stable revenue in accordance with master lease agreement where rent review will be conducted every three years, with the last review on 1 January 2022. However, the drop of NPI is due to the operating expenses arising from Sunway REIT Industrial – Petaling Jaya 1.



<sup>1</sup> Sunway Medical Centre (Tower A&B) proposed disposal was announced on 29 December 2022. Sunway REIT is collecting rent until completion of the said transaction.

<sup>2</sup> Sunway REIT has completed the acquisition on 10 November 2022 and the Manager is actively looking for quality anchor lessees, given the size and strategic location of the property.

# MARKET OUTLOOK (1Q2023)



# General Outlook

Indicator	2023 (F)	1Q2023	2022	2021
<b>Gross Domestic Product (GDP) (y-o-y)</b>	4.5%	N/A	8.7% <sup>1</sup>	3.1% <sup>1</sup>
<b>Consumer Price Index (y-o-y)</b>	2.8% to 3.8% <sup>4</sup>	N/A	3.3% <sup>2</sup>	2.5% <sup>2</sup>
<b>Overnight Policy Rate (OPR)</b>	3.0% to 3.25% <sup>3</sup>	2.75%	2.75%	1.75%

<sup>1</sup> GDP growth (Source: Bank Negara Malaysia)

<sup>2</sup> Source: Department of Statistics Malaysia

<sup>3</sup> OPR forecast (Source: Bloomberg's economists consensus forecast)

<sup>4</sup> Federal Budget 2023, Ministry of Finance



## General Outlook

- The Manager is cautiously optimistic about the outlook for FY 2023 underpinned by stable GDP growth projection of 4.5% announced in the recent re-tableting of Budget 2023. The outlook is further supported by the expectation of sustained growth momentum of the retail segment, further recovery in the hotel segment, full year income contribution from Sunway Carnival Mall (new wing) and Sunway Resort Hotel upon the full completion of refurbishment in 1Q2023.
- Nevertheless, the full impact of 100bps hike in FY 2022 will be seen in FY 2023. The outlook for interest rates moving forward also remains uncertain due to volatilities in the global economic prospects. The Manager strives to improve NPI moving forward to offset the impact of higher interest cost and proactively optimising its capital management strategy to minimise the impact of interest rate fluctuations.

# Segmental Outlook



## Retail Segment

- The outlook for retail segment remains positive, underpinned by sustained strong improvement in retail footfall and retail sales in 1Q2023 as all three malls recorded the highest tenant sales in January 2023 following Chinese New Year festivity shopping. Sunway Carnival Mall is expected to undergo phase 2 renovation of the old wing following the successful and well-received new wing which was completed in June 2022. The phase 2 renovation is anticipated to complete in 2025 and we expect NPI to reach its potential from 2026 onwards.



## Hotel Segment

- The Manager expects the occupancy rates for the hotel segment to further improve in 2023, predominantly supported by the domestic leisure, corporate and MICE businesses. In addition, the reopening of international border including China border on 8 January 2023 augurs well to welcome international tourists to Malaysia, hence the Manager expects stronger demand momentum in second half of FY 2023. Budget 2023, is targeting an arrival of 23.5 million international tourist (2022 : approx. 3 million).
- In the mainland of Penang, Sunway Hotel Seberang Jaya is in a favourable position to benefit from Sunway's township development, particularly from the enlarged Sunway Carnival Mall and Sunway Medical Centre Penang which opened in November 2022.

# Segmental Outlook (Cont'd)



## Office Segment

The Office segment is expected to experience excess with incoming supply. Together with the ongoing trend of supply outstripping demand, it is projected that rental rates and occupancy levels for office buildings will continue to remain challenging. However, the Manager believes that the reinvention of office buildings via asset enhancement and tapping into co-working trends that offer better flexibility will attract more tenants.

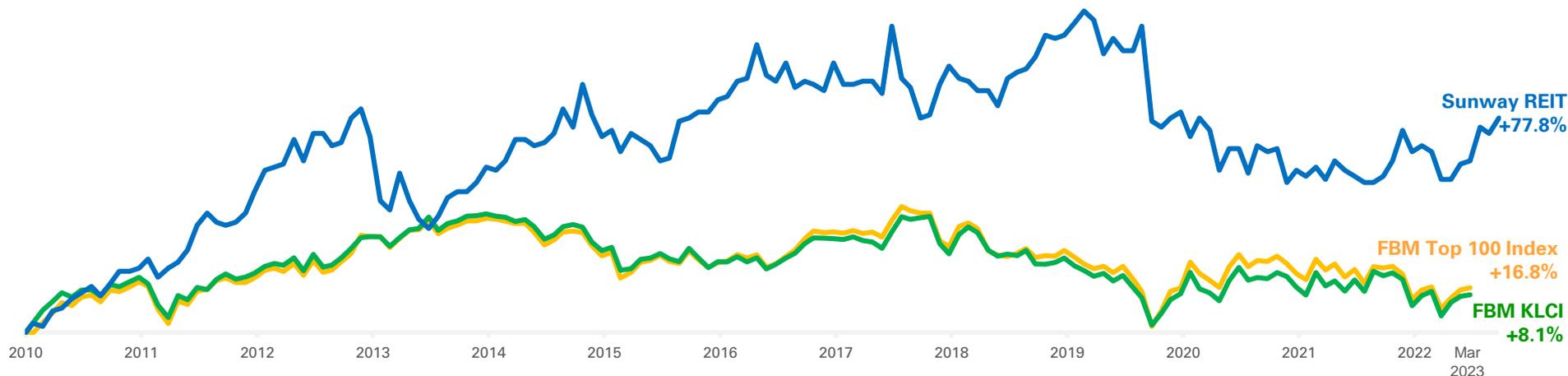
Overall, the contribution of the Office segment within Sunway REIT's asset portfolio is expected to remain stable in FY 2023.

# INVESTOR RELATIONS (1Q2023)



# Unit Price Performance from IPO to 1Q2023

## Unit Price Performance of Sunway REIT versus Benchmarks (8 July 2010 – 31 March 2023)



## Performance Statistics

	Listing to 1Q2023 (8 Jul 2010 – 31 Mar 2023)	FY 2023 (1 Jan 2023– 31 Mar 2023)
Unit Price (as at 8 July 2010 / 31 Dec 2022)	RM0.90	RM1.46
Closing Price (as at 31 March 2023)		RM1.60
Highest Price	RM1.98	RM1.66
Lowest Price	RM0.88	RM1.45
Daily Average Volume (“million” units)	1.98	1.58
% Change in Unit Price	+ 77.8%	+ 9.6%
% Change in FBM KLCI	+ 8.1%	- 4.9%
% Change in FBM Top 100 Index	+16.8%	- 2.9%
% Change in M-REIT Index	N/A	+ 3.4%

Source: Bloomberg

# Indices Representation



- FTSE Bursa Malaysia Mid 70 Index
- FTSE Bursa Malaysia Top 100 Index

- FTSE Bursa Malaysia Emas Index
- Bursa Malaysia REIT Index



- FTSE ASEAN All-Share Index
- FTSE ASEAN All-Share ex Developed Index

- FTSE ASEAN Malaysia Index



FTSE4Good

- FTSE4Good Bursa Malaysia Index



- GPR APREA Composite REIT Index – Malaysia



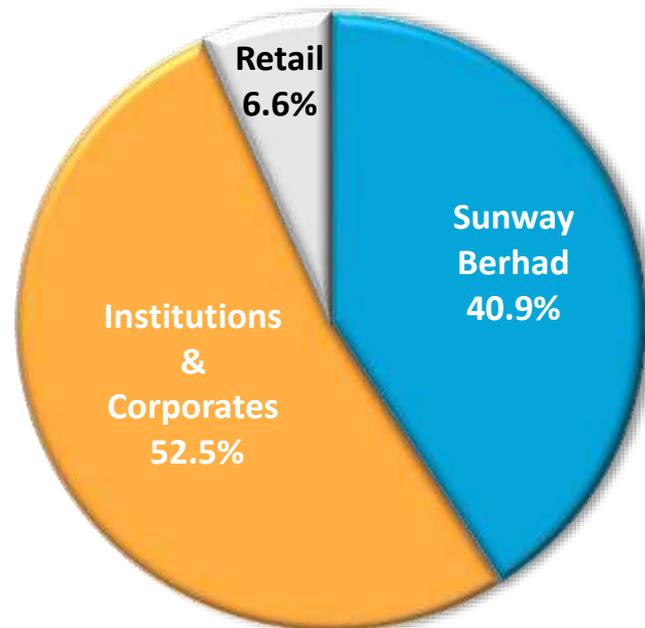
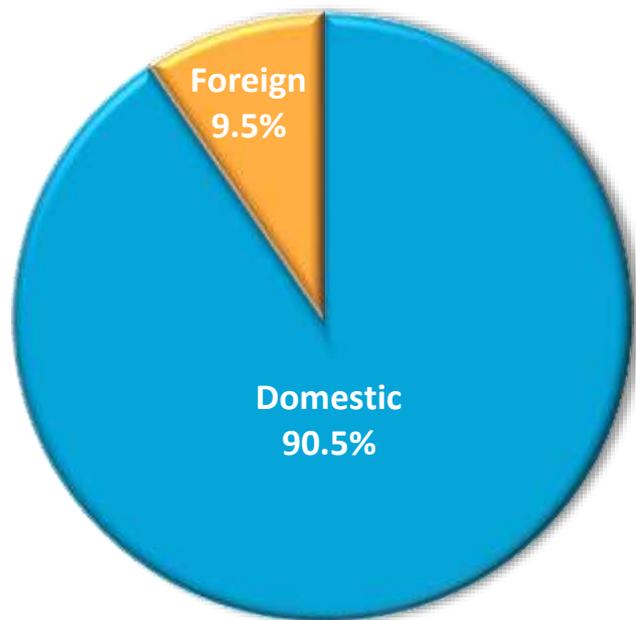
- FTSE EPRA NAREIT Global REIT Index
- FTSE EPRA NAREIT Global Index
- FTSE EPRA NAREIT Asia ex Japan

- FTSE EPRA NAREIT Asia Pacific Index
- FTSE EPRA NAREIT Emerging REIT Index



- MSCI Malaysia Small Cap Index

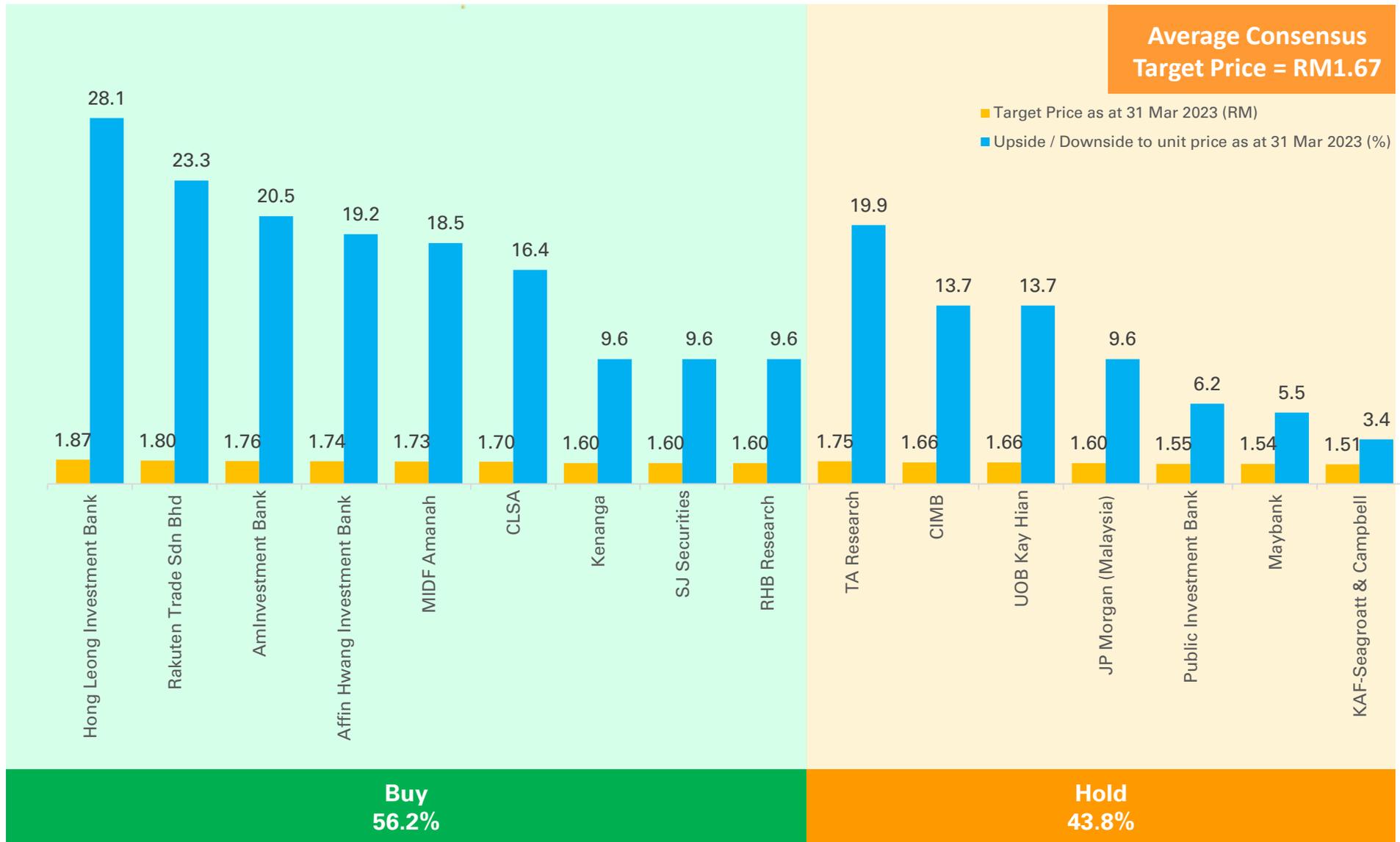
# Unitholders' Composition (as at 31 March 2023)



	March 2023	December 2022	Q-o-Q Change
No of unitholders	29,274	29,761	-487 (-1.6%)
Retail unitholders	6.6%	6.9%	-0.3%
Foreign unitholders	9.5%	9.5%	Unchanged
Sunway Berhad	40.9%	40.9%	Unchanged

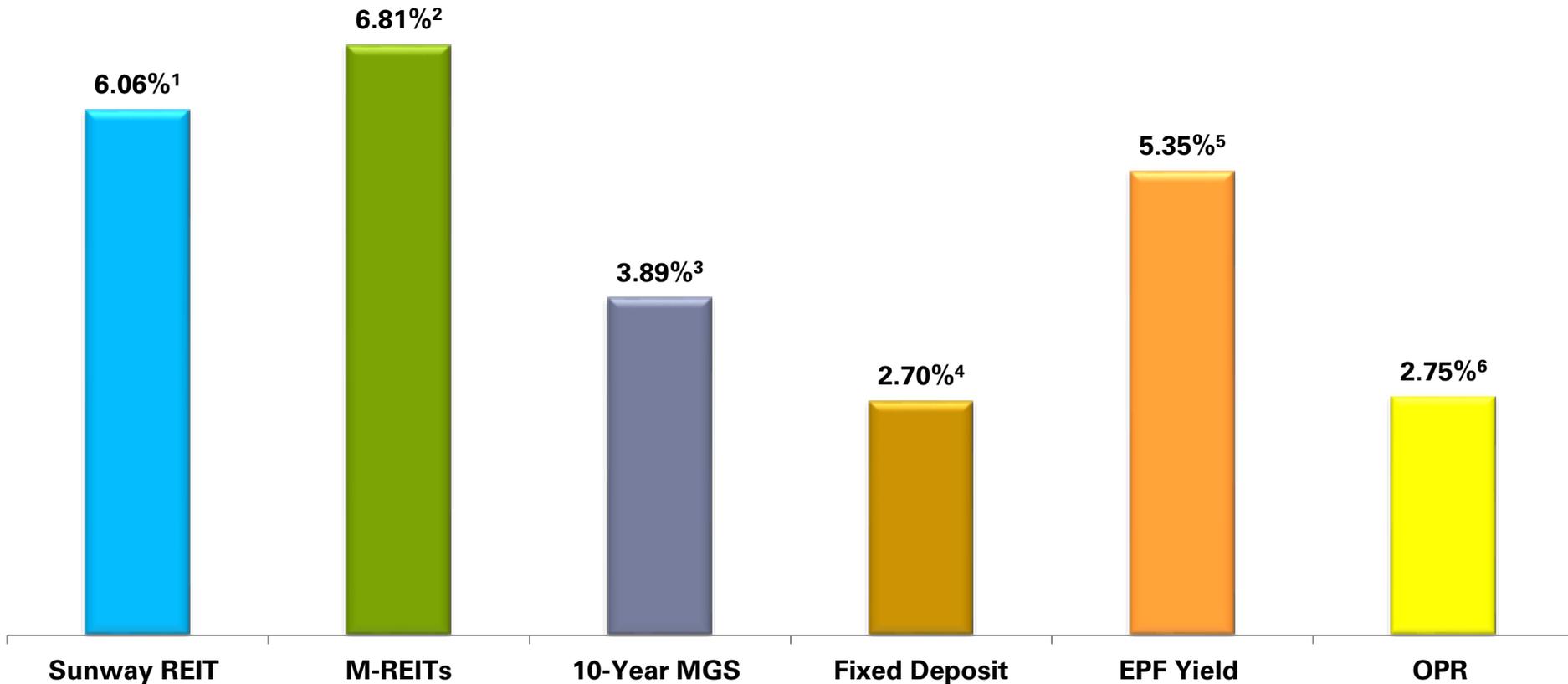
Source: Sunway REIT

# Analysts Recommendation (as at 31 March 2023)



Source: Bloomberg and various research firms

# Comparative Yields for Various Assets (as at 31 March 2023)



**Note:**

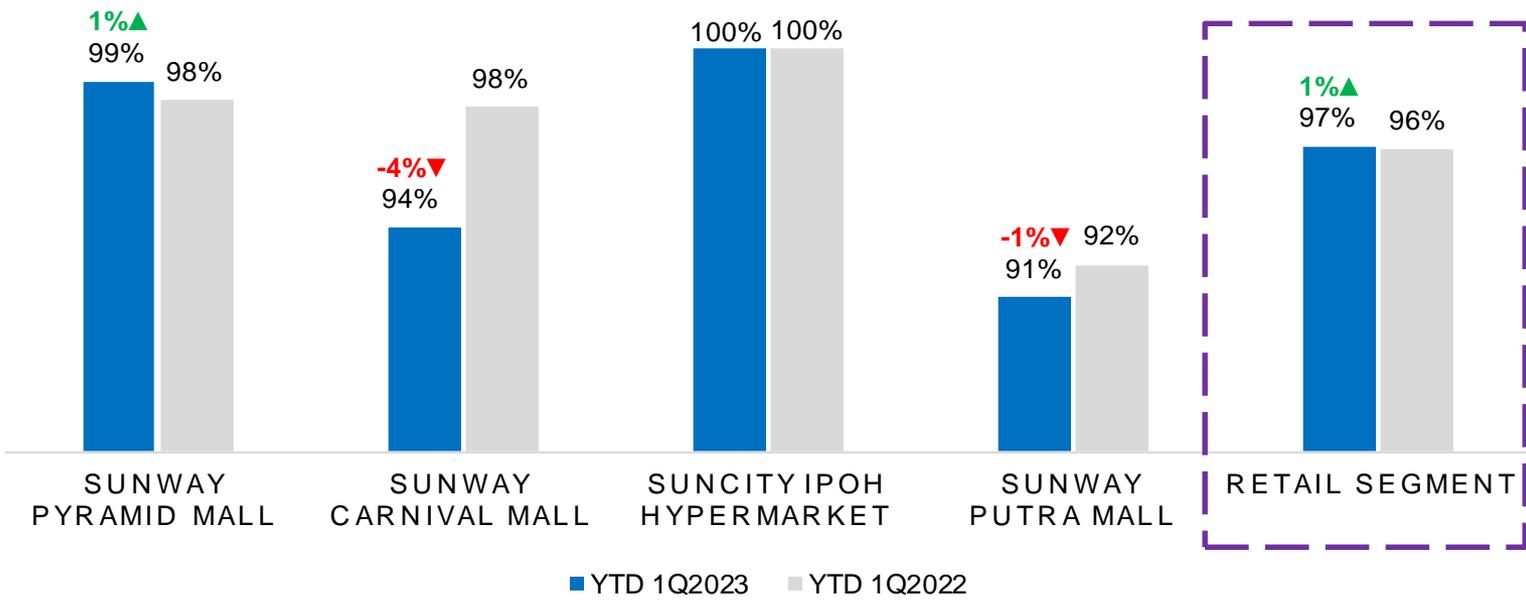
- <sup>1</sup> Distribution yield is computed based on consensus FY 2023 DPU of 9.70 sen and unit price of RM1.60 as at 31 March 2023 (Source: Bloomberg)
- <sup>2</sup> Information based on consensus FY 2023 DPU forecast and unit prices of M-REITs as at 31 March 2023 (Source: Bloomberg)
- <sup>3</sup> Information as at 31 March 2023 (Source: Bank Negara Malaysia)
- <sup>4</sup> 12-Month Fixed Deposit rates offered by commercial banks as at 31 March 2023 (Source: Bank Negara Malaysia)
- <sup>5</sup> Dividend yield declared by Employees Provident Fund for the year 2022 (Source: Employees Provident Fund)
- <sup>6</sup> Overnight Policy Rate as at 9 March 2023 (Source: Bank Negara Malaysia)

# APPENDIX I: PROPERTY PERFORMANCE (YTD 1Q2023 YoY Analysis)



# Average Occupancy Rate (1Q2023)

## RETAIL



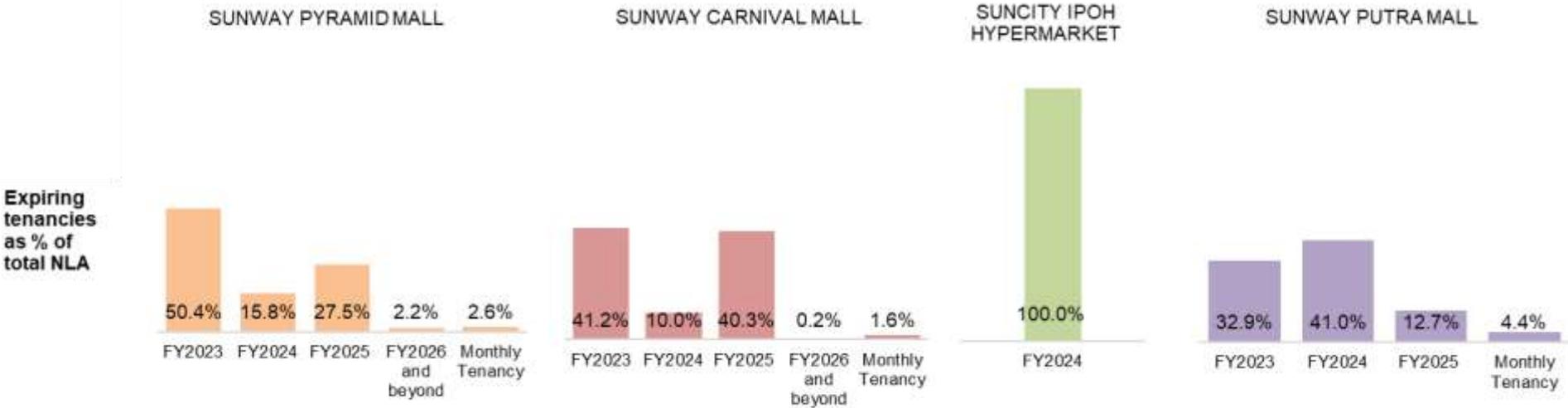
The Retail segment recorded a stable average occupancy rate in 1Q2023 compared to 1Q2022, supported by the commencement of new tenants in Sunway Pyramid Mall. The average occupancy rate in Sunway Carnival Mall was impacted due to the ongoing refurbishment work in the existing wing.

SunCity Ipoh Hypermarket is occupied by single tenant, TF Value-Mart, which commenced business in June 2020.

# Projected Lease Expiry Schedule

## RETAIL

WALE = 1.33 years



**Sunway Pyramid Mall**  
 Based on the total net lettable area (NLA) of 1,205,858 sq. ft. due for renewal in 2023, a total of 155,617 sq. ft. equivalent to 12.9% of total space due for renewal, was successfully renewed or replaced in 1Q2023.

**Sunway Carnival Mall**  
 Based on the total NLA of 362,778 sq. ft. due for renewal in 2023, a total of 15,684 sq. ft. equivalent to 4.3% of total space due for renewal, was successfully renewed or replaced in 1Q2023.

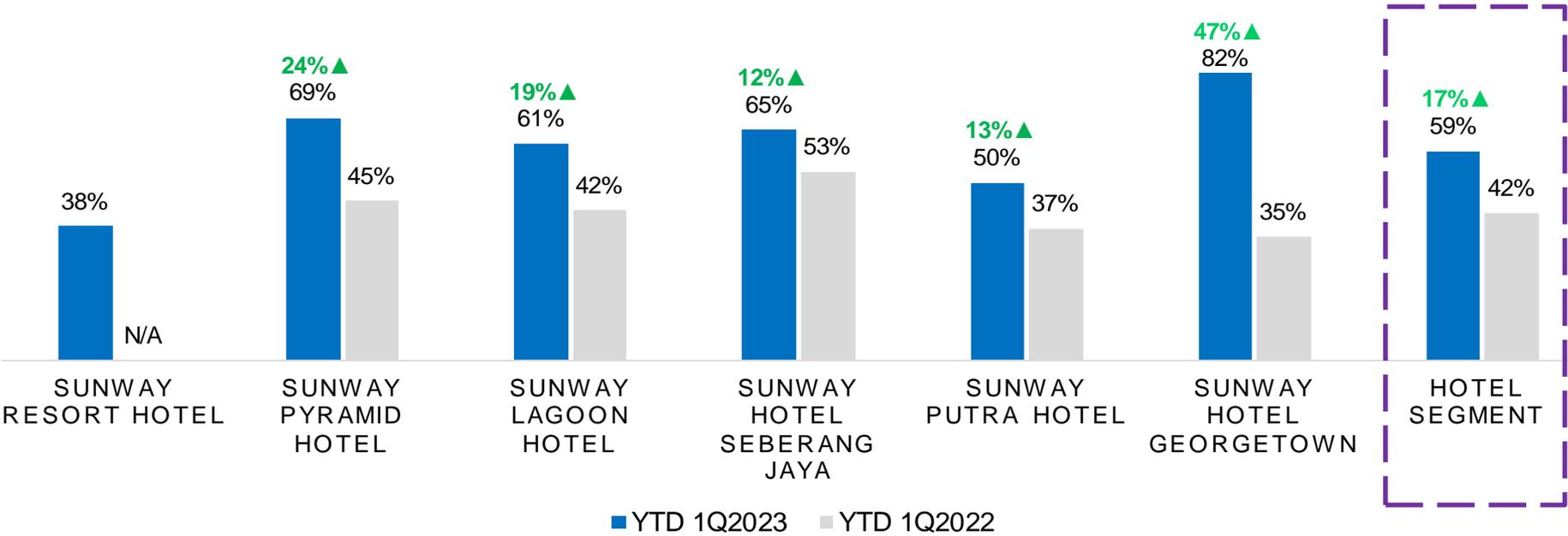
**SunCity Ipoh Hypermarket**  
 Occupied by single tenant, TF Value-Mart, with the first tenancy term expiring in June 2023.

**Sunway Putra Mall**  
 Based on the total NLA of 199,469 sq. ft. due for renewal in 2023, a total of 14,793 sq. ft. equivalent to 7.4% of total space due for renewal, was successfully renewed or replaced in 1Q2023.

# Average Occupancy Rate (1Q2023)

## HOTEL

WALE = 6.94 years

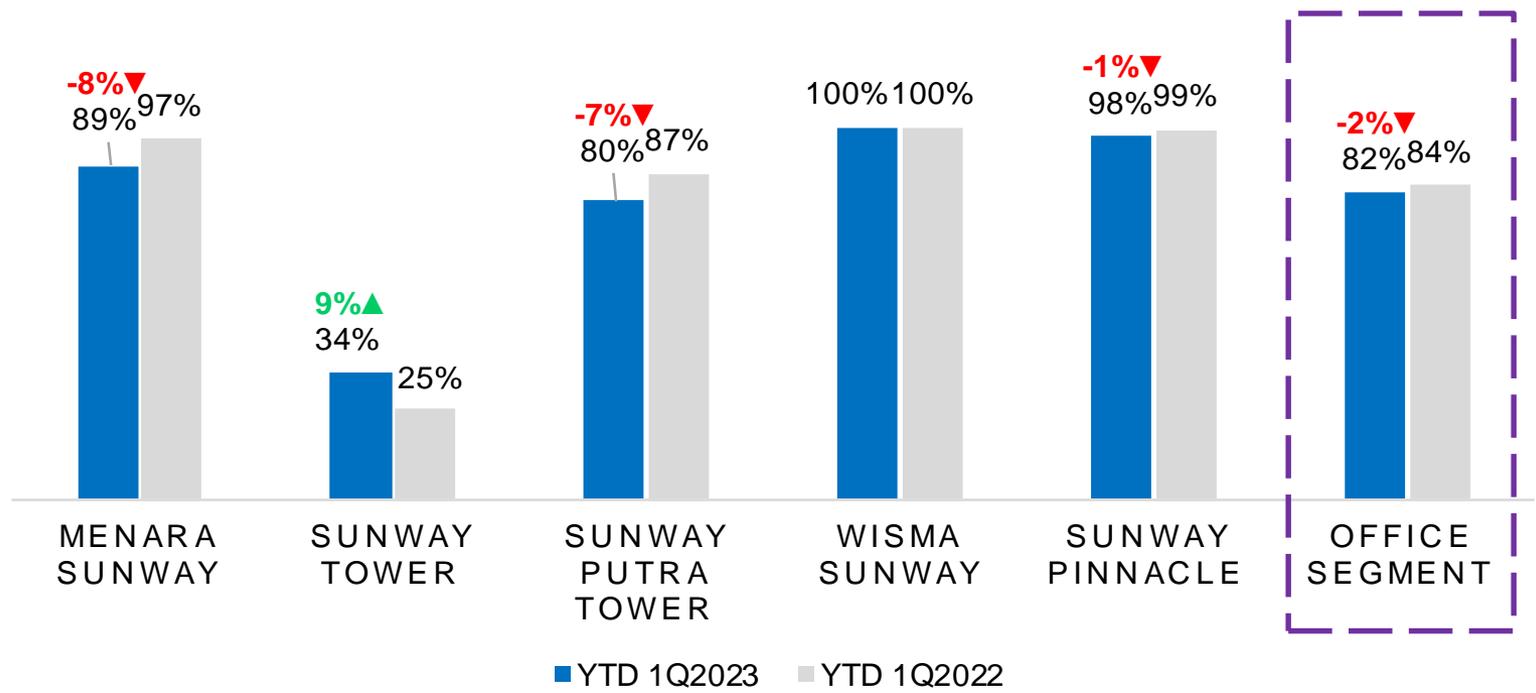


The Hotel segment recorded an overall growth in 1Q2023 average occupancy rate of 59% as compared to 1Q2022 average occupancy rate which excluded Sunway Resort Hotel due to refurbishment from July 2020 and reopened in May 2022. The growth in average occupancy rate in 1Q2023 was predominantly supported by the domestic leisure, corporate and MICE activities, alongside the arrival of domestic and international tourists.

\* Based on available rooms from the phased reopening

# Average Occupancy Rate (1Q2023)

## OFFICE

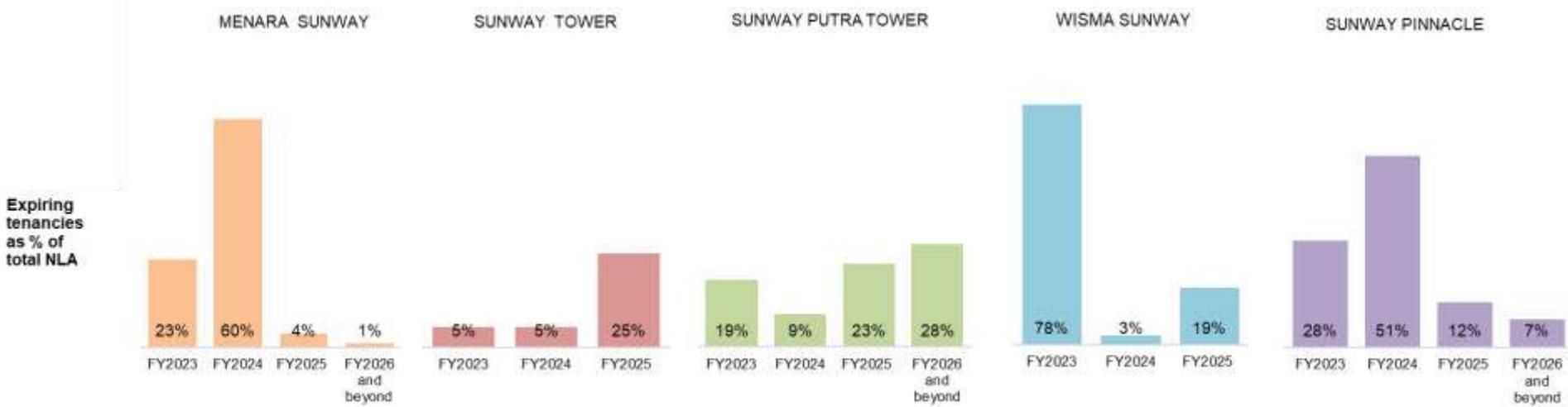


The Office segment recorded a stable occupancy rate of 82% in 1Q2023 (84% in 1Q2022), primarily due to the termination and downsizing of tenants in Menara Sunway, Sunway Putra Tower and The Pinnacle Sunway, partially offset by the commencement of Sunway Xfarms in Sunway Tower.

# Projected Lease Expiry Schedule

## OFFICE

WALE = 1.47 years



**Menara Sunway**  
Based on the total NLA of 73,615 sq. ft. due for renewal in 2023, no tenancies were due for renewal or replacement in 1Q2023.

**Sunway Tower**  
Based on the total NLA of 14,462 sq. ft. due for renewal in 2023, no tenancies were due for renewal or replacement in 1Q2023.

**Sunway Putra Tower**  
Based on the total NLA of 151,258 sq. ft. due for renewal in 2023, a total of 90,271 sq. ft. equivalent to 59.7% of total space due for renewal, was successfully renewed or replaced in 1Q2023.

**Wisma Sunway**  
Based on the total NLA of 134,050 sq. ft. due for renewal in 2023, no tenancies were due for renewal or replacement in 1Q2023.

**Sunway Pinnacle**  
Based on the total NLA of 210,647 sq. ft. due for renewal in 2023, a total of 46,982 sq. ft. equivalent to 22.3% of total space due for renewal, was successfully renewed or replaced in 1Q2023.

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