



# Sunway REIT Corporate Presentation

10 November 2025



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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

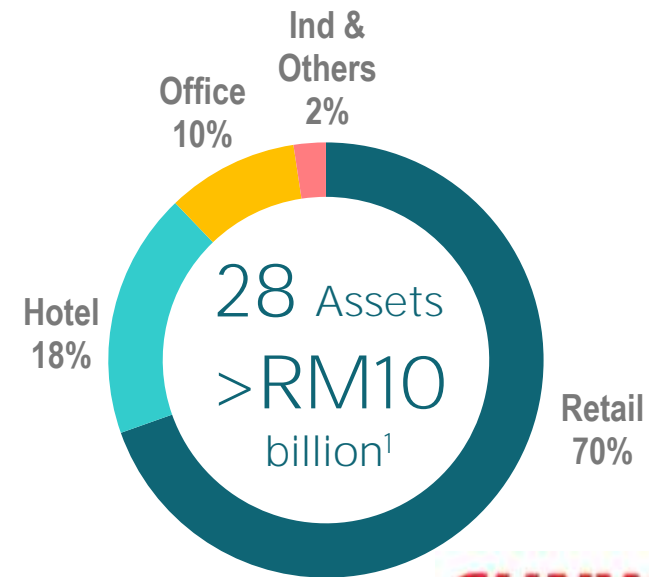


<sup>1</sup>Information as at 30 September 2025

Property Value at IPO  
**RM3.5 billion**

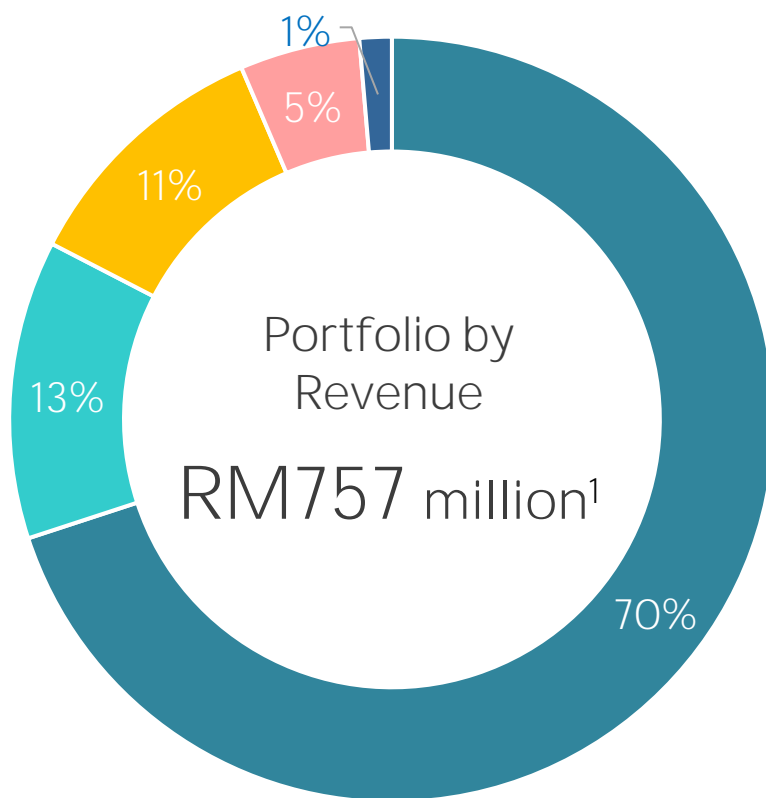
Total Acquisitions (net of disposal) since IPO<sup>1</sup>  
**RM2.7 billion**

Fair Value Gain RM1.8b, AEIs & Property Development since IPO<sup>1</sup>  
**RM4.0 billion**

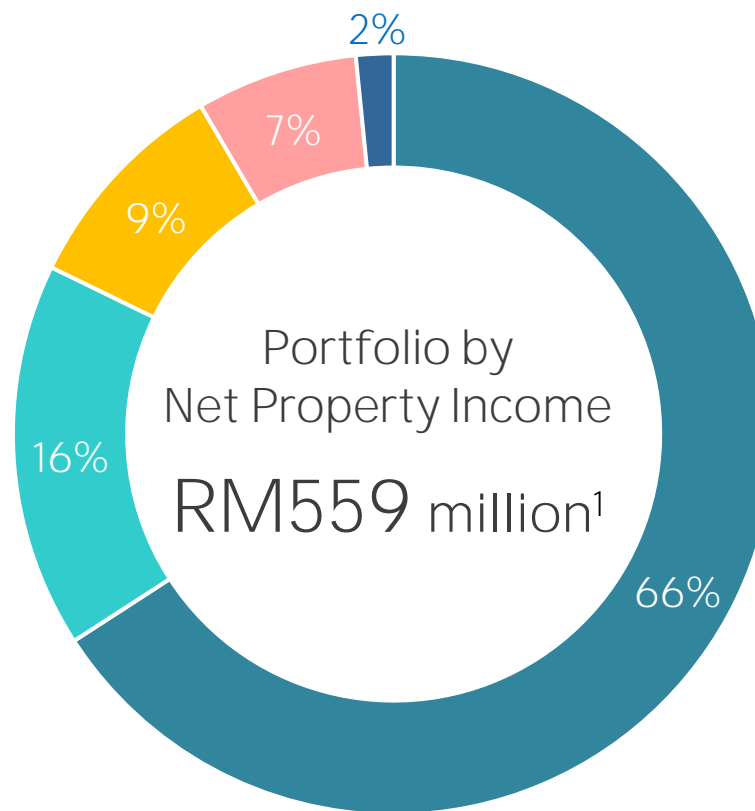


# Portfolio At A Glance (FY2024)

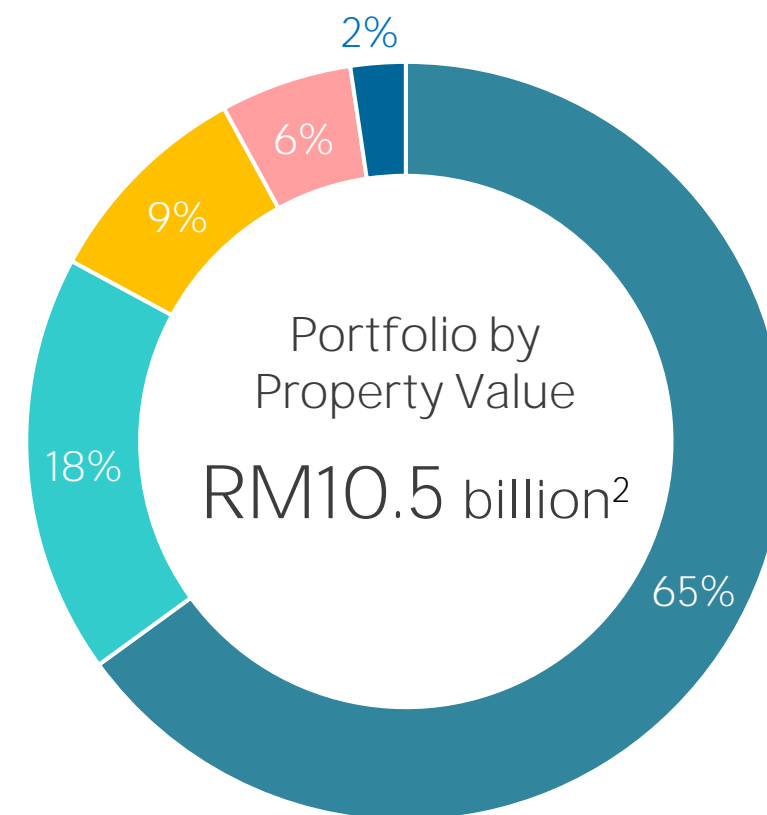
## Revenue



## Net Property Income



## Property Value



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

<sup>1</sup> Excluded unrealised income in relation to unbilled lease income receivable pursuant to MFRS 16 Leases.

<sup>2</sup> Based on market valuation as at 31 December 2024

# Key Performance Indicators YTD Q3 2025 / YoY %

## RETAIL<sup>1</sup>



Occupancy

+ 2%

YTD Q3 2025: 97%

YTD Q3 2024: 95%

FY2024: 98%



Average gross rent

+ 2%



Sales psf

- 3%

## HOTEL<sup>2</sup>



Occupancy

=

YTD Q3 2025: 65%

YTD Q3 2024: 65%

FY2024: 65%



Average room rate

- 1%



Foreign guests

- 3%

YTD Q3 2025: 55%

YTD Q3 2024: 58%

FY2024: 55%

## OFFICE<sup>3</sup>



Occupancy

- 3%

YTD Q3 2025: 81%

YTD Q3 2024: 84%

FY2024: 83%



Average gross rent

- 1%

## INDUSTRIAL<sup>4</sup>



Occupancy

+ 13%

YTD Q3 2025: 85%

YTD Q3 2024: 72%

FY2024: 80%



Average gross rent

+ 58%

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

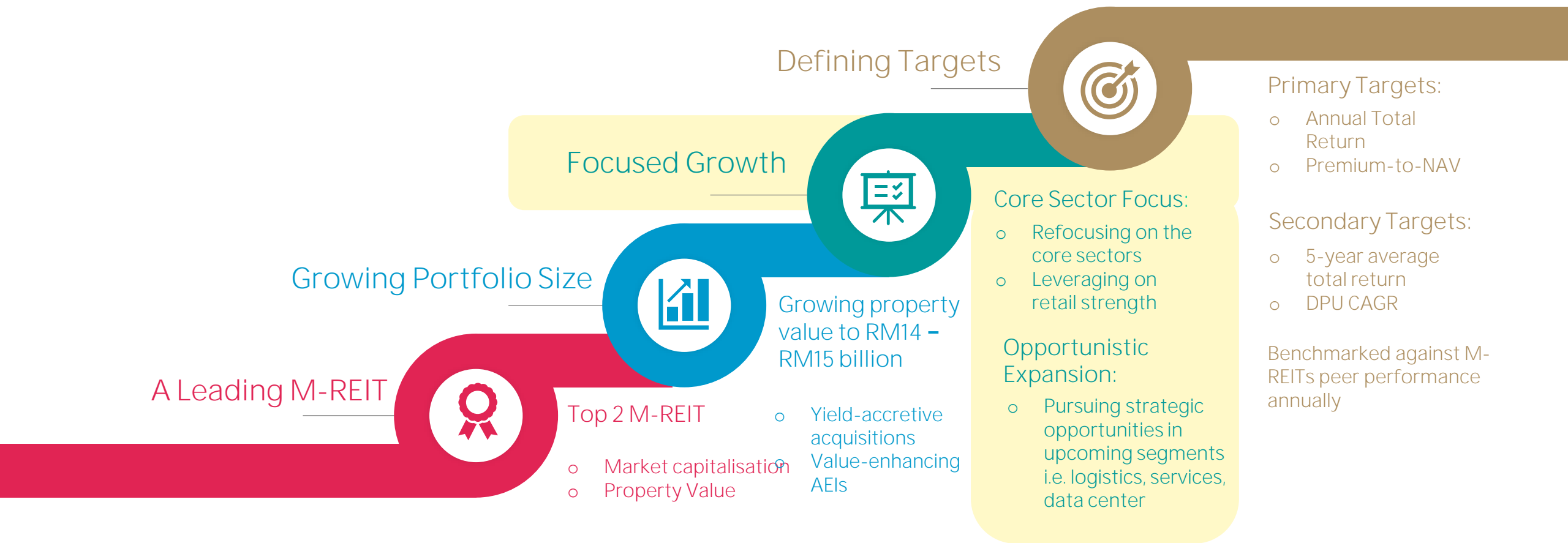
<sup>2</sup> Based on six hotel properties.

<sup>3</sup> Based on five office properties.

<sup>4</sup> Based on three industrial properties.

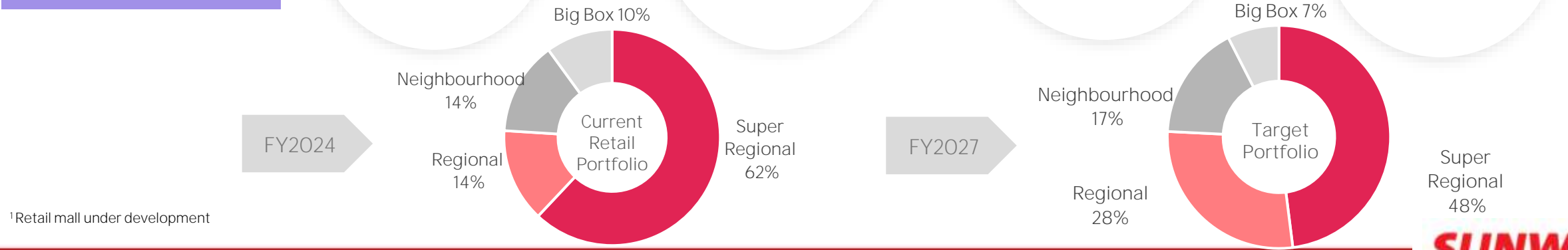
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# Building a Diversified Retail Portfolio with Enhanced Income Resilience

	Super-Regional Malls	Regional Malls	Neighbourhood Malls	Big-Box Retail
Target market & net lettable area	Local & international tourists NLA > 1 million sq.ft.	Population within 50km NLA > 500,000 sq.ft.	Population within 20km NLA > 250,000 sq.ft.	Population within 10km NLA c. 250,000 sq.ft.
Strategic retail asset portfolio	Sunway Pyramid Mall	Sunway Carnival Mall	Sunway Putra Mall Sunway 163 Mall Sunway Kluang Mall AEON Mall Seri Manjung Sunway Pier (under development)	Hypermarkets: SunCity Ipoh, Kinrara, Putra Heights, USJ, Klang, Ulu Kelang, Plentong
Geographic footprint across Malaysia	Sunway City Kuala Lumpur	Penang	Kuala Lumpur, Johor, Perak, Selangor	Ipoh, Selangor, Kuala Lumpur, Johor
Sunway's unique strengths & characteristics	Unique, iconic location Strong management & leasing team	Focus on identifying underserved markets	Resilience from convenience and tenant profile (F&B, Services)	Serving everyday needs of everyday people
Segment's WALE	1 - 3 years	1 - 3 years	1 - 12 years	5 - 15 years



<sup>1</sup>Retail mall under development



# Key Strategies

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# Organic Growth via Rental Reversion & Increasing Occupancy

## Average Rental Reversion & Weighted Average Lease Expiry (WALE)

Average Rental Reversion  
6.4%<sup>1</sup>

### WEIGHTED AVERAGE LEASE EXPIRY (WALE)

WALE:  
4.0 years

(FY2023: 4.0 years)

Hotel



5.8 years

Services



23.9 years

Retail



2.0 years

Office



1.7 years

Industrial  
& Others



5.8 years

### FIVE-YEAR AVERAGE OCCUPANCY RATE

FY2020      FP2021      FY2022      FY2023      FY2024

Retail  
Portfolio



Hotel  
Portfolio



Office  
Portfolio

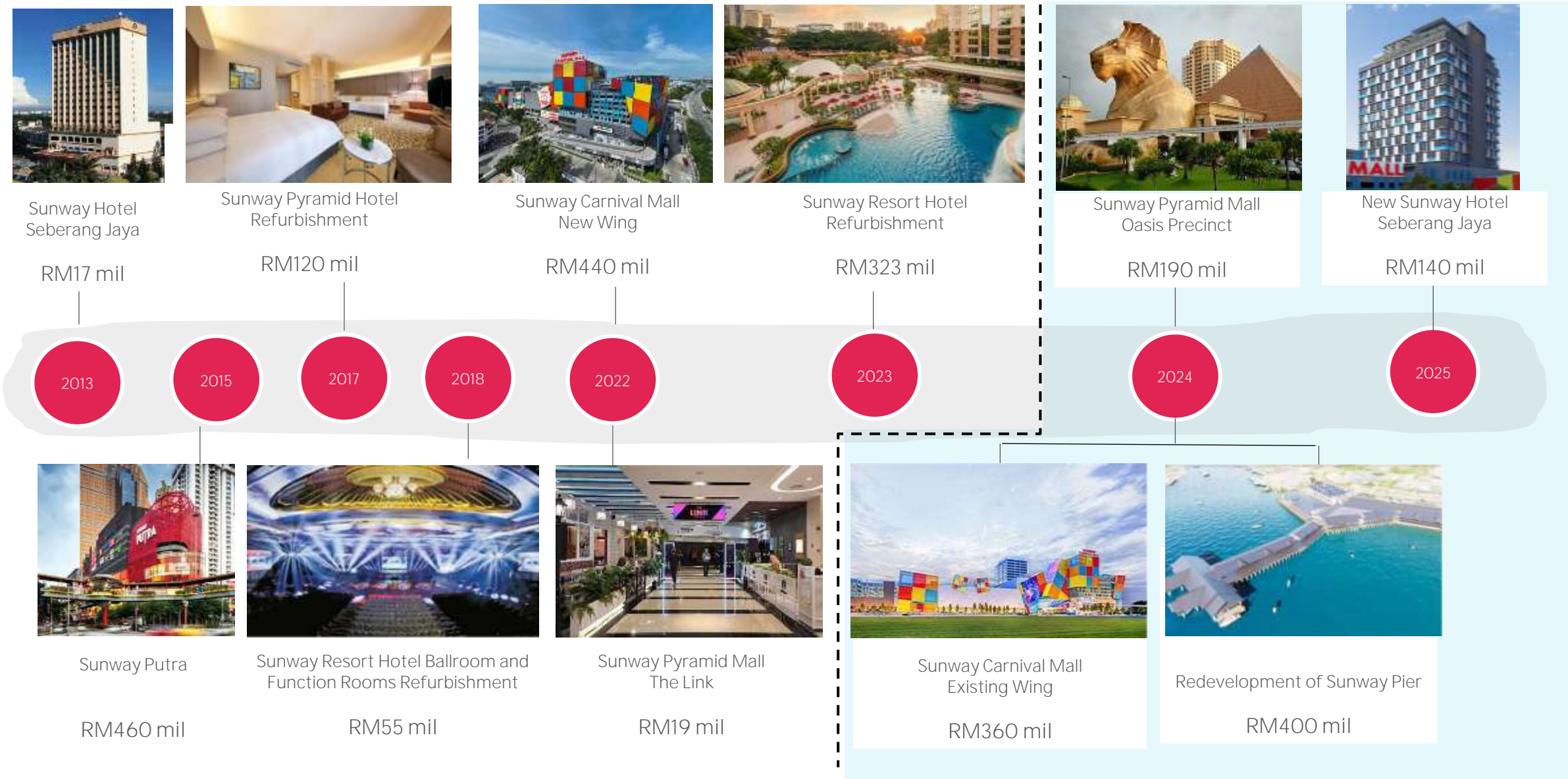


Industrial &  
Others Portfolio









<sup>1</sup> Increase in three years including step-up rent

# Enhancing Portfolio's Existing Assets Through AEs (RM1.0 bil in 2024 & RM0.1 bil in 2025)



# Enhancing Value Through Active Asset Enhancement Initiatives

Asset Enhancement Initiatives (AEI) / Property Development (PD)		Project period	Capital Expenditure
   	Space Reconfiguration at <b>Sunway Pyramid Mall - Oasis</b>	Q4 2023 – Q4 2024	RM190 million 
	Refreshing <b>Sunway Carnival Mall</b> Existing Wing	Q3 2023 – Q3 2025	RM360 million 
	Trailblazing Urban Rejuvenation at <b>Sunway Pier</b>	Q4 2024 – H2 2028	RM462 million
	New <b>Sunway Hotel</b> <b>Seberang Jaya</b>	Q4 2025 – Q4 2027	RM140 million
Total Capital Expenditure <b>circa RM1.1 billion</b>			



# 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

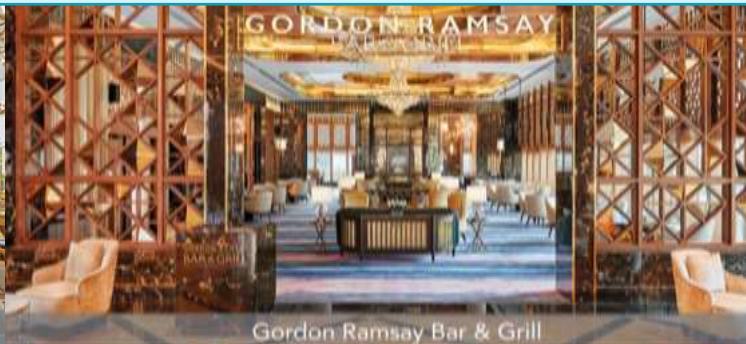
More room options introduced, coupled with world-class facilities

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



IPO  
8 Assets



Sunway Medical  
Centre  
(Tower A & B)

RM313 mil



Wisma  
Sunway

RM61 mil



Sunway REIT  
Industrial –  
Shah Alam 1

RM92 mil



Sunway  
university &  
college campus

RM556 mil



Sunway  
Pier

RM37 mil



Sunway Medical  
Centre  
(Tower A & B)

RM430 mil



Sunway 163  
Mall

RM218 mil



Sunway Kluang  
Mall

RM160 mil



Sunway  
university &  
college campus

RM613 mil

Jul  
2010

Mar  
2011

Dec  
2012

Jan  
2015

Mar  
2015

Dec  
2016

Aug  
2017

Feb  
2018

Apr  
2019

Nov  
2020

Jan  
2022

Nov  
2022

Aug  
2023

Apr  
2024

Oct  
2024

Dec  
2024

Jul  
2025

Sept  
2025



Sunway  
Putra

RM522 mil



Sunway Hotel  
Georgetown

RM75 mil



Commercial Land  
for Sunway  
Carnival Mall's  
expansion  
RM17 mil



Sunway Lagoon  
Hotel

RM344 mil



Sunway Pinnacle

RM455 mil



Sunway REIT  
Industrial –  
Petaling Jaya 1

RM61 mil



Portfolio of 6  
Hypermarkets

RM527 mil



Sunway REIT  
Industrial – Prai

RM68 mil



AEON Mall Seri  
Manjung

RM138 mil

RM1.0 billion worth of acquisitions in 2024

RM0.1 billion worth of acquisition &  
RM0.6 billion worth of asset recycling in 2025

Legend



Acquisition



Disposal



# A Giant Acquisition: Case Study



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

Purchase Consideration: RM520 million  
Market Valuation: RM601 million<sup>1</sup>



## 2) Immediate yield accretion

Acquisition Yield **8.0%**  
Sunway REIT Portfolio Property Yield: 5.7%<sup>2</sup>



## 3) Immediate WALE enhancement

Weighted Average Lease Expiry (WALE): **9.0 years**<sup>3</sup>  
Sunway REIT's WALE: 4.0 years<sup>2</sup>



## 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

<sup>1</sup>Market valuation as at 31 December 2024

<sup>2</sup>Information based on FY2024

<sup>3</sup>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





## 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%
Completion Date	30 September 2025

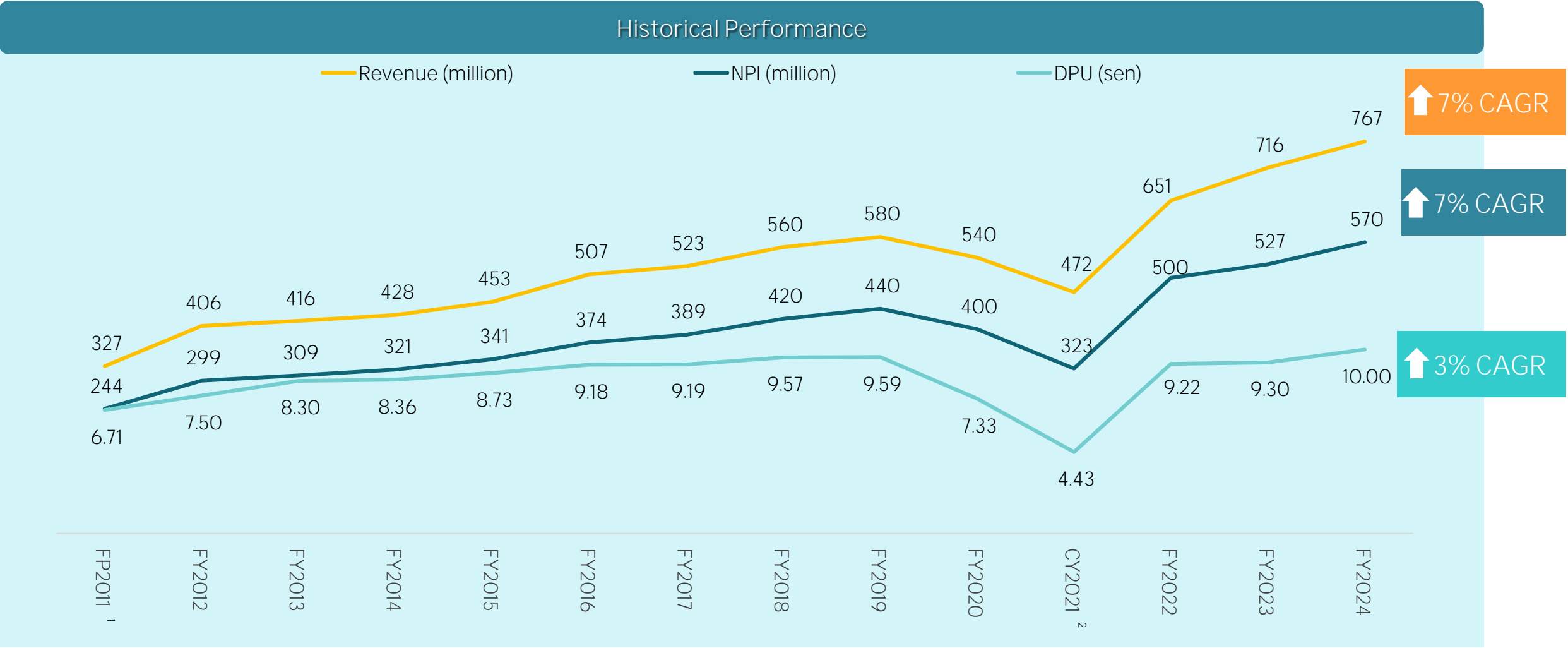




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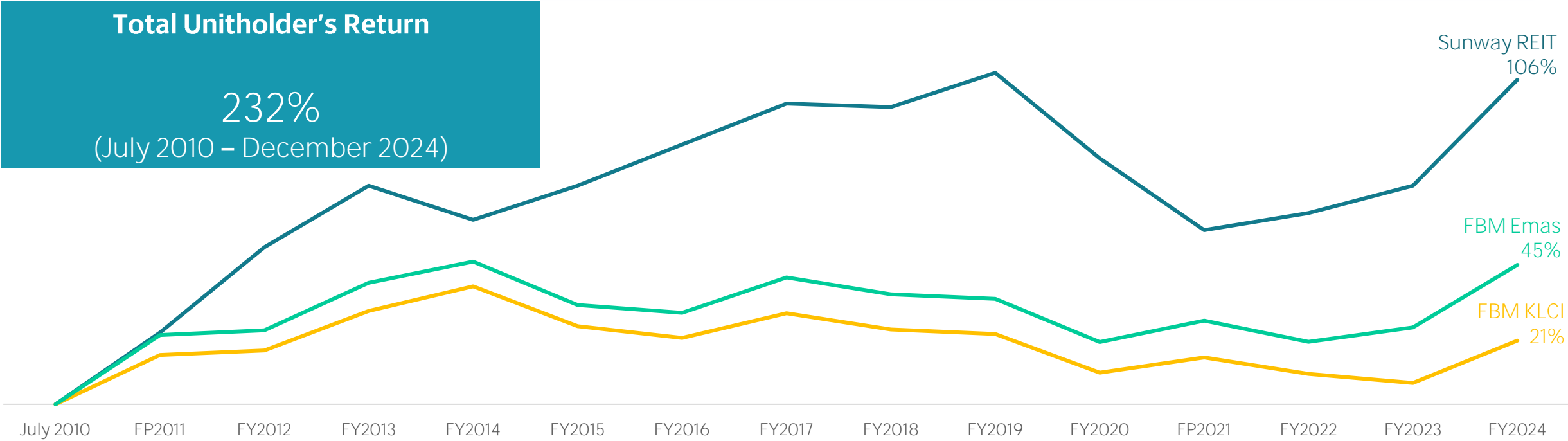
# Portfolio Value Creation - Financials



<sup>1</sup> 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)

<sup>2</sup> For the 12-month period from 1 January 2021 to 31 December 2021

# Total Unitholder's Return since IPO



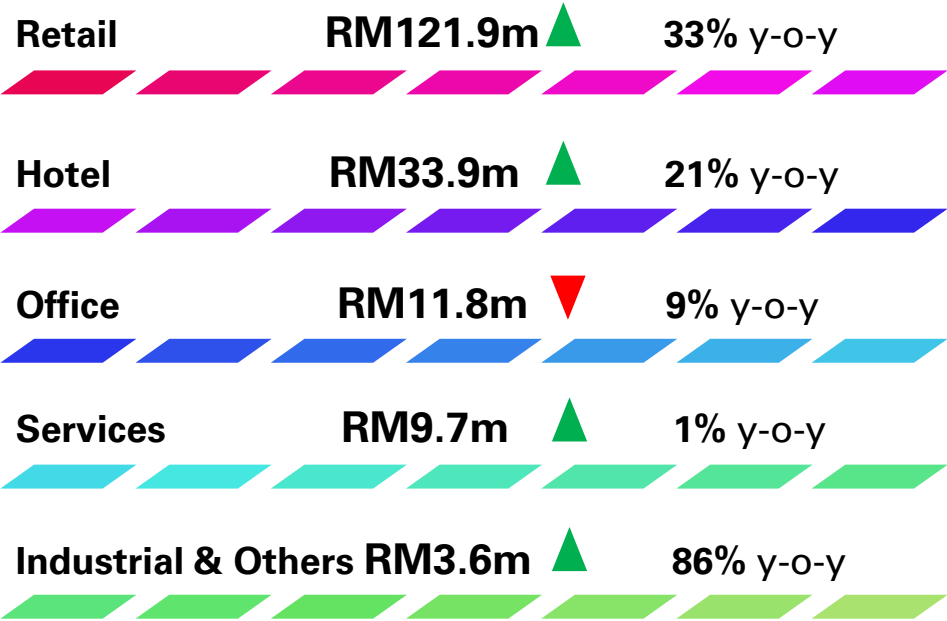
	IPO	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FP2021	FY2022	FY2023	FY2024	Total
Unit Price (RM)	0.90	1.11	1.36	1.54	1.44	1.54	1.66	1.78	1.77	1.87	1.62	1.41	1.46	1.54	1.85	
DPU (sen)		6.58	7.50	8.30	8.36	8.73	9.18	9.19	9.57	9.59	7.33	6.10	9.22	9.30	10.0	118.95
Distribution 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 Q3 2025

Growth Indicators	Q3 2025 Y-o-Y		YTD Q3 2025 Y-o-Y	
Revenue	▲	23%	▲	22%
NPI	▲	25%	▲	22%
Realised Profit	▲	68%	▲	40%
Distributable income per unit (sen)	▲	61%	▲	36%

## Q3 2025 NPI YoY



Financial Strength	Q3 2025	Q3 2024	Q4 2024
Investment <b>Properties (RM'000)</b>	10,204	9,828	10,455
<b>TAV (RM'000)</b>	11,146	10,220	10,803
Total Borrowing <b>(RM'000)</b>	4,616	4,403	4,467
Gearing (%)	41.4	43.1	41.4
Units in circulation <b>('mil)</b>	3.425	3,425	3.425
Market Capitalisation <b>(RM'bil)</b>	7.2	5.8	6.3
Unit Price (RM)	2.10	1.70	1.85
NAV per unit (RM)	1.5169	1.4840	1.5152
Premium to NAV (%)	38.4	14.6	22.1
Distribution yield (%)	5.9	5.7	5.4

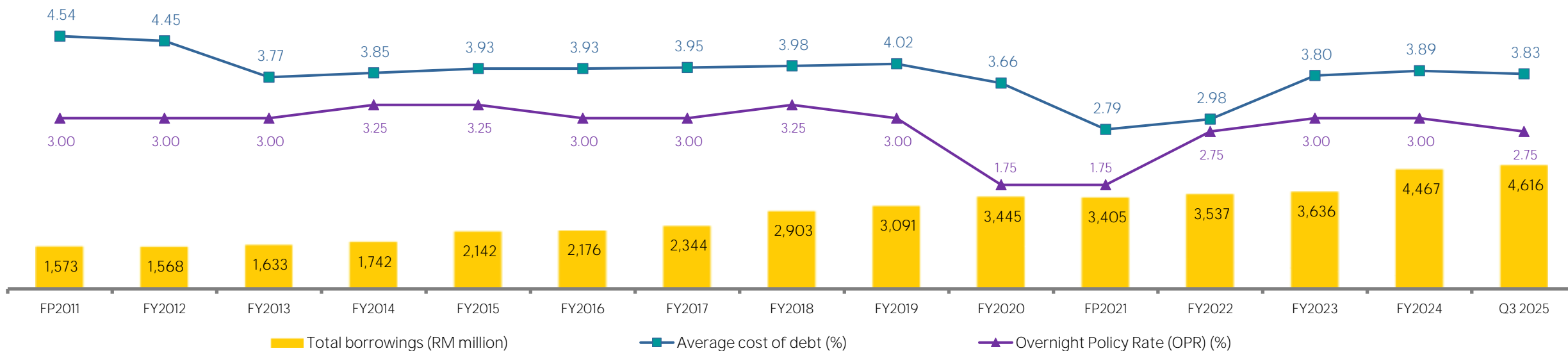


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# Proactive Capital Management

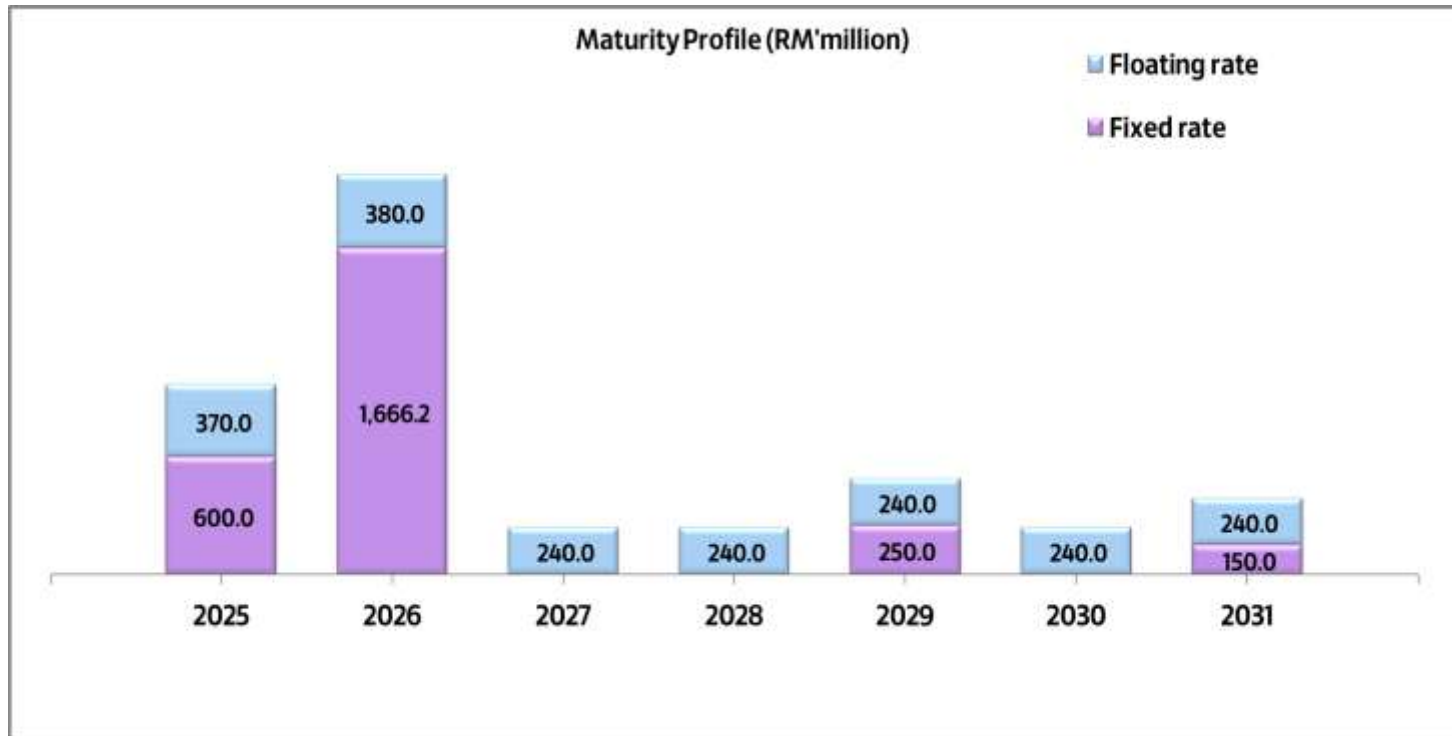
## Total Borrowings, Average Cost of Debt and OPR



FP2011 FY2012 FY2013 FY2014 FY2015 FY2016 FY2017 FY2018 FY2019 FY2020 FP2021 FY2022 FY2023 FY2024 Q3 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	41.4
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	3.9
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	58 : 42
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	1.7

# Diversified and Strengthened Financing Profile (September 2025)



## Available Debt Headroom

RM950m

## Ratings

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

## ISCR

3.9x

## Total Gross Debt / Gearing

RM4,616m / 41.4%

## Total Perpetual Notes Issued

RM500m / 4.5% of TAV

## Blended Borrowing Rate

3.83%

## Weighted Average Maturity

1.7 years

## Fixed Rate Debt

58%

## Sustainability Link

96.3%

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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 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 3

### INVESTING IN COMMUNITY INCLUSIVITY



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

(Contributing to Sunway Berhad)

#### Capitals:



Human 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/m<sup>2</sup>/year)</p> <p>Retail : 350 Office : 150 Hotel : 290</p>	<p>○ ● ○ kWh/m<sup>2</sup>/year:</p> <ul style="list-style-type: none"> <li>• Retail : 289</li> <li>• Office : 133</li> <li>• Hotel : 217</li> </ul> <p>Sunway REIT 2024 BEI Targets (kWh/m<sup>2</sup>/year):</p> <ul style="list-style-type: none"> <li>• Retail : 323</li> <li>• Office : 138</li> <li>• Hotel : 267</li> </ul>
<p>At least of <b>40%</b> of electricity from renewable energy sources by <b>2030</b></p> <p>(5% locally generated, 35% purchased from green sources / solar farms)</p>	<p>○ ● ○ <b>4,075 MWh (1.83%)</b> renewable generated on all Sunway REIT properties.</p>
<p><b>40%</b> waste diverted away from landfills by <b>2030</b></p>	<p>○ ● ○ <b>9%</b> of waste diverted from landfills</p>
<p>Certify <b>100%</b> of Sunway REIT's properties as <b>green buildings</b> by <b>2034</b></p>	<p>○ ● ○ <b>37%</b> 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 <b>100%</b> tenant participation in Sunway Green Lease Partnership Programme</p>	<p>○ ● ○</p> <ul style="list-style-type: none"> <li>• Achieved <b>40%</b> Industrial and Others, and <b>91%</b> Retail and Office tenant participation</li> <li>• Achieved <b>100%</b> Hotel master lessees' participation</li> </ul>

➡ 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>○ ● ○ <b>506,252</b> 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 '<b>A</b>' and above by 2030</p>	<p>○ ○ ● Retained MSCI ESG Rating of '<b>A</b>'</p>
<p>To achieve and maintain FTSE4Good Bursa Malaysia <b>ESG rating higher than country average (Malaysia)</b> by 2030</p>	<p>○ ○ ● Top <b>22%</b> performer in the FTSE4Good ESG rating</p>
<p>To achieve and maintain GRESB Real Estate Assessment Rating of <b>5-star</b> by 2030</p>	<p>○ ● ○ Achieved <b>4-star</b> 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 Score 3.6



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)

Asia Sustainability Reporting Awards 2025 (**S'pore**)

Finalist- CEO Letter



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

# 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 IPO<sup>1</sup>

**RM3.5** BILLION

Total Acquisition (Net of disposal) since IPO<sup>1</sup>

**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 9<sup>th</sup> Annual REITs and Real Estate Investment Summit Asia Pacific 2024  
**PLATINUM AWARD** – Best Retail REIT (Malaysia, USD 1 Billion and Above)

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# Thank You

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

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