



Sunway REIT Corporate Presentation

12 August 2025



| | |
|-----------|-------------------------|
| Section A | Overview of Sunway REIT |
| Section B | Strategy |
| Section C | Financial |
| Section D | Capital Management |
| Section E | Sustainability |
| Section F | Key Takeaways |

One Of The Largest Diversified Real Estate Investment Trusts (REITs) In Malaysia

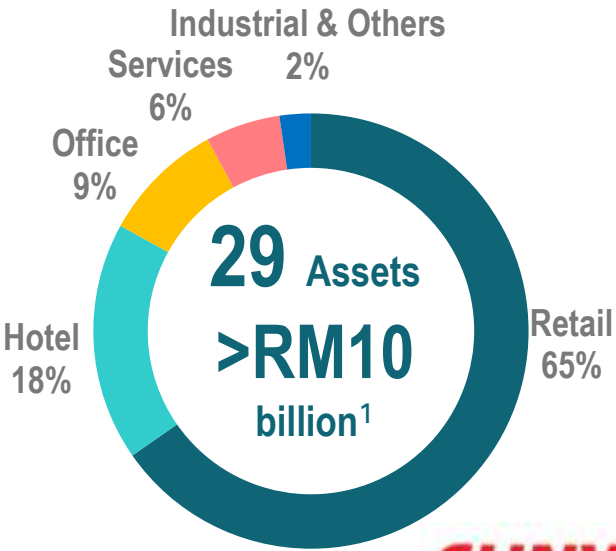


¹ Information as at 31 July 2025

Property Value at IPO
RM3.5 billion

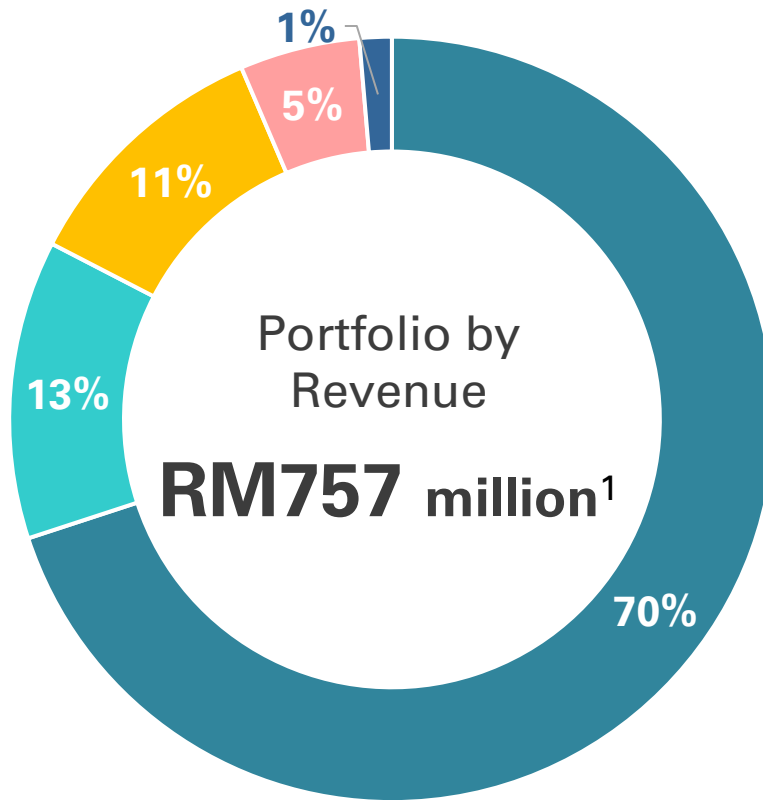
Total Acquisitions (net of disposal) since IPO¹
RM3.2 billion

Fair Value Gain RM1.8b, AELs & Property Development since IPO¹
RM4.0 billion

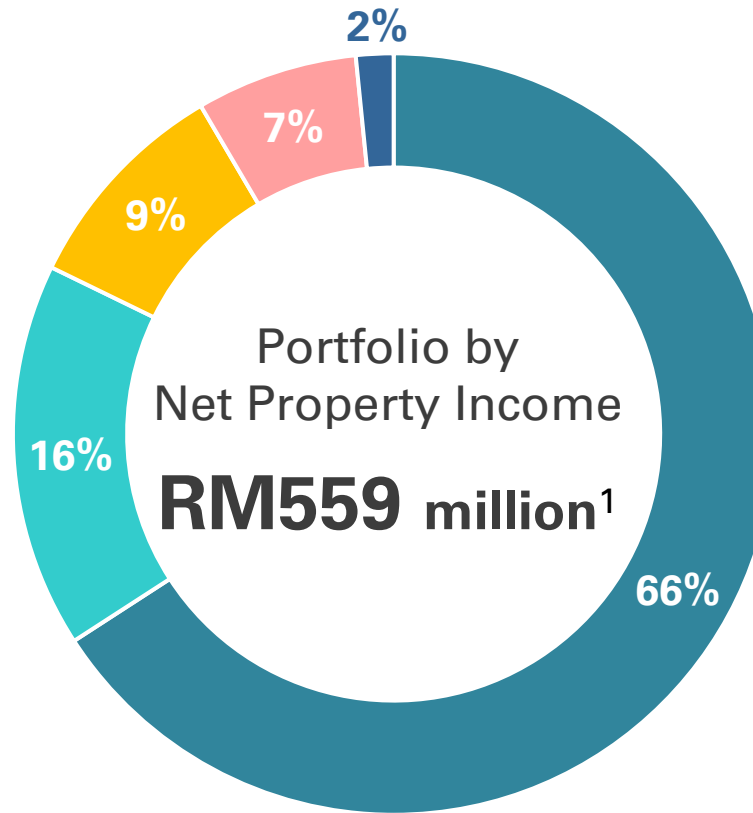


Portfolio At A Glance (FY2024)

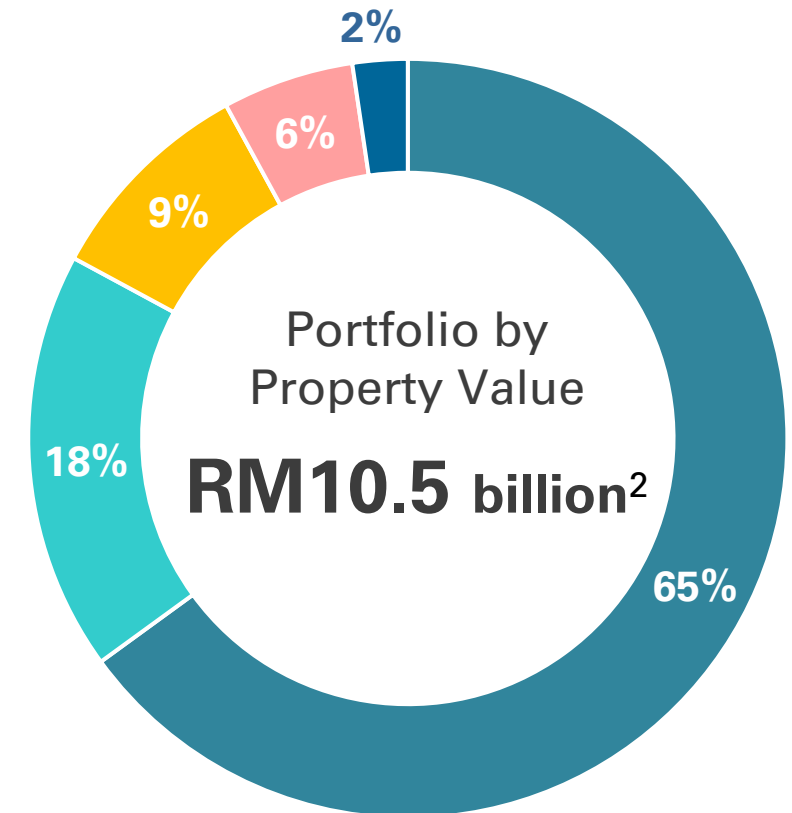
Revenue



Net Property Income



Property Value



■ Retail ■ Hotel ■ Office ■ Services ■ Industrial and Others

¹ Excluded unrealised income in relation to unbilled lease income receivable pursuant to MFRS 16 Leases.

² Based on market valuation as at 31 December 2024

Key Performance Indicators YTD Q2 2025 / YoY %

RETAIL ¹



Occupancy

+ 2%

YTD Q2 2025: 97%

YTD Q2 2024: 95%

FY2024: 98%



Average gross rent

+ 1%



Sales psf

- 5%

HOTEL ²



Occupancy

- 2%

YTD Q2 2025: 60%

YTD Q2 2024: 62%

FY2024: 65%



Average room rate

- 1%



Foreign guests

- 4%

YTD Q2 2025: 53%

YTD Q2 2024: 57%

FY2024: 55%

OFFICE ³



Occupancy

- 2%

YTD Q2 2025: 82%

YTD Q2 2024: 84%

FY2024: 83%



Average gross rent

- 1%

INDUSTRIAL ⁴



Occupancy

+ 16%

YTD Q2 2025: 83%

YTD Q2 2024: 67%

FY2024: 80%



Average gross rent

+ 68%

¹ Based on three malls - there is no comparative data for Sunway 163 Mall and Sunway Kluang Mall acquired in 2024.

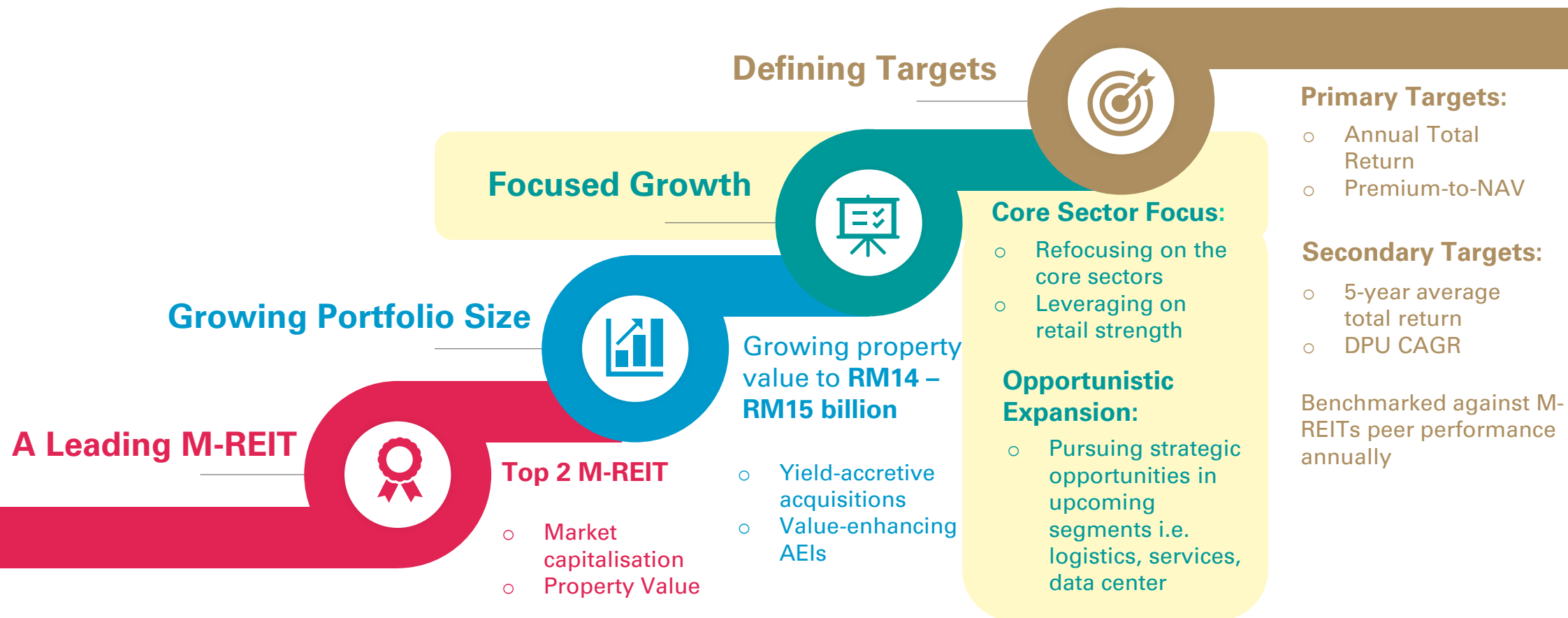
² Based on six hotel properties.

³ Based on five office properties.

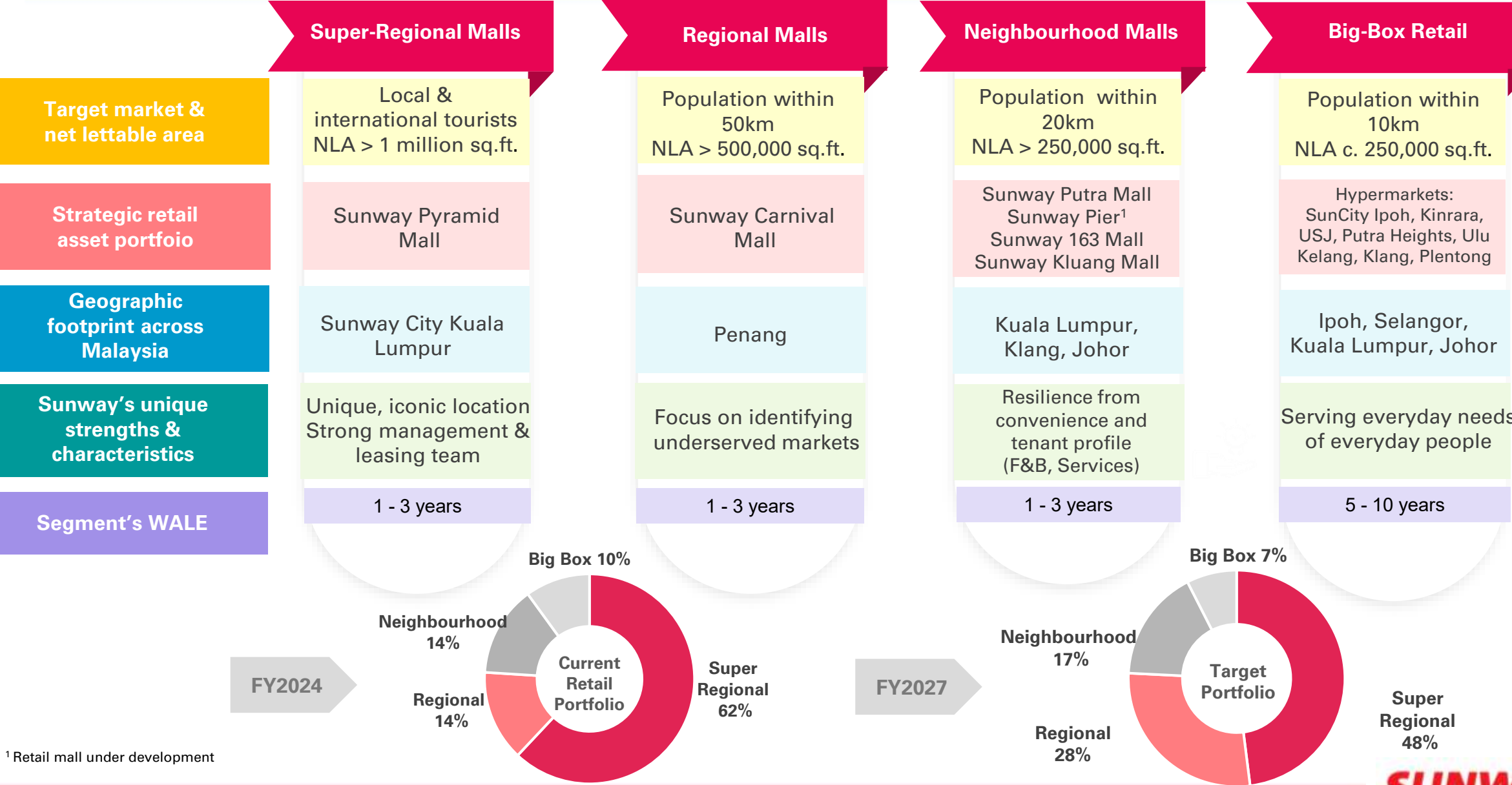
⁴ Based on three industrial properties.

| | |
|-----------|-------------------------|
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Recalibrating Transcend 2027



Building a Diversified Retail Portfolio with Enhanced Income Resilience



Key Strategies



Organic Growth via Rental Reversion & Increasing Occupancy

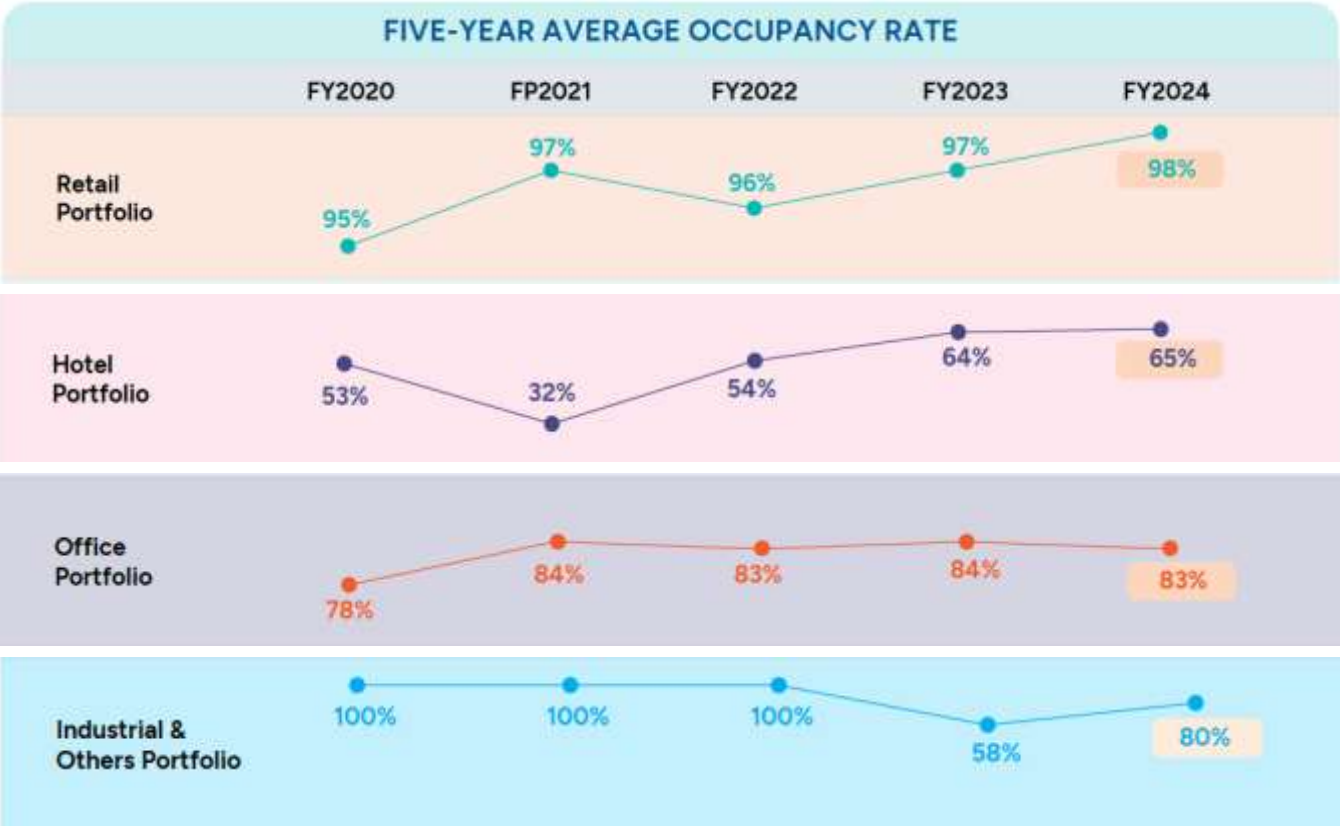
Average Rental Reversion & Weighted Average Lease Expiry (WALE)

Average Rental Reversion
6.4% ¹

WEIGHTED AVERAGE LEASE EXPIRY (WALE)



¹ Increase in three years including step-up rent

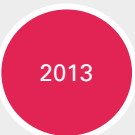


Enhancing Portfolio's Existing Assets Through AEIs (RM1.0 bil in 2024)



Sunway Hotel
Seberang Jaya

RM17 mil



Sunway Putra

RM460 mil



Sunway Resort Hotel Ballroom and
Function Rooms Refurbishment

RM55 mil



Sunway Carnival Mall
New Wing

RM440 mil



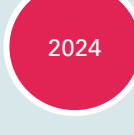
Sunway Resort Hotel
Refurbishment

RM323 mil



Sunway Pyramid Mall
Oasis

RM190 mil



Sunway Pyramid Hotel
Refurbishment

RM120 mil



Sunway Pyramid Mall
The Link

RM19 mil



Sunway Carnival Mall
Existing Wing





RM360 mil



Redevelopment of Sunway
Pier

RM400 mil

Enhancing Value Through Active Asset Enhancement Initiatives

| Asset Enhancement Initiatives (AEI) / Property Development (PD) | Project period | Capital Expenditure |
|--|-------------------|---|
|  Space Reconfiguration at Sunway Pyramid Mall - Oasis | Q4 2023 – Q4 2024 | RM190 million  |
|  Refreshing Sunway Carnival Mall Existing Wing | Q3 2023 – Q3 2025 | RM360 million  |
|  Trailblazing Urban Rejuvenation at Sunway Pier | Q4 2024 – H2 2028 | RM400 million |
| Total Capital Expenditure circa RM1.0 billion | | |

AEI success – Transformation and Rebranding for Sunway Resort Hotel



A transformed
5-star hotel

located in the heart of
Sunway City Kuala Lumpur

First GreenRE Platinum hotel in Malaysia

ARR per night doubled from RM300 to RM600

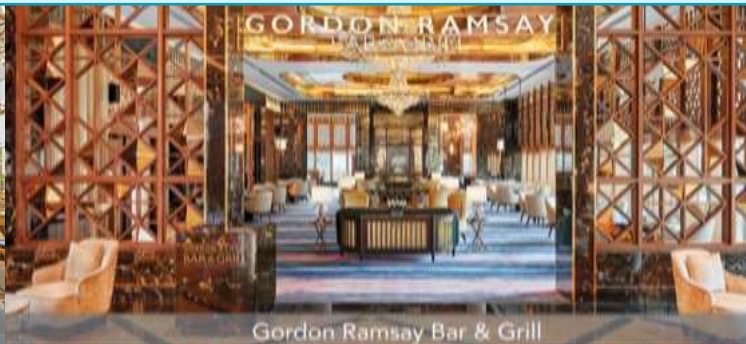
More room options introduced, coupled with world-class facilities

Sustainability-focused: replaced single-used amenities → refillable amenities; plastics bottles → glass bottles; tube toothpaste → chewable toothpaste

New dining experience including internationally-renowned restaurants



Linkway Café



Gordon Ramsay Bar & Grill



Black Tap Craft Burgers & Shakes



Sunset Terrace

Sunway Carnival Mall – Green Field Development Capability Unlocked



New “Oasis” of Income – Optimising a Low-Yielding Precinct



Average Rental Rate

> **RM16 psf**

Pre-reconfiguration: ~ RM6 psf

Completion Date

1 November 2024



Committed Occupancy

> **99%**

NLA (After):

260,000 sq.ft.

NLA (Before): 320,000 sq.ft.



Oasis Exterior



Oasis Interior

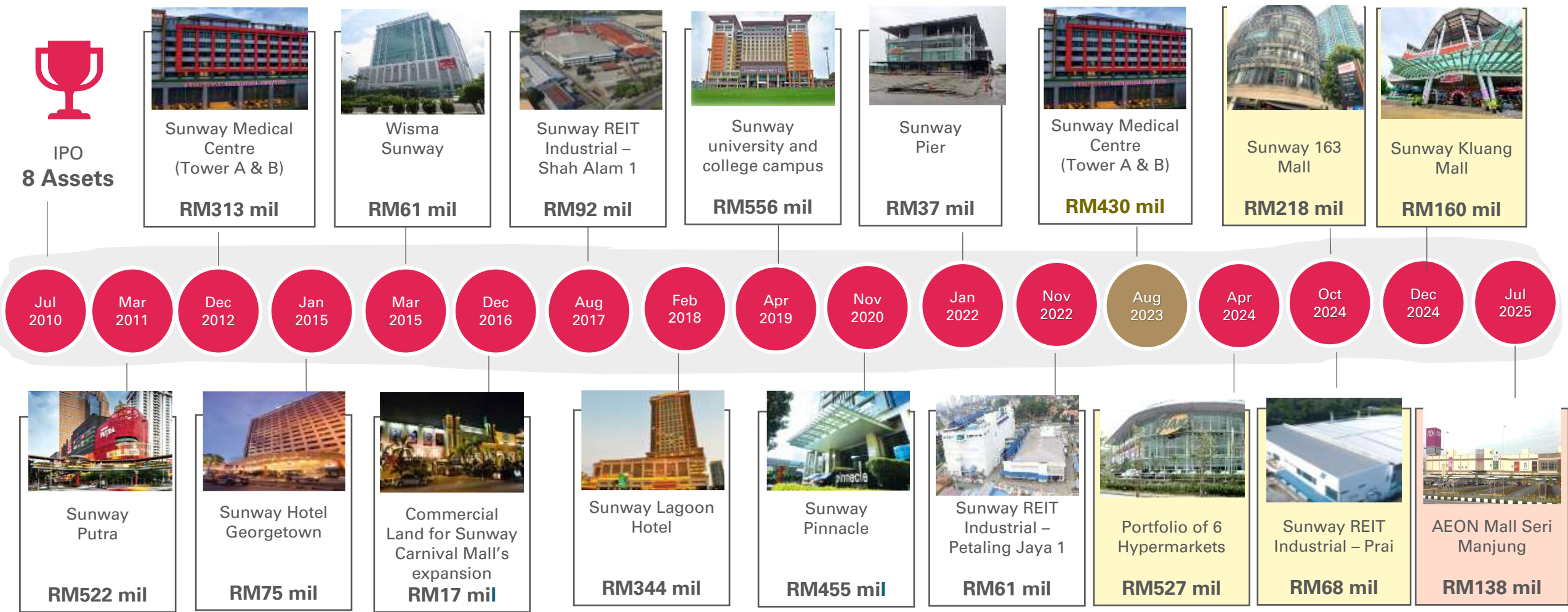


Oasis Entrance

Invigorating Tenancy Mix



Accelerating Growth with Acquisitions



Legend
● Acquisition ● Disposal

RM1.0 billion worth of acquisitions in 2024

A Giant Acquisition: Case Study



1) Immediate fair value gain **RM81 million**

Purchase Consideration: RM520 million
Market Valuation: RM601 million¹



2) Immediate yield accretion

Acquisition Yield **8.0%**
Sunway REIT Portfolio Property Yield: 5.7%²



3) Immediate WALE enhancement

Weighted Average Lease Expiry (WALE): **9.0 years**³
Sunway REIT's WALE: 4.0 years²



4) Supported by strong underlying land value of **56 acres** of Freehold land

- Confirmed **lease extensions** to 2039 (Kinrara and Putra Heights) and **removal of break options** to 2030 for Ulu Kelang, Klang and Plentong
- Securing commitment to stay at USJ1 till 2028
- Capex to fix structural defects and **green buildings**



Sunway REIT Hypermarket – Kinrara



Sunway REIT Hypermarket – Putra Heights



Sunway REIT Hypermarket – Klang



Sunway REIT Hypermarket – USJ



Sunway REIT Hypermarket – Ulu Kelang



Sunway REIT Hypermarket – Plentong

¹ Market valuation as at 31 December 2024

² Information based on FY2024

³ Portfolio WALE of the six Giant Hypermarkets upon tenancy renewal for Sunway REIT Hypermarket – Kinrara and Putra Heights for 15 years and waiver of lease break options for Sunway REIT Hypermarket – Ulu Kelang, Klang and Plentong.

2024 : Pursuing Opportunistic Acquisitions Across Sectors

Prai Industrial



| | |
|------------------------|---|
| Location | Bukit Tengah Industrial Park, Prai, Penang |
| Purchase Consideration | RM66.8 million |
| Land tenure | 60-year leasehold, expiring on 22 October 2052 |
| Land area | 10.4 acres |
| Gross floor area | 307,487 sq. ft. |
| NPI Yield | 7.0% (after lease extension premium) |
| Completion Date | 24 October 2024 |

Sunway 163 Mall



| | |
|------------------------|---------------------------------|
| Location | Mont Kiara, Kuala Lumpur |
| Purchase Consideration | RM215 million |
| Land tenure | Freehold strata |
| Net lettable area | 252,628 sq.ft. |
| Gross floor area | 798,100 sq.ft. |
| NPI Yield | 6.5% |
| Completion Date | 9 October 2024 |

Sunway Kluang Mall



| | |
|------------------------|--|
| Location | Kluang, Johor |
| Purchase Consideration | RM158 million |
| Land tenure | 99-year leasehold, expiring on 7 Feb 2116 |
| Net lettable area | 360,989 sq.ft. |
| Gross floor area | 808,240 sq.ft. |
| NPI Yield | 6.8% |
| Completion Date | 30 December 2024 |

2025 : Pursuing Opportunistic Acquisitions Across Sectors

AEON Mall Seri Manjung



| | |
|------------------|--|
| Location | Manjung, Perak |
| Purchase Price | RM138 million |
| Lease Period | Up to 2037 |
| Age of Building | 12 years |
| Land tenure | Freehold |
| Land area | 30.25 acres |
| Gross floor area | 681,570 sqf. |
| NLA | 427,919 sqf |
| NPI Yield | 6.5% (Initial) or 6.9% (average 12Y yield) |
| Completion Date | 25 July 2025 |



2025 : Opportunistic Asset Recycling

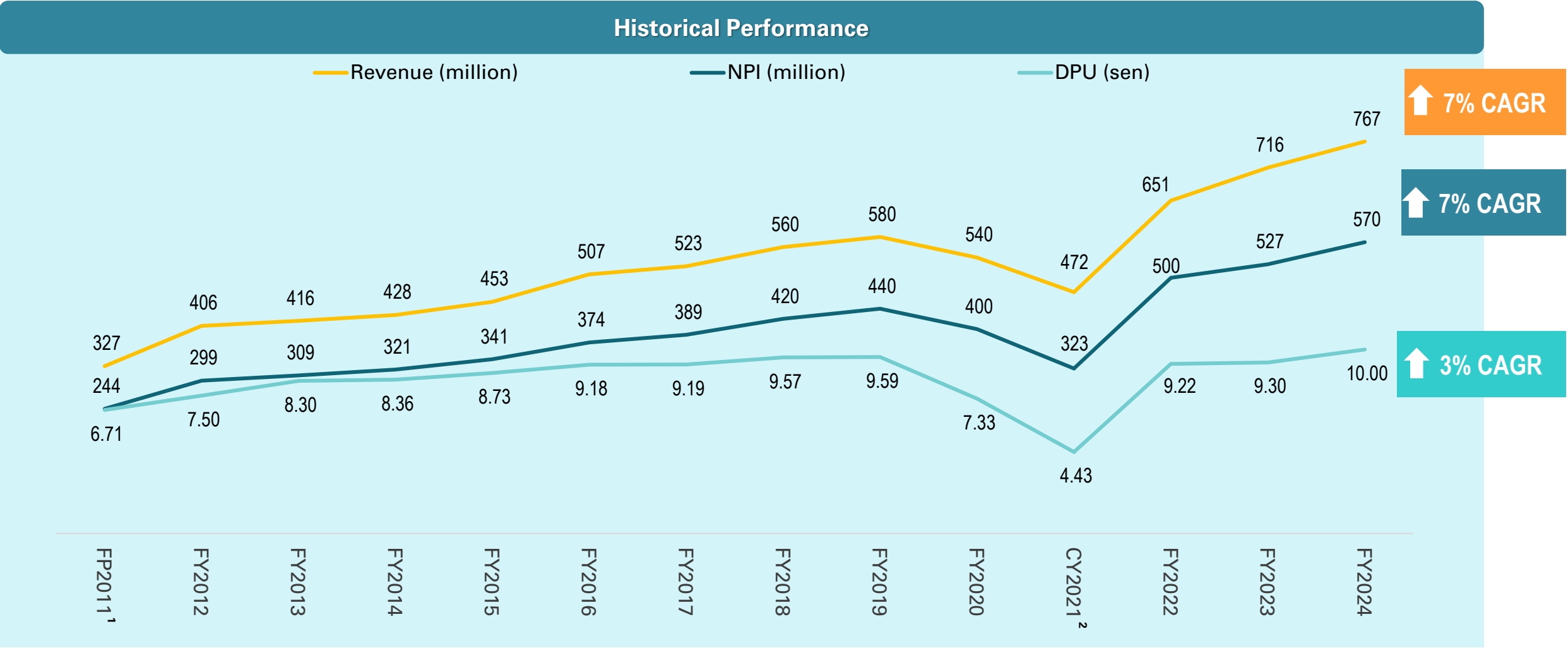
Sunway university & college campus



| | |
|------------------------|---|
| Location | Sunway City Kuala Lumpur |
| Tenant | Sunway Education Group Sdn. Bhd. and its relevant subsidiaries |
| Land size | 16.8 acres / 733,246 sq. ft. |
| Gross Floor Area | 1,880,245 sq. ft. Campus GFA – 1,459,134 sq. ft. Car Park GFA – 421,111 sq. ft. |
| Lease Tenure | 1 Dec 2018 – 30 Nov 2048 |
| Date of Acquisition | 15 April 2019 |
| Valuation (2024) | RM586 million |
| Disposal Price | RM613 million |
| Total gain on disposal | RM41 million |
| Cap Rate | 6.3% |
| Gearing | From 41.8% (Q1 2025) to 37.8% |
| Status | SPA signed on 2 May 2025 |
| Expected Completion | Second half of 2025 |

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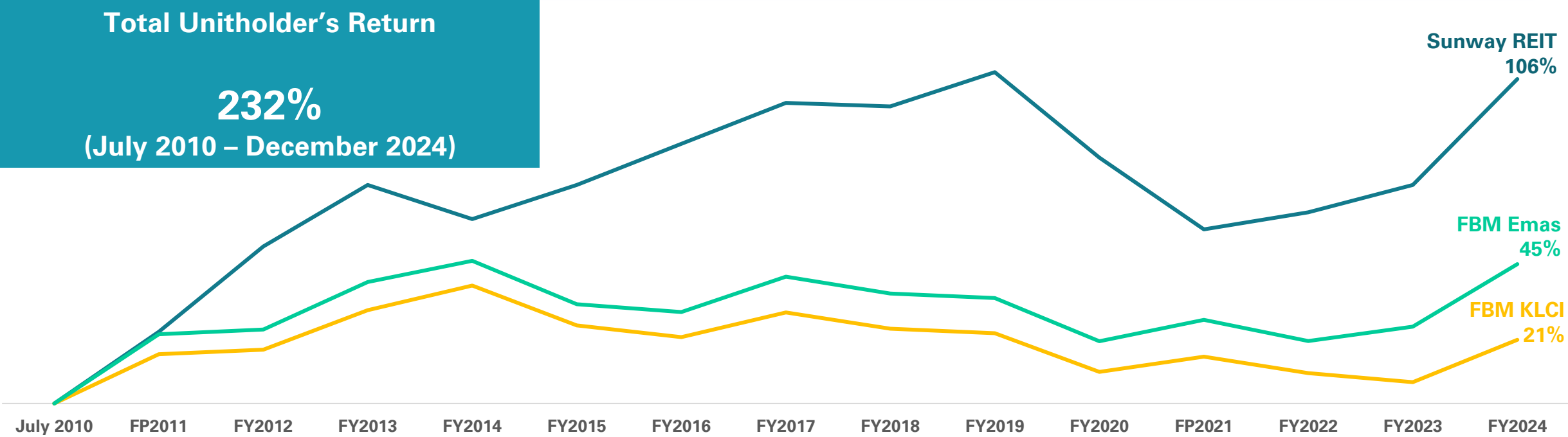
Portfolio Value Creation - Financials



¹ Sunway REIT was established on 20 May 2010 and the acquisition of the initial eight properties was completed on listing date, 8 July 2010. The financial results reported refers to the period from 20 May 2010 to 30 June 2011 (FP 2011)

² For the 12-month period from 1 January 2021 to 31 December 2021

Total Unitholder's Return since IPO



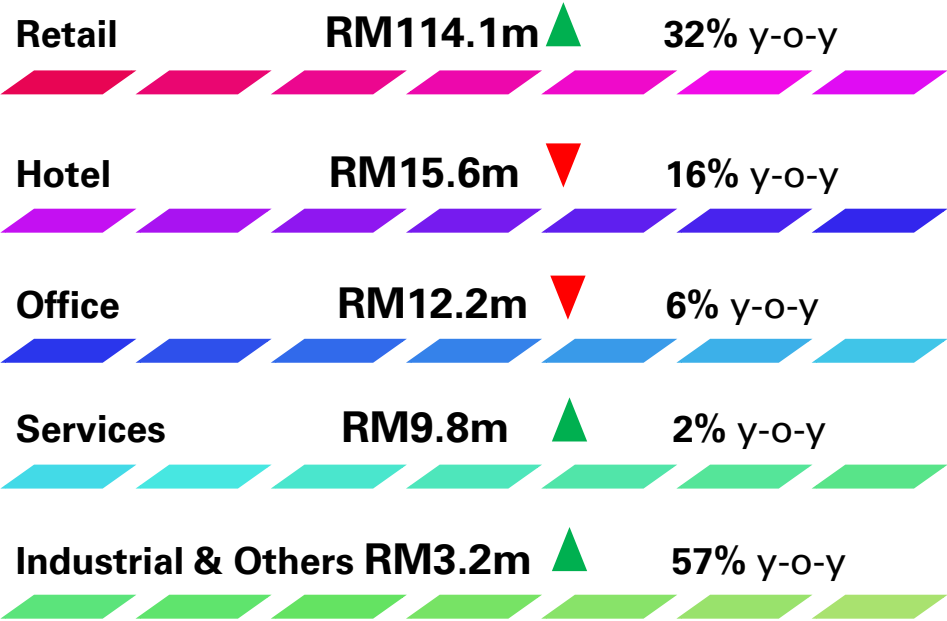
| | IPO | FY2011 | FY2012 | FY2013 | FY2014 | FY2015 | FY2016 | FY2017 | FY2018 | FY2019 | FY2020 | FP2021 | FY2022 | FY2023 | FY2024 | Total |
|------------------------|------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Unit Price (RM) | 0.90 | 1.11 | 1.36 | 1.54 | 1.44 | 1.54 | 1.66 | 1.78 | 1.77 | 1.87 | 1.62 | 1.41 | 1.46 | 1.54 | 1.85 | |
| DPU (sen) | | 6.58 | 7.50 | 8.30 | 8.36 | 8.73 | 9.18 | 9.19 | 9.57 | 9.59 | 7.33 | 6.10 | 9.22 | 9.30 | 10.0 | 118.95 |
| Distribution Yield (%) | | 5.9 | 5.5 | 5.4 | 5.8 | 5.7 | 5.5 | 5.2 | 5.4 | 5.1 | 4.5 | 2.9 | 6.3 | 6.0 | 5.4 | |
| Capital Gains (%) | | 23.3 | 22.5 | 13.2 | -6.5 | 6.9 | 7.8 | 7.2 | -0.6 | 5.6 | -13.4 | -13.0 | 3.5 | 5.5 | 20.1 | |
| Total Return (%) | | 29.3 | 28.0 | 18.6 | -0.7 | 12.6 | 13.3 | 12.4 | 4.8 | 10.8 | -8.8 | -8.6 | 9.9 | 11.5 | 25.5 | |

1) The financial year end for FY2011 – FY2020 was June.
2) FP2021 was a reporting period of 18 months following to the change in the financial year from June to December.
3) The financial year end for FY2022 – FY2023 was December.

Robust Financial Performance QTD & YTD Q2 2025

| Growth Indicators | Q2 2025 Y-o-Y | | YTD Q2 2025 Y-o-Y | |
|-------------------------------------|------------------|-----|----------------------|-----|
| Revenue | ▲ | 20% | ▲ | 22% |
| NPI | ▲ | 20% | ▲ | 20% |
| Realised Profit | ▲ | 30% | ▲ | 25% |
| Distributable income per unit (sen) | ▲ | 22% | ▲ | 22% |

Q2 2025 NPI YoY



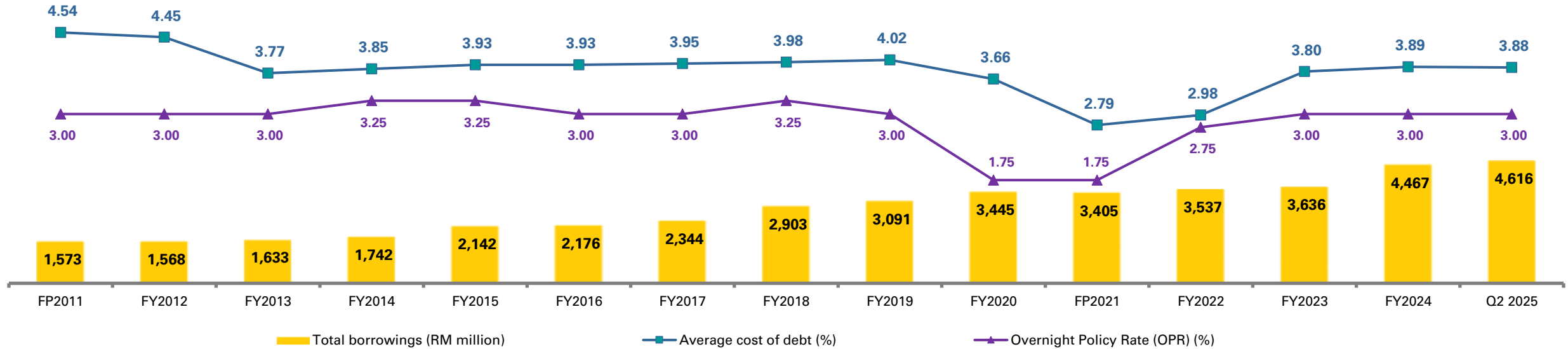
| Financial Strength | Q2 2025 | Q2 2024 | Q4 2024 |
|--------------------------------|---------------------|---------|---------|
| Investment Properties (RM'000) | 10,650 ¹ | 9,663 | 10,455 |
| TAV (RM'000) | 11,203 | 9,887 | 10,803 |
| Total Borrowing (RM'000) | 4,616 | 4,324 | 4,467 |
| Gearing (%) | 41.2 | 43.7 | 41.4 |
| Units in circulation ('mil) | 3.425 | 3,425 | 3.425 |
| Market Capitalisation (RM'bil) | 7.2 | 5.3 | 6.3 |
| Unit Price (RM) | 2.10 | 1.55 | 1.85 |
| NAV per unit (RM) | 1.5231 | 1.4845 | 1.5152 |
| Premium to NAV (%) | 37.9 | 4.4 | 22.1 |
| Distribution yield (%) | 5.5 | 6.1 | 5.4 |

¹ Including non-current asset held for sale

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|-----------|-------------------------|
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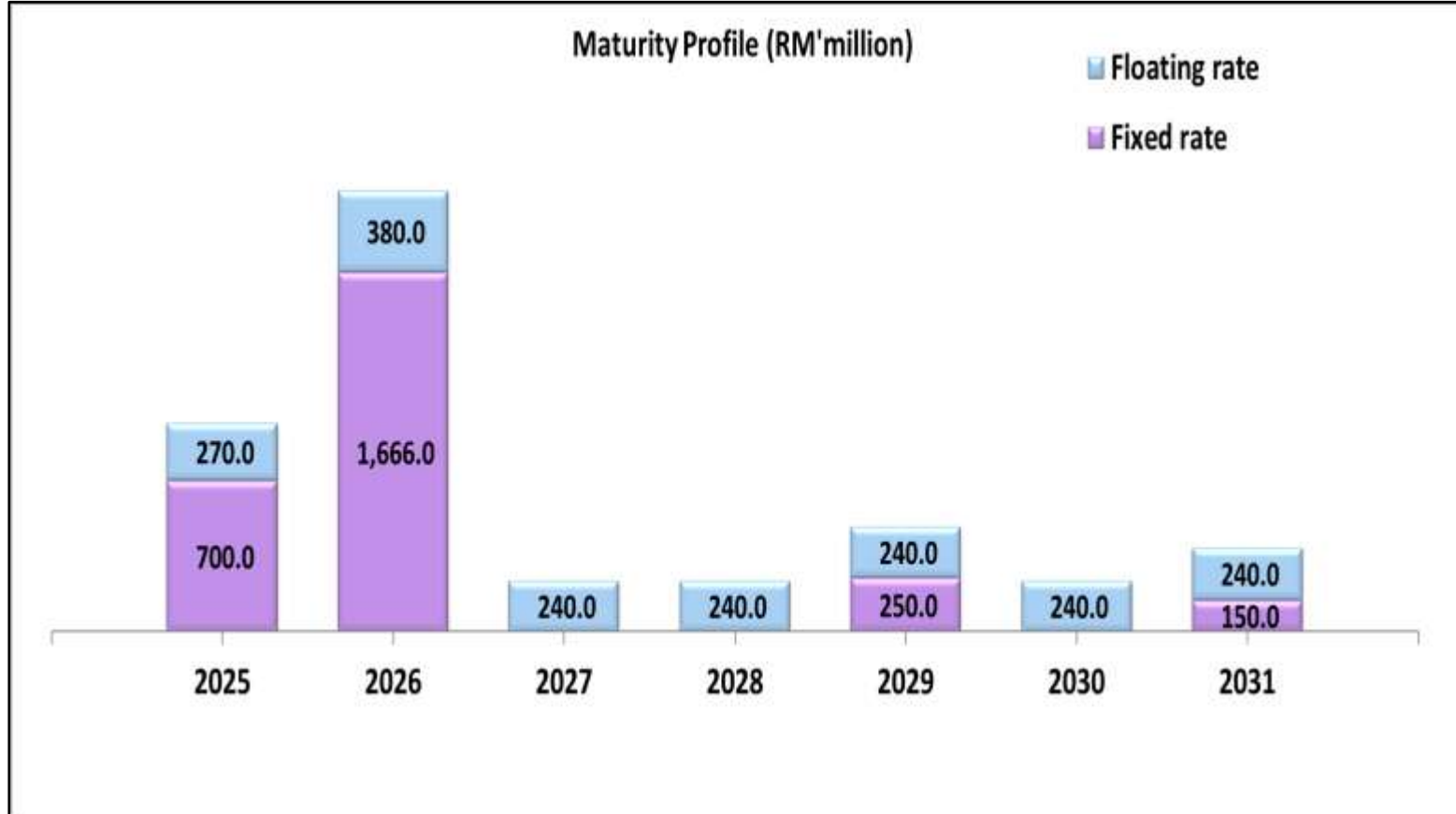
Proactive Capital Management

Total Borrowings, Average Cost of Debt and OPR



| | FP2011 | FY2012 | FY2013 | FY2014 | FY2015 | FY2016 | FY2017 | FY2018 | FY2019 | FY2020 | FP2021 | FY2022 | FY2023 | FY2024 | Q2 2025 |
|---------------------------------|---------|---------|---------|---------|---------|--------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Gearing ratio (%) | 35.3 | 33.5 | 31.0 | 31.1 | 33.3 | 33.3 | 34.3 | 38.6 | 37.9 | 40.7 | 37.2 | 37.6 | 38.1 | 41.4 | 41.2 |
| ISCR (x) | 3.7 | 3.8 | 5.0 | 5.0 | 3.7 | 4.9 | 4.1 | 3.7 | 3.4 | 3.1 | 2.8 | 4.5 | 3.5 | 3.2 | 3.5 |
| Fixed : Floating debt | 33 : 67 | 20 : 80 | 81 : 19 | 76 : 24 | 88 : 12 | 94 : 6 | 89 : 11 | 40 : 60 | 45 : 55 | 43 : 57 | 38 : 62 | 31 : 69 | 34 : 66 | 45 : 55 | 60 : 40 |
| Average maturity period (years) | 3.0 | 1.0 | 3.1 | 2.2 | 1.7 | 1.0 | 0.4 | 0.6 | 0.4 | 0.4 | 2.3 | 1.9 | 1.3 | 2.2 | 1.9 |

Diversified and Strengthened Financing Profile (June 2025)



Available Debt Headroom

RM950m

Ratings

AA1 (MTN Secured) / **AA2** (Corporate / MTN Unsecured) /
A1 (Perpetual) / **P1** (CP)

ISCR

3.5x

Total Gross Debt / Gearing

RM4,616m / 41.2%

Total Perpetual Notes Issued

RM500m / 4.5% of TAV

Blended Borrowing Rate

3.88%

Weighted Average Maturity

1.9 years

Fixed Rate Debt

60%

Sustainability Link

98.5%

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|-----------|-------------------------|
| Section A | Overview of Sunway REIT |
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| Section C | Financial |
| Section D | Capital Management |
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Sustainability Goals 2030

GOAL 1

TRANSFORMING OUR PORTFOLIO TO LOW-CARBON ASSETS



Building Energy Intensity ("BEI") should **stay below** the annual target set for the respective business divisions starting from 2022



At least **40%** of electricity from renewable energy sources by 2030 (5% locally generated, 35% purchased from green sources / solar farms)



40% waste diverted from landfills by 2030



Certify **100%** of Sunway REIT's properties as **green buildings** by 2034

Capitals:



Natural Capital



Portfolio Capital



Social & Relationship Capital



GOAL 3

INVESTING IN COMMUNITY INCLUSIVITY



To reach out and support **1 million** beneficiaries

(Contributing to Sunway Berhad)

Capitals:



Human Capital



Social & Relationship Capital



GOAL 2

ADVOCATING A RESPONSIBLE VALUE CHAIN



Achieve and maintain

100% tenant participation in Sunway Green Lease Partnership Programme

Capitals:



Natural Capital



Social & Relationship Capital



GOAL 4

RESPECTING ETHICAL PRINCIPLES

MSCI
ESG RATINGS

CCC B BB BBB **A** AA AAA

To achieve and/or maintain MSCI ESG Rating of **A and above** by 2030



FTSE4Good

To achieve and maintain FTSE4GOOD Bursa Malaysia ESG rating **higher than country average (Malaysia)** by 2030



GRESB

To achieve and maintain **GRESB** Real Estate Assessment Rating of **5-star** by 2030

Capitals:



Social & Relationship Capital



Intellectual Capital



Sustainability Goals vs Performance 2024

GOAL 1: TRANSFORMING OUR PORTFOLIO TO LOW CARBON ASSETS

| 2030 Targets | 2024 Performance |
|---|--|
| <p>Building Energy Intensity ("BEI") should stay below the annual target set for the respective business divisions starting from 2022.</p> <p>(The business segments should continue to stay below the BEI targets that will be lowered by 4% on a y-o-y basis up till 2030 to align with the Intergovernmental Panel on Climate Change ("IPCC")'s target of 45% reduction in carbon intensity by 2030.)</p> <p>Green Building Index's BEI baseline (kWh/m²/year)</p> <p>Retail : 350 Office : 150 Hotel : 290</p> | <p>○ ● ○ kWh/m²/year:</p> <ul style="list-style-type: none"> • Retail : 289 • Office : 133 • Hotel : 217 <p>Sunway REIT 2024 BEI Targets (kWh/m²/year):</p> <ul style="list-style-type: none"> • Retail : 323 • Office : 138 • Hotel : 267 |
| <p>At least of 40% of electricity from renewable energy sources by 2030</p> <p>(5% locally generated, 35% purchased from green sources / solar farms)</p> | <p>○ ● ○ 4,075 MWh (1.83%) renewable generated on all Sunway REIT properties.</p> |
| <p>40% waste diverted away from landfills by 2030</p> | <p>○ ● ○ 9% of waste diverted from landfills</p> |
| <p>Certify 100% of Sunway REIT's properties as green buildings by 2034</p> | <p>○ ● ○ 37% of the total portfolio's GFA are green certified</p> |

GOAL 2 : ADVOCATING A RESPONSIBLE VALUE CHAIN

| 2030 Targets | 2024 Performance |
|--|---|
| <p>Achieve and maintain 100% tenant participation in Sunway Green Lease Partnership Programme</p> | <p>○ ● ○</p> <ul style="list-style-type: none"> • Achieved 40% Industrial and Others, and 91% Retail and Office tenant participation • Achieved 100% Hotel master lessees' participation |

➡ For more information, please refer to Goal 2: Advocating A Responsible Value Chain in this report.

GOAL 3 : INVESTING IN COMMUNITY INCLUSIVITY

| 2030 Targets | 2024 Performance |
|---|---|
| <p>To reach out and support 1 million beneficiaries (contributing to Sunway Berhad)</p> | <p>○ ● ○ 506,252 beneficiaries impacted from FP2021 to FY2024.</p> |

GOAL 4 : RESPECTING ETHICAL PRINCIPLES

| 2030 Targets | 2024 Performance |
|--|---|
| <p>To achieve and / or maintain MSCI ESG Rating of 'A' and above by 2030</p> | <p>○ ○ ● Retained MSCI ESG Rating of 'A'</p> |
| <p>To achieve and maintain FTSE4Good Bursa Malaysia ESG rating higher than country average (Malaysia) by 2030</p> | <p>○ ○ ● Top 22% performer in the FTSE4Good ESG rating</p> |
| <p>To achieve and maintain GRESB Real Estate Assessment Rating of 5-star by 2030</p> | <p>○ ● ○ Achieved 4-star rating</p> |

Sustainability Highlights – FY2024



37% of our portfolio's GFA (Total 8 properties) are Green certified (FY2023 : 35%)



RM 4.5 billion of our borrowing facilities are secured through sustainable finance commitment



Aligned with **IFRS S2** Climate-related Disclosures



30% of our properties conducted **IAQ Audits**



More than **98%** of our borrowings have been structured with sustainable finance mechanism



Established **Occupational Health, Safety & Environment Policy**



2024 Sustainability Rating Achievements:



MSCI
'A'



GRESB
4-star



FTSE4Good

FTSE4GOOD
Score 3.6



SUSTAINALYTICS
a Morningstar company

Sustainalytics
Negligible ESG Risk

* For more information on Sunway REIT's sustainability initiatives, please refer to Sunway REIT's Sustainability Report 2024 available on Sunway REIT's website

Awards 2024



The 9th Annual REITS and Real Estate Investment Summit Asia Pacific 2024

PLATINUM AWARD – Best Retail REIT (Malaysia, USD 1 Billion and Above)



Minority Shareholder Watchdog Group's National Corporate Governance & Sustainability Awards 2024
REITs Excellence Award



Australasian Reporting Awards 2024

GOLD AWARD – Distinguished Achievements in Reporting
BRONZE AWARD – Distinguished Achievements in Sustainability Reporting



National Annual Corporate Report Awards (NACRA) 2024

GOLD EXCELLENCE AWARD – companies with RM2 billion to RM10 billion in market capitalisation



The Edge ESG Awards 2024

GOLD AWARD – REIT category



The Star ESG Positive Impact Awards 2023

SILVER AWARD – Innovative Partnership category (Green Lease)



GreenRE Sustainable Design Awards 2024

Best Commercial Development (Hotel) – Sunway Resort Hotel

Best Commercial Development (Shopping Mall) – Sunway Putra Mall

Awards 2025



The Asset Triple A Sustainability Finance Award 2025 (Hong Kong)

Best Sustainability Link Bond (Malaysia) – RM500m ringgit dual tranche sustainability-linked perpetual securities



Asia Sustainability Reporting Awards 2024 (S'pore)

Gold Award - CEO Letter

Bronze Award - Human Rights

Asia Integrated Reporting Awards 2024 (S'pore)

Bronze Award – Asia's Best Integrated Report (Large Co)

Finalist– Asia's Best Integrated Report (Governance)



TIME and Statista

Best Companies Asia-Pacific 2025 – evaluated on Employees Satisfaction, Financial Performance, Sustainability Transparency (ranked 164 out of 500)



Asean Corporate Governance Award 2025

Top 50 Asean PLC award – covers 569 large cap PLC across Asean countries.



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|-----------|-------------------------|
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Key Takeaways



One of the Leading Diversified REITs in Malaysia

Market Capitalisation

RM6.3 BILLION



Property Value

RM10.5 BILLION



No. of Assets

28

Total GFA

>22
MILLION SQ.FT.

Wide tenant base with **1,657** tenants



Growth Strategy

Guided by

TRANSCEND 2027 Roadmap

Property Value at IPO¹

RM3.5 BILLION

Total Acquisition (Net of disposal) since IPO¹

RM3.2 BILLION

Net Fair Value Gain, AEI and Property Development Activities since IPO

RM3.8 BILLION



Robust Financials

Revenue

RM767
MILLION

Property Yield

5.7%

NPI

RM570
MILLION

Total Return

25.5%

Cost of Debt

3.89%

Premium-to-NAV

22.1%

DPU

10.0
SEN

Distribution Yield

5.4%



Sustainability Agenda

Pioneering efforts in advancing sustainable finance in the Malaysian REIT industry:

- Issued **RM400 million** rated Sustainability-linked Medium Term Notes
- Issued **RM500 million** rated Sustainability-linked Perpetual Notes
- **98%** of borrowings were structured with sustainable finance mechanism

MSCI rating of **A**

GRESB 4-star rating
and attained "A" for Public Disclosure

8 Green buildings, **37%** of total GFA under management are green-certified



Corporate Governance

43%
female directors
on board

Corporate Credit
rating **AA2**

Awarded **9** accolades and recognitions
in FY2024

- The 9th Annual REITs and Real Estate Investment Summit Asia Pacific 2024
PLATINUM AWARD – Best Retail REIT (Malaysia, USD 1 Billion and Above)

Thank You

For further information on this presentation kit, please kindly contact:

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