



**Sunway REIT
Corporate Presentation
for
HwangDBS Pulse of Asia
Conference 2013**

10 January 2013



DISCLAIMER

This presentation is for information purposes only and does not constitute an offer, solicitation or advertisement with respect to the purchase or sale of any security of Sunway Real Estate Investment Trust (“Sunway REIT”) and no part of it shall form the basis of, or be relied on in connection with, any contract, commitment or investment decision whatsoever. The information contained in this presentation is strictly private and confidential and is being provided to you solely for your information. This presentation may not be distributed or disclosed to any other person and may not be reproduced in any form, whole or in part.

This presentation is not intended for distribution, publication or use in the United States. Neither this document nor any part or copy of it may be taken or transmitted into the United States or distributed, directly or indirectly, in the United States.

Sunway REIT has not registered and does not intend to register any securities under the U.S. Securities Act of 1933 (the “Securities Act”). Accordingly, any offer of securities of Sunway REIT is being made only outside the United States pursuant to Regulation S under the Securities Act. You represent and agree that you are located outside the United States and you are permitted under the laws of your jurisdiction to participate in any offering of securities of Sunway REIT.

This presentation may contain forward looking statements which are not subject to change due to a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions; interest rate trends; cost of capital and capital availability including availability of financing in the amounts and on the terms necessary to support future business; availability of real estate properties; competition from other companies; changes in operating expenses including employee wages, benefits and training and property expenses; and regulatory and public policy changes. You are cautioned not to place undue reliance on these forward looking statements which are based on Management’s current view of future events. These forward looking statements speak only as at the date of which they are made and none of Sunway REIT, its trustee, any of its or their respective agents, employees or advisors intends or has any duty or obligation to supplement, amend, update or revise any forward looking statement contained herein to reflect any change in circumstances, conditions, events or expectations upon which any such forward looking statement is based. Past performance is not necessarily indicative of its future performance.

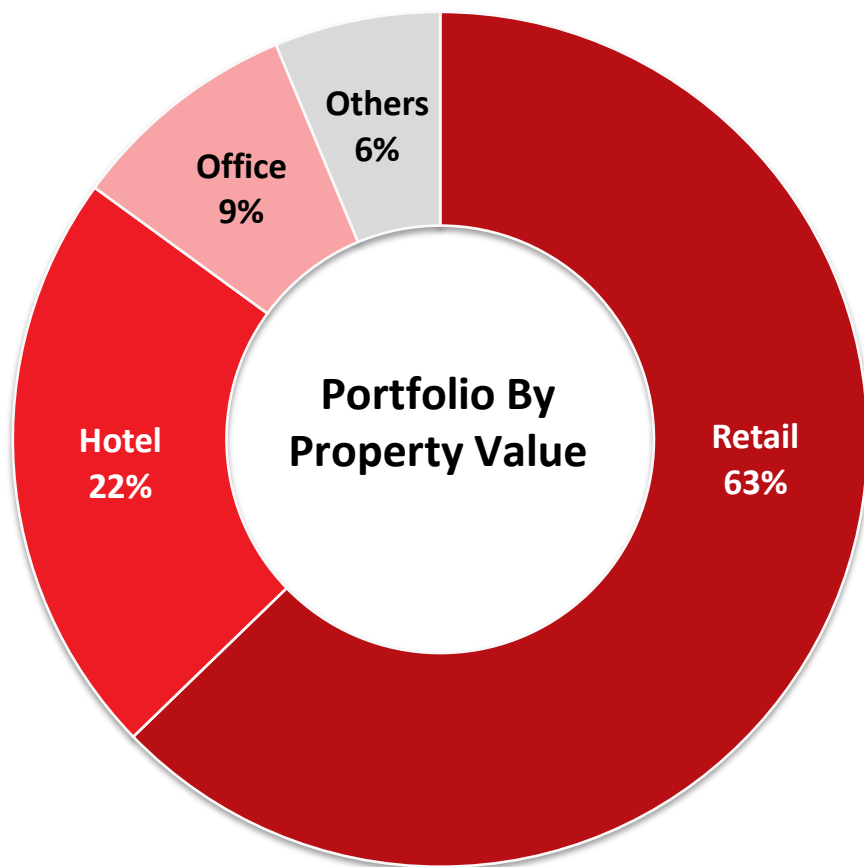
This presentation does not constitute an offering circular or a prospectus in whole or in part. The information contained in this presentation is provided as at the date of this presentation and is subject to change without notice. No representation or warranty, express or implied, is made as to, and no reliance should be placed on, the accuracy, completeness or correctness of any information, including any projections, estimates, targets and opinions, contained herein. Accordingly, none of Sunway REIT, its trustee, officers or employees accept any liability, in negligence or otherwise, whatsoever arising directly or indirectly from the use of this presentation.

Table of Contents

1. Background
 2. Financial Highlights
 3. Growth Driver 1: Organic Growth
 4. Growth Driver 2: Acquisition Growth
 5. Growth Driver 3: Asset Turnaround
 6. Capital Management
 7. The Largest REIT in Malaysia
 8. Conclusion
- Appendices

1. Background

Largest REIT in Malaysia



Property Value

RM 4.95 billion[^]

Gross Floor Area

11,585,607 sq. ft[^]

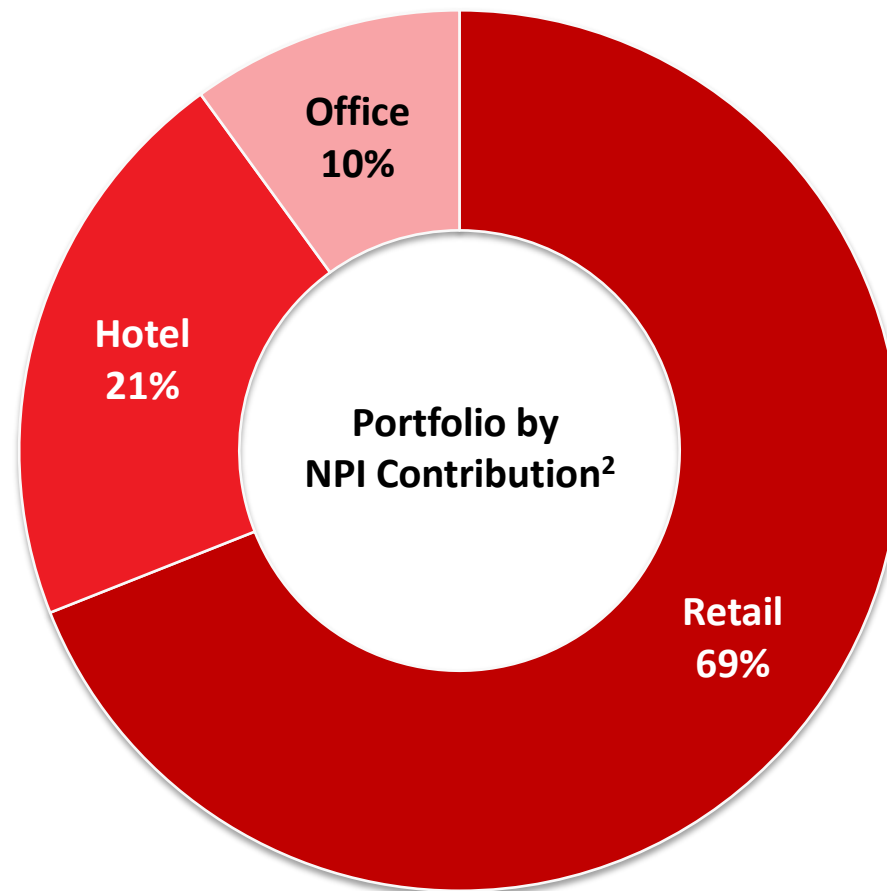
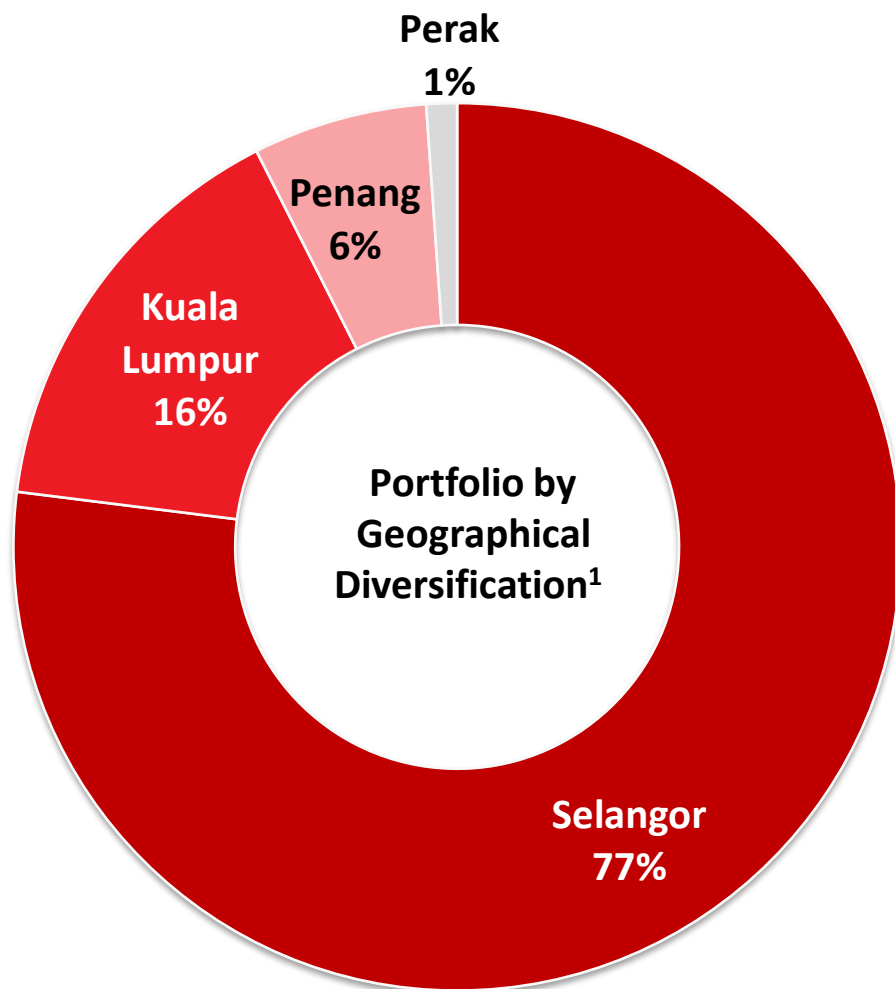
Market Capitalisation

RM 4.19 billion^{*}

[^] As at 31 December 2012.

^{*} As at 31 December 2012 and closing price of RM1.55

Largest REIT in Malaysia



Note:

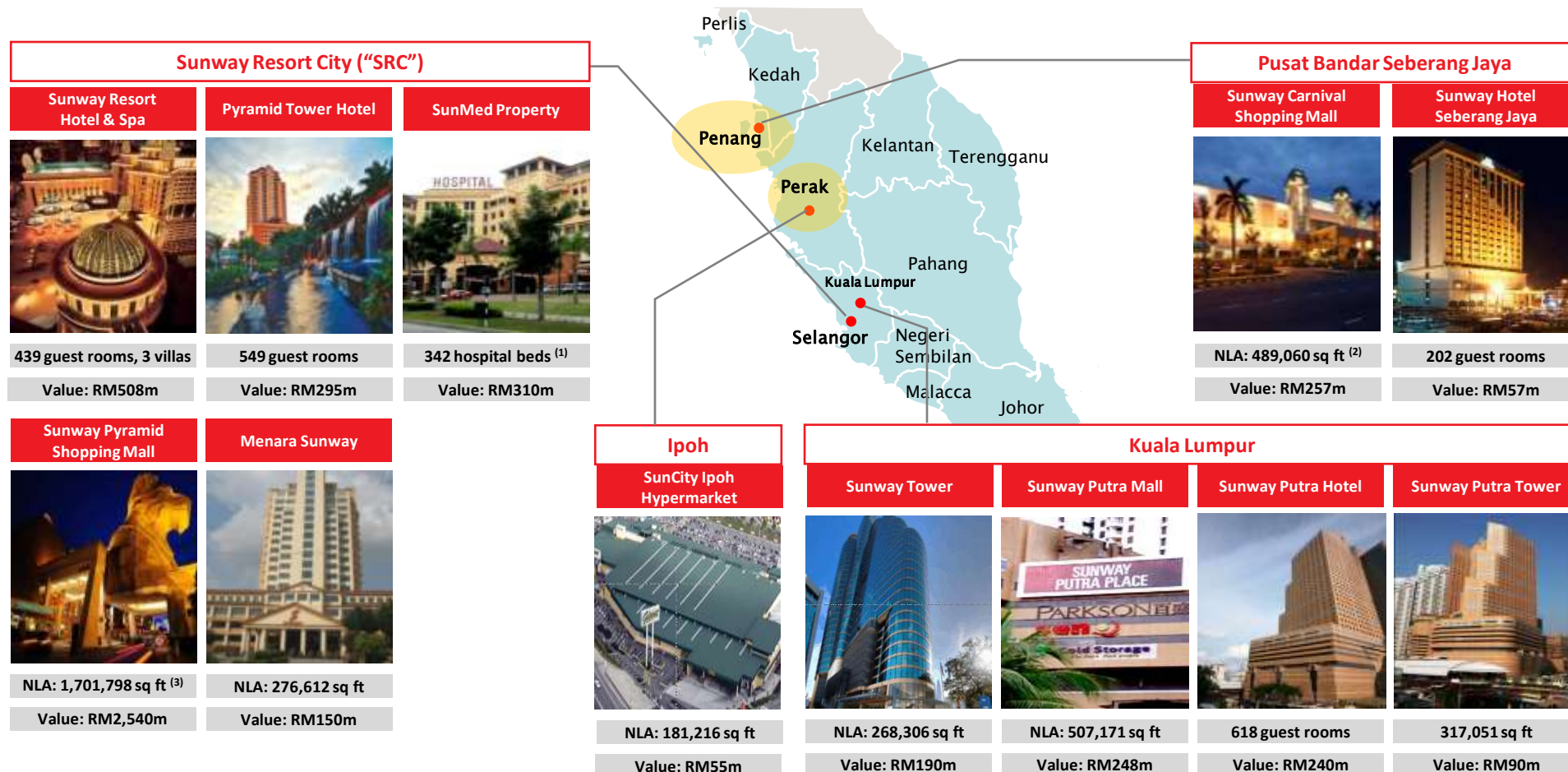
¹ Based on asset values as at 31 Dec 2012

² Based on NPI as at 30 Sept 2012

Enlarged Sunway REIT portfolio

Largest Malaysian REIT by asset value with an attractive and diversified portfolio

Total Appraised Value: RM4,948 million



Source: Sunway REIT manager and valuation by Knight Frank (30 June 2012)

(1) 305 current hospital beds, licensed for, and expandable to 342 beds

(2) Includes convention centre of 32,292 sq. ft. of NLA

(3) Includes convention centre of 143,467 sq. ft. of NLA

Awards and Recognitions

APREA Best Practices Award 2012 (Emerging Markets Category)



Sunway REIT was also awarded the following APREA Merit Awards 2012 -

1. Best Country Submission –Malaysia
2. Emerging Markets – Corporate Governance
3. Emerging Markets Portfolio Performance Reporting
4. Emerging Markets Market Disclosure
5. Emerging Markets Accounting & Financial Reporting
6. Emerging Markets Most Improved in Adoption of Best Practices

NACRA Industry Excellence Award 2012 (REITS and Closed-End Funds)



2. Financial Highlights

1Q2013 Financial Results Highlights

- Healthy results, boosted by lower cost of debt

(RM mil)	1Q2013	1Q2012	Variance (%)	YTD FY2013	YTD FY2012	Variance (%)
Revenue	99.8	95.0	+5.0	99.8	95.0	+5.0
Net Property income	72.9	70.3	+3.7	72.9	70.3	+3.7
Realised Net Income:						
- Initial 8 IPO assets	50.9	46.1	+10.6	50.9	46.1	+10.6
- Putra Place	1.1	(1.8)	+286.7	1.1	(1.8)	+286.7
Realised Net Income	52.0	44.2	+17.6	52.0	44.2	+17.6
Distribution per unit (cents)	2.03	1.75	+16.0	2.03	1.75	+16.0
Annualised Distribution Yield (%)				5.2 ¹	5.5 ²	

¹ Based on closing price as at 31 December 2012 of RM1.55

² Actual distribution yield for FY2012. DPU=7.5 sen, unit price=RM1.36 as at 30 June 2012

Key Statistics and Ratio

Highlights	1Q2013
No. of Units in circulation ¹	2,700, 625,900
Unit Price (as at 31 December 2012) (RM)	1.55
Net Asset Value (NAV) per unit (RM) ¹	1.0968
Premium to NAV	41.3%
Earnings Per Unit (EPU) (sen) ¹	1.93
Distribution Per Unit (DPU) (sen) ¹	2.03
Distribution Yield (based on market price as at 30 November 2012)	5.2%
Management Expense Ratio	0.87%
FY 2013 YTD Total Return	19.2%
Gearing	33.5%
Portfolio Blended NPI Yield (as at 30 June 2012)	6.46%

¹ As at 30 September 2012

3. Growth Driver 1: Organic Growth

Organic Growth

- Vibrant township factors enable sustainable asset enhancement opportunities

Vibrant and Growing Township

- Captive market with large population catchment and high commercial activities
- Tourism activities
- Projected 8.5% visitation growth over 3 years
- Benefits from ongoing projects by Sponsor

Planned / Ongoing

- The Pinnacle
- Sunway Pyramid Phase 3
- New Infrastructure enhancement in SRC

Asset Management Initiatives (AMIs)

- Rental reversion
- Optimization of tenancy mix
- Operational efficiency enhancement

Track record

- Portfolio Rental reversion locked in at 14.4% and 16.3% for FP2011 and FY2012 respectively.

Planned / Ongoing

- 61.5% of NLA in Sunway Pyramid due for rental renewal in FY2014
- 150,000sf of concessionary rental
- 54,000sf of rental optimization potential from OB3

Asset Enhancement Initiatives (AEIs)

- Increase in NLA
- Reconfiguration of space
- Refurbishment

Track record

- Additional 33,788¹ sq.ft. NLA created in Sunway Pyramid Shopping Mall
- Refurbishment of Sunway Tower (ROI: 45.1%)

Planned / Ongoing

- RM300m planned capex over a period of 2 years

The Power of SRC

- One of its kind township assets



The Pinnacle

- The only Grade A office in Bandar Sunway with more than 5,000 office population

Artist's impression of The Pinnacle



Source: Sunway Berhad

Construction progress photo taken at actual site on 8 Jan 2013



The Pinnacle	
NLA (sq. ft)	Approx 560,000
Floor plates (sq. ft)	23,000
Car Parks	1,000
Expected Completion Date	2H 2013

Sunway Pyramid Phase 3

- Creating new frontage to OB3 and boosting significant additional footfall to the mall

Preliminary Artist's impression of Sunway Pyramid 3



Source: Sunway Berhad

Sunway Pyramid 3	
Retail NLA (sq. ft)	62,000
No. of rooms	435
Car Parks	760
Expected Completion Date	Early 2015

Oasis Boulevard 3	
NLA (sq. ft)	53,728
Current ARR (RM psf)	6.40
Target ARR (RM psf)	8.40
% growth in rental (%)	32%
Additional rental (RM p.a)	≈ 1,300,000

New Infrastructure Enhancement within SRC

- Bus Rapid Transit-Sunway Line improving public transportation connectivity



- Joint venture with Syarikat Prasarana Berhad under the Public-Private Partnership (“PPP”).
- The BRT-Sunway Line will run on dedicated guideways that stretches more than 6km across 7 stations.
- Connected to both Kelana Jaya LRT Extension Line and KTMB Setia Jaya Station.

Source: Sunway Berhad

- Roads upgrading to improve vehicular traffic flow

Proposed road upgrading and infrastructure improvement around Bandar Sunway, Subang Jaya and USJ area



- Road widening along New Pantai Expressway (NPE) from Sunway Pyramid to Jalan Kewajipan junction.
- Proposed elevated road connecting Kesas Expressway to NPI
- Construction of U-turns at Jalan Tujuan and Sunway Toll Plaza
- Walkway connecting Sunway Pyramid and Monash University

Source: Sunway Berhad

1Q2013 Rental Reversion

- Retail assets enjoying strong double-digits rental reversions

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

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

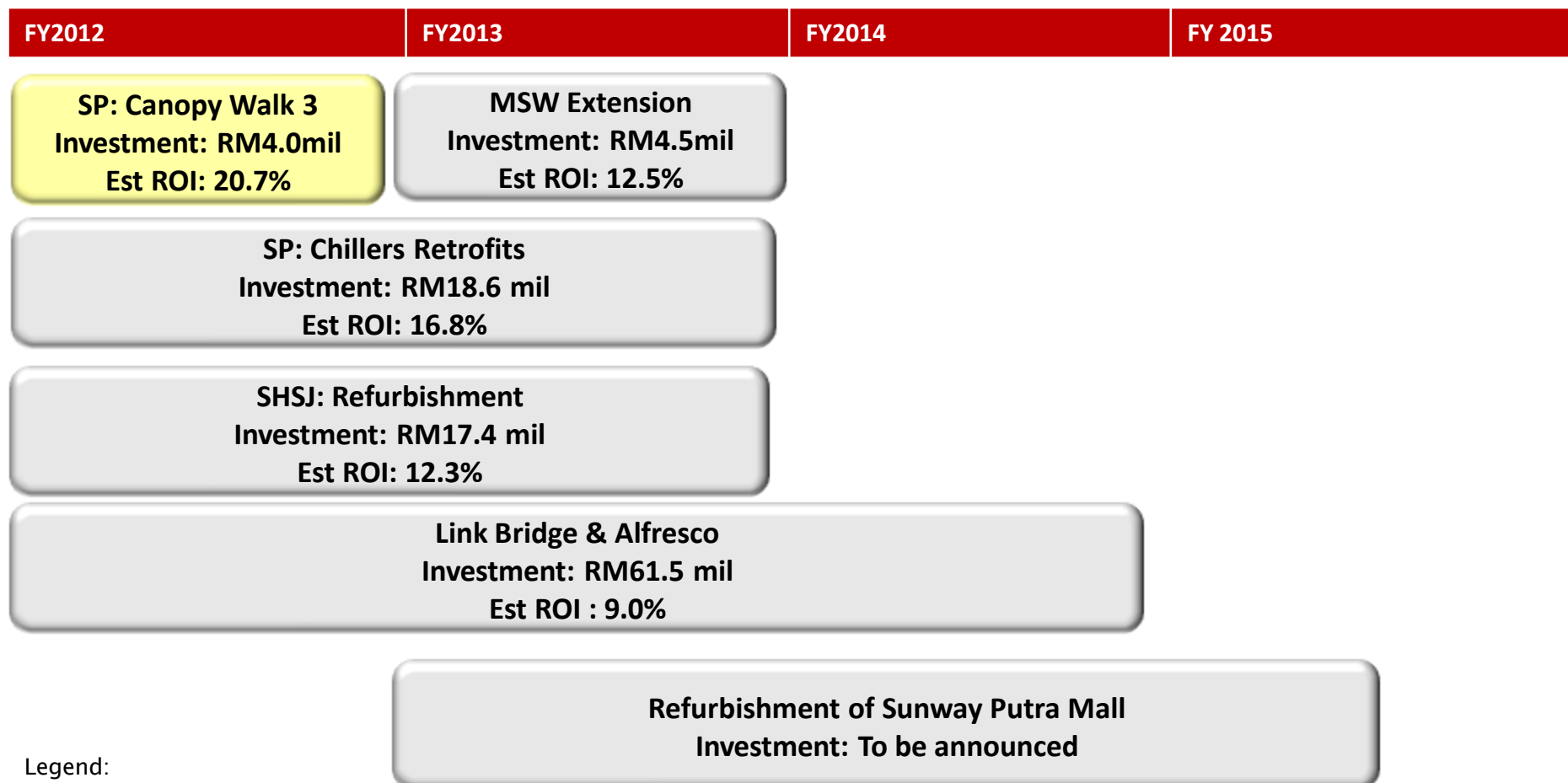
¹-The substantial increase is due to alignment of current low rental rates to market rent.



Asset Enhancement Initiatives (AEIs)

- Substantial pipeline of ongoing capex over the next 3 years

Time



Legend:

SP – Sunway Pyramid

SHSJ – Sunway Hotel Seberang Jaya

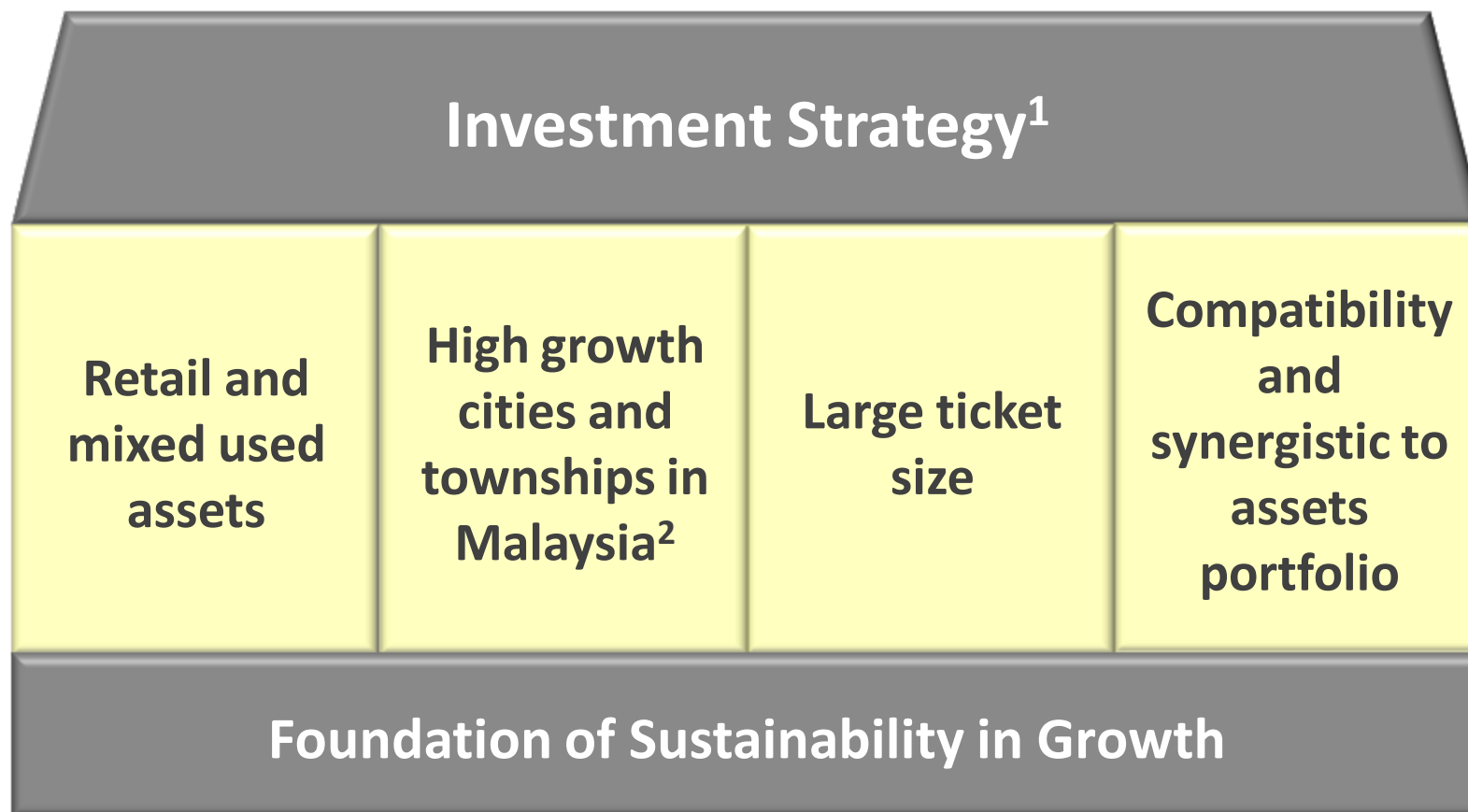
MSW – Menara Sunway

Note: Refer for details of AEIs in Appendix 4

4. Growth Driver 2: Acquisition Growth

Investment Strategy

- Asset portfolio to grow to over RM7 billion in 3 years



¹ Investment decisions will be based on a combination of the above

² Greater Kuala Lumpur (Selangor and Kuala Lumpur), Penang, Johor, Sabah; however not restricted to only these states

Investment Strategy

- Robust acquisition track record



Latest acquisition : Sunway Medical Centre

- Leveraging the cross-synergies of SRC township



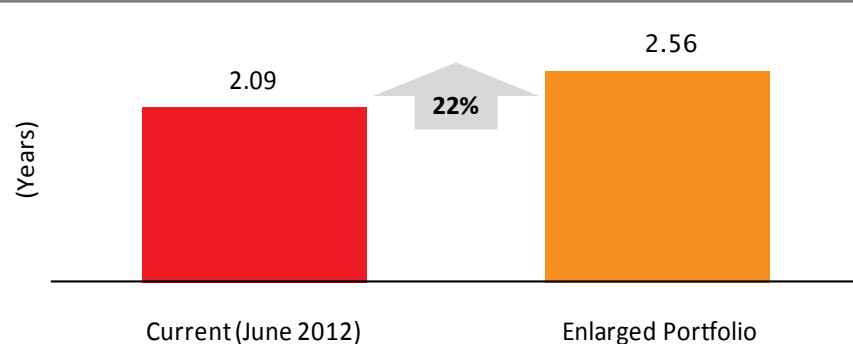
Transaction summary – Sunway Medical Centre

- Acquisition of Sunway Medical Centre and related assets⁽¹⁾ (“SunMed Property”) for a purchase consideration of RM310 million
- SunMed Property is one of Malaysia’s leading private hospitals strategically located within Sunway Resort City, an integrated township situated in the district of Klang Valley with residential, commercial, hospitality, healthcare, educational and entertainment components
- SunMed Property will be leased to Sunway Medical Centre Berhad (“SMCB”), a subsidiary of Sunway Berhad, under the following key terms:
 - Master lease agreement for an initial period of 10 years with an option to renew at prevailing market rate for another 10 years
 - Triple net lease basis with annual rental of RM19 million for the first year with step up of 3.5% per annum for the next 9 years of the initial lease term
 - SMCB is a reputable and experienced hospital operator
- The acquisition is to be funded through a combination of equity and debt
- The acquisition is expected to be earnings accretive, DPU accretive and NAV accretive
- The acquisition will increase the size of the Sunway REIT’s portfolio, improve diversification of assets, and increase the portfolio weighted average lease expiry

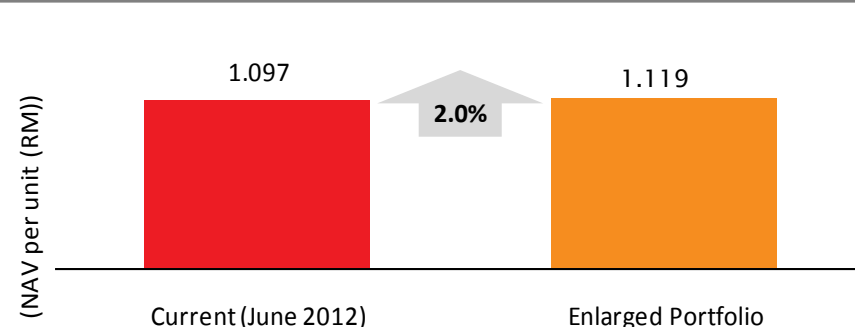
(1) Related assets include plant and machinery and services infrastructure and all fixtures and fittings affixed or located or used in Sunway Medical Centre

Acquisition enhances Sunway REIT's financial profile and its position as the largest Malaysian REIT in terms of asset value

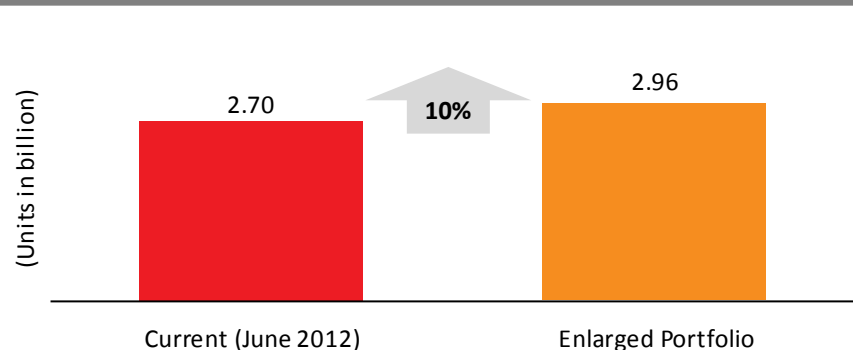
Increased income stability and weighted average lease expiry (WALE)



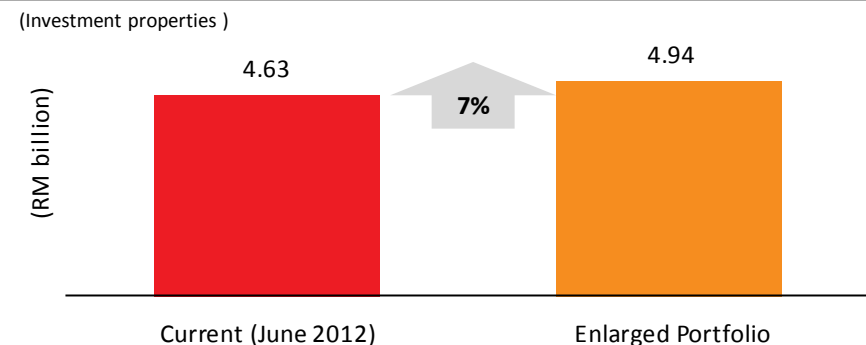
NAV accretive acquisition⁽¹⁾



Increase in market capitalisation and potential for improved liquidity post placement



Increase in portfolio size and competitive positioning



- Proposed acquisition together with the proposed placement is expected to be DPU accretive and NAV accretive
- Leverage expected to decrease from 33.5% to 31.4% assuming fully funded by equity (as at 30 June 2012 and after proposed acquisition combined with proposed placement, respectively)

Source: Company announcement.

(1) Based on an assumed illustrative issue price of RM1.41 per unit, representing 3% discount to the 5 day volume weighted average price as at 30 Sept 2012, and issuance of 226,950,355 units. After income distribution of approximately RM51 million.

Strong Pipeline Assets

- Completed assets in vibrant townships

SRC



Sunway University

Educational institutions with more than 1,467,000 sq. ft. of combined GFA



Monash University, Sunway Campus

Sunway Damansara



Sunway Giza Shopping Mall

NLA of approximately 98,000 sq. ft.

Source: Sunway Berhad

Strong Pipeline Assets

- Under-construction assets to enlarge Sunway REIT's portfolio

SRC



The Pinnacle: Artist impression. Only Grade A office building in Bandar Sunway with approximately 560,000 sq. ft. of NLA



Sunway Pyramid 3: Artist impression. Retail Mall with NLA of 62,000 sq.ft. and 435 rooms 4-Star Hotel with more than 760 car parks.

Kuala Lumpur



Sunway Velocity: Artist impression. Shopping Mall with NLA of more than 800,000 sq. ft. and more than 2,000 car parks

Total Pipeline Assets	Size (sq. ft.)
NLA of retail assets	962,000
NLA of office assets	560,000
GFA from other assets	1,467,000

Source: Sunway Berhad

5. Growth Driver 3: Asset Turnaround

Sunway Putra Place, Kuala Lumpur

- A gem in the making

STRICTLY PRIVATE & CONFIDENTIAL

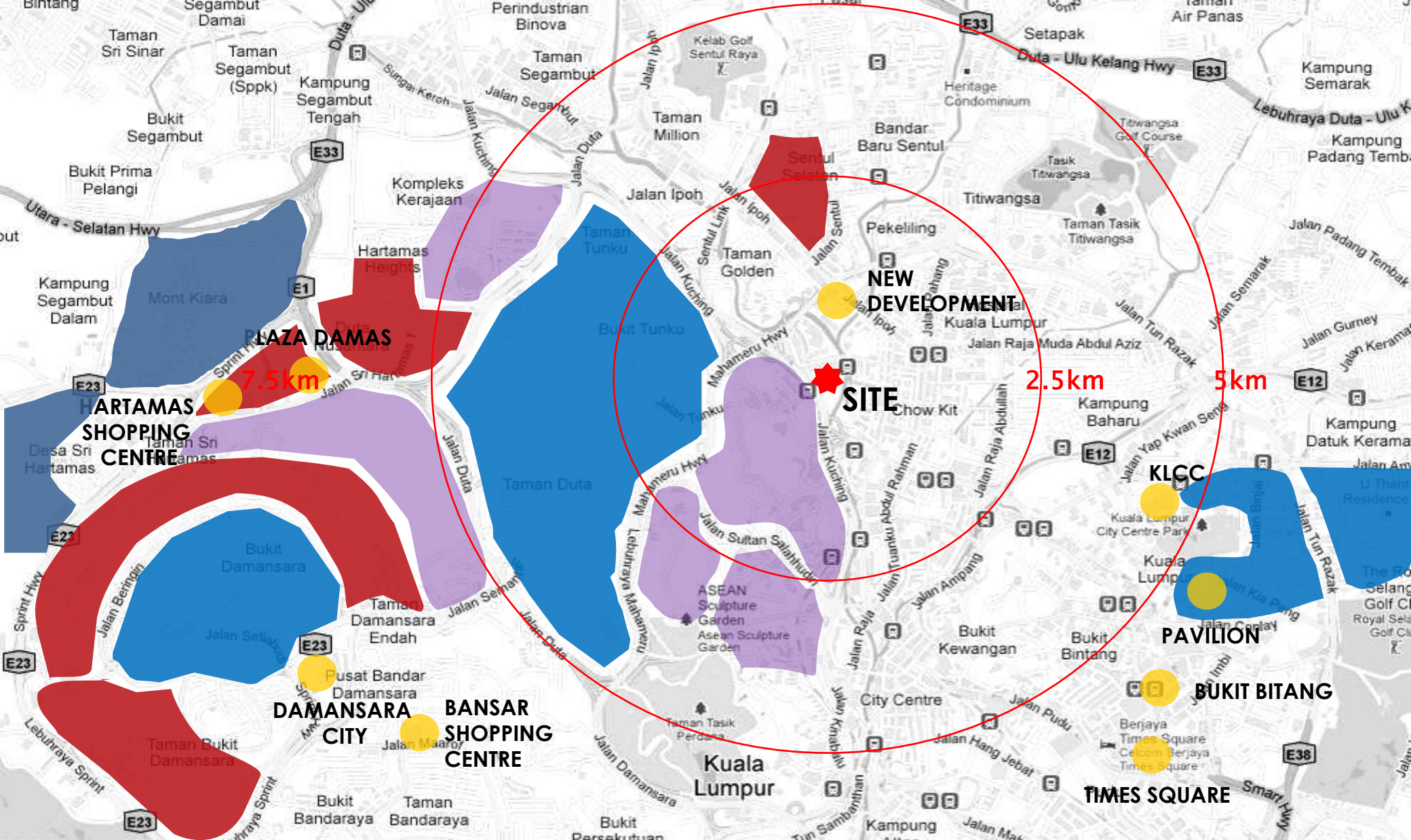


STRATEGIC LOCATION WITH CLOSE PROXIMITY TO PUBLIC TRANSPORTATION



TRANSPORT CONNECTIONS

- Good proximity to KTM and LRT stations
- Located near major highway junction
- Adjacent to good public transport links



SURROUNDING SITE ZONING

- Upper middle residential area
- Up market residential area
- Government land
- Retail Centre

Market Positioning

- To position as urban-chic mall

Mall Positioning

- Lifestyle urban-chic mall
- Caters to mid to mid-upper level income shoppers

Shoppers' Profile

- Working crowd (CBD area)
- Family (neighbourhood catchment (eg. Kenny Hills, Bangsar, Damansara Heights, Taman Duta, Jalan Ipoh)
- Tourists (surrounding 4-5 star hotels)

Brand Spectrum

- Fashion (High commercial, Bridge Brands)
- Entertainment & Leisure (lifestyle, International-feel & quality, youthful, family oriented, cinema)
- F&B (Latest Lifestyle Trend)

Merchandise Mix-Spectrum

Category	Definition
1 st Liner	Louis Vuitton, Prada, Christian Dior, Chanel, Hermes, YSL
2 nd Liner	Emporio Armani, Burberry, DKNY, Dunhill, Tods
Bridge	FENDI, BCBG, MAX & Co, Ralph Lauren
Low Bridge	Polo Jeans, Coach, A/X, DKNY Jeans, FCUK
High Commercial	Guess, ZARA, MANGO, Esprit, Aldo, RAOUL, Shu Uemura, Bobbi Brown, Forever New, G2000
Lifestyle	Uniqlo, Topshop, Fossil, Dorothy Perkins, Diva, Forever 21, H&M, Miss Selfridge, Charles & Keith
Basic Casual	Giordano, Cotton On, Bossini, Bata, Swatch
Fashion Edge	Catch Up, Discreet, 77 th Street, 2PM.COM, Graffiti, Fatimah Songket, Beatrice Looi, Lord's Tailor

SUNWAY PUTRA MALL

6. Capital Management

Capital Management

- Proactive capital management

- 🌐 The main objective of initiating the exercise is to manage:
 1. Refinancing risk –Staggering debt maturing
 2. Interest rate management – optimize debt profile (floating vs. fixed)

- 🌐 The prevailing low interest rate environment offers opportunities for potential interest savings and lowering of overall cost of debt.

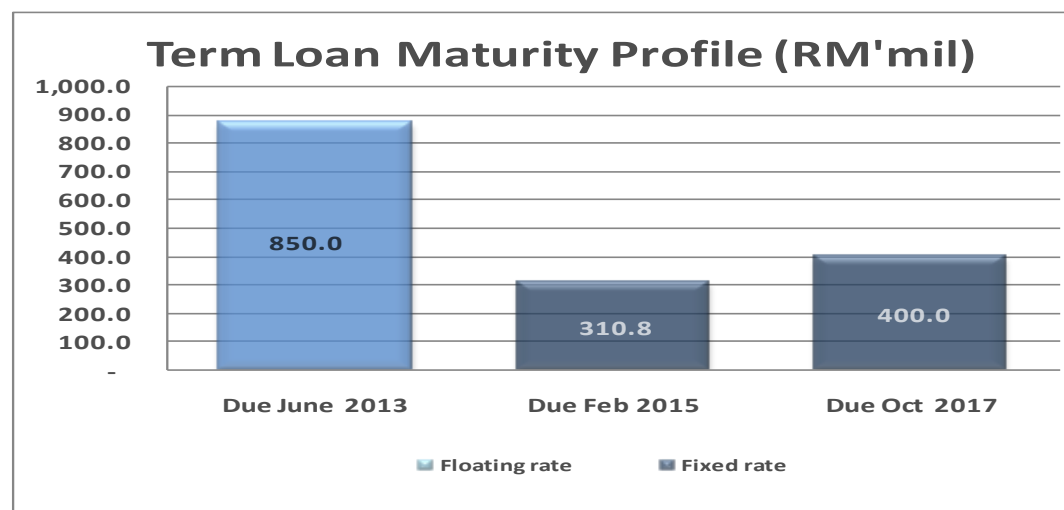
- 🌐 Key facilities undertaken include:
 1. Short-term loan and revolving credit facilities amounting to RM760 million and RM90 million respectively, pending issuance of debt papers (Refinanced via CP)
 2. 3-year fixed rate term loan of USD100 million (equivalent to RM310 million); hedged with cross-currency swap
 3. Commercial Paper (CP) Programme of up to RM1.6 billion in nominal value rated P1(S) by RAM Ratings. The programme is 7-year facility and fully underwritten.
 4. A 15-year unrated medium term note programme of up to RM1.0 billion. On 9 October 2012, RM400 million has been issued.

Capital Management

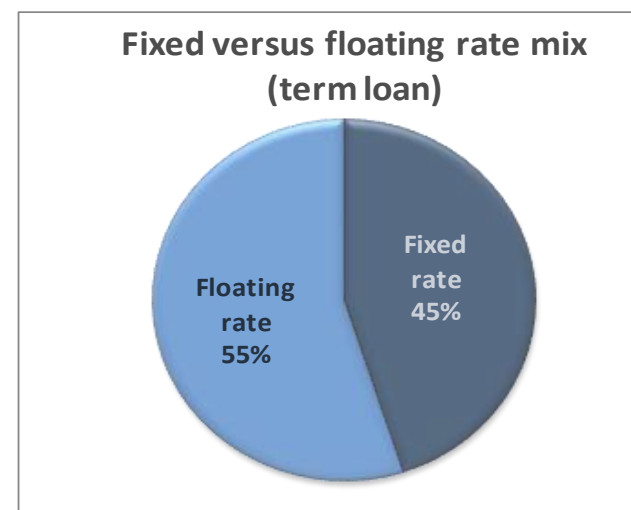
- Proactive capital management

Debt Profile		As at 9 October 2012	FP 2011
Term Loan (RM' million)		1,571.0	1,573.4
Average cost of Debt	*	3.78%	4.65%
Debt service cover ratio (DSCR)	*	4.9	3.7
Gearing ratio		33.5%	35.3%

Loan Maturity Profile (9.10.2012)



Fixed vs Floating Rate Mix(9.10.2012)



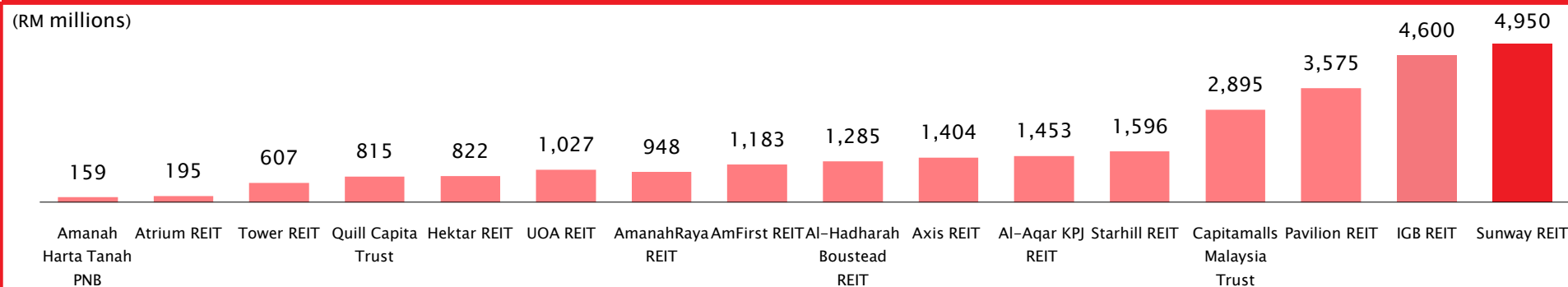
¹ The outstanding revolving loans and CPs must not exceed RM1.25 billion at any time during the tenure of the CP Programme.

* RM1.25b up to Year 3 (April 2015) and subsequently increase to RM1.6b up to expiry of the programme in April 2019.

7. The Largest REIT in Malaysia

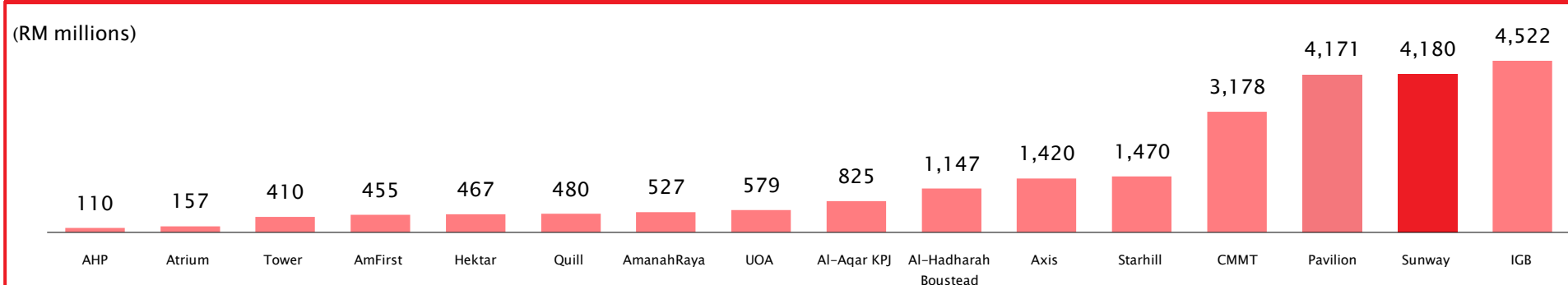
Dominant REIT in Malaysia

Total Asset Value (RM million)



Source: Bloomberg as at 31 December 2012

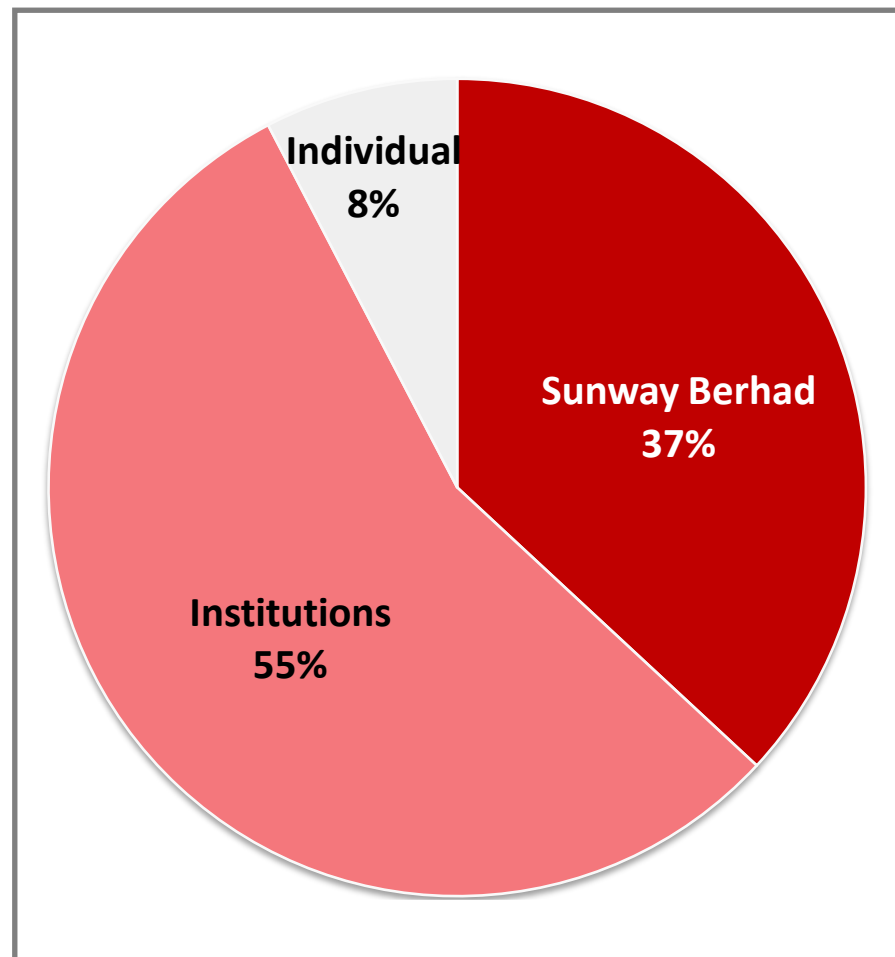
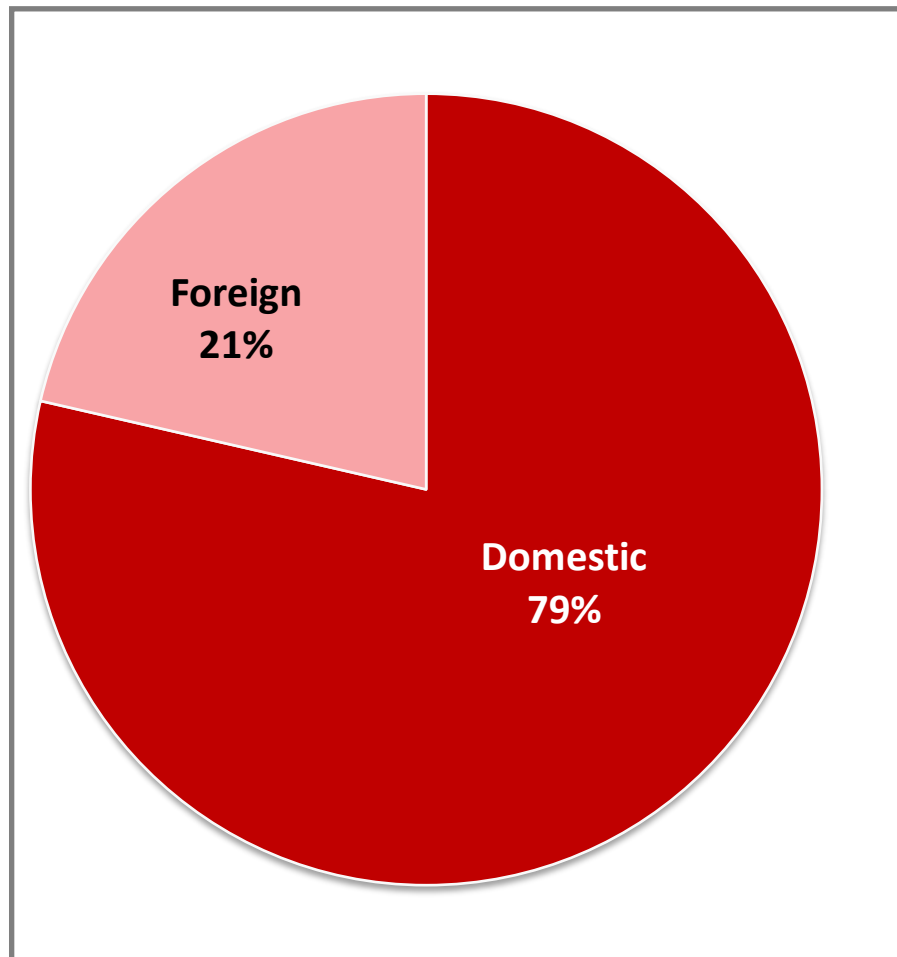
Market Capitalisation (RM million)



Source: Bloomberg as at 31 December 2012

Sunway REIT Unitholders Information

- Solid institutional backing



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

8. Conclusion

Conclusion

The largest REIT in Malaysia (Asset value)

- Asset value of RM4.95 billion

Core assets in townships with robust growth

Reputable sponsor with large visible pipeline assets

- Pipeline assets in excess of RM2 billion

Key growth drivers through acquisitions and organic growth

- Target NPI CAGR growth of at least 5% over the next 3 years

Proactive capital management

- Average cost of debt of 3.78%

Appendices

Appendix 1: General Information

Appendix 2: Sunway Putra Place Acquisition

Appendix 3: Recent Development in SRC

Appendix 4: Organic Growth Information

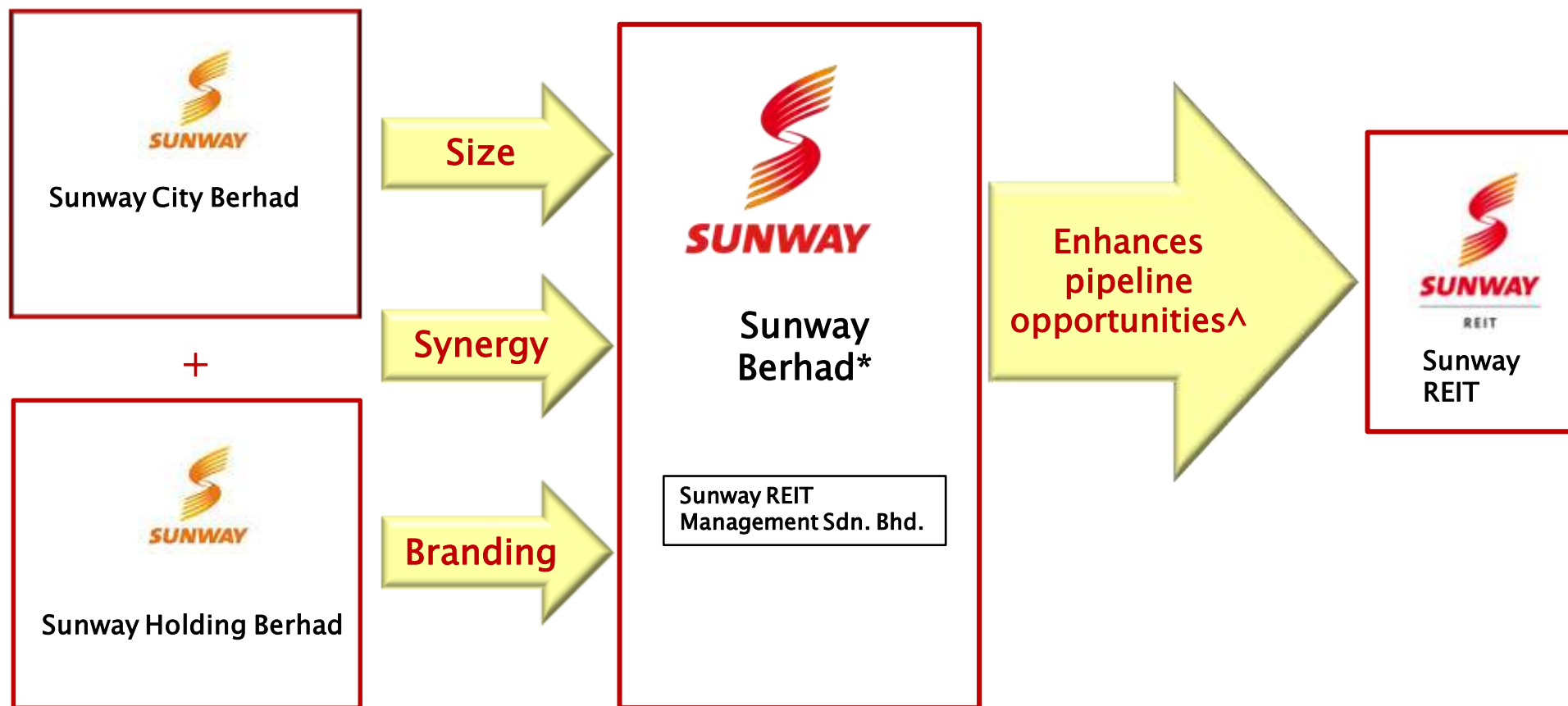
Appendix 5: Summary of Key Agreements

Appendix 6: REIT Manager Fees' Structure

Appendix 1: General Information

Sponsor – Sunway Berhad

-Bigger, Better, Stronger



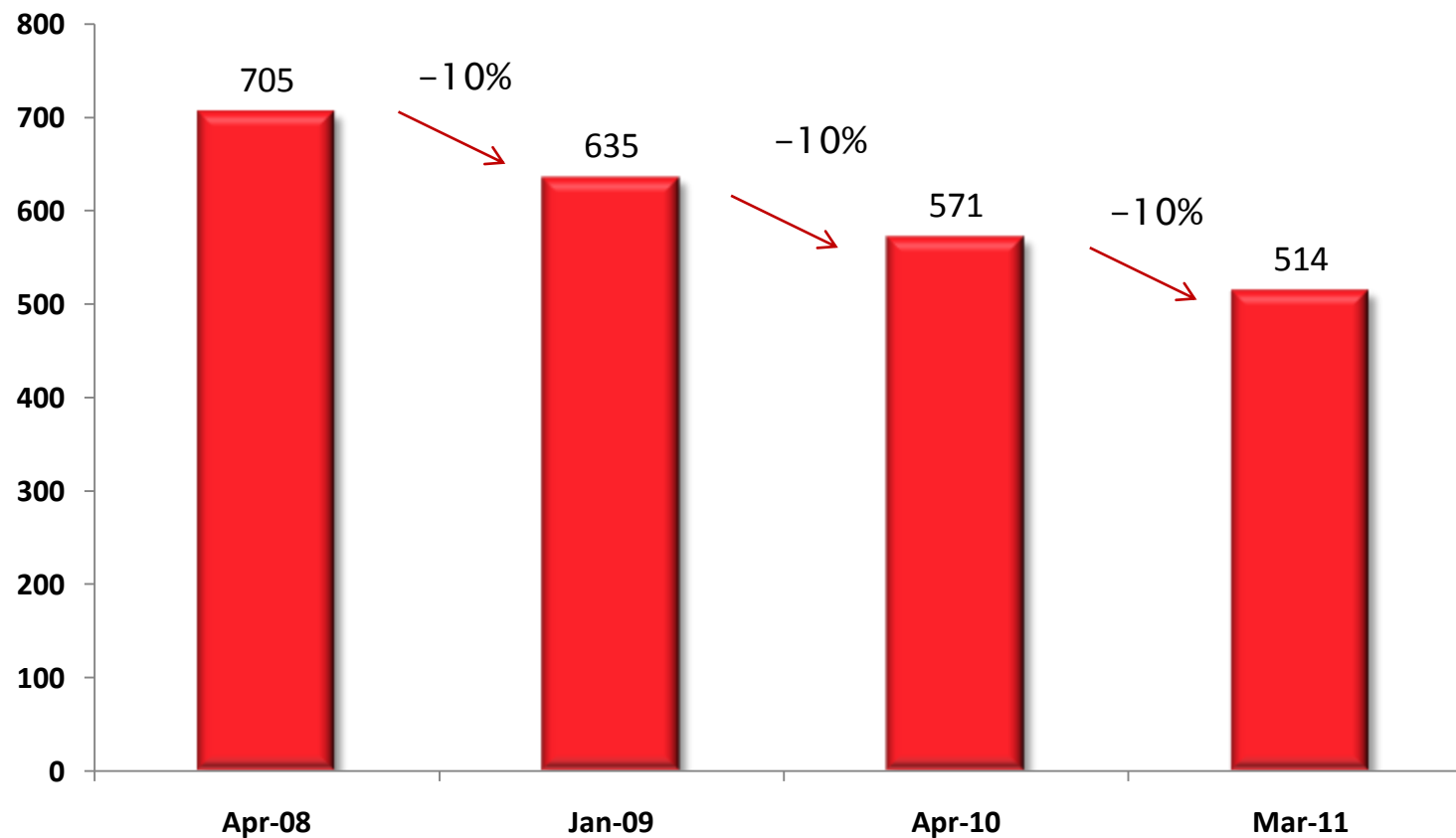
* Sunway Berhad was listed on the Main Board of Bursa Malaysia on 23 August 2011

^ Right of First Refusal

Appendix 2: Sunway Putra Place Acquisition

Property Auction History

Reserve Price (RM mil)



An Opportunistic Acquisition

Asset	NLA (sq.ft.)	No of room	Initial cost (MYR mil)	Related acquisition expenses (MYR mil)	Total acquisition cost (MYR mil)	cost psf / room ¹ (MYR)
Sunway Putra Mall	505,448	n.a	219.50	3.47	222.96	434
Sunway Putra Tower	317,051	n.a	80.30	1.27	81.57	253
Sunway Putra Hotel	n.a	631	214.14	3.38	217.53	339,372
Total			513.95	8.12	522.06	
Cap Rate (Normalised) : 7.4%						

¹ Based on acquisition cost of [RM513.95 million](#)

Source: Sunway REIT

Appendix 3: Recent Development in SRC

Sunway University

- GFA of >600,000 sq. ft, more than 9,000 students



- New expansion completed Jan 2011
- GFA: 4,500 sq. ft.
- Sunway Le Gordon Bleu programme and HR department
- Previously was empty land



Proposed new 12-storey academic block

Tier Five: Excellent universities in the Setara 2009 exercise

Code	Institution
B	Curtin University of Technology Sarawak Campus
A	International Islamic University Malaysia
B	International Medical University
B	Management and Science University
B	Monash University Sunway Campus
B	Sunway University College
B	Swinburne University of Technology Sarawak Campus
B	Taylor's University College
B	The University of Nottingham Malaysia Campus
A	Universiti Kebangsaan Malaysia
B	Universiti Kuala Lumpur
A	Universiti Malaya
B	Multimedia University
A	Universiti Putra Malaysia
A	Universiti Sains Malaysia
A	Universiti Teknologi Malaysia
A	Universiti Teknologi Mara
B	Universiti Teknologi Petronas

Note: A = public institution, B = private institution
Source: Higher Education Ministry

GRAPHICS © 2010



Historical moment on 17 Dec 2010: The Chancellor Yang Berbahagia Tan Sri Dato' Seri Dr. Jeffrey Cheah, AO receiving the letter of approval from YB Dato' Seri Mohamed Khaled Nordin, Minister of Higher Education

Source: Sunway University

Monash University, Sunway Campus

- GFA of >850,000 sq. ft, more than 4,000 students

**New Monash
University Sunway
student residence**



- Expect more than 2,000 students
- More than 500 car parks

**Monash
University,
Sunway
Campus**



**Jeffrey Cheah School of
Medicine and Health
Sciences, Monash
University,
Sunway Campus**



Source: Sunway Berhad

Sunway South Quay: *International lakeside metropolis*

STRICTLY PRIVATE & CONFIDENTIAL

-potential 4,000 new units boasting 20,000 new residents with high spending power

Artist's impression of **Sunway South Quay** upon full completion. Expected 4,000 new units or 20,000 new high net-worth residents when fully completed.



LaCosta Lakeside Condominiums



- Launched on Q1 2011
- 377 units
- 850 car parks
- Artist's impression

A'marine Lakeside Condominiums

- 242 units;
- 540 car parks
- Artist's impression



- En bloc sales to Korean investors
- Handover in 1H2011
- 249 units
- Car park: 540 car parks



77 units of BayRocks Garden Waterfront Villas
with gross built up areas of more than 6,000 sq. ft.

Source: Sunway Berhad

Appendix 4: Organic Growth Information

Organic Growth

- Bustling township factor

Thriving developments around Sunway Resort City (SRC):

New projects/expansions undertaken by sponsor	Brief description	Additional population forecast over next 3 years
1. The Pinnacle	Grade A office building	5,000 office staff
2. Sunway Pyramid 3	4-star leisure hotel and retail	110,000 visitors p.a.
3. Sunway University	Educational institution	5,500 students
4. Monash University, Sunway Campus		
5. Sunway South Quay	International lakeside metropolis	4,700 residents
Total new population (1+3+4+5)		15,200
New visitation per person assumption		0.5 visitation per year*365 days
Forecast new visitation		2.77 million
New Hotel Visitation Assumption		2 guests*435*0.7*0.5*365
Current annual visitation to Sunway Integrated Resort City (SIRC)		34 million

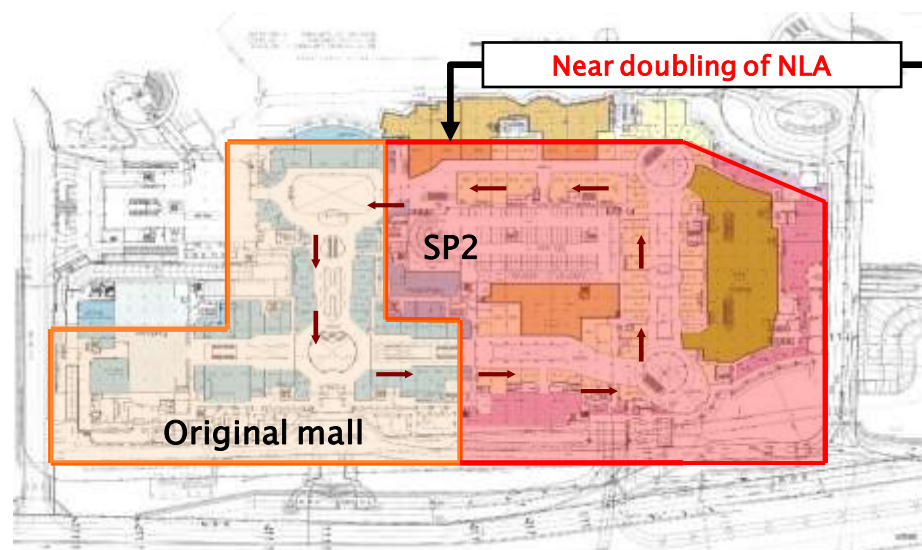
8.5% growth of visitations to Sunway township over next 3 years



Asset Enhancement Initiatives (AEIs)

- Completed AEIs, double digit ROI

Sunway Pyramid Extension



Year	NLA (sq. ft.)	Occupancy (%)	Average Net Rental Rate (RM psf/month)	Total (RM mil)
2006	886,000	98	6.18	5.5
2008	1,656,000	97	7.58	12.5
			Incremental	7.0
			Annual Incremental	84.0
			Expansion cost	540.00
			ROI (%)	15.5

Source: Sunway REIT

Asset Enhancement Initiatives (AEIs)

- Completed AEIs, double digit ROI

Refurbishment of Sunway Tower

Before refurbishment

After refurbishment



Year	NLA (sq. ft.)	Occupancy (%)	Average Net Rental Rate (RM psf/month)	Total (RM mil)
2008	268,412	70	4.05	0.76
2010	268,412	94	5.40	1.36
			Incremental	0.6
			Annual Incremental	7.2
			Expansion cost	16.0
			ROI (%)	45.0



Source: Sunway REIT

Asset Enhancement Initiatives (AEIs)

- Completed AEIs

Refurbishment of Fuzion (Coffee House)



Description	Value Creation
Investment	RM 12.0 million
Additional NLA	N.A
ROI Achieved	6.0%

Source: Sunway REIT

Asset Enhancement Initiatives (AEIs)

- Completed AEIs

Canopy Walk Extension Phase 3

PHASE 3A (BEFORE)



PHASE 3A (AFTER)



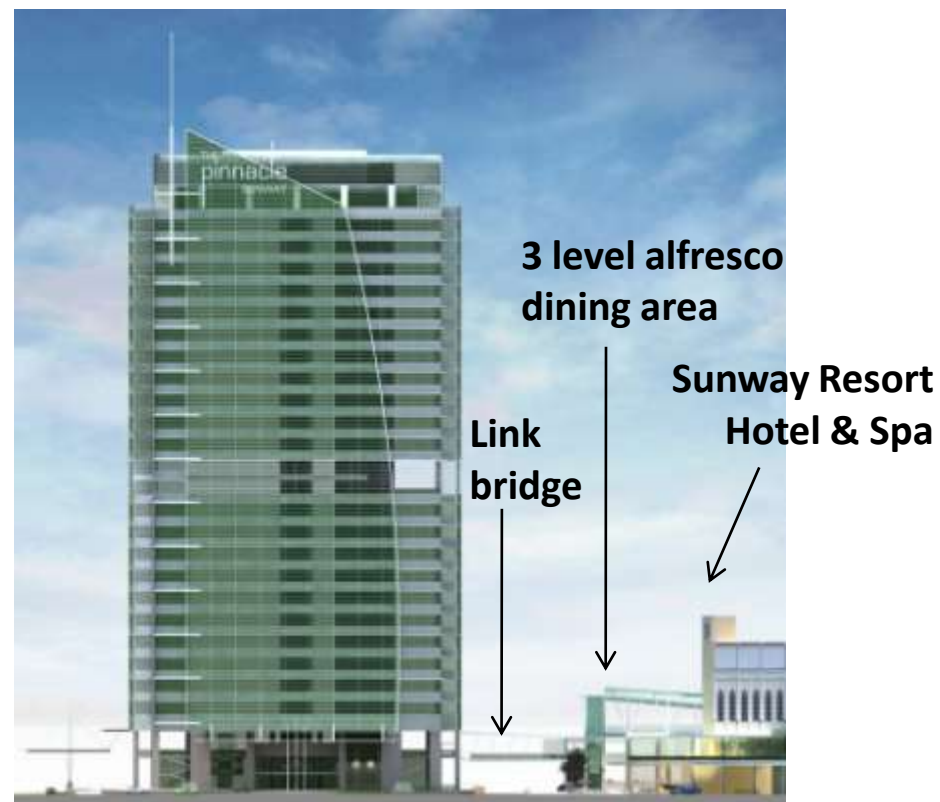
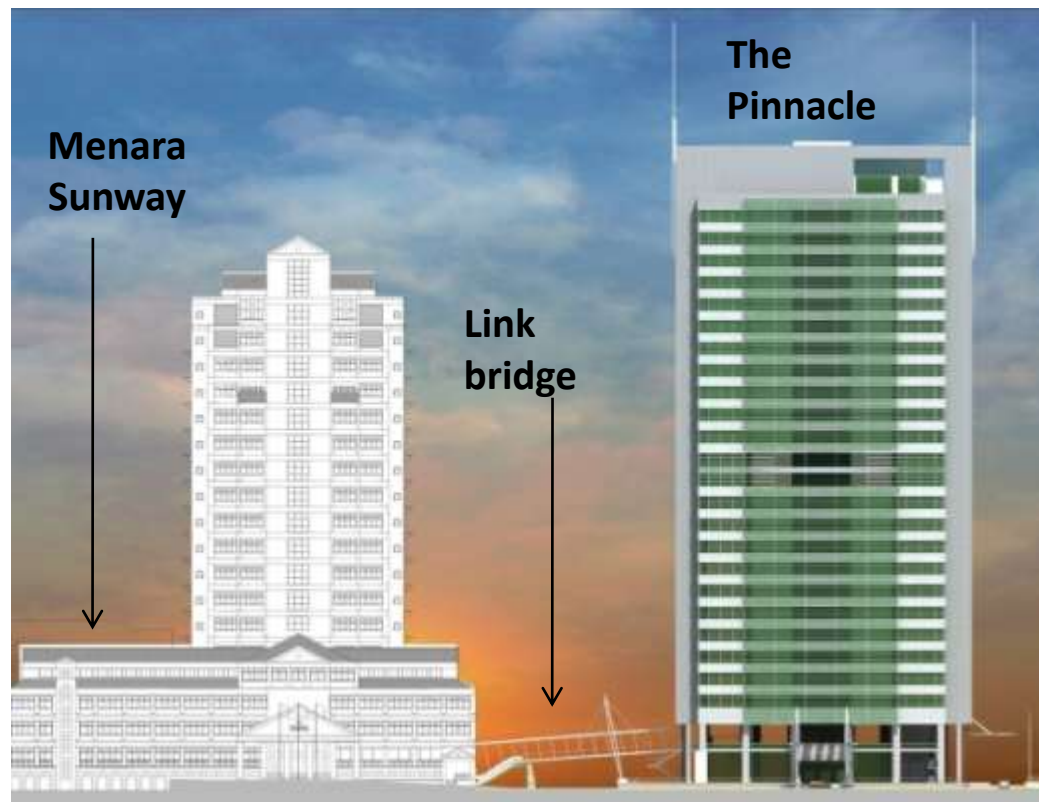
Description	Value Creation
Investment	RM 4.0 million
Additional NLA	1,294 sq. ft.
Expected ROI	20.7%
Duration	3 months (Oct – Dec 2011)

Source: Sunway REIT

Ongoing Asset Enhancement Initiatives (AEIs)

- Integration above and under ground with additional alfresco dining area

Proposed Link Bridges and Alfresco Dining



Artist impression of link bridge from The Pinnacle to alfresco dining as at 28 July 2011.

Source: Sunway Berhad

Ongoing Asset Enhancement Initiatives (AEIs)

- Integration above and under ground with additional alfresco dining area

Construction progress photo taken at actual site on 5 June 2012



Expected Investment (RM)		61,552,000
Expected NLA created (sq. ft.) from alfresco dining	34,815	
Expected net rental rate (RM)	7.00	
Expected monthly rental income (RM)	243,705	
Expected yearly rental income from alfresco dining (RM)		2,924,460
NLA (sq. ft.)	1,056,192	
Assume 1.5% monthly rental increase due to additional footfall (RM)	0.21	
Expected yearly incremental rental increase (RM)		2,633,087
Total additional income per annum (RM)		5,557,547
Expected ROI (%)		9.03

Source: Sunway Berhad

Ongoing Asset Enhancement Initiatives (AEIs)

- Facelift to drive business to the next level

Sunway Hotel Seberang Jaya Refurbishment



Refurbished Room taken in July 2012

Artist Impression of Hotel Lobby



Description	Value Creation
Investment	RM 17.4 million
Additional NLA	n.a
Expected ROI	12.3%
Duration	13 months (Feb 2012 – Feb 2013)

Source: Sunway REIT

Appendix 5: Summary of Key Agreements

Hotel Master Lease Agreement

Calculation of Total Rent

- Total Rent: The higher of Variable Rent or Guaranteed Rent ⁽¹⁾
 - Variable Rent: Base Rent plus 70.0% of (Gross Operating Profit less Master Lease Expenses)
 - Base Rent: 20.0% of Revenue
 - Gross Operating Profit: Revenue less Operating Expenses
 - Master Lease Expenses: FF&E Reserve, hotel management fee, Base Rent

Duration

- Term: 10 years commencing from the Completion Date which is the listing date of Sunway REIT
- Option term: An additional 10 years

Source: Sunway REIT management.

(1) Guaranteed Rent in respect of Sunway Resort Hotel & Spa and Pyramid Tower Hotel consists of RM42,044,934 for FY 2011 and FY 2012, being 80% of projected Variable Rent for FY 2011 plus RM144,000, and RM31,569,701 for each of the financial years for the remaining 10-year term, being 60% of Variable Rent for Sunway Resort Hotel & Spa and Pyramid Tower Hotel for 2011 + RM144,000.

Guaranteed Rent in respect of Sunway Hotel Seberang Jaya consists of RM4,506,726 for FY 2011 and FY 2012, being 80% of projected Variable Rent for Sunway Hotel Seberang Jaya for FY 2011, and RM3,380,044 for each of the financial years for the remaining 10-year term being 60% of Variable Rent for Sunway Hotel Seberang Jaya for 2011.

Guaranteed Rent in respect of Sunway Putra Hotel consists of RM9,067,084 for FY 2012, being RM12,089,445 for FY13, RM9,822,674 for FY14 and RM9,067,084 for each of the financial years for the remaining 10-year term commencing 28 Sept 2012.

Right of First Refusal

Future properties involved

- Investment properties that:
 - Are located in Malaysia and the Asia-Pacific region
 - Are from time to time owned by Sunway Berhad and its 100% owned subsidiaries ("Sunway Entity"); and

Mechanics

- In the event that any Sunway Entity intends to offer the investment properties for sale to any third party at a specific offer price and at specific terms:
 - The Sponsor shall or the relevant Sunway Entity shall first extend the offer to the Trustee at the same or better offer price and terms
 - This Right of First Refusal does not apply to any intra-group transfers amongst Sunway Berhad and its subsidiaries

Term

- The Right of First Refusal will continue so long as (1) The Manager is a subsidiary of Sunway Berhad; (2) Sunway Berhad holds at least a 20% interest in Sunway REIT; and (3) Sunway REIT remains on the Official List

Source: Sunway REIT

Appendix 6: REIT Manager Fees Structure

Annual Manager Fee for Sunway REIT Manager Sdn. Bhd

1. Base fee

0.3% per annum of Total Asset Value (exclusive of tax, if any) accruing monthly and payable to the Manager every Quarter Year in arrears;

2. Performance fee

3.0% of Net Property Income (exclusive of tax, if any) but before deduction of fees payable to the Property Manager pursuant to the Property Management Agreement payable every Quarter Year;

3. Acquisition fee

1% of acquisition price of any future Assets of Sunway REIT or a Single-Purpose Company acquired by the Trustee for Sunway REIT (pro rated if applicable to the portion of the interest in Real Estate or Single-Purpose Company purchased by the Trustee for Sunway REIT);

4. Divestment fee

0.5% of sale price of any Asset of Sunway REIT or a Single-Purpose Company sold or divested by the Trustee (pro rated if applicable to the proportion of the interest of Sunway REIT in the Assets of Sunway REIT sold).

Thank You

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

Crystal Teh

Sunway REIT Management Sdn. Bhd.

(The Manager of Sunway REIT)

Email: crystalte@sunway.com.my

Contact: +603 5639 8864

Website of Sunway REIT: www.sunwayreit.com