

SUNWAY[®]

REIT



FINANCIAL RESULTS

3rd Quarter ended 30 September 2023

(FYE 31 December 2023)

Date: 16 November 2023



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FINANCIAL HIGHLIGHTS

(Q3 2023)



Financial Highlights – Q3 2023

Highlights	Q3 2023	Q3 2022
No. of Properties	19	19
Property Value (RM'billion)	8.857	9.010 [@]
Units in Circulation (Units)	3,424,807,700	3,424,807,700
Unit Price as at 30 Sept 2023/2022 (RM)	1.46	1.40
Market Capitalisation (RM'billion)	5.000	4.795
Net Asset Value ("NAV") Per Unit (RM) (after income distribution)	1.4649 [#]	1.4756 [#]
Premium to NAV	-0.3%	-5.1%
Distribution Yield	6.6% [^]	6.70%
Management Expense Ratio (after income distribution)	0.88%	0.83%
Total Return	6.6%	6.0%
Gearing	37.4%	37.3%
% of Fixed Rate Borrowings	38%	32%

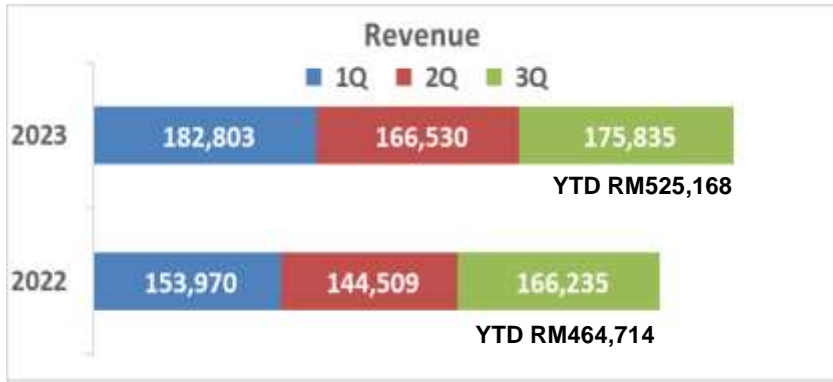
[@] Including Non-Current Asset Held For Sale on the proposed disposal of Sunway Medical Centre (Tower A & B) as announced on 29 December 2022 and was completed on 30 August 2023.

[#] After distributable income for Q3 2023 of 2.54 sen per unit is assumed for income distribution (Q3 2022: Distributable income of 2.54 sen per unit is assumed).

[^] This is derived from annualised distributable income of 9.59 sen per unit (based on distributable income for YTD Q3 2023 of 7.17 sen per unit).

Financial Highlights Q3 2023 vs Q3 2022 (QTD & YTD)

Reported in RM'000



Q3 YoY
Variance

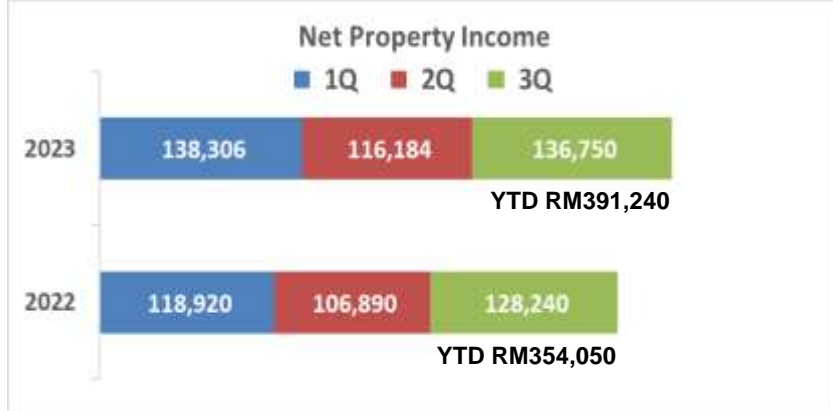
↑ 5.8% or
RM9.6m

YTD
Variance

↑ 13.0%
RM60.5m

Q3 2023

The higher **Revenue** was mainly due to the Hospitality segment supported by higher tourist arrivals and the full room inventory in SRH since July 2023.

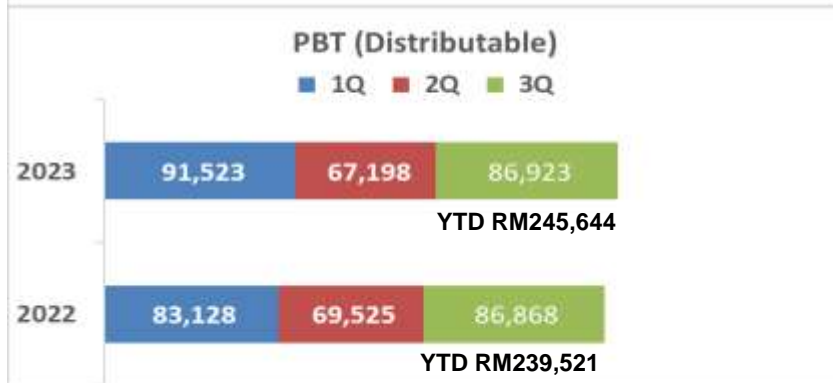


↑ 6.6% or
RM8.5m

↑ 10.5%
RM37.2m

Q3 2023

The higher **NPI** was in line with the increase in revenue. Operating expenses for all segments were also impacted by the increase in ICPT charges.



↑ 0.1% or
RM0.1m

↑ 2.6%
RM6.1m

Q3 2023

Despite the improvement in NPI of RM8.5 million, **Distributable Profit** to unitholders remained the same due to the impact of higher interest cost.

FINANCIAL RESULTS (Q3 2023)



Statement of Comprehensive Income – Consolidated

	Q3 2023 RM'000	Q3 2022 RM'000	Change %	YTD 2023 RM'000	YTD 2022 RM'000	Change %
Revenue	175,835	166,235	5.8%	525,168	464,714	13.0%
Property operating expenses	(39,085)	(37,995)	2.9%	(133,928)	(110,664)	21.0%
Net property income	136,750	128,240	6.6%	391,240	354,050	10.5%
Interest income	1,542 ¹	1,213	27.1%	4,841 ¹	3,523	37.4%
Other income	38	29	31.0%	333	71	>100%
Changes in fair value of IP	-	-	N/A	-	18,268 ²	-100%
Manager's fees	(11,162) ³	(10,849)	2.9%	(32,827)	(31,299)	4.9%
Trustee's fees	(200)	(197)	1.5%	(584)	(581)	0.5%
Other trust expenses	(489)	(394)	24.1%	(1,994)	(1,527)	30.6%
Finance costs	(34,507) ⁴	(26,132)	32.0%	(100,388)	(69,769)	43.9%
Profit before tax	91,972	91,910	0.1%	260,621	272,736	-4.4%
Taxation	-	-	N/A	-	-	N/A
Profit for the period	91,972	91,910	0.1%	260,621	272,736	-4.4%
Profit comprises the following:						
Realised						
- Unitholders	86,923	86,868	0.1%	245,644	239,521	2.6%
- Perpetual note holders	5,013	5,013	0.0%	14,876	14,876	0.0%
Unrealised	36	29	24.1%	101	18,339	-99.4%
	91,972	91,910	0.1%	260,621	272,736	-4.4%
Units in circulation (million units)	3,425	3,425	0.0%	3,425	3,425	0.0%
Basic earnings/unit to unitholders (sen):						
Realised	2.54	2.54	0.0%	7.17	7.00	2.4%
Unrealised	-	-	N/A	-	0.53	-100.0%
	2.54	2.54	0.1%	7.17	7.53	-4.8%
Distributable income	86,923	86,868	0.1%	245,644	239,521	2.6%
Proposed/declared income distribution	-	-	N/A	158,226	144,527	9.5%
Distributable income per unit (sen)	2.54 ⁵	2.54	0.0%	7.17	7.00	2.4%
Proposed/declared DPU (sen)	-	-	N/A	4.62 ⁶	4.22	9.5%

1. **Interest income** for Q3 2023 was higher compared to Q3 2022 resulting from higher placement rate (3.8% vs 2.7%) with 100bps OPR hike in FY 2022 and 25bps in May 2023.

2. **Changes in fair value of IP and Unrealised gain** was in relation to the fair value gain recognised pursuant to the completion of acquisition of Sunway Pier in January 2022.

3. **Manager's fees** was higher in Q3 2023 compared to Q3 2022 from higher NPI for the quarter.

4. **Finance costs** for Q3 2023 was higher compared to Q3 2022 mainly due to higher average interest rate (3.76% vs 2.82%), as a result of full impact from 100 bps OPR hike in FY 2022 and 25bps hike in May 2023.

5. **Distributable income per unit** represents realised income attributable to unitholders and distribution adjustments, if any.

6. **Proposed/declared DPU** was 4.62 sen for 1H2023.

Statement of Financial Position – Consolidated

	30 Sept 2023 (Unaudited) RM'000	31 Dec 2022 (Audited) RM'000
Assets		
Non-current assets		
Investment properties	8,808,734 ¹	8,622,501
Investment properties - accrued lease income	48,499 ²	48,499
Plant and equipment	18,106	15,781
Right-of-use asset	738 ³	795
	<u>8,876,077</u>	<u>8,687,576</u>
Current assets		
Trade receivables	28,410 ⁴	25,156
Other receivables	81,295 ⁵	19,401
Derivatives	19,645 ⁶	-
Cash and bank balances	279,621 ⁷	251,238
	<u>408,971</u>	<u>295,795</u>
Non-current asset held for sale	-	430,000
Total assets	9,285,048	9,413,371
Equity and liabilities		
Unitholders' fund		
Unitholders' capital	3,433,864	3,433,864
Undistributed income	1,670,134	1,754,397
Total unitholders' funds	5,103,998	5,188,261
Perpetual note holder's funds	339,717	339,717
Total equity	5,443,715	5,527,978
Non-current liabilities		
Borrowings	1,670,000	1,900,000
Long term liabilities	96,382	84,964
Deferred tax liability	11,631	11,631
Lease liability	822 ³	822
	<u>1,778,835</u>	<u>1,997,417</u>
Current liabilities		
Borrowings	1,799,485	1,636,777
Trade payables	2,414	16,746
Other payables	260,587	218,027
Derivatives	-	5,610
Deferred tax liability	-	10,777
Lease liability	12 ³	39
	<u>2,062,498</u>	<u>1,887,976</u>
Total Liabilities	3,841,333	3,885,393
Total equity and liabilities	9,285,048	9,413,371

	30 Sept 2023 (Unaudited) RM'000	31 Dec 2022 (Audited) RM'000
Number of units in circulation ('000)	3,424,808	3,424,808
Net Asset Value ('NAV') attributable to unitholders		
Before income distribution	5,103,998	5,188,261
After income distribution *	5,017,075	5,017,021
NAV per unit attributable to unitholders (RM)		
Before income distribution	1.4903	1.5149
After income distribution *	1.4649	1.4649

* After distributable income for 3Q 2023 of 2.54 sen per unit is assumed for income distribution (31 December 2022: final income distribution of 5.00 sen per unit).

- Investment properties** increased by RM186.2 million mainly from the on-going finalisation of accounts for Sunway Carnival Mall expansion and Sunway Resort Hotel refurbishment as well as Sunway Carnival Mall existing wing refurbishment.
- Investment properties – accrued lease income** is in relation to unbilled lease income receivable (MFRS 16).
- Right-of-use asset and Lease liability** is for a 12-year land lease from State Government of Penang for carpark purposes (MFRS 16).
- Trade receivables** was higher by RM3.3 million mainly due to higher rental receivable from the retail and hotel segments.
- Other receivables** was higher mainly due to earnest deposit paid for the proposed acquisition of 6 hypermarkets.
- Derivatives** of RM19.6 million was in relation to 1-year USD-MYR CCS contract for the revolving loan (USD).
- The increase in **cash and bank balances** was mainly due to net proceeds received from the disposal of SMC (Tower A & B) reserved for the balance payment for the proposed acquisition of 6 hypermarkets.

Statement of Cash Flows – Consolidated

	Cumulative Quarter ended	
	30.09.2023	30.09.2022
	RM'000	RM'000
Cash flows from operating activities		
Cash receipts from customers	545,754	471,696
Refundable security deposits (to)/from customers	(6,491)	7,288
Cash paid for operating expenses	(199,164)	(161,732)
Net cash from operating activities ¹	340,099	317,252
Cash flows from investing activities		
Acquisition of plant and equipment	(5,160)	(4,557)
Deposit for acquisition of investment properties	(45,760)	(6,005)
Balance payment for acquisition of investment properties	-	(30,690)
Balance proceeds from disposal of investment property	399,900	-
Incidental costs on acquisition of investment property	-	(2,632)
Incidental costs on disposal of investment property	(12,925)	-
Subsequent expenditure of investment properties	(126,441)	(196,852)
Investment in short term money market instrument	-	(407,000)
Redemption of short term money market instrument	-	430,000
Net cash flows to licensed financial institutions with maturity of over 3 months	(40,000)	-
Interest received	5,489	4,026
Net cash from/(used in) investing activities ²	175,103	(213,710)
Cash flows from financing activities		
Proceeds from issuance of commercial papers	730,000	190,000
Proceeds from issuance of unrated medium term notes	300,000	750,000
Drawdown of revolving loan - USD	200,267	292,552
Drawdown of revolving loan	100,000	190,000
Repayment of commercial papers	(250,000)	(190,000)
Repayment of unrated medium term notes	(560,000)	(800,000)
Repayment of revolving loan - USD	(292,552)	(384,893)
Repayment of revolving loan	(320,000)	-
Interest paid	(98,865)	(68,602)
Distribution paid to unitholders	(325,751)	(240,422)
Distribution paid to perpetual note holders	(9,918)	(9,918)
Net cash used in financing activities ³	(526,819)	(271,283)
Net decrease in cash and cash equivalents	(11,617)	(167,741)
Cash and cash equivalents at beginning of year	251,238	290,543
Cash and cash equivalents at end of period	239,621	122,802
Cash and bank balances	279,621	122,802
Deposits with licensed financial institutions with maturity of over 3 months	(40,000)	-
Cash and cash equivalents	239,621	122,802
Cash and bank balances at end of period comprise:		
Cash on hand and at banks	39,621	39,802
Deposits placed with licensed financial institutions	240,000	83,000
Cash and bank balances ⁴	279,621	122,802

- Net cash from operating activities** for Q3 2023 of RM340.1 million mainly comprise of cash receipt from lessees and tenants partially offset by cash paid for operating expenses and refundable deposits to tenants.
- Net cash from investing activities** for Q3 2023 of RM175.1 million was mainly from the receipt of balance proceeds from the disposal of SMC (Tower A & B), partially offset by the earnest deposit paid for the proposed acquisition of 6 hypermarkets and progress payments for the refurbishment works at Sunway Resort Hotel and Sunway Carnival Mall expansion.
- Net cash used in financing activities** for Q3 2023 of RM526.8 million was mainly resulting from income distribution paid to unitholders of RM325.8 million and interest paid of RM98.9 million, partially offset by net drawdown of RM92.3 million to fund the capital expenditures as mentioned in Note 2 above.
- Cash and bank balances** as at 30 September 2023 and 30 September 2022 stood at RM279.6 million and RM122.8 million respectively. The increase in cash and bank balances was mainly resulting from higher net cash from operating activities, lower cash used in investing activities, partially offset by higher net cash used in financing activities as mentioned above.

Financing Profile as at 30 September 2023

	Facility Limit RM'mil	Utilised Amount RM'mil
Revolving loan (USD)	USD 75	220.5
Commercial Paper	3,000.0	480.0
Unrated MTNs	10,000.0	1,100.0
Total Current		1,800.5
Revolving Loan (RM)	2,000.0	1,670.0
Total Non Current		1,670.0
Unamortised transaction costs		(0.2)
Discount on CP issuance		(0.8)
Total Gross Borrowings		3,469.5

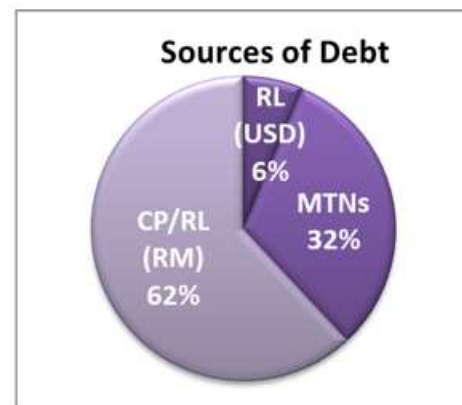
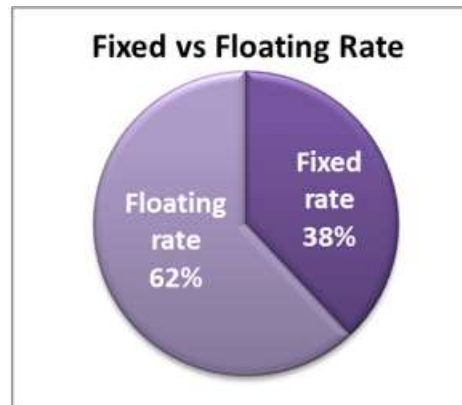
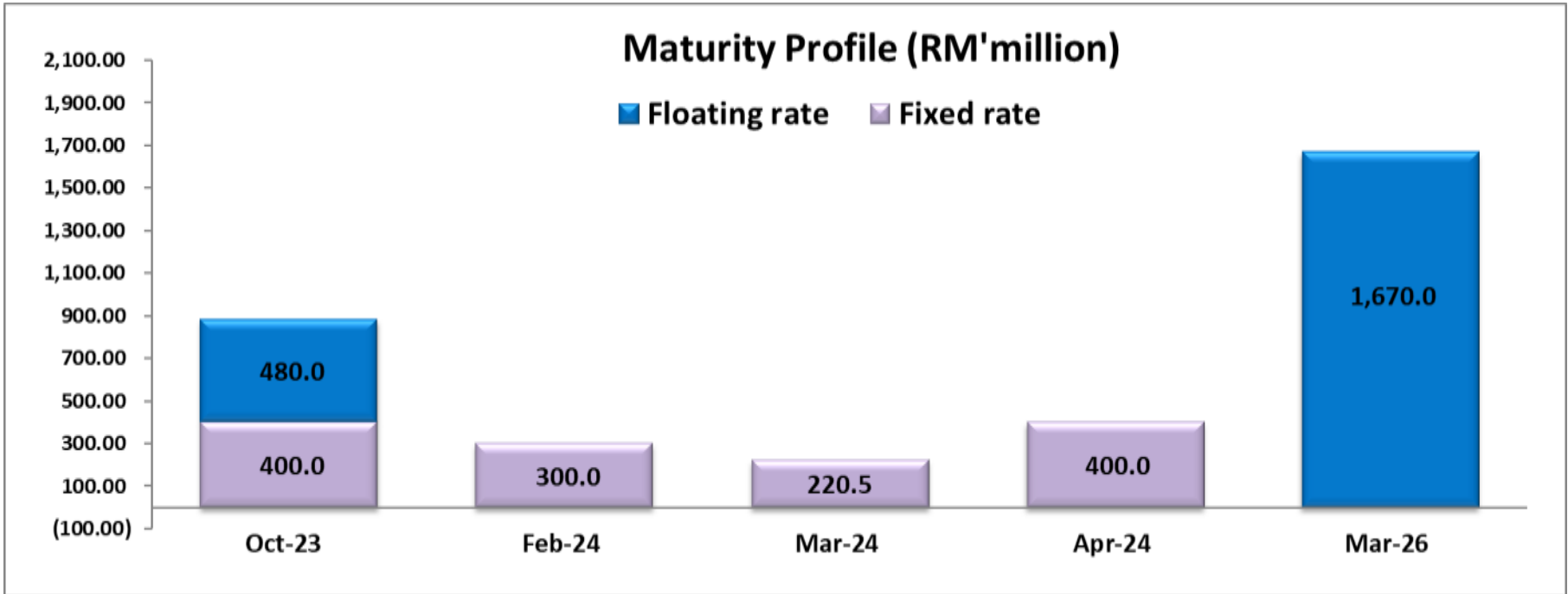
	Financial Covenants	30 September 2023
Average cost of debt		3.76%
Average maturity period (Years)		1.3
Interest Service Cover Ratio (ISCR)	min 1.5 X	3.5 X
Gearing ratio (per SC Guidelines)	below 50%	37.4%

¹ Amount outstanding for revolving loan (drawn in USD47.0 million) facility includes unrealised foreign currency translation loss of RM20.2 million. The loan is fully hedged with 1-year cross currency swap contract until 11 March 2024.

² The revolving loan is classified as non-current based on the tenor/repayment terms of 7 years due in March 2026.

³ 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 2028.





Financing Profile as at 30 September 2023 (Cont'd)



SEGMENTAL FINANCIAL RESULTS (Q3 2023)



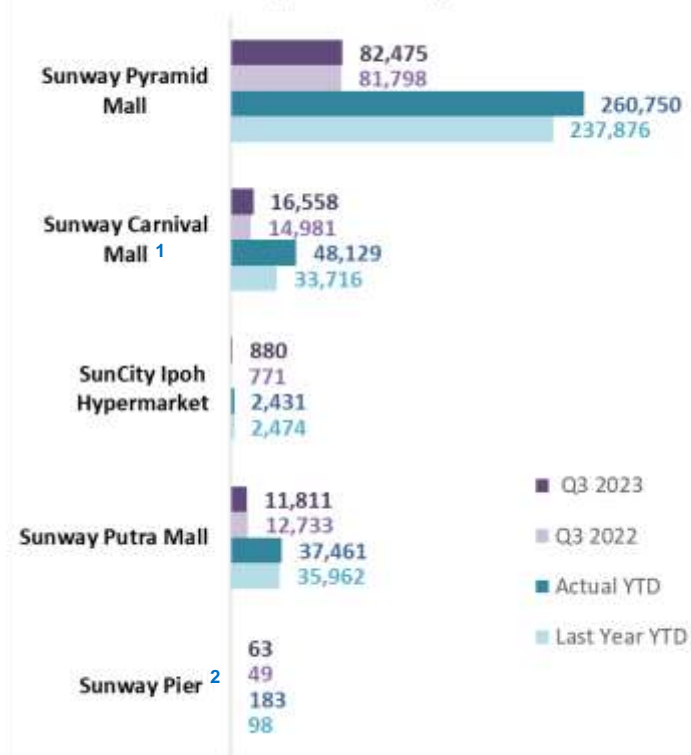
Retail Segment : Q3 2023

Retail Revenue		Retail NPI	
	RM 111.8 million vs RM 110.3 million		RM 81.8 million vs RM 80.5 million
(Q3 2023)	(Q3 2022)	(Q3 2023)	(Q3 2022)
	RM 349.0 million vs RM 310.1 million		RM 241.2 million vs RM 222.4 million
(YTD Q3 2023)	(YTD Q3 2022)	(YTD Q3 2023)	(YTD Q3 2022)

The revenue of the retail segment for Q3 2023 was higher by RM1.5 million or 1% compared to Q3 2022 contributed by improved performance across all retail properties, primarily contributed by the better performance in Sunway Carnival Mall by RM1.6 million in Q3 2023.

NPI improved in tandem with the improvement in revenue.

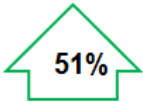
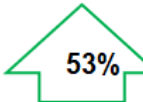
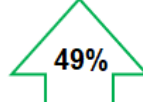
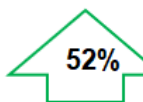
Retail Turnover (in RM'000)



¹ New wing of Sunway Carnival Mall was opened on 24 June 2022

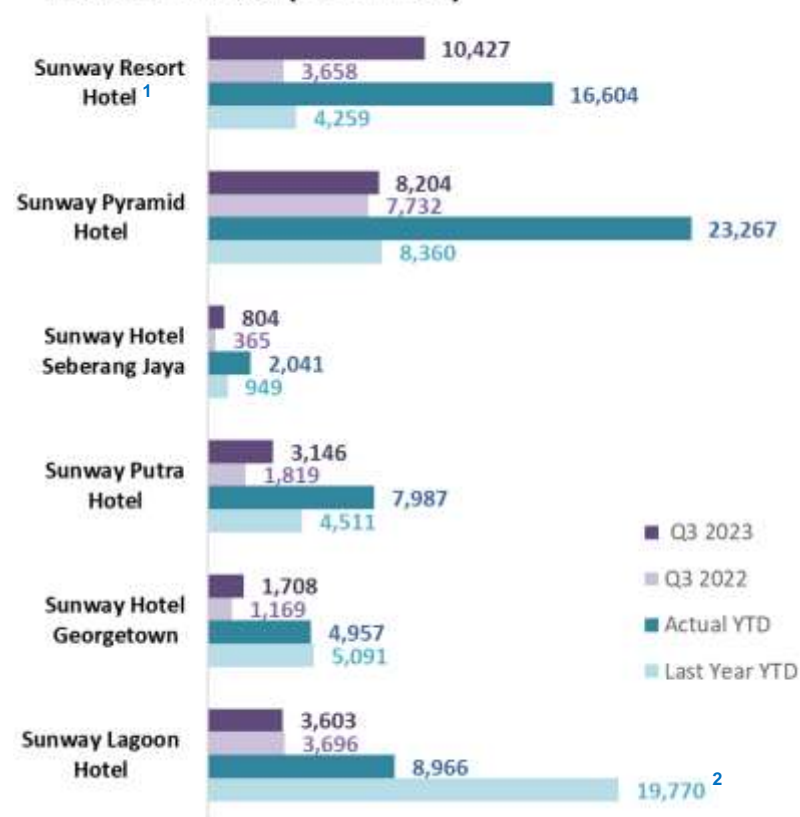
² Acquired on 17 January 2022 and it is currently in the planning stage for the redevelopment into a retail-centric tourist attraction. At present, the property is collecting minimal carpark rental.

Hotel Segment : Q3 2023

Hotel Revenue		Hotel NPI	
	RM 27.9 million vs RM 18.4 million		RM 26.9 million vs RM 17.5 million
	(Q3 2023) (Q3 2022)		(Q3 2023) (Q3 2022)
	RM 63.8 million vs RM 42.9 million		RM 60.9 million vs RM 40.0 million
	(YTD Q3 2023) (YTD Q3 2022)		(YTD Q3 2023) (YTD Q3 2022)

The Hotel segment's revenue and NPI increased by more than 50% in Q3 2023 underpinned by improvement in the segment's average occupancy rate of 63% in YTD Q3 2023 (YTD Q3 2022: 54%). The improvement in revenue was also contributed by the full 460-room inventory for Sunway Resort Hotel in July 2023 (after phased reopening in May 2022).





Hotel Turnover (in RM'000)



¹ Closed for refurbishment from July 2020 and reopened progressively since May 2022.

² Contributed by minimum guaranteed rent in Q1 2022

Office Segment : Q3 2023

Office Revenue		Office NPI	
 3% RM 20.7 million vs RM 20.0 million	(Q3 2023) (Q3 2022)	 0% RM 12.8 million vs RM 12.8 million	(Q3 2023) (Q3 2022)
 4% RM 61.6 million vs RM 59.2 million	(YTD Q3 2023) (YTD Q3 2022)	 0% RM 39.2 million vs RM 39.2 million	(YTD Q3 2023) (YTD Q3 2022)

Revenue for the office segment improved marginally by RM0.7 million in Q3 2023, supported by a stable average occupancy rate of 83% in YTD Q3 2023.

Despite the increase in revenue, Q3 2023 NPI for the office segment remained largely unchanged compared to Q3 2022 due to the higher electricity cost.

Office Turnover (in RM'000)



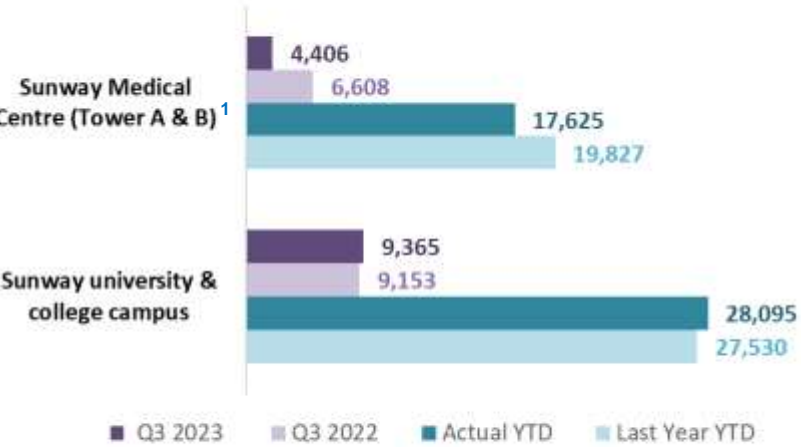
¹ Lower actual YTD rental from Sunway Putra Tower is due to the drop in average occupancy rate (termination of UOB since Q4 2022), stood at 80% in YTD Q3 2023 (YTD Q3 2022: 87%).

Services Segment : Q3 2023

Services Revenue		Services NPI	
RM 13.8 million vs RM 15.8 million (Q3 2023) (Q3 2022)	RM 13.8 million vs RM 15.8 million (Q3 2023) (Q3 2022)		
RM 45.7 million vs RM 47.4 million (YTD Q3 2023) (YTD Q3 2022)	RM 45.7 million vs RM 47.4 million (YTD Q3 2023) (YTD Q3 2022)		

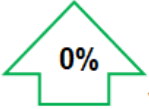

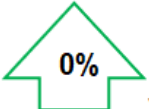

The revenue and NPI of the services segment for Q3 2023 were lower by RM2.0 million or 13% as the disposal of Sunway Medical Centre (Tower A & B) was completed on 30 August 2023 and accordingly, rental was only recognised up to this date.

Services Turnover (in RM'000)



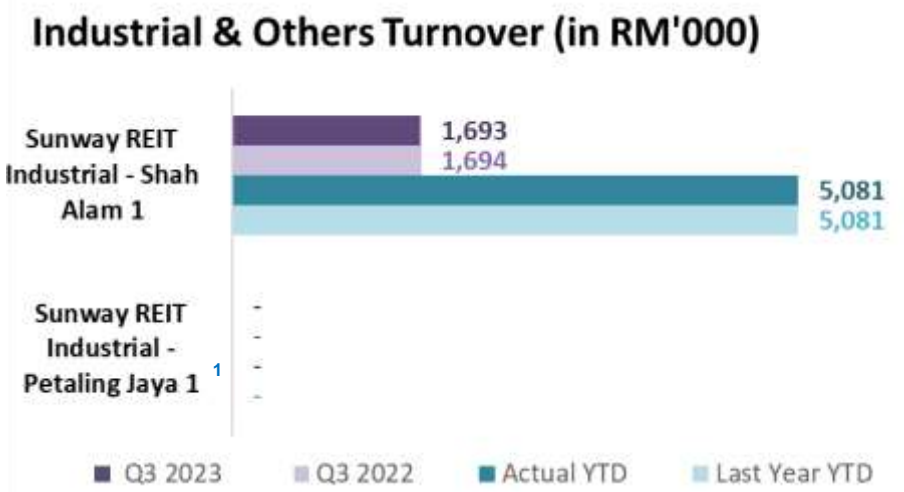
¹ Sunway Medical Centre (Tower A & B) proposed disposal was announced on 29 December 2022 and completed on 30 August 2023.

Industrial & Others Segment : Q3 2023

Industrial & Others Revenue		Industrial & Others NPI	
 0% RM 1.7 million vs RM 1.7 million	(Q3 2023) (Q3 2022)	 -15% RM 1.4 million vs RM 1.7 million	(Q3 2023) (Q3 2022)
 0% RM 5.1 million vs RM 5.1 million	(YTD Q3 2023) (YTD Q3 2022)	 -19% RM 4.1 million vs RM 5.1 million	(YTD Q3 2023) (YTD Q3 2022)

Industrial & others segment recorded stable revenue in Q3 2023 as the rent review for Sunway REIT Industrial – Shah Alam 1 will be conducted every three years, with the last review on 1 January 2022 in accordance with master lease agreement.

However, NPI of the Industrial & Others segment for Q3 2023 dropped by RM0.3 million or 15% mainly due to the operating expenses of Sunway REIT Industrial – Petaling Jaya 1 which is currently vacant.



¹ Acquisition was completed on 10 November 2022 and the Manager is actively looking for quality tenants. A tenant has been secured to commence in December 2023, after planned fit-out works.

MARKET OUTLOOK (Q3 2023)



General Outlook

Indicator	2023 (F)	Q3 2023	Q2 2023	Q1 2023	2022	2021
Gross Domestic Product (GDP) (y-o-y)	4.0% ⁴ (revised from 4.5%)	3.3% ⁵	2.9% ¹	5.6% ¹	8.7% ¹	3.1% ¹
Consumer Price Index (y-o-y)	2.5% to 3.0% ⁴	1.9% ²	2.8% ²	3.6% ²	3.3% ²	2.5% ²
Overnight Policy Rate (OPR)	3.0% ³	3.0%	3.0%	2.75%	2.75%	1.75%

¹ GDP growth (Source: Bank Negara Malaysia)

² Source: Department of Statistics Malaysia

³ OPR forecast (Source: Bloomberg's economists consensus forecast)

⁴ Federal Budget 2024, Ministry of Finance

⁵ Advance GDP Estimates (Source: Department of Statistics Malaysia), actual GDP to be announced on 17 November 2023



General Outlook

The Manager remains cautiously optimistic about the outlook for FY2023 underpinned by a healthy/moderate Gross Domestic Product (GDP) growth projection of 4% for 2023. The outlook is further supported by the expectation of sustained growth momentum in the retail segment, further improvement in the hotel segment, full-year income contribution from Sunway Carnival Mall (new wing) and Sunway Resort Hotel from the full completion of refurbishment (full room inventory was handed over in July 2023).

Nevertheless, the full impact of the 125 bps interest rate hike since May 2022 will be seen in FY2023. Bank Negara Malaysia (BNM) maintained that the prevailing overnight policy rate (OPR) is set to remain high for a longer period as the present monetary policy stance remains supportive of the economy, which is consistent with the current assessment of inflation and growth prospects. The Manager will maintain its dynamic capital management stance and seek opportunities to capitalize on any change in direction in managing our borrowing cost.

Segmental Outlook



Retail Segment

After experiencing a contraction of -4% y-o-y retail sales in Q2 2023, the Retail Group Malaysia (RGM) anticipates that Q3 2023 performance will remain conservative with a modest growth rate of 1.4%. Sunway REIT's retail segment performance for Q3 2023 is consistent with the above-mentioned outlook.

Sunway Pyramid Mall is currently undertaking reconfiguration of a previous anchor tenant's area, accounting for approximately 11% of net lettable area of the mall, which is targeted to be completed in FY2024. The Manager has secured tenants for approximately 68% of the said area as of October 2023 with positive rental reversion.

In addition, Sunway Carnival Mall is undergoing refurbishment for its existing wing (Phase 2) following the strong performance of the new wing which was completed in June 2022. The Phase 2 refurbishment is slated to be completed in phases between early 2024 to the end of 2025 and we expect an uplift in NPI upon the full completion.

The growth in Sunway REIT's retail segment is expected to be marginally / partially impacted in Q4 2023 and FY2024 as a result of the ongoing asset enhancement initiatives (AEIs) in two of its major malls.

Overall, retailers remain cautious about the impact of inflation, rising import costs, and higher interest rate effects on consumers' spending and retailers' costs.

Segmental Outlook



Hotel Segment

The average occupancy rate for the hotel segment strengthened to 63% for YTD Q3 2023, mainly attributed to the strong pick-up in domestic travelers and gradual recovery in international travelers as well as increased demand in MICE activities. In tandem with the improved occupancy, the average room rate recorded a healthy increase in the same period.

According to Malaysia Airport Holdings Berhad (MAHB), passenger movement has recovered by 82.4% in 1H2023 compared to pre-pandemic levels. In August 2023, MAHB saw 7.4 million (3.5 million and 3.9 million for its international and domestic sector respectively) total passengers movement for its Malaysia airport, registering its highest average total daily passenger at 240,000 passengers.

This sustained traffic growth momentum was contributed by summer holiday travelling, airline route expansions, and flight resumption to Northeast Asia destinations. Traffic movements are displaying a trend that is similar to pre-pandemic periods where traffic peaks during festive, school holidays, and public holidays, indicating that travel patterns are gradually normalizing.

It was also noted that more airlines have restructured their routes with available active fleets in operations, resulting in more flights to the Northeast Asia region and route resumption to pre-pandemic destinations.

Based on the above, the Manager is confident of stronger growth trajectory for the hotel segment moving forward.

Segmental Outlook



Office Segment

The Office segment is expected to continue to remain in a state of oversupply on the back of continuous incoming supply. Against the backdrop of supply outstripping demand, it is projected that rental rates and occupancy rates for the office segment will remain challenging. However, the Manager believes that reinvention of office buildings via AEI that offer better flexibility will attract more tenants.

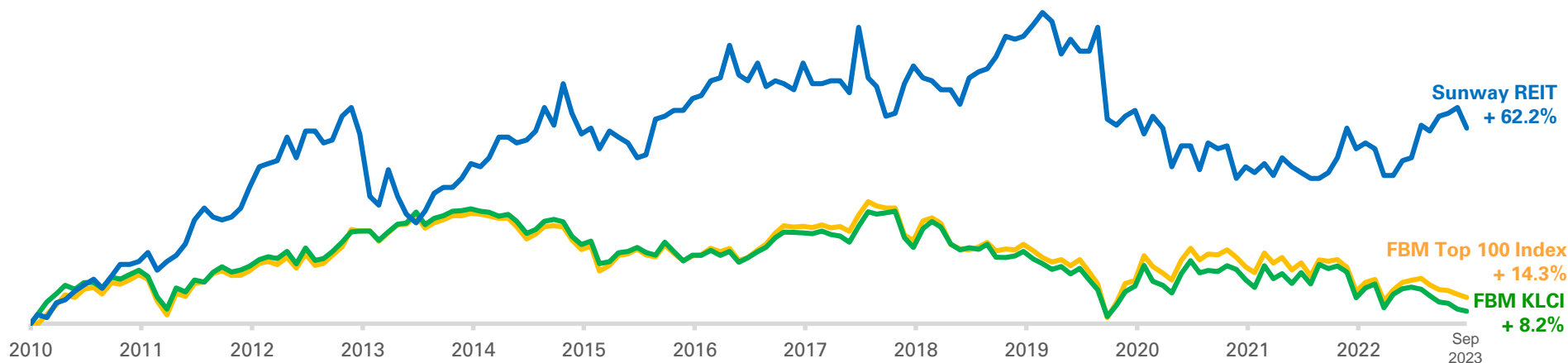
Overall, the contribution of the Office segment within Sunway REIT's asset portfolio is expected to remain stable in FY 2023.

INVESTOR RELATIONS (Q3 2023)



Unit Price Performance from IPO to Q3 2023

Unit Price Performance of Sunway REIT versus Benchmarks (8 July 2010 – 30 September 2023)

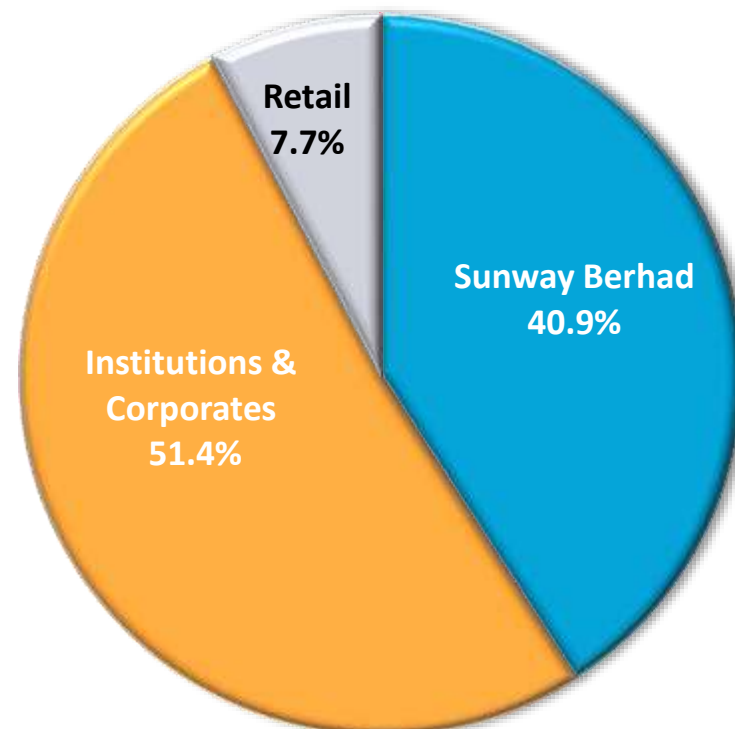
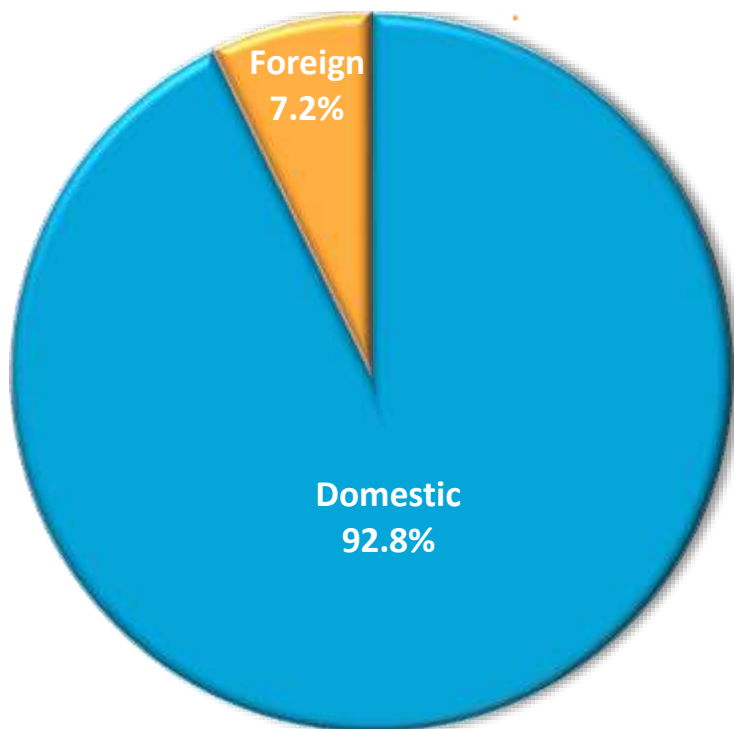


Performance Statistics

	IPO to Q3 23	FY 2023
Unit Price (8.7.10 / 31.12.22)	RM0.90	RM1.46
Closing Price (30.9.2023)		RM1.46
Highest Price	RM1.98	RM1.66
Lowest Price	RM0.88	RM1.44
Daily Ave Vol ("million" units)	1.99	2.01
% Change in Unit Price	+ 62.2%	0.0%
% Change in FBM KLCI	+ 8.2%	- 4.8%
% Change in FBM100 Index	+ 14.3%	-1.7%
% Change in M-REIT Index	n/a	+ 0.4%

Source: Bloomberg

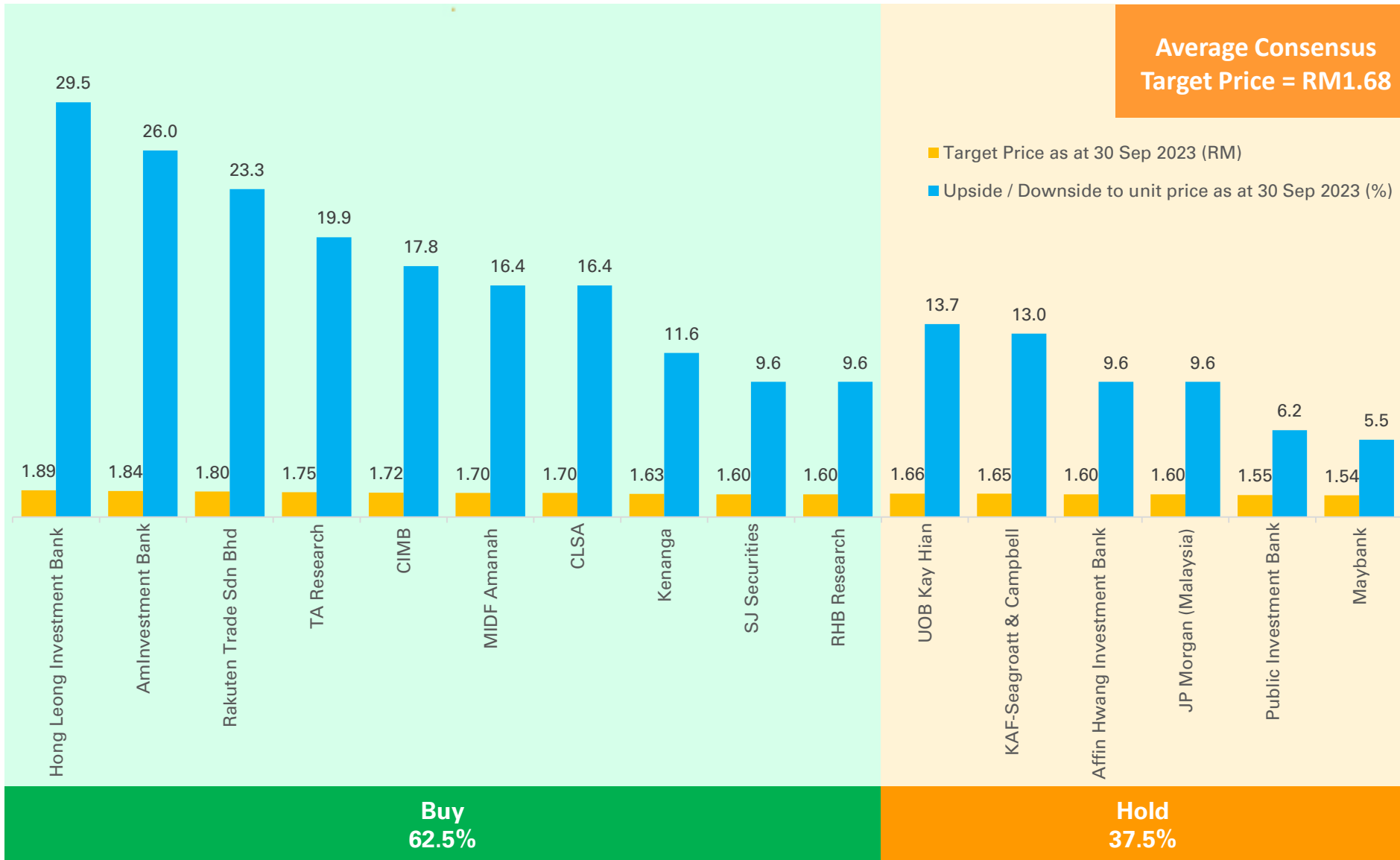
Unitholders' Composition (as at 30 September 2023)



	September 2023	June 2023	Q-o-Q Change
No of unitholders	31,864	29,371	+2,493 (+8.5%)
Retail unitholders	7.7%	6.7%	+1.0%
Foreign unitholders	7.2%	9.4%	-2.2%
Sunway Berhad	40.9%	40.9%	Unchanged

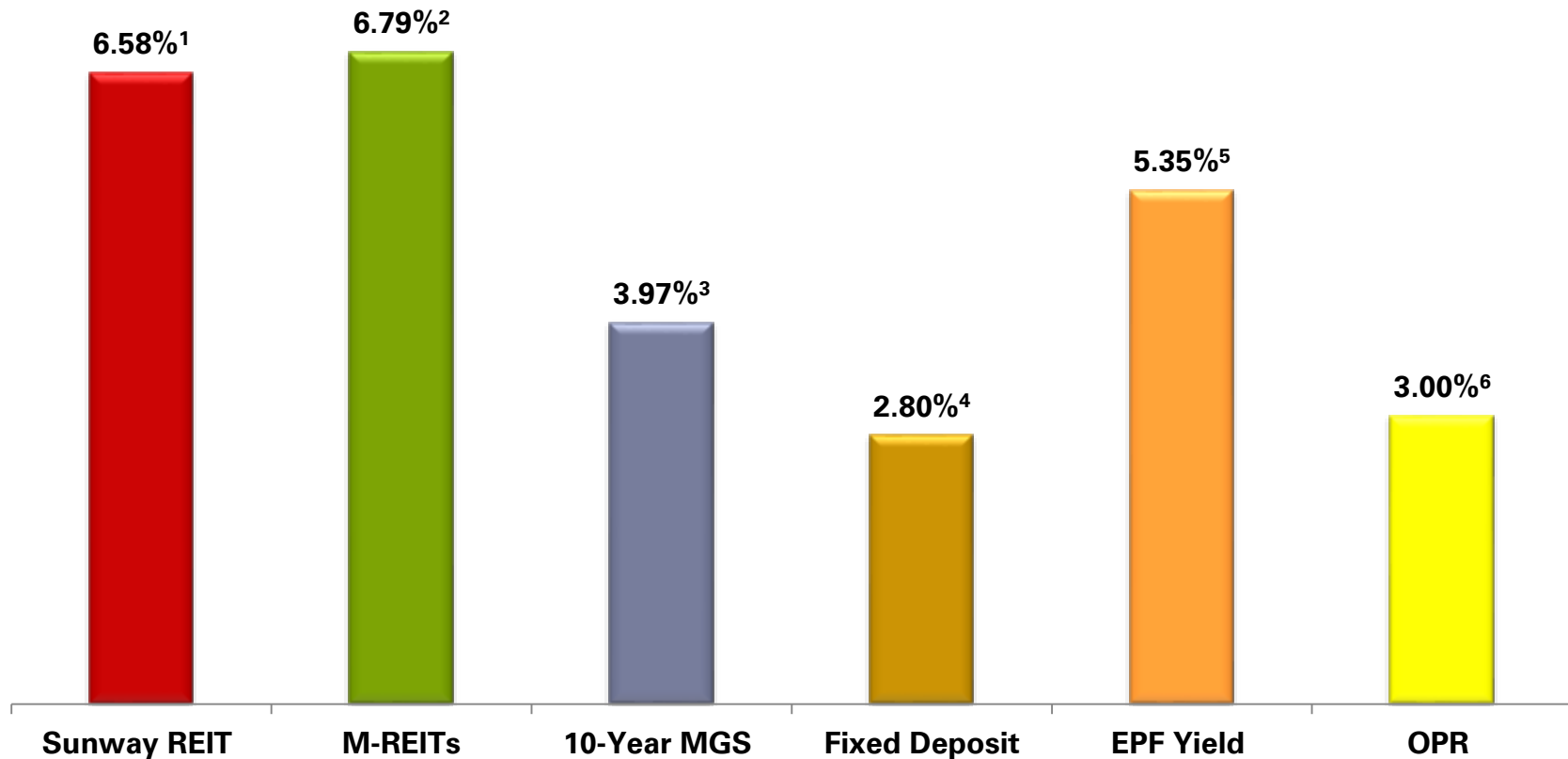
Source: Sunway REIT

Analysts Recommendation (as at 30 September 2023)



Source: Bloomberg and various research firms

Comparative Yields for Various Assets (as at 30 September 2023)



Note:

¹ Distribution yield is computed based on consensus FY 2023 DPU of 9.60 sen and unit price of RM1.46 as at 30 September 2023 (Source: Bloomberg)

² Information based on consensus FY 2023 DPU forecast and unit prices of M-REITs as at 30 September 2023 (Source: Bloomberg)

³ Information as at 30 September 2023 (Source: Bank Negara Malaysia)

⁴ 12-Month Fixed Deposit rates offered by Maybank as at 30 September 2023 (Source: Maybank)

⁵ Dividend yield declared by Employees Provident Fund for the year 2022 (Source: Employees Provident Fund)

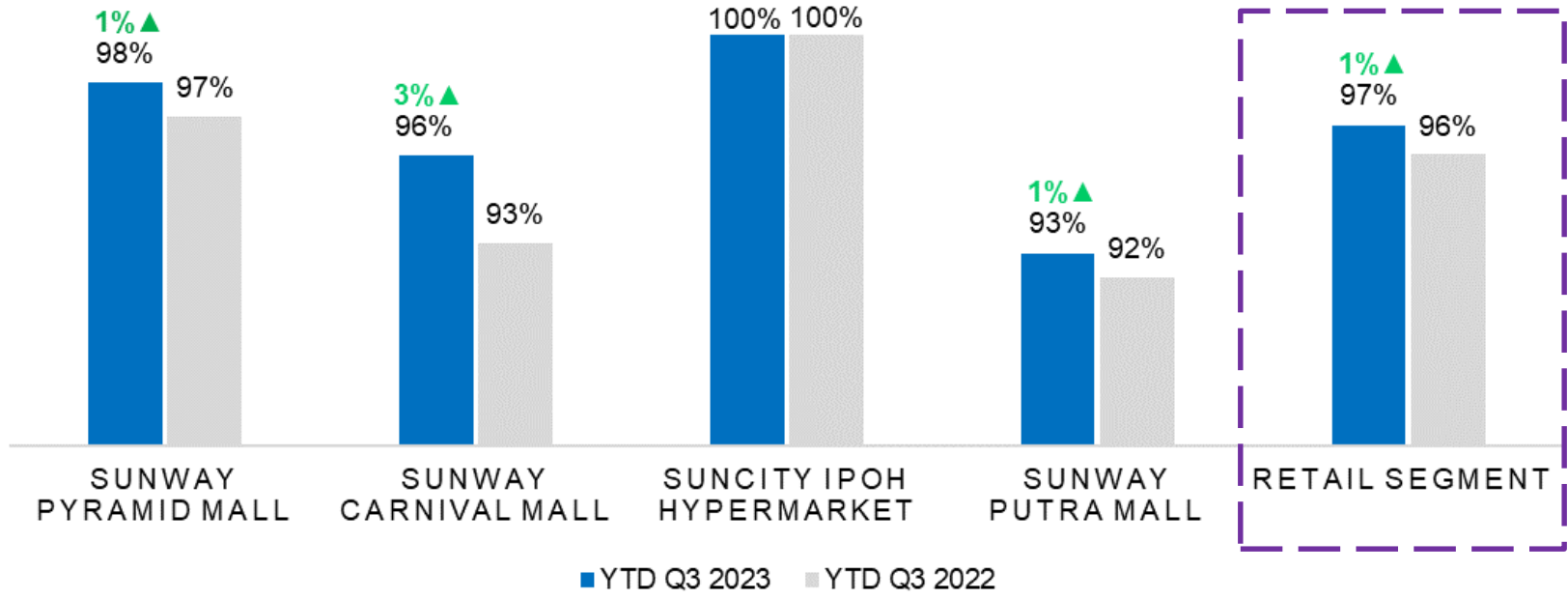
⁶ Overnight Policy Rate as at 7 September 2023 (Source: Bank Negara Malaysia)

APPENDIX I: PROPERTY PERFORMANCE (YTD Q3 2023 YoY Analysis)



Average Occupancy Rate (YTD Q3 2023)

RETAIL



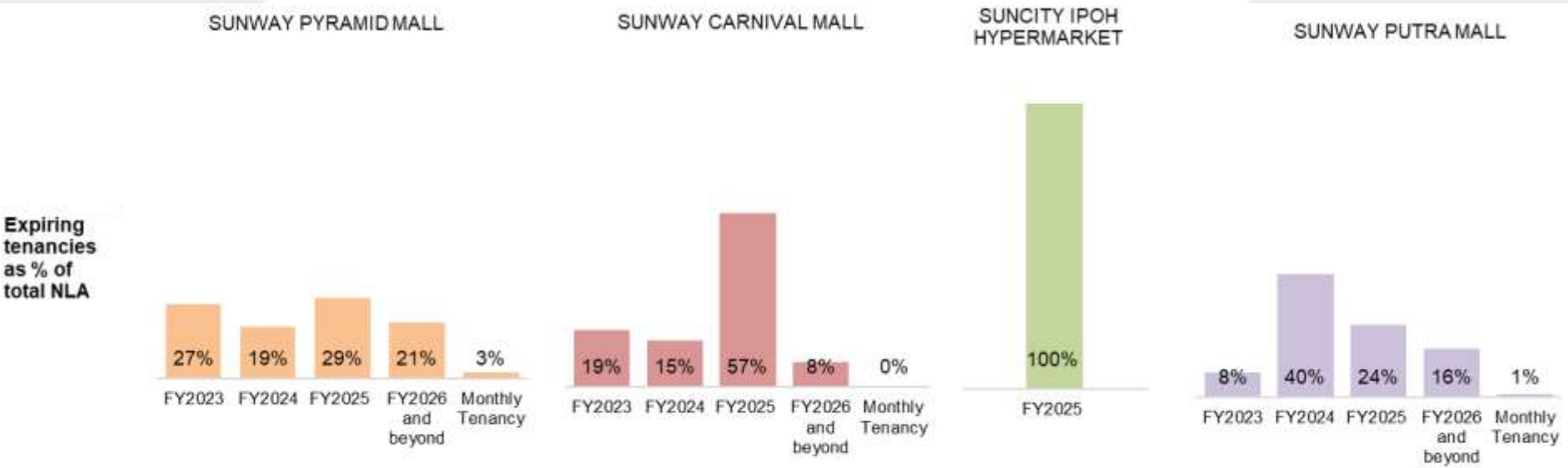
The Retail segment recorded an improved average occupancy rate stood at 97% in YTD Q3 2023, which was supported by the commencement of new tenants and replacement of tenants across our retail malls.

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

Projected Lease Expiry Schedule

RETAIL

WALE = 1.46 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 402,281 sqf / 33.4% was renewed or replaced.

Sunway Carnival Mall
 Based on the total NLA of 154,784 sq. ft. due for renewal in 2023, a total of 46,229 sqf / 29.9% was renewed or replaced.

**There was a reduction in total NLA due for renewal owing to the ongoing refurbishment work for Sunway Carnival Mall existing wing.*

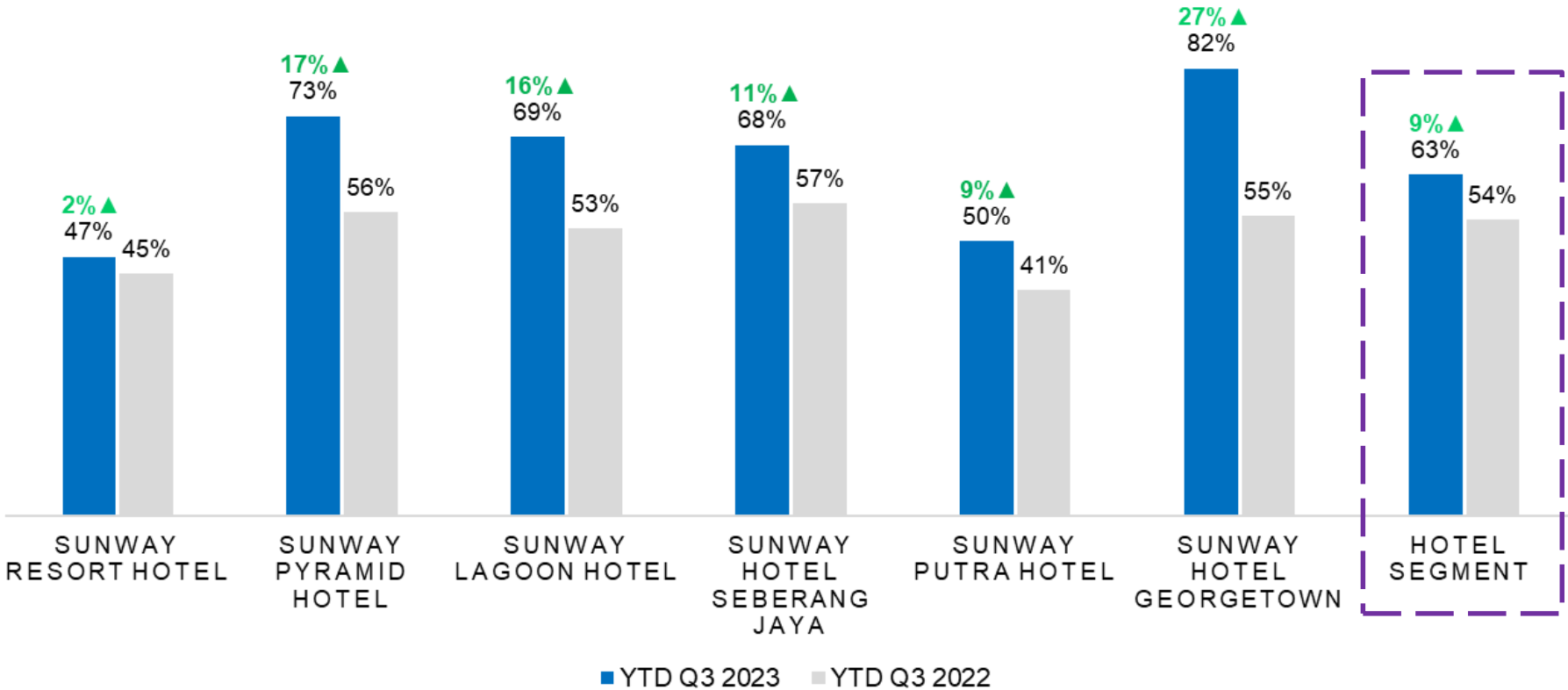
SunCity Ipoh Hypermarket
 Occupied by single tenant, TF Value-Mart, with the tenancy renewed June 2023.

Sunway Putra Mall
 Based on the total NLA of 199,469 sq. ft. due for renewal in 2023, a total of 136,147 sqf / 68.3% was renewed or replaced.

Average Occupancy Rate (YTD Q3 2023)

HOTEL

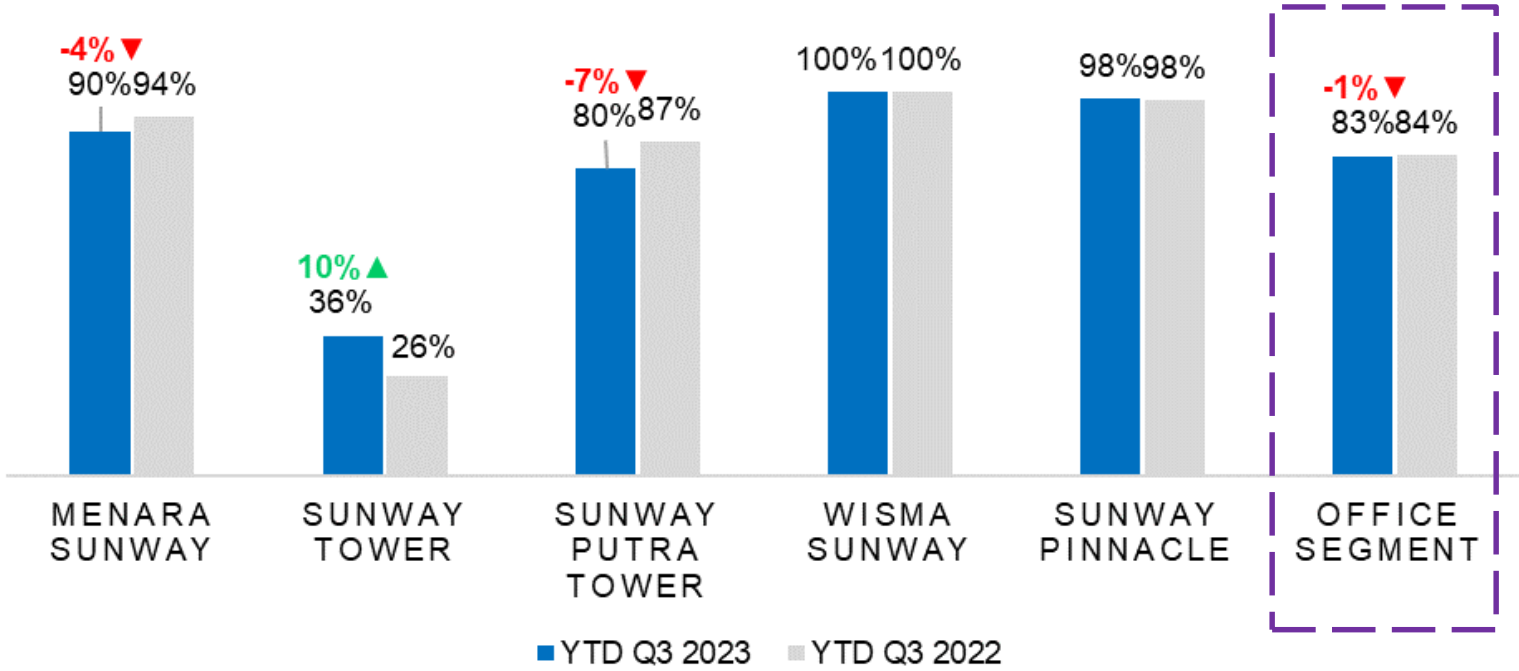
WALE = 6.44 years



The Hotel segment recorded 9% growth in YTD Q3 2023 as compared to YTD Q3 2022, mainly contributed by improved performance across all hotel properties driven by stronger pick up in tourism activity, demand from corporate and MICE activities, alongside the arrival of domestic and international tourists.

Average Occupancy Rate (YTD Q3 2023)

OFFICE

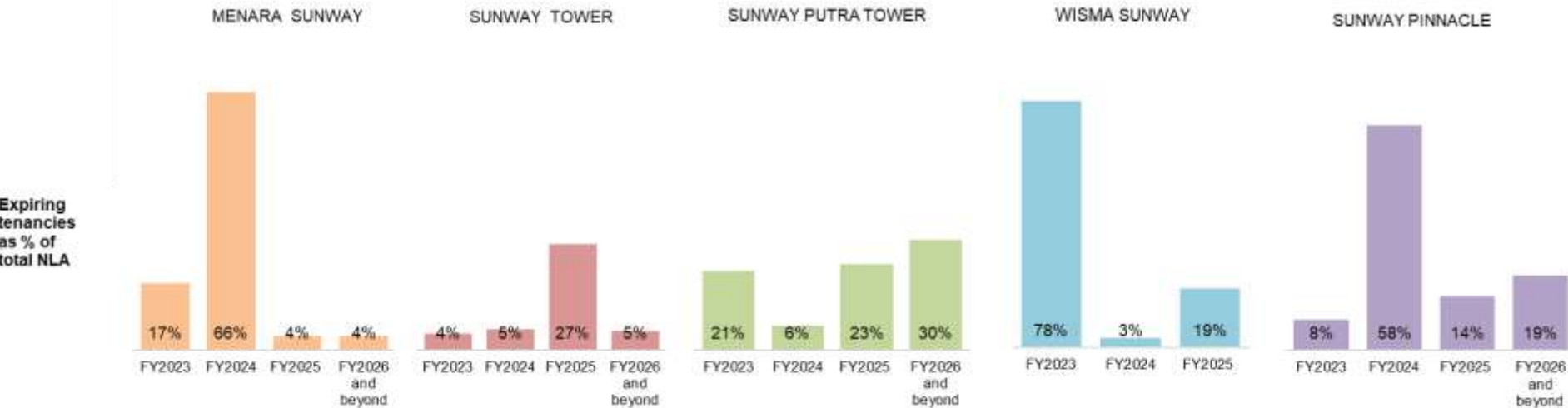


The Office segment recorded a marginal drop in average occupancy rate in YTD Q3 2023, primarily due to the termination and downsizing of tenants in Menara Sunway and Sunway Putra Tower, partially offset by the commencement of new tenants in Sunway Tower.

Projected Lease Expiry Schedule

OFFICE

WALE = 1.24 years



Menara Sunway
Based on total NLA of 73,615 sq. ft. due for renewal in 2023, a total of 14,186 sqf / 19.3%, was renewed or replaced.

Sunway Tower
Based on total NLA of 14,462 sq. ft. due for renewal in 2023, a total of 3,000 sqf / 20.7%, was renewed or replaced.

Sunway Putra Tower
Based on total NLA of 151,258 sq. ft. due for renewal in 2023, a total of 90,271 sqf / 59.7%, was renewed or replaced.

Wisma Sunway
Based on total NLA of 134,050 sq. ft. due for renewal in 2023, no tenancies were due for renewal.

Sunway Pinnacle
Based on total NLA of 210,647 sq. ft. due for renewal in 2023, a total of 164,436 sqf / 78.1%, was renewed or replaced.

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