

**DEFINING
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DRIVING
GROWTH**



Sunway REIT

Financial Results

**1st Quarter Ended 30 September 2013
(FYE 30 June 2014)**

**Announcement Date:
29 October 2013**

This presentation may contain certain forward looking statements 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 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, property expenses, government 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. Past performance is not necessarily indicative of its future performance.

1. Highlights & Key Updates
2. 1Q 2014 Financial Results
3. 1Q 2014 Portfolio Performance
4. 1Q 2014 Property Performance
5. Market Outlook
6. Investor Relations

1. Highlights & Key Updates

Dividend Distribution Details

Distribution Period	1 July 2013 - 30 September 2013
Distribution per Unit (DPU) (sen)	2.00¹
Notice of Entitlement	29 October 2013
Ex-Dividend Date	12 November 2013
Book Closure Date	14 November 2013
Payment Date	28 November 2013

¹ Proposed income distribution for 1Q 2014 of 2.00 sen per unit (comprising taxable and non-taxable amount of 1.65 sen and 0.35 sen per unit respectively).

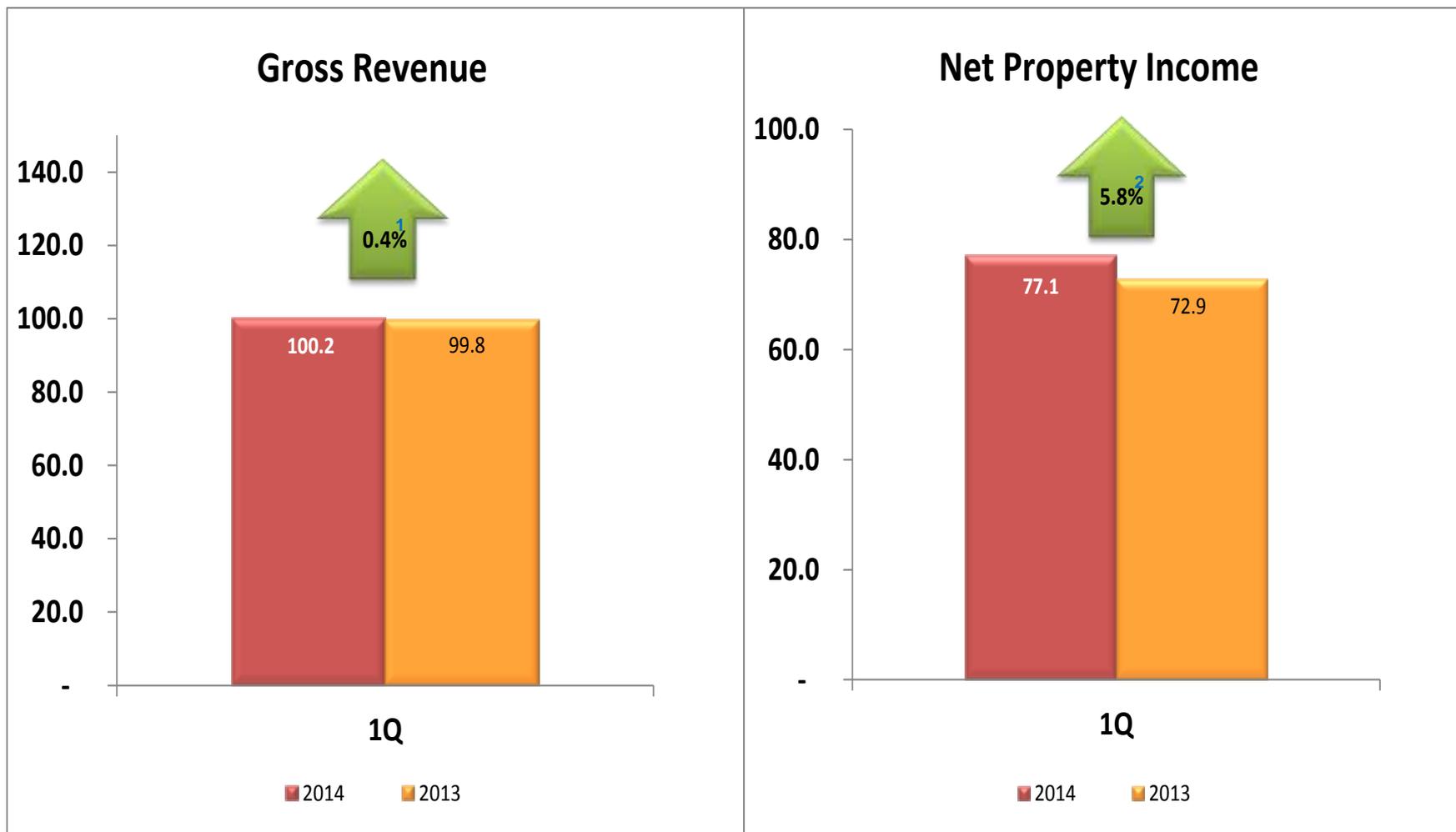
Financial Highlights



Highlights	1Q 2014	1Q 2013	Change %
No. of Properties	12 ¹	11	9.1%
Property Value (RM'billion)	5.203	4.638	12.2%
No. of Units in Circulation	2,921,426,900	2,698,647,600	8.3%
Unit Price as at 30 Sep (RM)	1.42	1.45	-2.1%
Market Capitalisation (RM'billion)	4.148	3.913	6.0%
Net Asset Value (NAV) per unit (RM) (After income distribution)	1.1812	1.0968	7.7%
Premium to NAV	20.2%	32.2%	-37.3%
Earnings Per Unit (EPU) (sen)	1.90	1.93	-1.6%
Distribution Per Unit (DPU) (sen)	2.00	2.03	-1.5%
Annualised Distribution Yield (Based on market price as at 30 Sep)	5.6%	5.6%	0.6%
Management Expense Ratio (After income distribution)	0.77%	0.87%	-11.5%
YTD total return	-2.2%	12.2%	-118.2%
Gearing	31.4%	33.5%	-6.2%

¹ Acquisition of Sunway Medical Centre on 31 December 2012

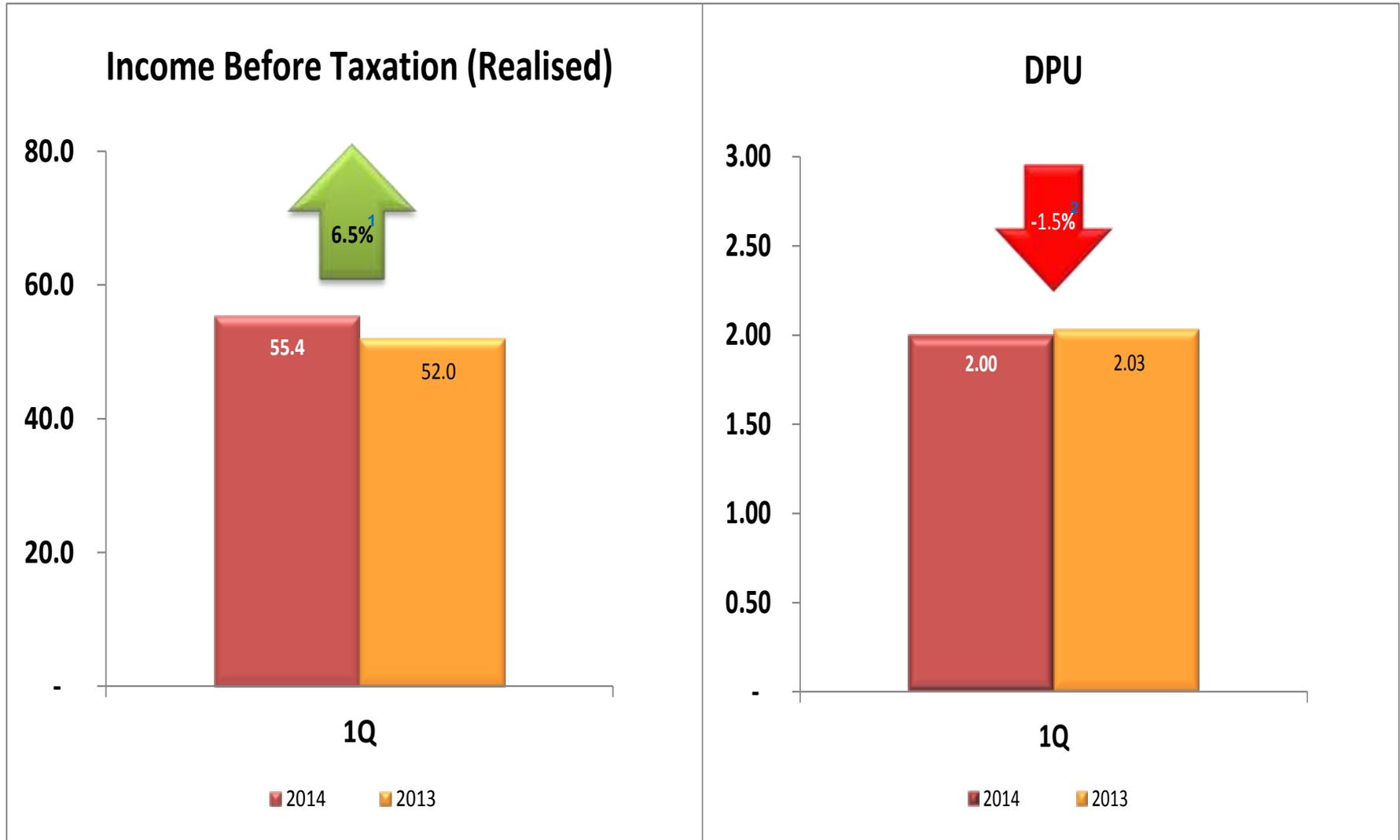
Financial Highlights (Cont'd)



¹ Gross Revenue grew marginally at 0.4% despite loss of income contribution from Sunway Putra Mall which was closed for major refurbishment since May 2013, contributed substantially by Sunway Medical Centre which was acquired on 31 December 2012 and supported by healthy growth in Sunway Pyramid Shopping Mall and Sunway Carnival Shopping Mall. The performance was however, dampened by lower contribution from the hospitality segment mainly Sunway Resort Hotel & Spa and Pyramid Tower Hotel.

² The increase of NPI by 5.8% was mainly due to revenue contribution from SMC and lower utilities expenses arising from energy savings upon completion of chiller retrofit exercise as well as lower general building upkeep expenses at Sunway Pyramid Shopping Mall during the quarter under review.

Financial Highlights (Cont'd)



¹ Income Before Taxation increased by 6.5% or RM3.4 million, primarily attributable to the new income contribution from Sunway Medical Centre.

² DPU dropped 1.5% on the back of enlarged number of units in circulation.

1) Variation to the Master Lease Agreement dated 9 October 2012 (“MLA”) in relation to Sunway Medical Centre Property (“SunMed Property”)

- ❖ As announced on 7 August 2013, the Manager, Lessor and Lessee have agreed to the proposed renovation works to Level 4 (Tower Block A) and Level 5 (Tower Block B) (“Renovation Works”) of the SunMed Property at an estimated cost of RM7.053 million. The Renovation Works are expected to be completed by 30 November 2013.
- ❖ The Final Total Cost and Expense of the Renovation Works to be carried out at SunMed Property shall be reimbursed by the Lessor in one lump sum payment provided that the Lessee is in receipt of the certificate of completion and compliance from the relevant authorities (“Completion Date”).

1) Variation to the Master Lease Agreement dated 9 October 2012 (“MLA”) in relation to Sunway Medical Centre Property (“SunMed Property”) (contd.)

- ❖ The rent shall be increased and will be paid to the Lessor from the Completion Date or any other date as may be agreed by the parties in writing as follows:-
 - (a) the amount of the additional rent shall be calculated at the rate of 6.13% of the Final Total Cost and Expense; and
 - (b) the additional rent shall be added to the existing rent which in aggregate shall constitute the new rent payable by the Lessee to the Lessor and shall therefore be subject to the agreed 3.5% annual rental increase for Year 2 onwards of the Principal Lease Period. The new rent payable shall be reflected in a separate agreement.

2) Winding up petition against Metroplex Holdings Sdn Bhd

- ❖ The solicitors for RHB Trustees Berhad (formerly known as OSK Trustees Berhad) (as trustee of Sunway REIT) (“Trustee”) and Sunway REIT Management Sdn Bhd (“Manager”) had on 2 August 2012, issued a section 218 Companies Act notice (winding up) to Metroplex Holdings Sdn Bhd (“Metroplex”) pursuant to one of the High Court Orders dated 28 June 2011 where Metroplex is required to provide all accounting records and a true account of all income and receipts derived or received by it from Putra Place since 19 April 2011 together with all supporting documents and to pay all such income and receipts to Sunway REIT.
- ❖ The Trustee and the Manager had also filed a notice for assessment of damages before the Kuala Lumpur High Court and decision/clarification is to be delivered by the Court on 8 November 2013.
- ❖ On 2 August 2013, the Kuala Lumpur High Court decided that Metroplex should not be wound up as it is still solvent. Pursuant to the High Court order, a joint stakeholder account was opened and approximately RM6,189,000 was deposited in the joint stakeholder account pending the outcome of the case on assessment of damages above.

2. 1Q 2014 Financial Results

Statement of Comprehensive Income – Consolidated



	1Q 2014 RM'000	1Q 2013 RM'000	Change %	YTD 2014 RM'000	YTD 2013 RM'000	Change %
Gross revenue	100,176	99,772	0.4%	100,176	99,772	0.4%
Less : Property operating expenses	(23,070)	(26,892)	-14.2%	(23,070)	(26,892)	-14.2%
Net property income	77,106	72,880	5.8%	77,106	72,880	5.8%
Changes in fair value of investment properties	-	-	0.0%	-	-	0.0%
Other income	538	254	111.8%	538	254	111.8%
Manager's fees	(6,329)	(5,732)	10.4%	(6,329)	(5,732)	10.4%
Trustee's fees and other trust expenses	(367) ¹	(662)	-44.6%	(367)	(662)	-44.6%
Finance costs	(15,548) ²	(14,731)	5.5%	(15,548)	(14,731)	5.5%
Profit for the period	55,400	52,009	6.5%	55,400	52,009	6.5%
Total comprehensive income for the period comprises the following:						
Total realised	55,384	51,997	6.5%	55,384	51,997	6.5%
Unrealised	16	12	33.3%	16	12	33.3%
Total net income for the period	55,400	52,009	6.5%	55,400	52,009	6.5%
No. of Units in circulation (million)	2,921	2,699	8.2%	2,921	2,699	8.2%
EPU (sen)						
- realised	1.90	1.93	-1.6%	1.90	1.93	-1.6%
- unrealised	-	-	0.0%	-	-	0.0%
Total EPU	1.90	1.93	-1.6%	1.90	1.93	-1.6%
Proposed/declared distribution	58,429	54,782	6.7%	58,429	54,782	6.7%
Proposed/declared distribution per unit (sen)	2.00	2.03	-1.5%	2.00	2.03	-1.5%

¹ Other trust expenses is lower compared to 1Q 2013 due to reversal of overprovision for valuation fee for FY2013.

² Finance costs is higher by 5.5% or RM0.8 million compared to 1Q 2013 mainly due to higher outstanding balance and higher average cost of debt at 3.86% compared to 3.70% in 1Q 2013 pursuant to conversion of RM1.0 billion into fixed rate borrowings.

Statement of Financial Position – Consolidated



	30.09.13 RM'000	30.06.13 RM'000
ASSETS		
Non-current assets		
Plant and equipment	1,398	1,283
Investment properties	5,202,649	5,184,000
Derivative financial instrument	18,546	7,540
	5,222,593	5,192,823
Current assets		
Receivables, deposits and prepayments	18,681	18,190
Deposits, cash and bank balances	57,777	58,519
	76,458	76,709
	5,299,051	5,269,532
EQUITY AND LIABILITIES		
Unitholders' funds		
Unitholders' capital	2,693,151	2,690,002
Undistributed income	816,001	816,467
	3,509,152	3,506,469
Non-current liabilities		
Borrowings	1,325,750	1,317,850
Long term liabilities	52,531	41,956
	1,378,281	1,359,806
Current liabilities		
Borrowings	339,990	314,769
Trade and other payables	71,628	88,488
	411,618	403,257
	5,299,051	5,269,532

	30.09.13 RM'000	30.06.13 RM'000
Number of units in circulation ('000)	2,921,427	2,919,423
Net Asset Value (NAV) (RM'000)		
Before income distribution	3,509,152	3,506,469
After income distribution	3,450,723	3,447,497
NAV Per Unit (RM)		
Before income distribution	1.2012	1.2011
After income distribution	1.1812	1.1809

Debt Profile

	Facility Limit RM'mil	RM'mil
Term Loan	310.8	325.7 ¹
Commercial Papers/Revolving Loans ²	500.0	340.0
Unrated MTNs	1,000.0	1,000.0
Total Gross Borrowings		1,665.7
Discount on Commercial Papers		-
Total Borrowings at carrying amount		1,665.7

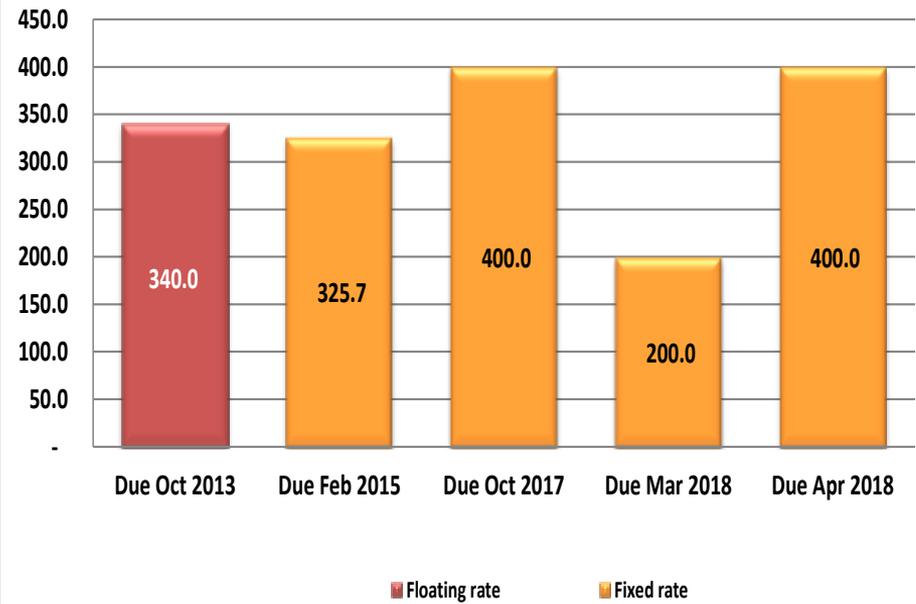
	RM'mil
Classification of Borrowings:	
Current (due within 1 year)	340.0
Non-current (due after 1 year)	1,325.7
Total Gross Borrowings	1,665.7

Average Cost of Debt	3.86%
Average Maturity Period (Years)	2.9
Debt Service Cover Ratio (DSCR)	5.0
Gearing Ratio	31.4%

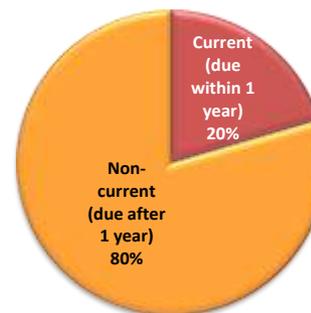
¹ Includes unrealised forex loss of RM14.95 million. This was fully hedged with cross currency swap contract entered on 3 February 2012.

² The current limit of RM500.00 million can be increased to RM1.25 billion up to April 2015 and can subsequently be increased to RM1.60 billion up to expiry of the programme in April 2019.

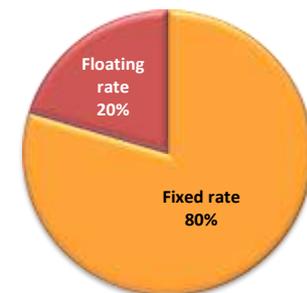
Loan Maturity Profile (RM'mil)



Classification of Borrowings



Fixed versus Floating rate mix

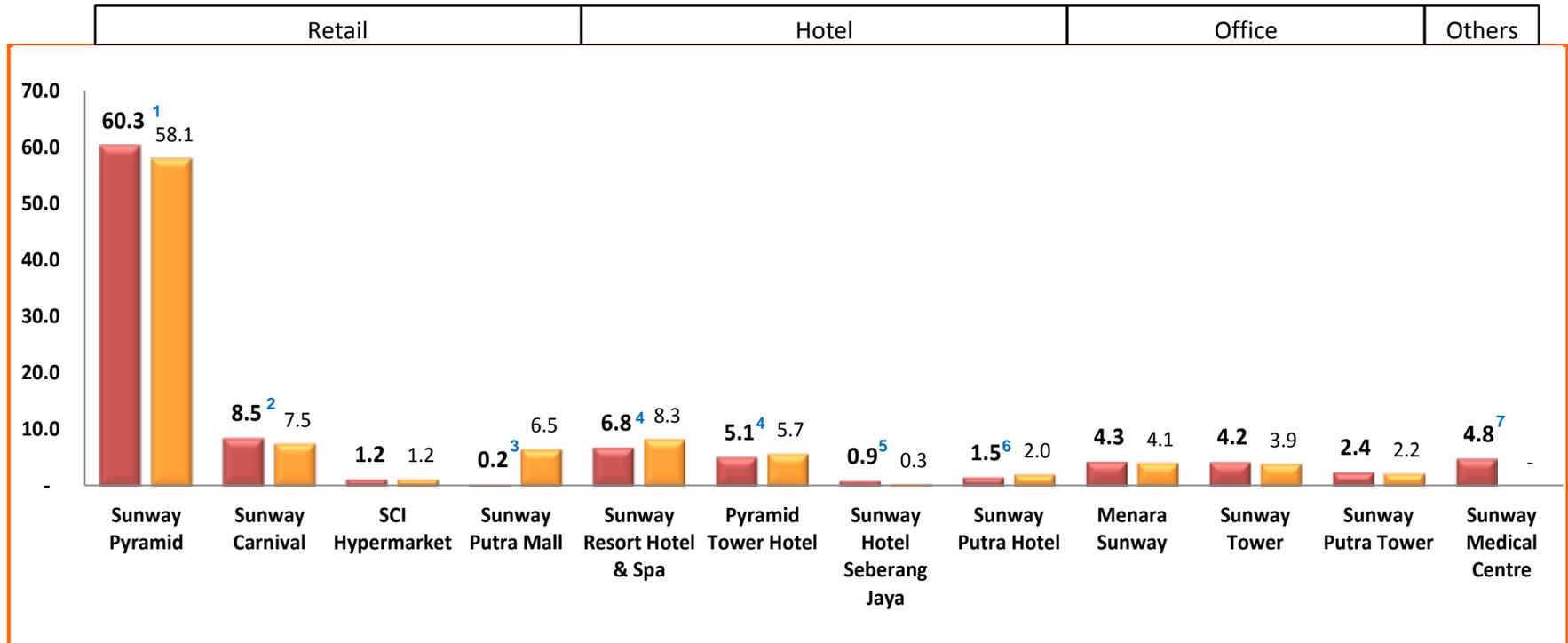


3. 1Q 2014 Portfolio Performance

1 Q/YTD 2014 Revenue Contribution



■ 1Q/YTD 2014 (RM'mil) **100.2**
■ 1Q/YTD 2013 (RM'mil) **99.8**

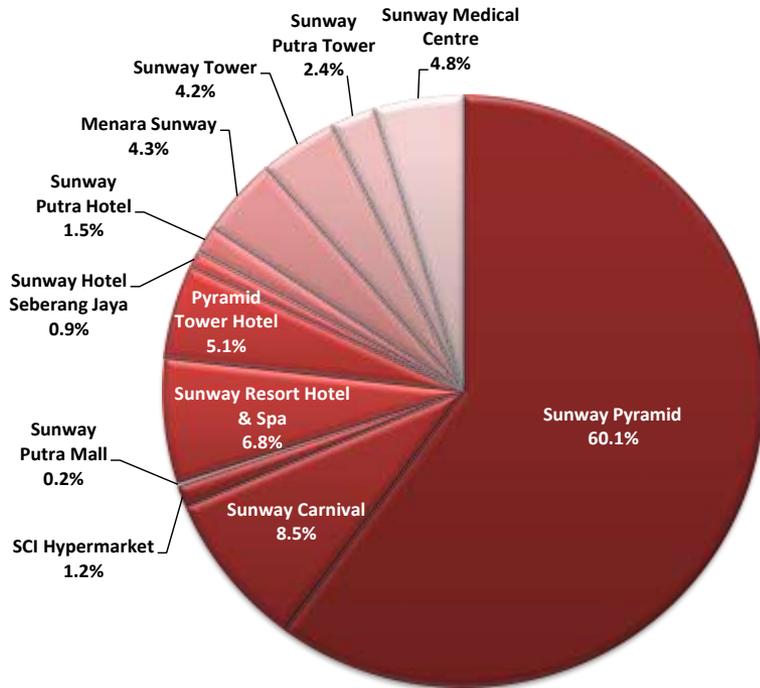


- ¹ Sunway Pyramid - Higher overall average rental rate (ARR) resulting from renewal/new tenancies
- ² Sunway Carnival - Higher overall ARR as compared to 1Q 2013.
- ³ Sunway Putra Mall – Closed for major refurbishment since May.
- ⁴ Sunway Resort Hotel & Spa and Pyramid Tower Hotel - Affected by the slower macro environment in the electrical and electronics (E&E) sector which these hotels predominantly serve. Sunway Resort Hotel & Spa ("SRHS") managed to achieve slightly higher average occupancy rate of 72.4% in 1Q 2014 compared to 70.8% in 1Q 2013 with tactical promotional activities. Meanwhile, Pyramid Tower Hotel experienced lower average occupancy rate of 76.0% in 1Q 2014 compared to 78.1% in 1Q2013 despite similar tactical promotional activities as SRHS.
- ⁵ Sunway Hotel Seberang Jaya – Completed major refurbishment in May 2013. Average occupancy improved to 57.8% for 1Q 2014 compared to 49.5% in 1Q 2013 and average daily rates increased by 16% for the same period under review.
- ⁶ Sunway Putra Hotel - Affected by the major refurbishment works at the adjoining Sunway Putra Mall. Occupancy and average daily rates for 1Q 2014 slipped by 11.6% and 3.2% respectively compared to the preceding year corresponding quarter.
- ⁷ SMC - Acquired by Sunway REIT on 31 December 2012.

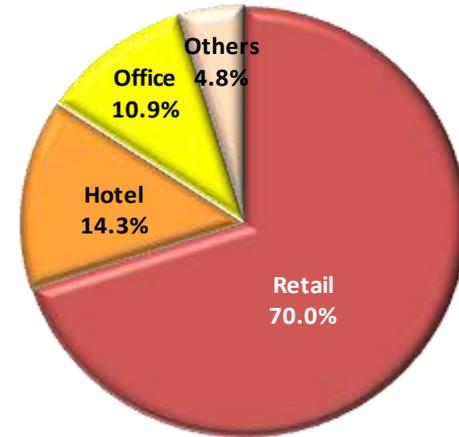
1 Q/YTD 2014 Revenue Contribution (Cont'd)



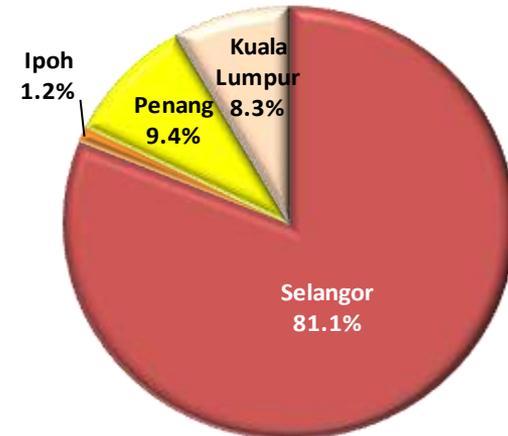
By property



By sector



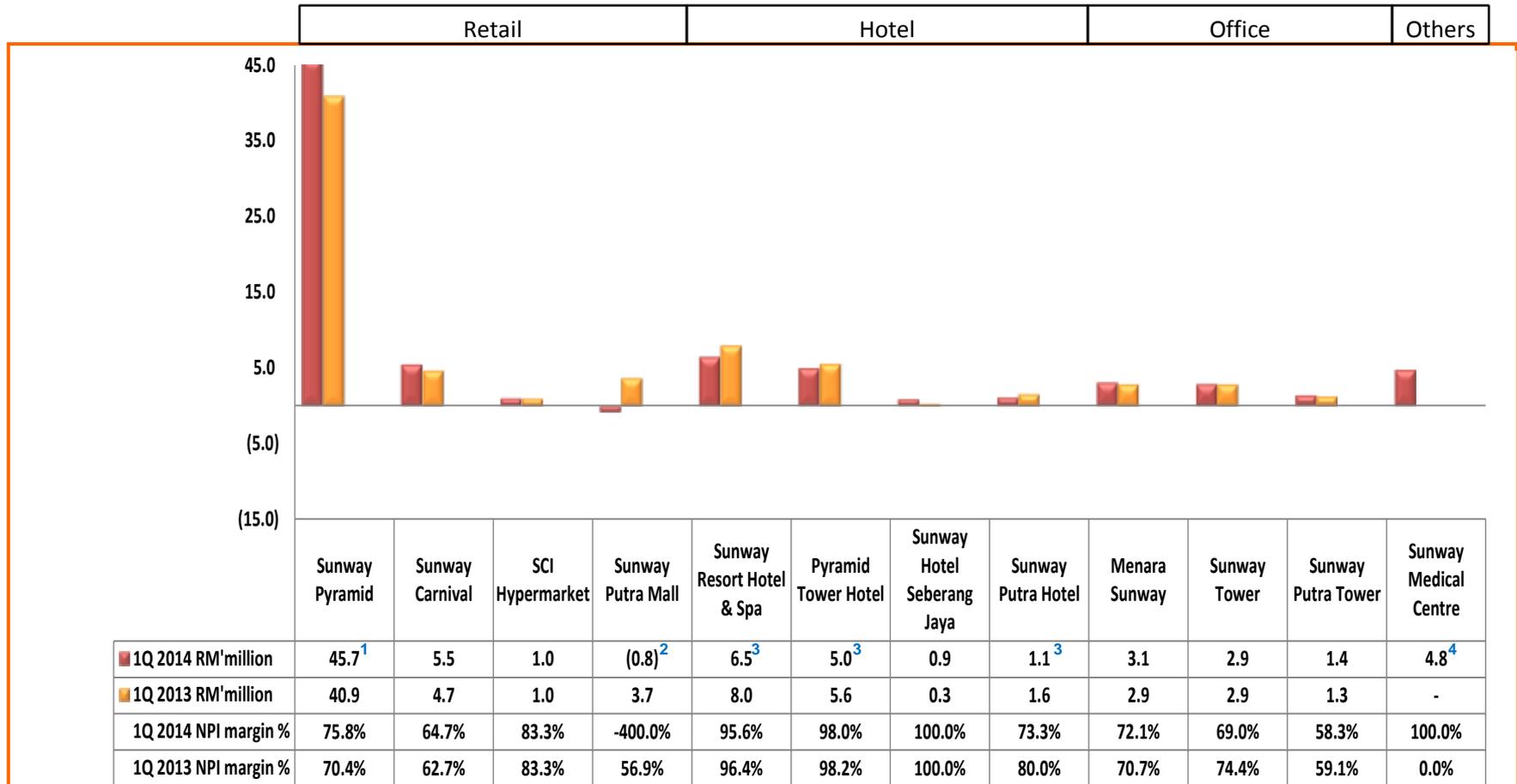
By location



1 Q/YTD 2014 NPI Contribution



	<u>NPI</u>	<u>Margin</u>
1Q/YTD 2014 (RM'mil)	77.1	76.9%
1Q/YTD 2013 (RM'mil)	72.9	73.0%



¹ Sunway Pyramid – Increase in revenue coupled by lower utilities expenses arising from energy savings upon completion of chiller retrofit exercise as well as lower general building upkeep expenses.

² Sunway Putra Mall – Net property loss mainly due to quit rent, assessment, insurance and fixed staff costs.

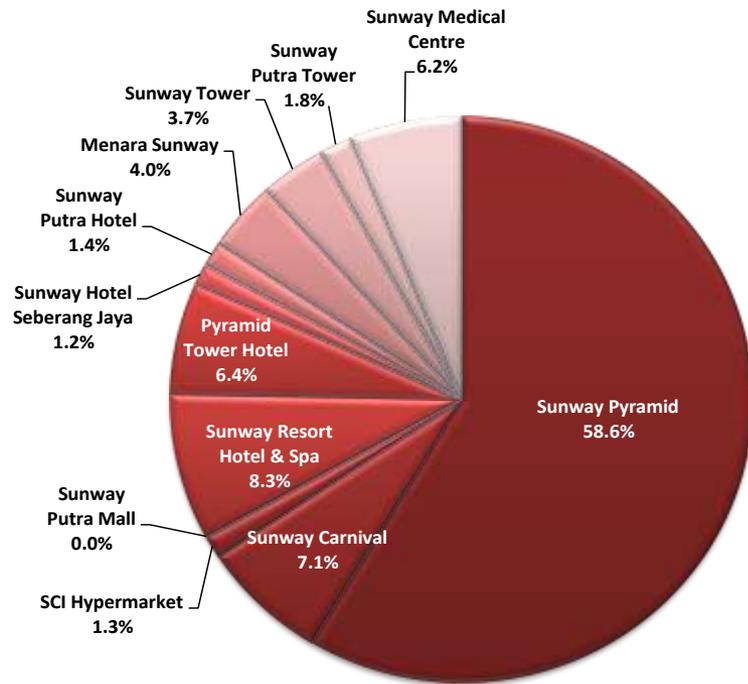
³ Sunway Resort Hotel & Spa, Pyramid Tower Hotel and Sunway Putra Hotel – As explained in Slide 17.

⁴ SMC - Acquired by Sunway REIT on 31 December 2012.

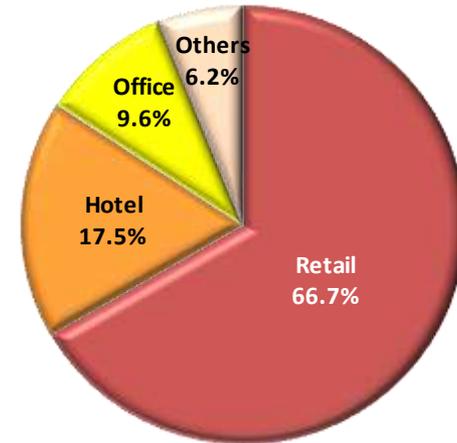
1 Q/YTD 2014 NPI Contribution (Cont'd)



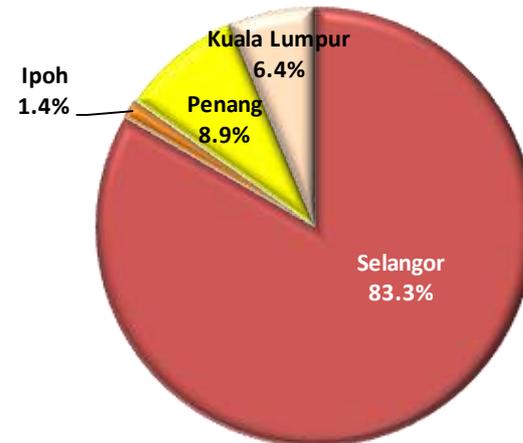
By property



By sector



By location



RESILIENT INCOME STREAM

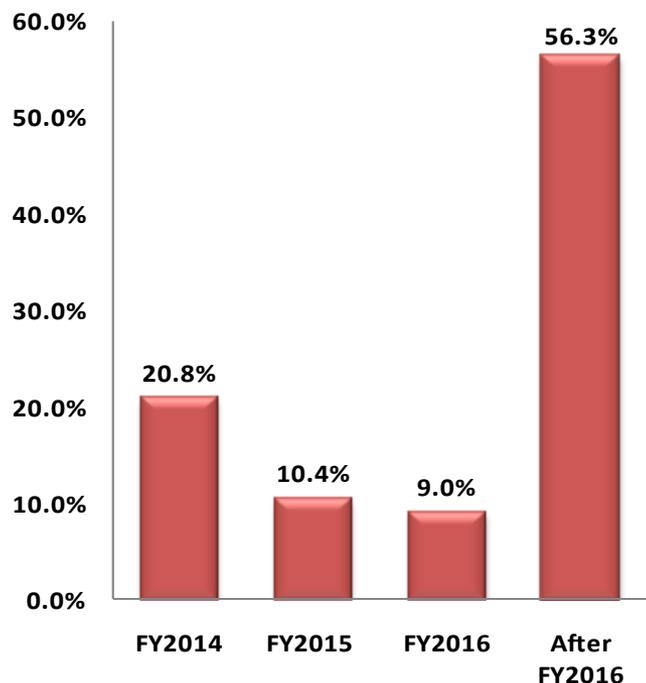


Well spread-out lease expiry profile and diverse tenant base

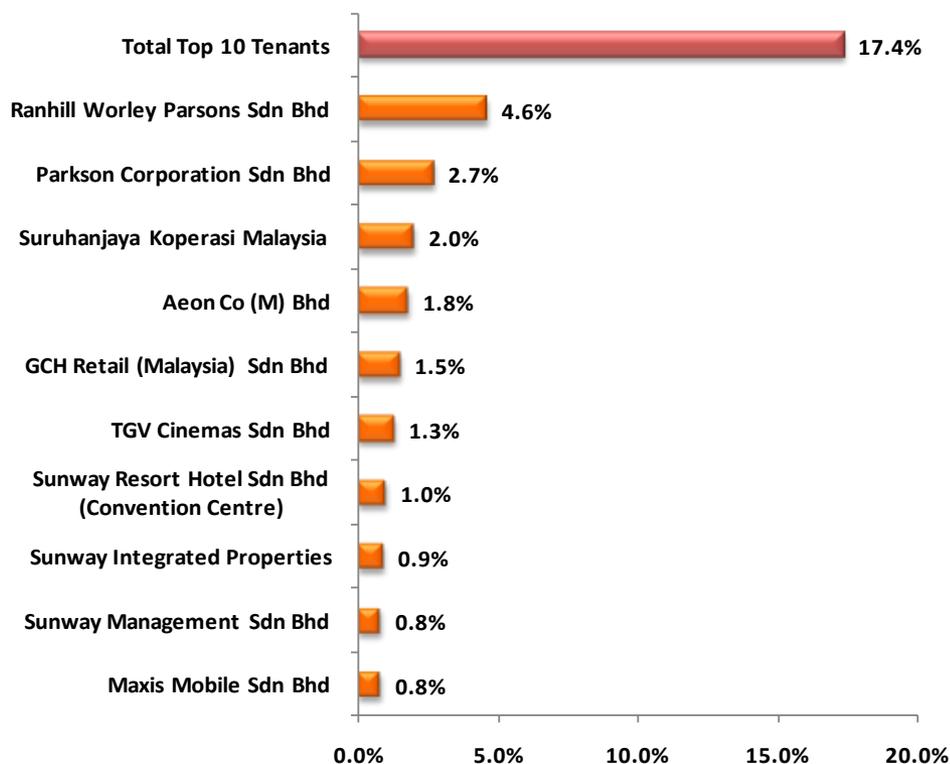
WALE¹ as at 30 September 2013 – 2.6 years

Top 10 tenants comprise approximately 17.4%

Projected tenancy expiry of portfolio²



Top 10 tenants



¹ Calculated based on gross rental income.

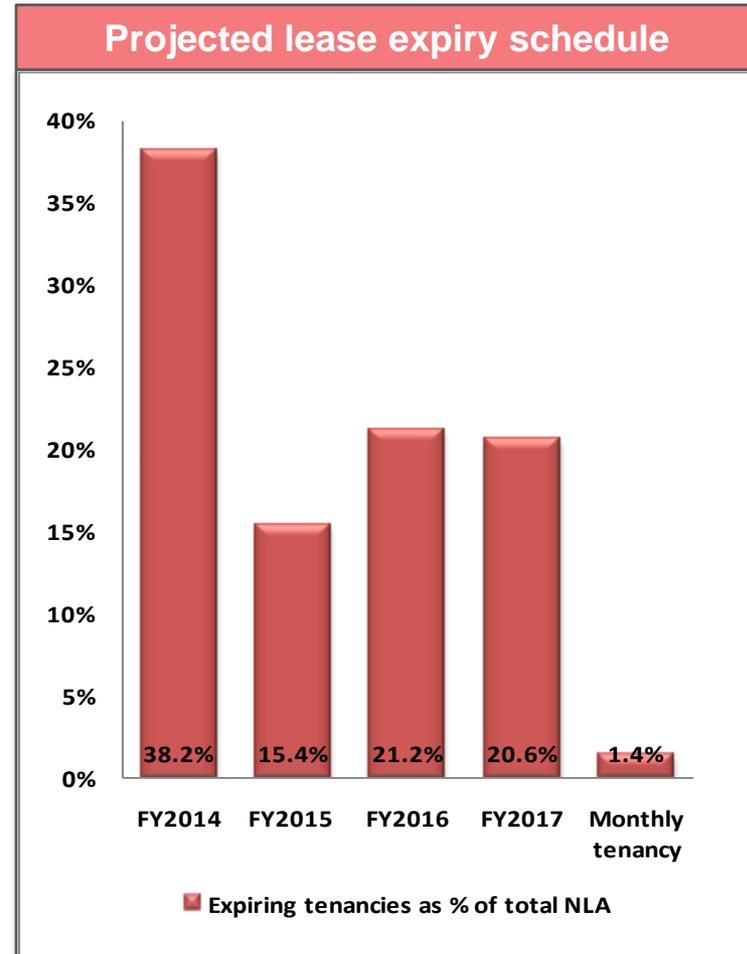
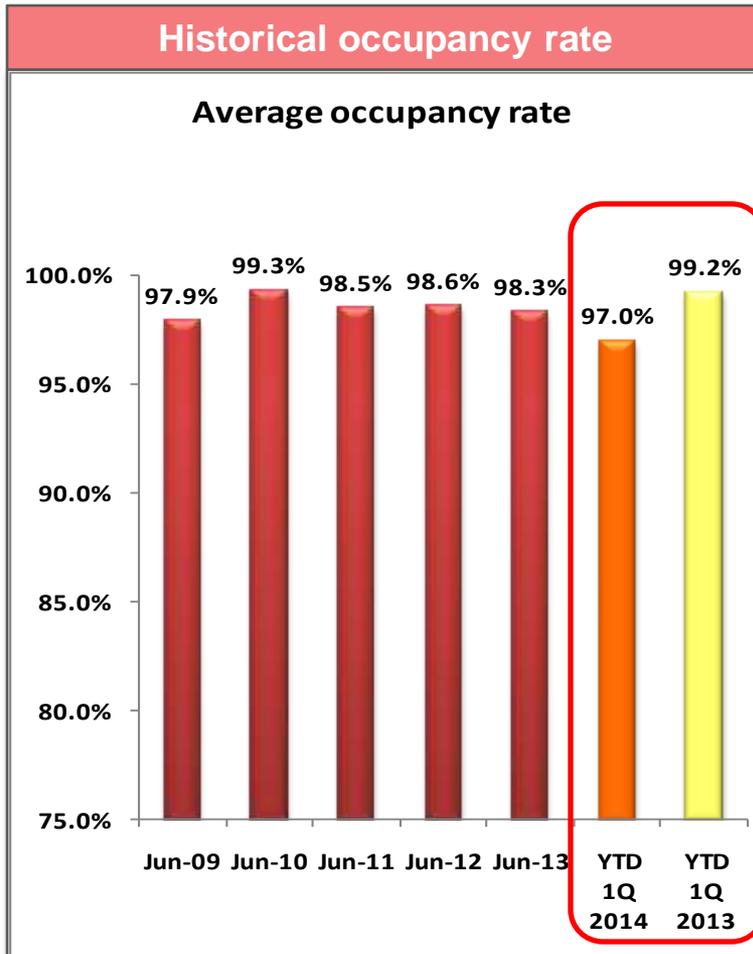
² Calculated using NLA for the Retail and Office Properties and GFA for the Hotel and Hospital Properties.
(NLA for Sunway Putra Mall has been excluded as the mall is closed for major refurbishment.)

Note: Based on gross rental income for the month of September 2013.
(Exclude Hotel Master Leases, Hospital Master Lease and car park tenancies.)

4. 1Q 2014 Property Performance

RETAIL PROPERTIES

SUNWAY PYRAMID SHOPPING MALL



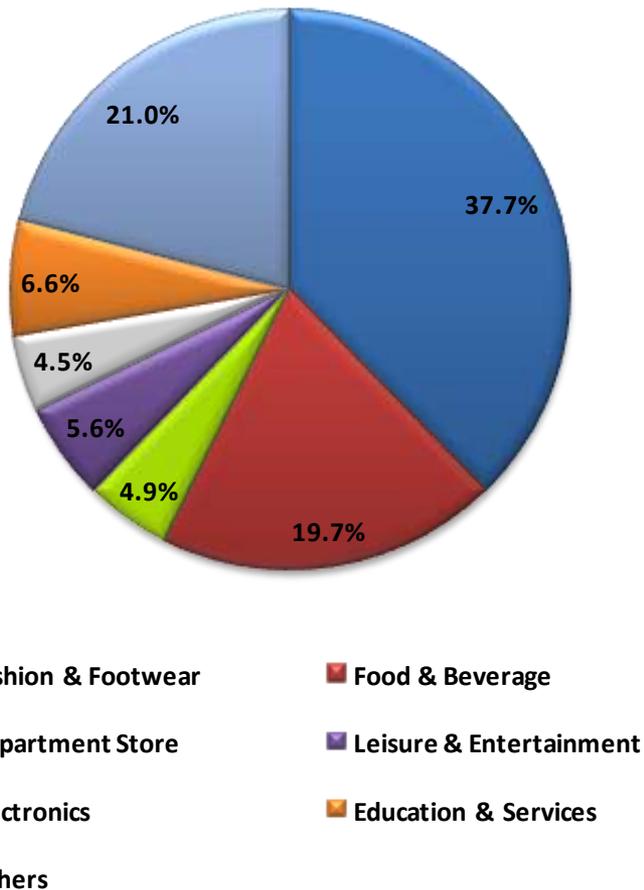
Note: Marginal drop in occupancy rate for YTD 1Q 2014 (97.0%) compared to YTD 1Q 2013 (99.2%) was mainly due to on-going works to reconfigure an existing area of 23,432 sq.ft. under Oasis Boulevard 5 Project which commenced in April 2013 and expected to be completed in 2Q 2014.

RETAIL PROPERTIES

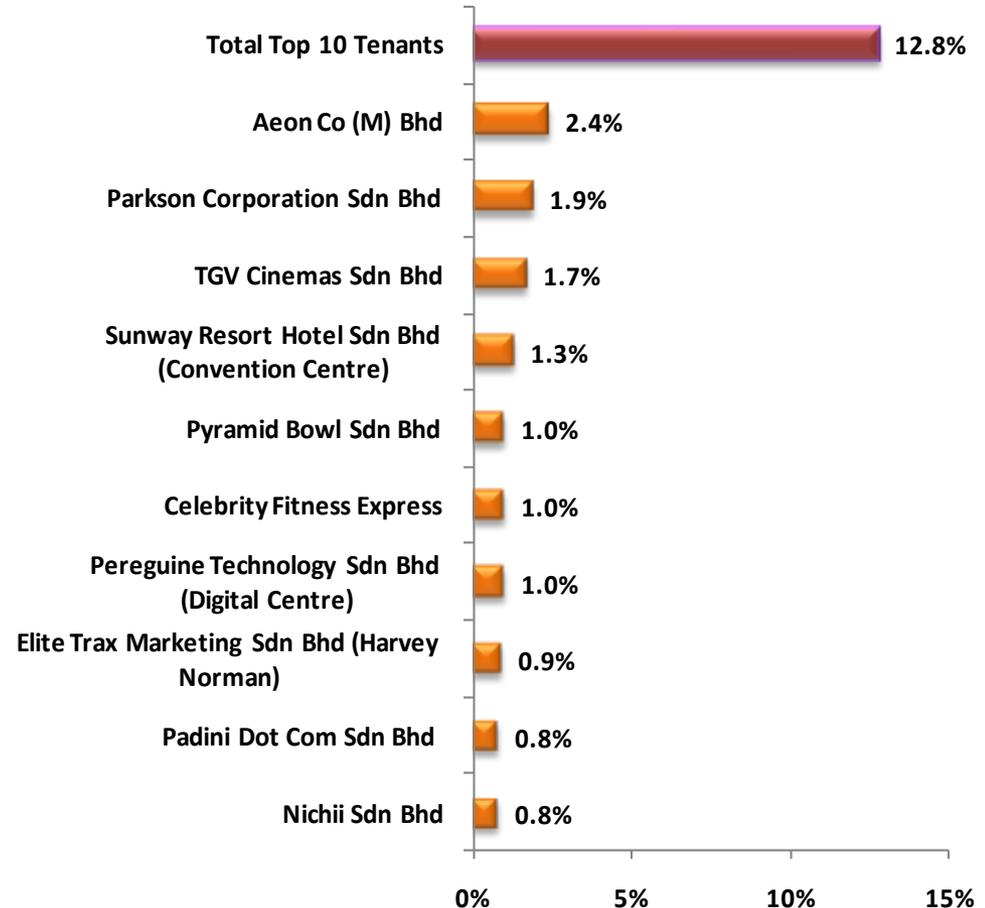


SUNWAY PYRAMID SHOPPING MALL (Cont'd)

Tenant mix



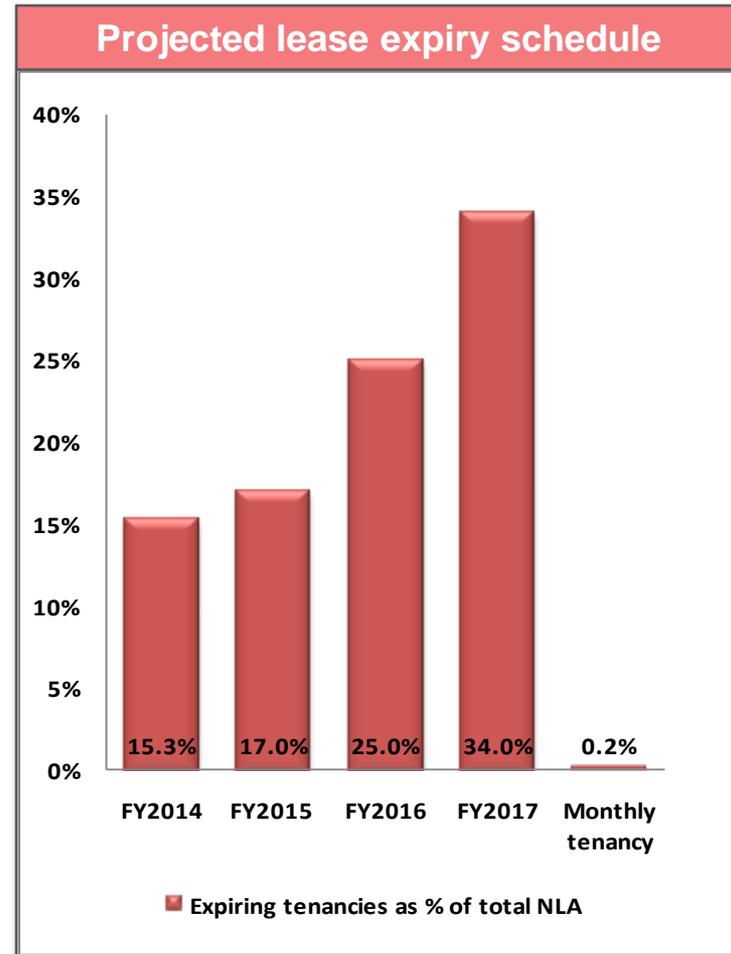
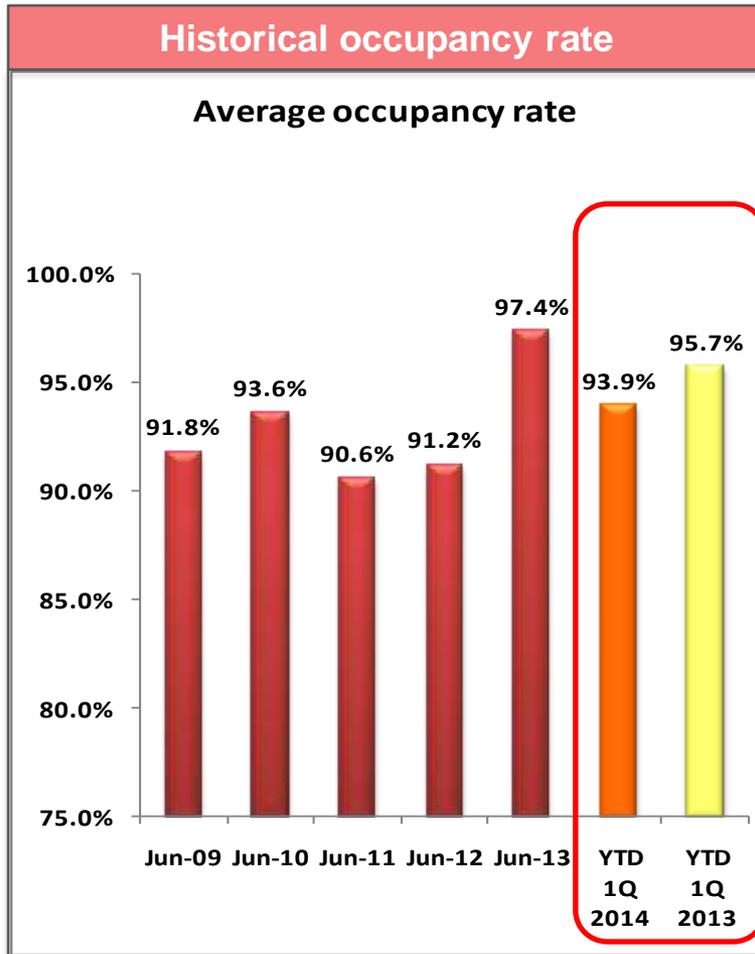
Top 10 tenants



Note: Based on gross rental income for the month of September 2013

RETAIL PROPERTIES

SUNWAY CARNIVAL SHOPPING MALL



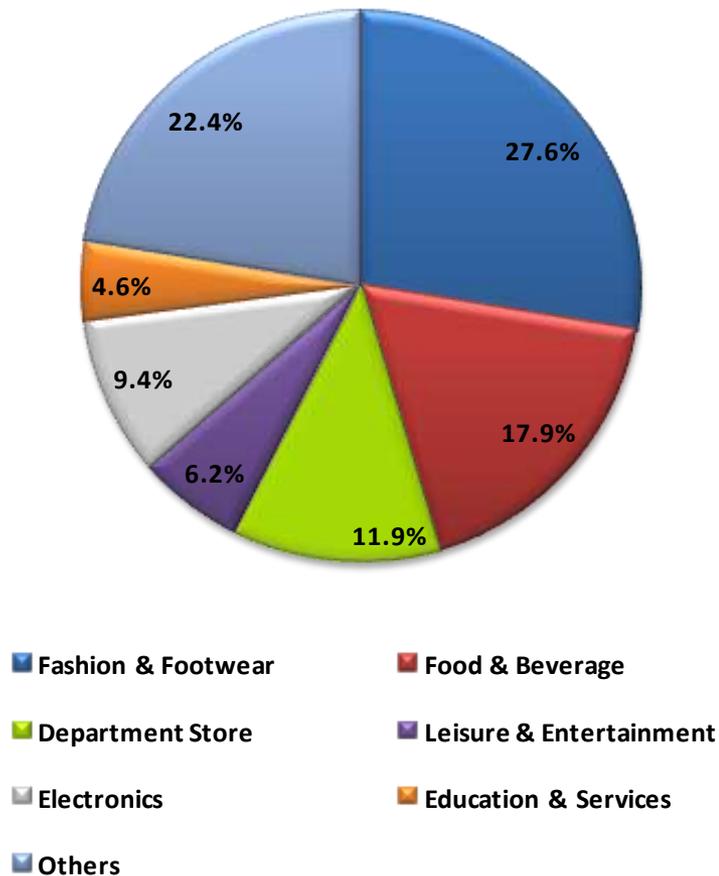
Note: Lower occupancy rate for YTD 1Q 2014 (93.9%) compared to YTD 1Q 2013 (95.7%) was mainly due to non-renewal by a tenant in June 2013 with NLA of 39,676 sq. ft. due to a change in the tenant's business strategy.

RETAIL PROPERTIES

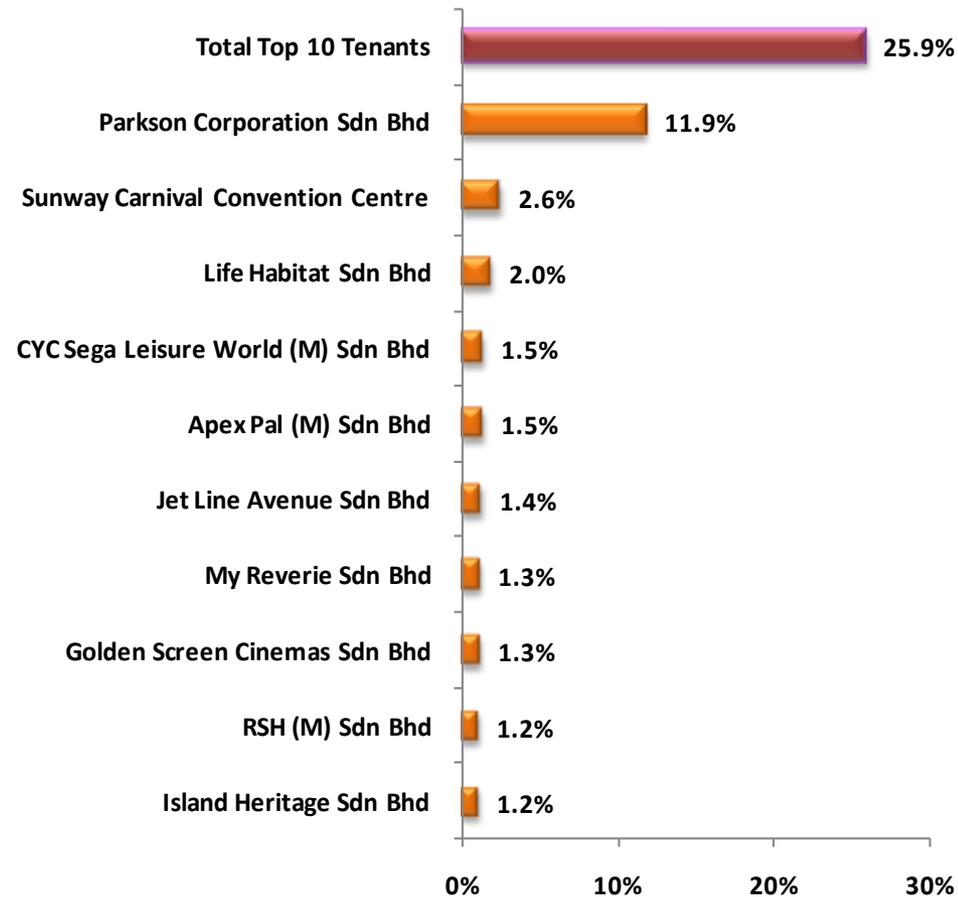


SUNWAY CARNIVAL SHOPPING MALL (Cont'd)

Tenant mix



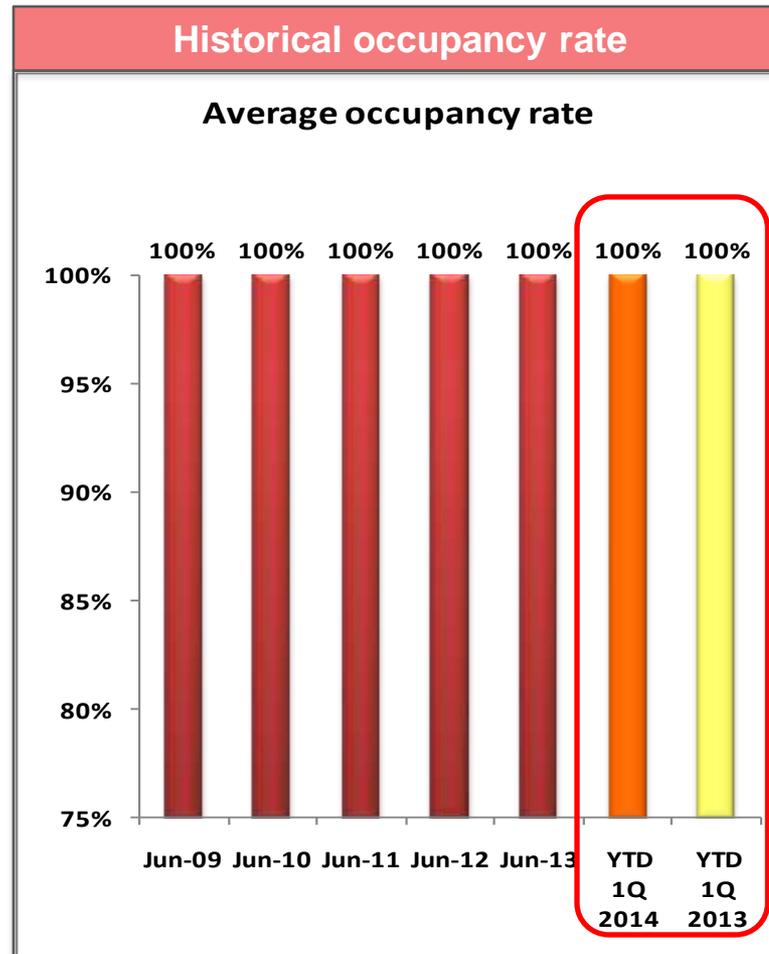
Top 10 tenants



Note: Based on gross rental income for the month of September 2013

RETAIL PROPERTIES

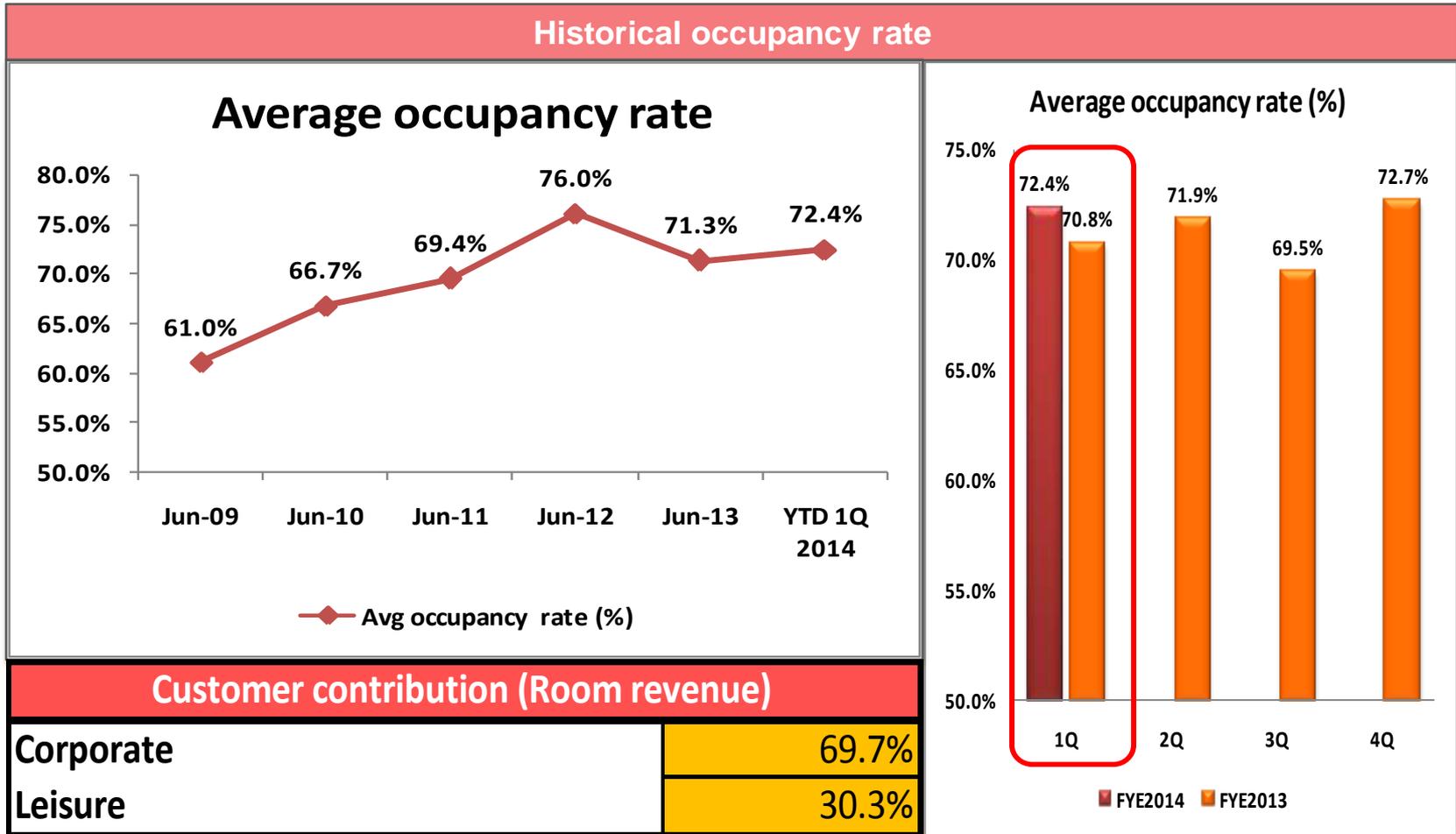
SUNCITY IPOH HYPERMARKET



Suncity Ipoh Hypermarket is tenanted to a single tenant, a major hypermarket and retailer chain operating under the “Giant” brand in Malaysia, Singapore, Indonesia and Brunei Darulsalam. The tenancy is expiring in FYE 2014 with an option to renew for another term of 3 years by the tenant at a predetermined rental reversion rate.

HOSPITALITY PROPERTIES

SUNWAY RESORT HOTEL & SPA

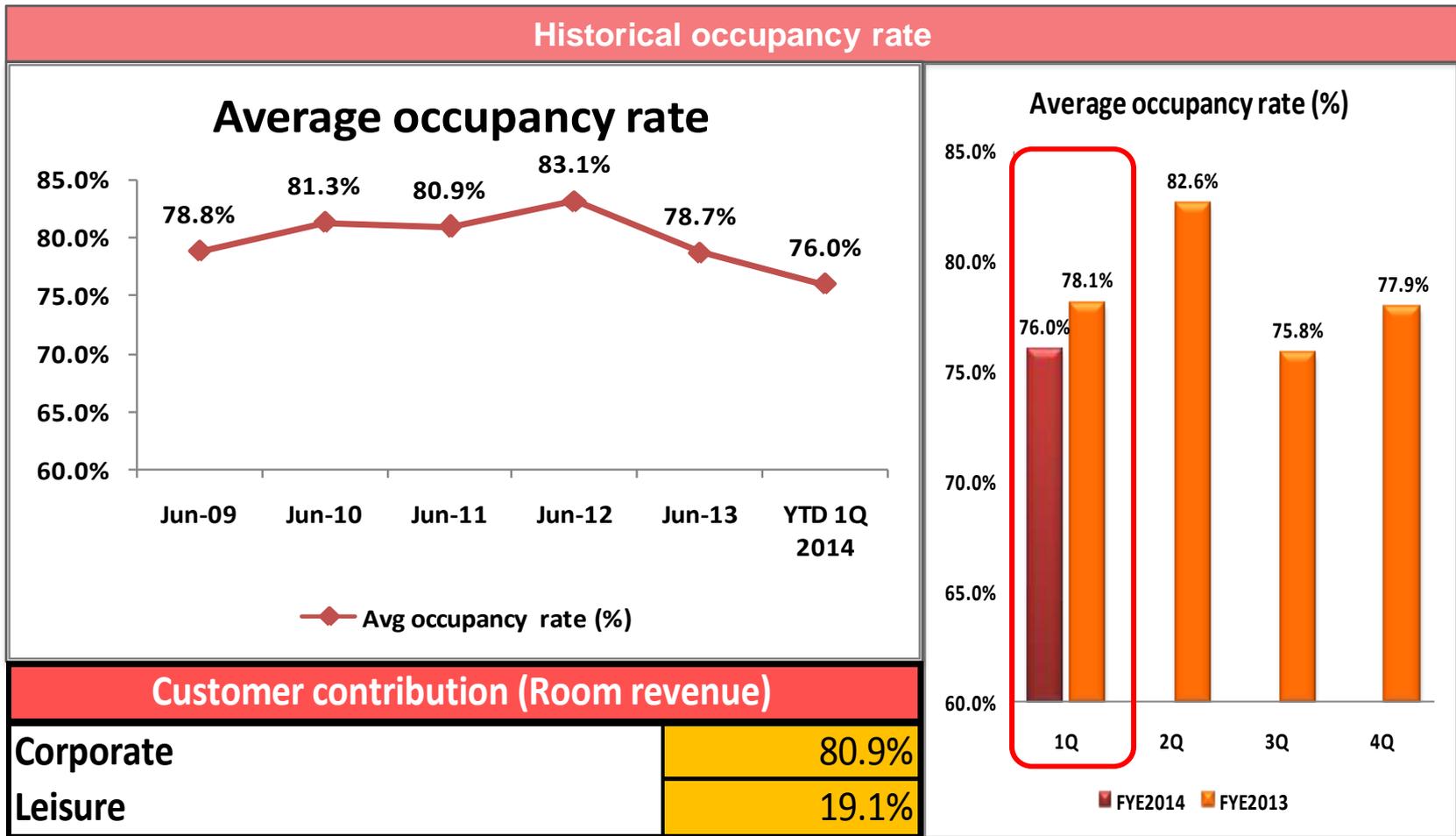


Note 1: The hotel properties are under 10-years master leases. The Sunway Resort Hotel & Spa and Pyramid Tower Hotel master lease is expiring in July 2020.

Note 2: The performance of Sunway Resort Hotel & Spa for 1Q 2014 was affected by the slower macro environment in the electrical and electronics (E&E) sector which this hotel predominantly serve. However, Sunway Resort Hotel & Spa managed to achieve slightly higher average occupancy rate of 72.4% in 1Q 2014 compared to 70.8% in 1Q 2013 with tactical promotional activities.

HOSPITALITY PROPERTIES

PYRAMID TOWER HOTEL

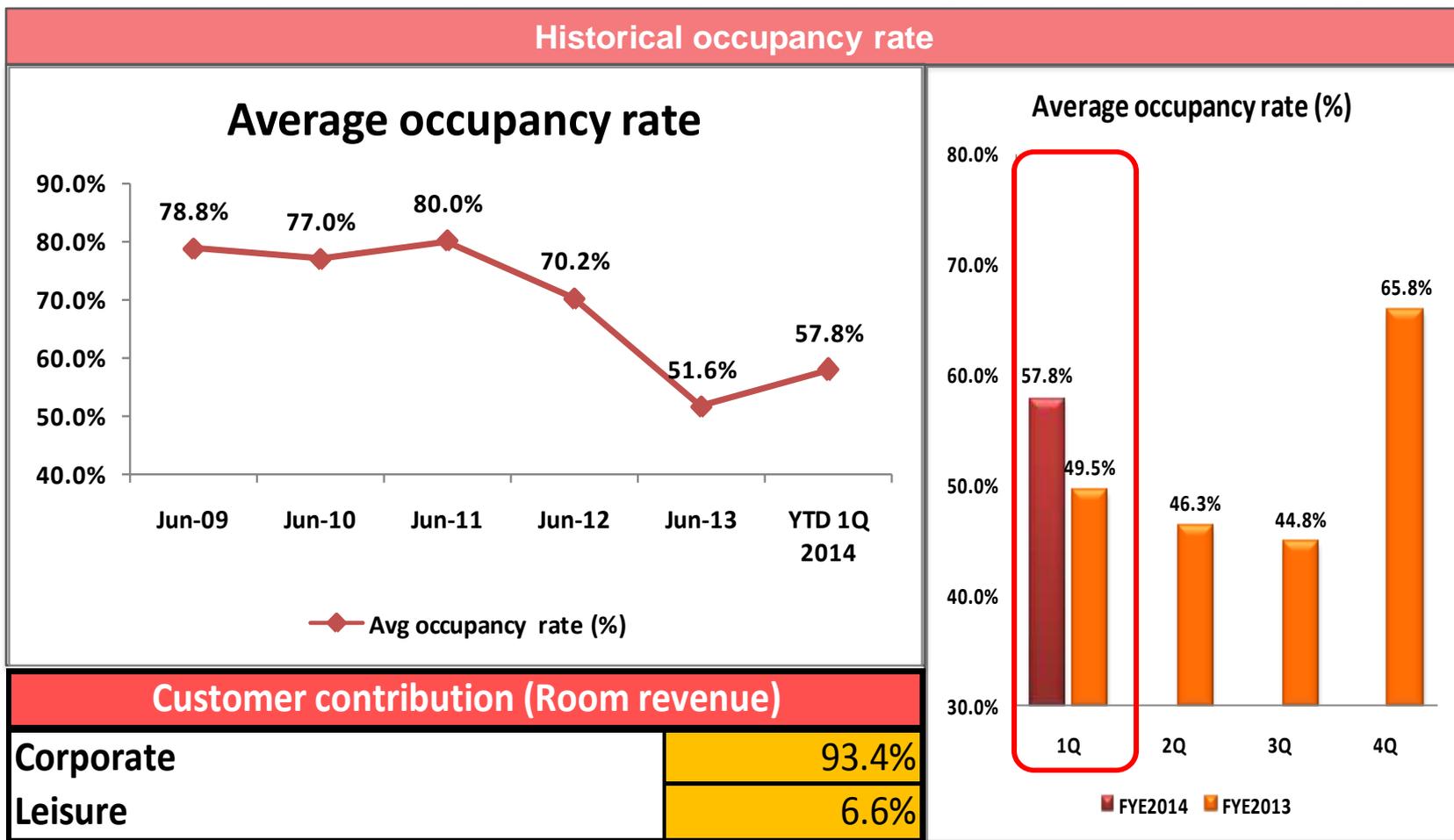


Note 1: The hotel properties are under 10-years master leases. The Sunway Resort Hotel & Spa and Pyramid Tower Hotel master lease is expiring in July 2020.

Note 2: The performance of Pyramid Tower Hotel for 1Q 2014 was affected by the slower macro environment in the electrical and electronics (E&E) sector which this hotel predominantly serve. As a result, Pyramid Tower Hotel experienced lower average occupancy rate of 76.0% in 1Q 2014 compared to 78.1% in 1Q 2013 despite similar tactical promotional activities as Sunway Resort Hotel & Spa.

HOSPITALITY PROPERTIES

SUNWAY HOTEL SEBERANG JAYA

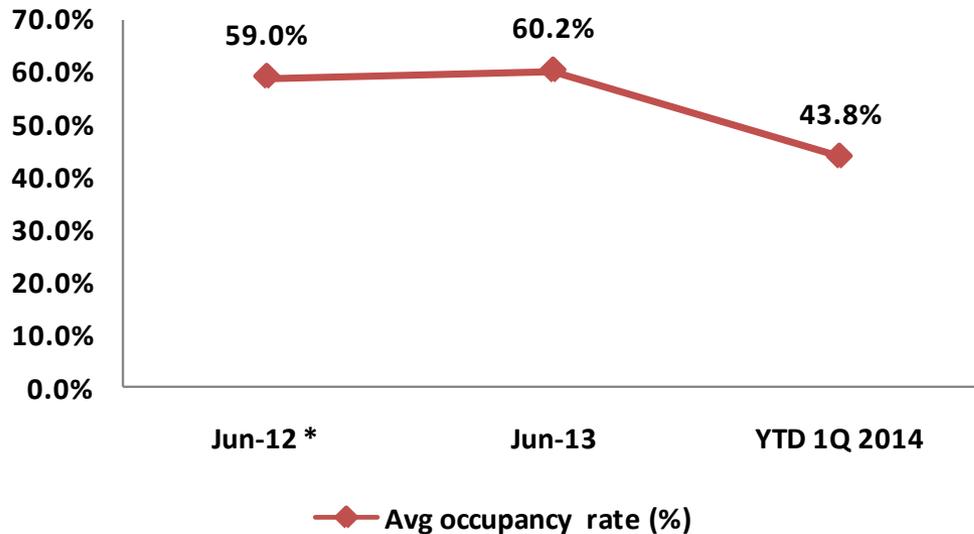


Note 1: The hotel properties are under 10-years master leases. The Sunway Hotel Seberang Jaya master lease is expiring in July 2020.

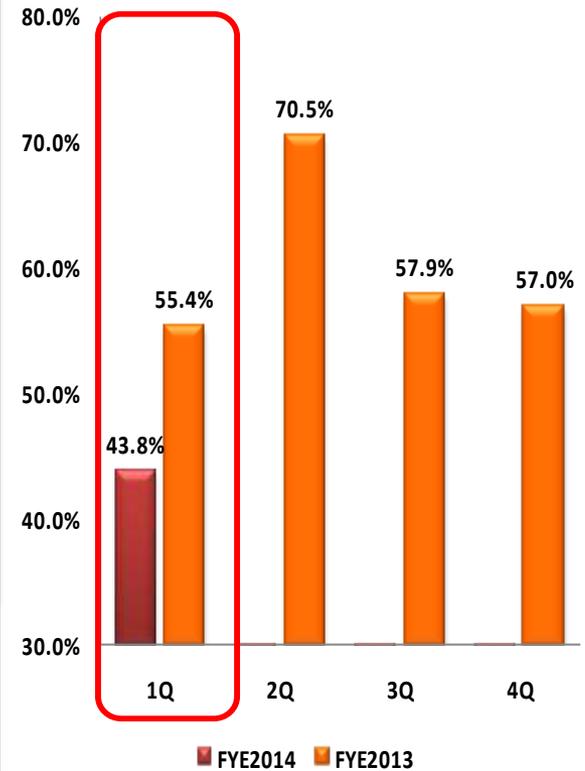
Note 2: Higher ADR, Revpar and occupancy for current quarter (1Q 2014) compared to 1Q 2013 was due to completion of the major refurbishment in 4Q 2013.

Historical occupancy rate

Average occupancy rate



Average occupancy rate (%)



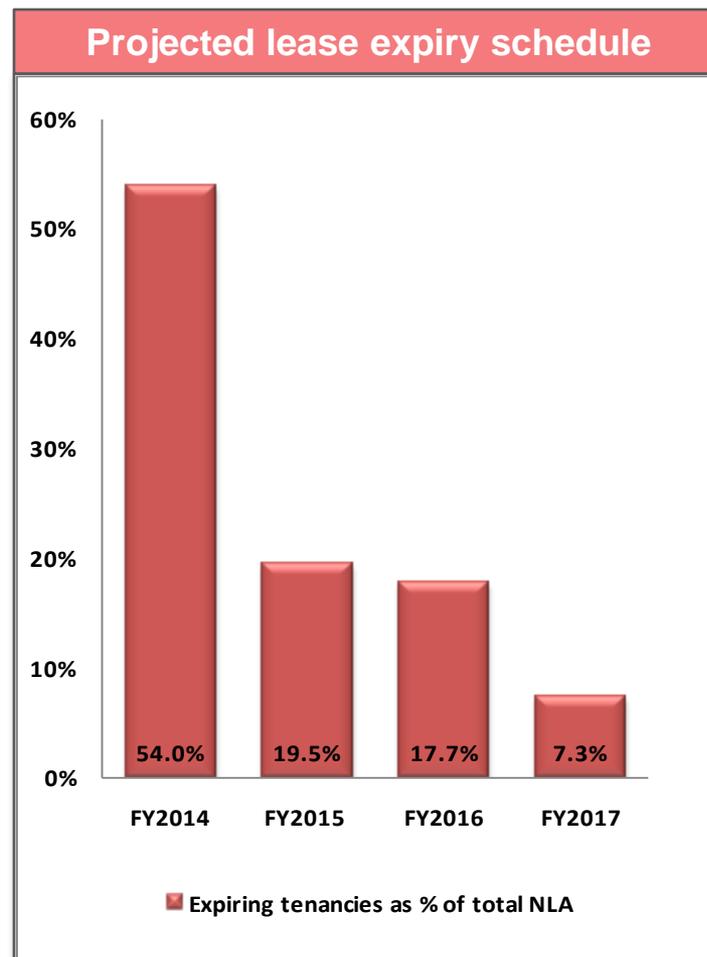
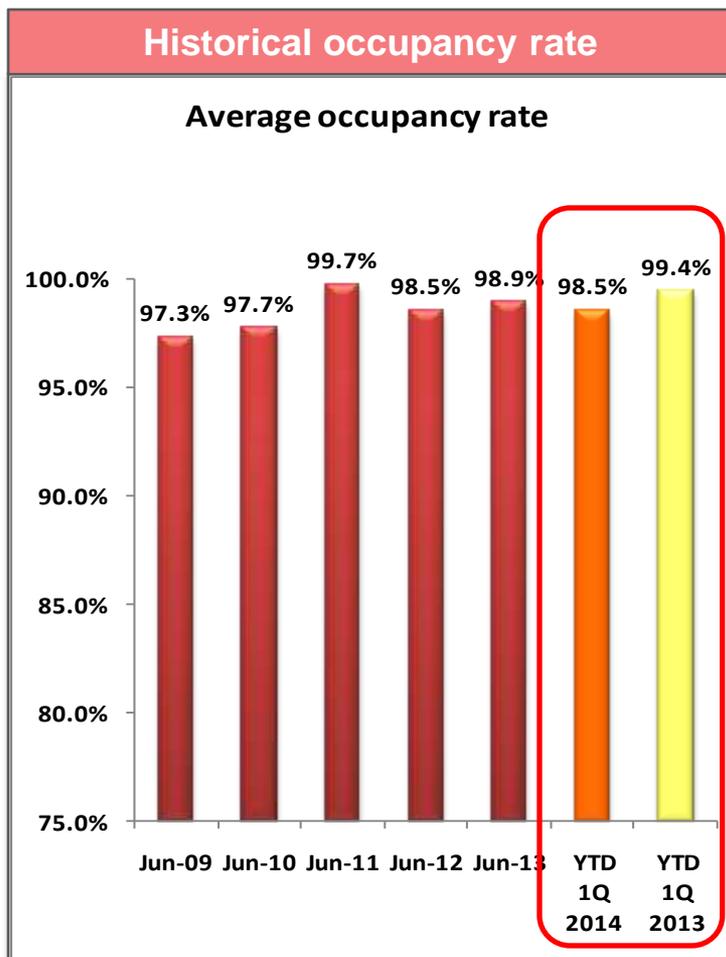
Customer contribution (Room revenue)

Corporate	73.4%
Leisure	26.6%

* Representing period from 28 Sept 2011 (full possession and control of Sunway Putra Hotel) to 30 June 2012.

Note 1: The hotel properties are under 10-years master leases. The Sunway Putra Hotel master lease is expiring in September 2021.

Note 2: The current quarter's (1Q 2014) performance was adversely affected by the on-going major refurbishment at the adjoining Sunway Putra Mall which commenced in May 2013.

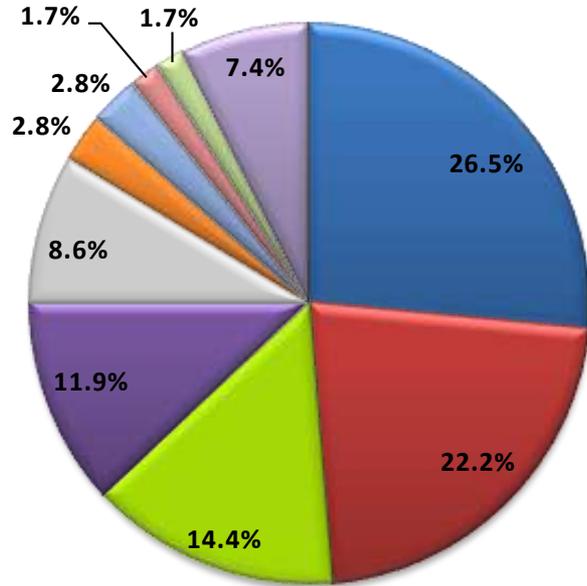


OFFICE PROPERTIES

MENARA SUNWAY (Cont'd)

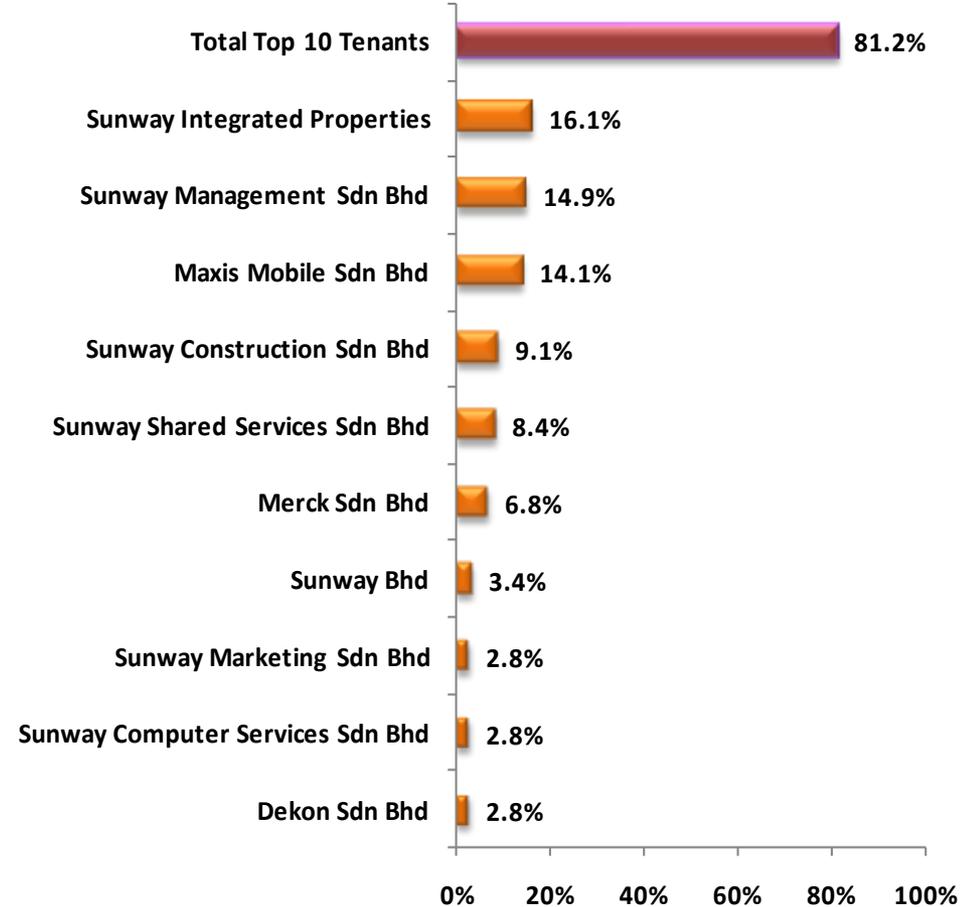


Tenant mix



- Management services
- Property
- Communication
- Construction
- Medical
- Technology
- Trading
- Leasing
- Advertising & Agency
- Others

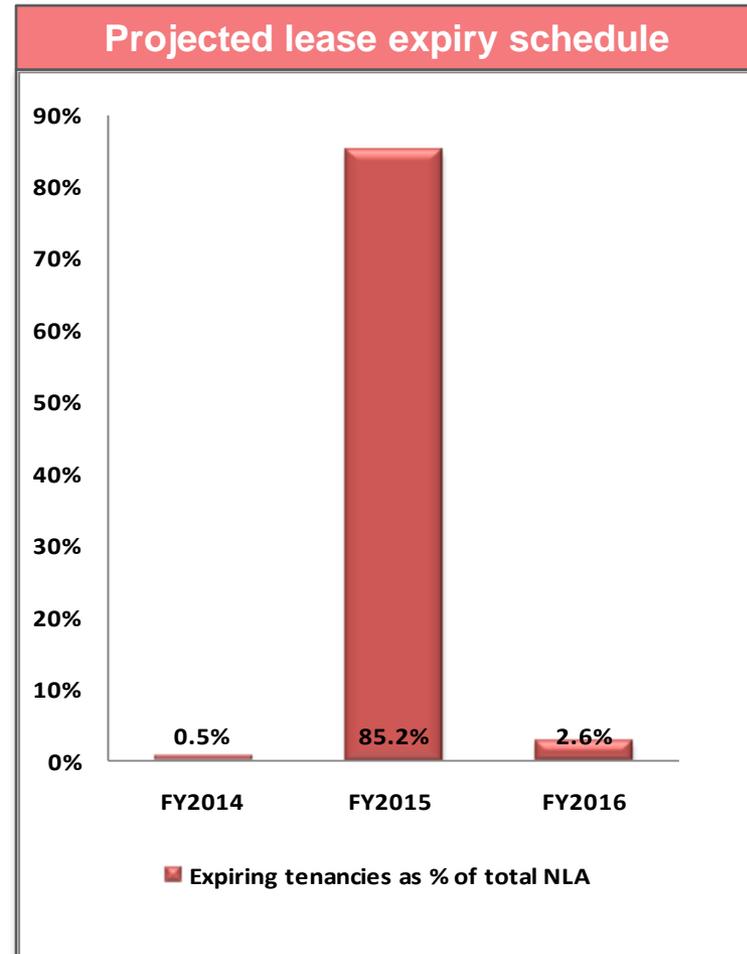
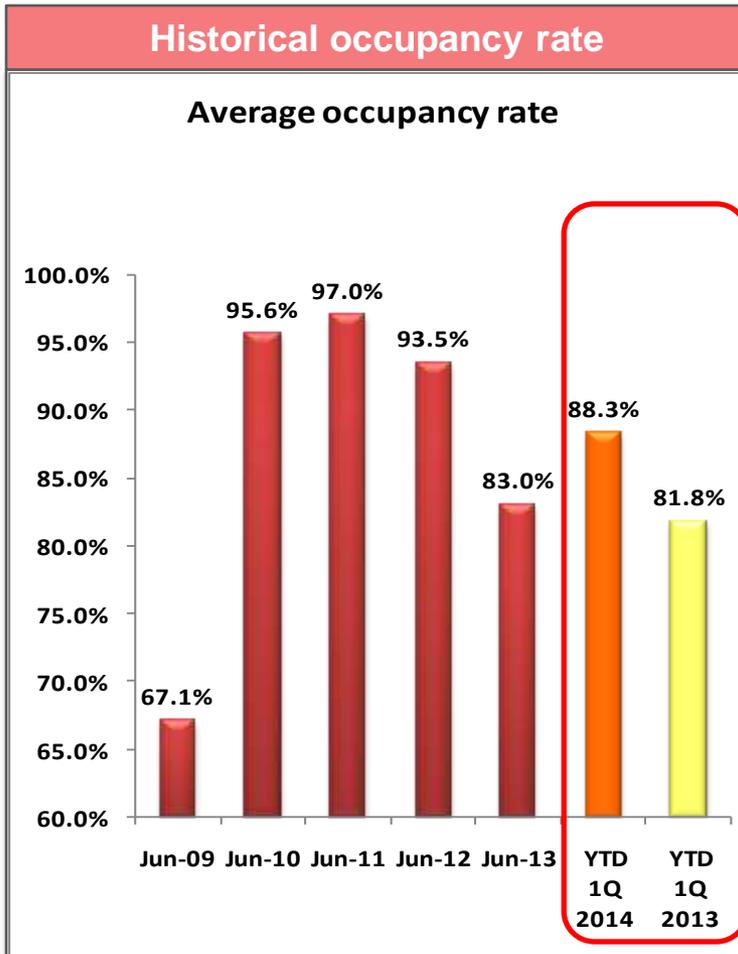
Top 10 tenants



Note: Based on gross rental income for the month of September 2013

OFFICE PROPERTIES

SUNWAY TOWER

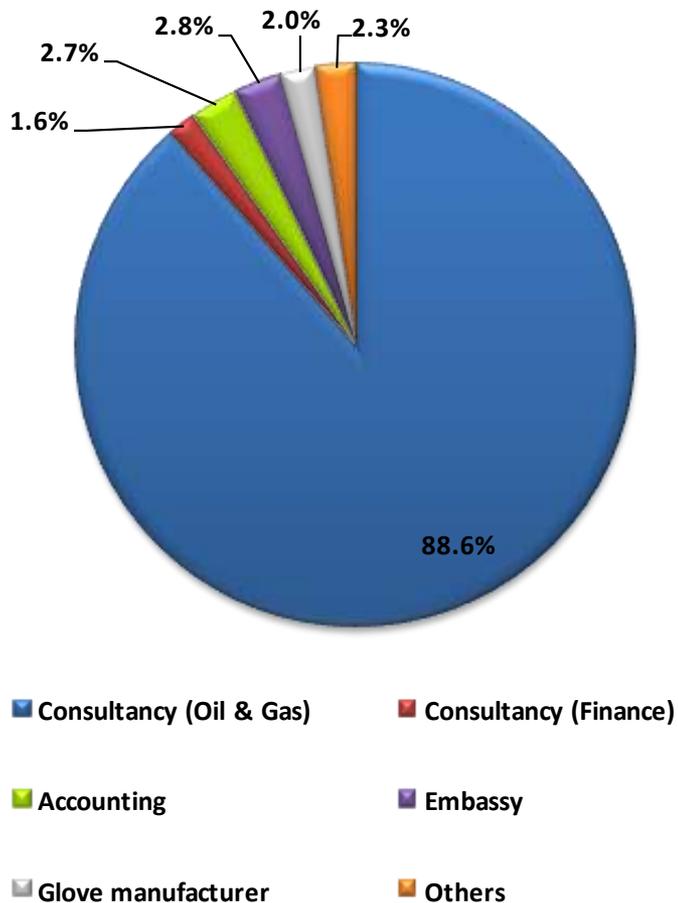


OFFICE PROPERTIES

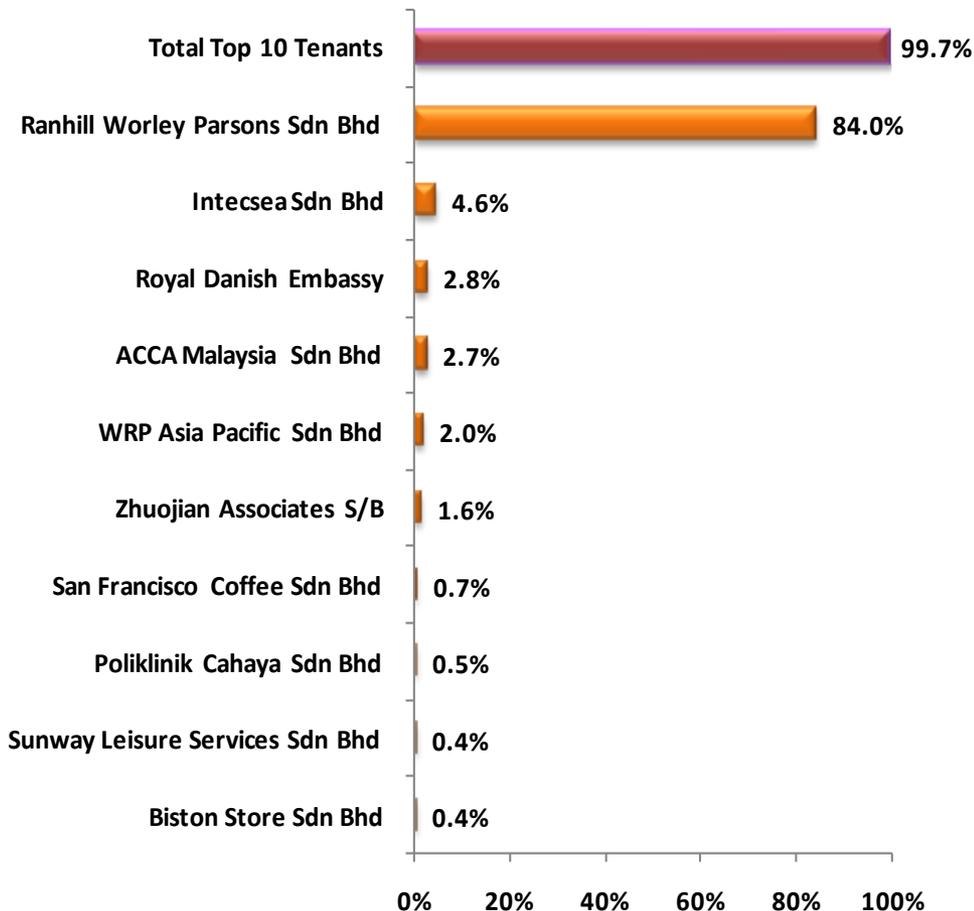
SUNWAY TOWER (Cont'd)



Tenant mix



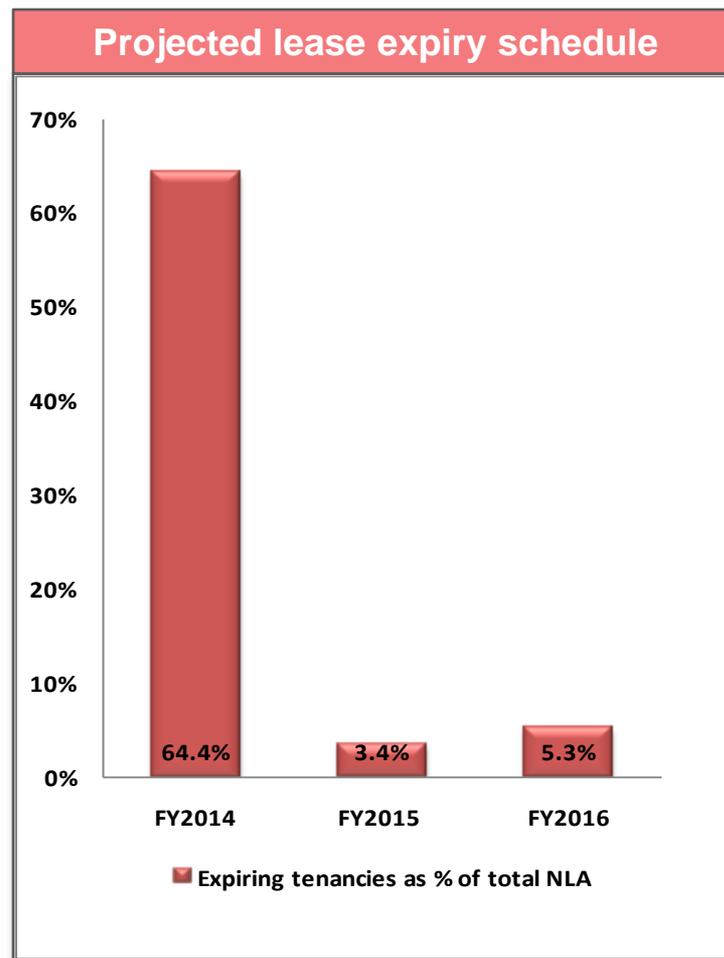
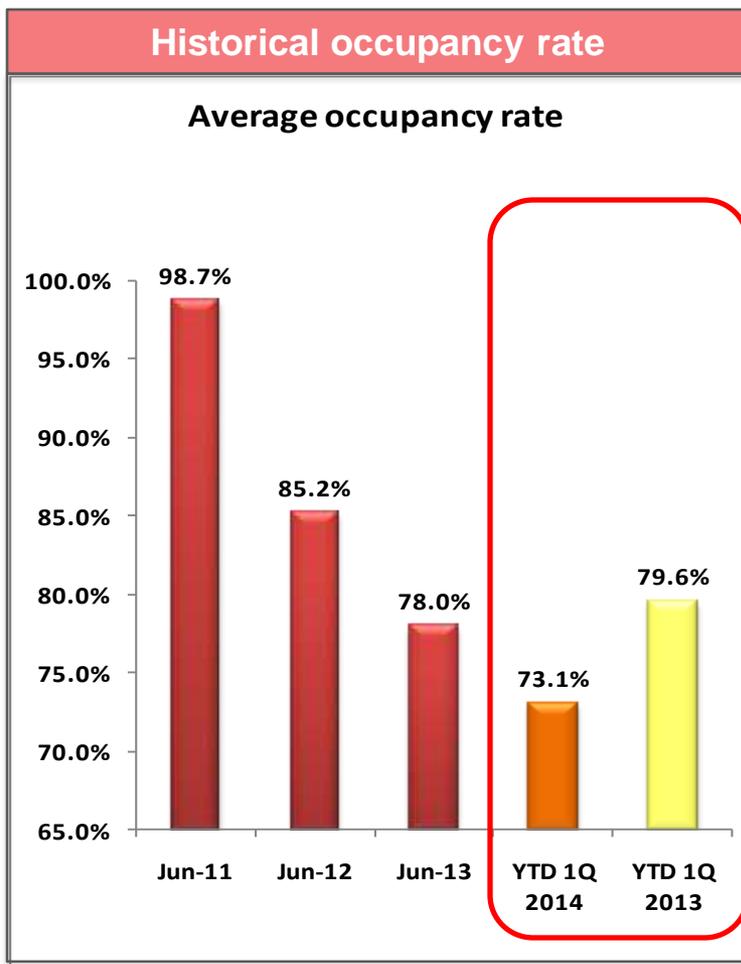
Top 10 tenants



Note: Based on gross rental income for the month of September 2013

OFFICE PROPERTIES

SUNWAY PUTRA TOWER



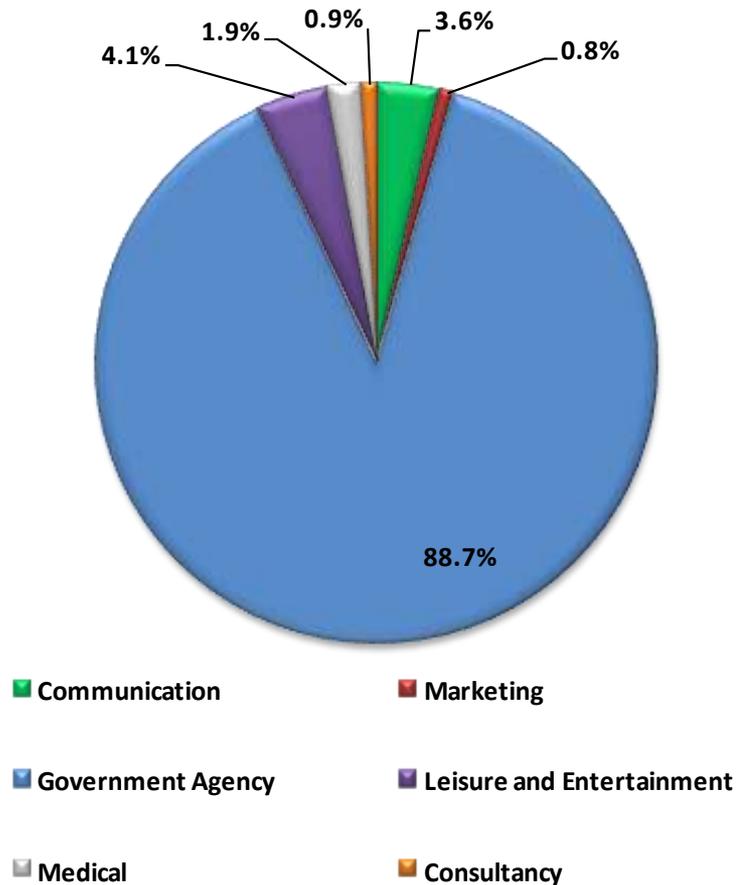
Note: Lower occupancy rate for YTD 1Q 2014 (73.1%) compared to 1Q 2013 (79.6%) was mainly due to non-renewal by a tenant.

OFFICE PROPERTIES

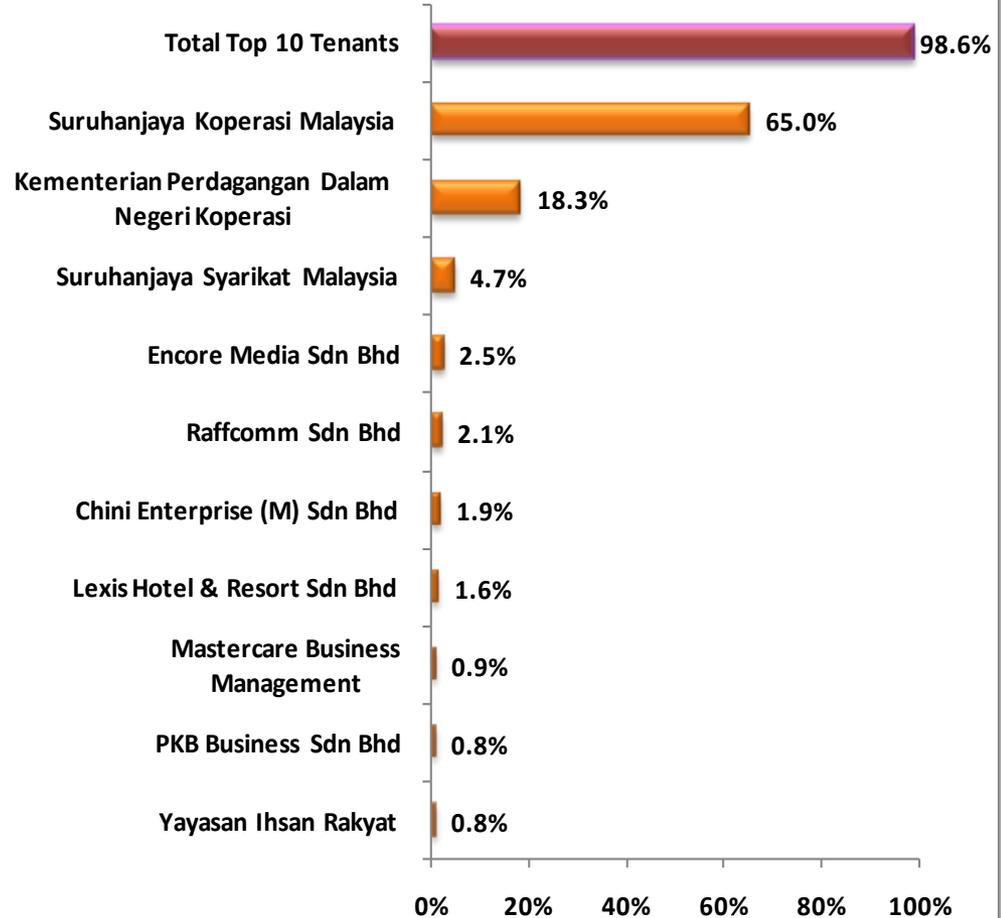
SUNWAY PUTRA TOWER (Cont'd)



Tenant mix



Top 10 tenants



Note: Based on gross rental income for the month of September 2013

5. Market Outlook

- The Malaysian economy expanded by 4.2% in 1H2013 supported by domestic demand amidst continuous weakness in exports on the back of mixed global economic landscape.
- Bank Negara Malaysia (“BNM”) has revised downwards the Gross Domestic Products (“GDP”) forecast for CY2013 to 4.5% - 5.0% (from 5.0% - 6.0% previously). Domestic demand growth trajectory is expected to remain intact supported by accommodative monetary policy for the rest of CY2013.
- Headline inflation has been inching up since beginning of CY2013 from 1.3% in January 2013 to 1.9% in August 2013. The trend is expected to persist in view of the recent increase in fuel prices, expected utility tariff hike and implementation of the minimum wage law .
- The Manager expects Overnight Policy Rate (“OPR”) to remain steady at 3.0% for the remaining of CY2013 as inflation remained manageable. The interest rate direction, however, is bias towards uptrend moving into CY2014.

- Despite the Manager's endeavour to maintain distribution per unit ("DPU") for FY2014 notwithstanding the closure of Sunway Putra Mall, the Manager is of the view that DPU may be lower due to the softer outlook for the hotel and office segments.
- The Manager is committed to distribute 100% of its distributable net income for FY2014.

- According to Retail Group Malaysia (“RGM”), retail sales in Malaysia are expected to grow at a faster pace of 6.4% to RM94.4 billion from 5.5% recorded in 2012, underpinned by domestic demand.
- On the supply side, Cheras Sentral Shopping Mall (estimated NLA of 500,000 sq. ft.), Nu Sentral (estimated NLA of 680,000 sq.ft.) and former Jaya Shopping Mall (estimated NLA of 270,000 sq. ft) are expected to be opened by end 2013.
- The impending new supply of retail space in Klang Valley will inevitably heighten competition amongst retail malls and potentially lead to dilution in customers’ market share. In order to stay ahead of competition, the Manager has proactively embarked on asset enhancement initiatives (“AEIs”) and asset management initiatives (“AMIs”) for the retail malls in the asset portfolio in addition to refresh the retail concepts to continue to attract existing and new shoppers to the malls.
- The average occupancy rate for Sunway Pyramid Shopping Mall has dipped to 97.0% in 1Q2014 compared to 99.2% in 1Q2013 on the back of ongoing works to reconfigure an existing area of 23,432 sq. ft. under Oasis Boulevard 5 (“OB5”) Project which is expected to be completed in 2Q2014. The mall has achieved a double digit rental reversion over a period of three years.

- Sunway Pyramid Shopping Mall continued to attract renown international tenants into the mall such as Thomas Sabo, Swarovski Crystal, Armani Exchange and soon to be opened Sephora, Victoria Secret, H&M and TWG Tea Company. There will be ongoing efforts to continuously refresh and enhance the tenancy mix in anticipation of the increasing competition in the retail sector.
- In the mainland of Penang, Sunway Carnival Shopping Mall registered a lower average occupancy rate of 93.9% in 1Q2014 vis-à-vis 95.7% in 1Q2013 mainly due to non-renewal by a mini anchor tenant occupying 39,676 sq. ft. in June 2013 in a decision arising due to change in the tenants' business strategy.
- Similar to Sunway Pyramid Shopping Mall, Sunway Carnival Shopping Mall enjoyed double digit rental reversion over a 3 year term.
- Excluding Sunway Putra Mall which is undergoing refurbishment, the Manager expects the retail assets to register healthy growth in FY2014.

- Tourist arrivals in 1HCY2013 has recorded a growth of 7.9% y-o-y to 12.56 million. Tourism activities is likely to pick up further in 2HCY2013 in view of the summer break for the Middle Eastern Market and year end holiday season to achieve The Ministry of Tourism's targets tourist arrivals of 28.0 million by 2014.
- As evidenced by the forecast reduction in GDP, external global slowdown has resulted in lower export growth. Overall manufacturing sector grew by 1.8% in 1H2013, significantly lower than the 5.2% growth registered in 1H2012. Similarly, export oriented industries registered marginal growth of 0.7% in 1H2013.
- On the supply side, new hotel rooms in the Klang Valley is expected to increase by 1,800 rooms schedule for completion in 2H2013 and 4,000 rooms scheduled for completion in 2014. It is likely that occupancy rates will decline during 2015 placing downwards pressure on average room rates as hoteliers compete to attract guests and the hotel sector become more challenging.
- Sunway Resort Hotel & Spa and Pyramid Tower Hotel were affected by the slower macro environment in the electrical and electronics ("E&E") sector resulting in pressure on room rates as well as occupancy. Sunway Resort Hotel & Spa managed to achieve slightly higher average occupancy rate of 72.4% in 1Q2014 compared to 70.8% in 1Q2013 with tactical promotional activities. Meanwhile, Pyramid Tower Hotel experienced lower average occupancy rate of 76.0% in 1Q2014 compared to 78.1% in 1Q2013 despite similar tactical promotional activities as Sunway Resort Hotel & Spa.

- The performance of Sunway Putra Hotel was adversely affected by the ongoing major refurbishment at the adjoining Sunway Putra Mall. As a result, the average occupancy rate has dropped to 43.8% in 1Q2014 versus 55.4% in 1Q2013. Similarly, average daily rates have slipped 3.2% compared to the corresponding quarter in the preceding year. The Manager expects the performance to be adversely affected for the remaining period of the financial year.
- In mainland Penang, Sunway Hotel Seberang Jaya's average occupancy rate improved to 57.8% in 1Q2014 compared to 49.5% in 1Q2013 with average daily rates increased by 16% for the same period under review. The occupancy rate is expected to gradually improve to the pre-refurbishment levels of above 70%.
- The Manager also expects minimal incremental in leisure business for Visit Malaysia Year 2014 in view of the customers' profile of the hotels which is predominantly corporate base.
- In view of the above mentioned factors affecting the hotel businesses, the Manager cautions for a possible decline in contribution from the hotel segment in FY2014 compared to FY2013.

- For the 1H2013, the cumulative supply of purpose built office space in KL City remained unchanged at 48.3 million sq. ft. while KL City Fringe recorded a 2.1 million sq. ft. increase. Despite the subdued performance and cautious outlook, the Kuala Lumpur office market continues to display resilience in terms of occupancy rates and average rental rates particularly for newer and better managed existing buildings in location served by more accessible public transportation.
- The average occupancy rate for Menara Sunway was marginally lower at 98.5% in 1Q2014 compared to 99.4% in FY2013 due to transitional movements of tenants' office space requirement.
- Meanwhile, Sunway Tower recorded higher average occupancy rate of 88.3% in 1Q2014 compared to 81.8% in 1Q2013 due to higher take up space by an existing tenant.
- Sunway Putra Tower recorded lower average occupancy rate of 73.1% in 1Q2014 compared to 79.6% in 1Q2013 due to non-renewal of some tenancies.
- The Manager expects income contribution from the office segment to stabilise in FY2014 compared to FY2013.

New Tenants at Sunway Pyramid Shopping Mall



DKNY Jeans



Armani Exchange



New Tenants at Sunway Pyramid Shopping Mall



H.E. by MANGO



Warehouse



New Tenants at Sunway Pyramid Shopping Mall



Swarovski Crystal



Thomas Sabo

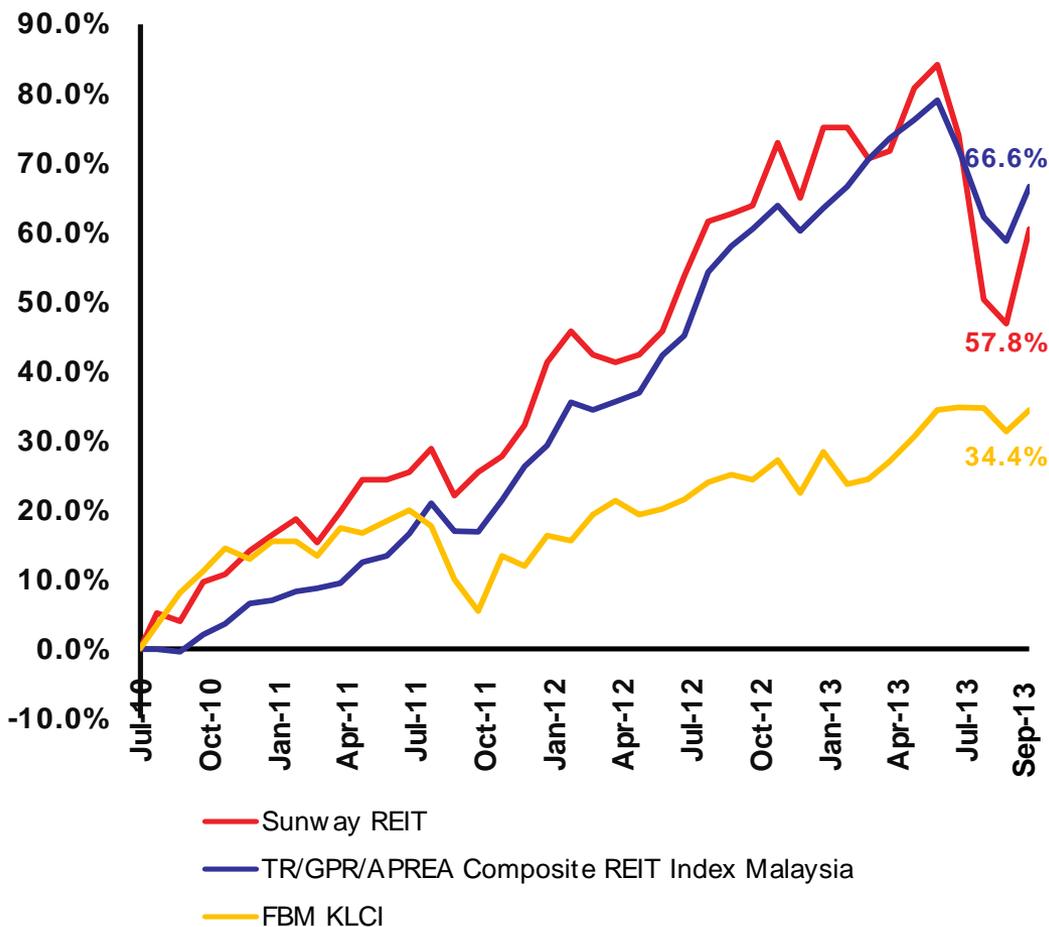


6. Investor Relations

Unit Price Performance (IPO to 30 September 2013)



Unit Price Performance of Sunway REIT versus Benchmarks (8 July 2010 – 30 September 2013)



Performance Statistics*

Price : RM0.90
(as at 8/7/2010)

Closing Price : RM1.42
(as at 30/9/2013)

Highest Price : RM1.70

Lowest Price : RM0.88

Daily Average Volume : 1.93mil units

% Change in Unit Price : 57.8%

% Change in FBM KLCI : 34.4%

% Change in TR/GPR/APREA Composite REIT Index Malaysia : 66.6%

Source: Bloomberg

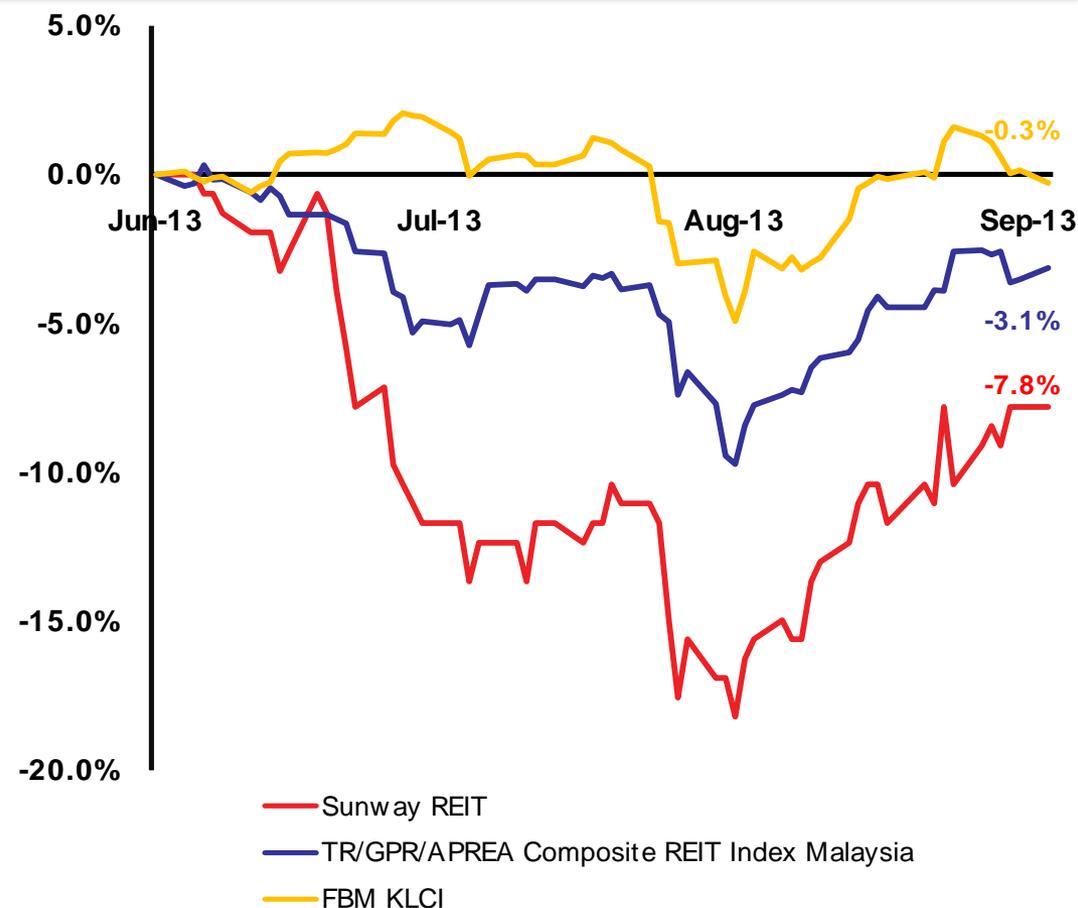
Source: Bloomberg

* Computed for the period 8 July 2010 – 30 September 2013

Unit Price Performance (1Q2014)



Unit Price Performance of Sunway REIT versus Benchmarks (30 June 2013 – 30 September 2013)



Performance Statistics*

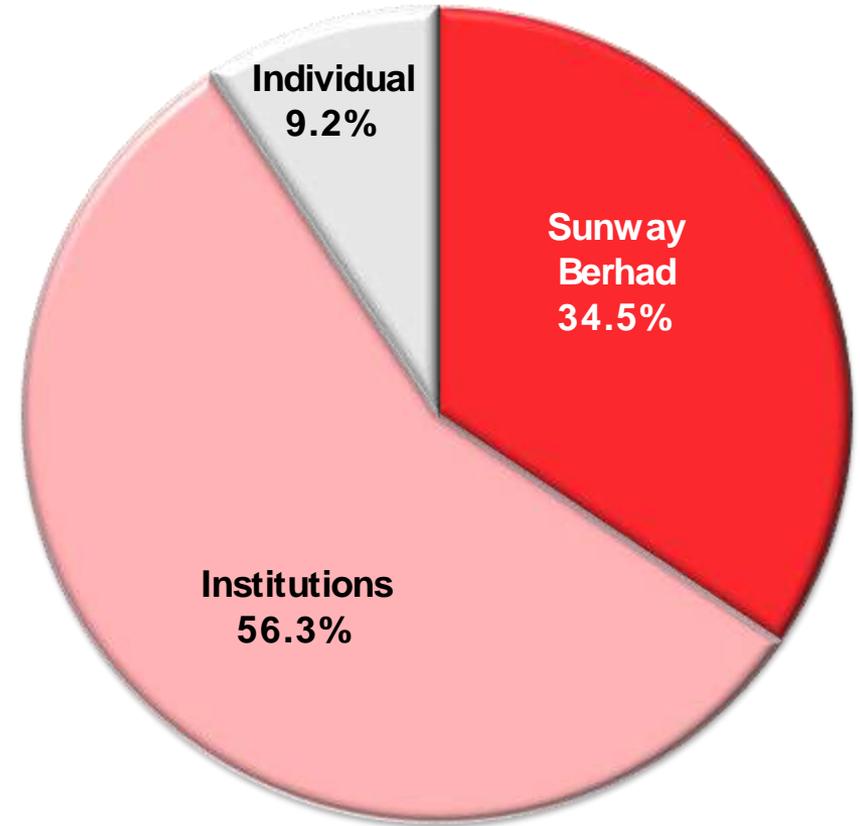
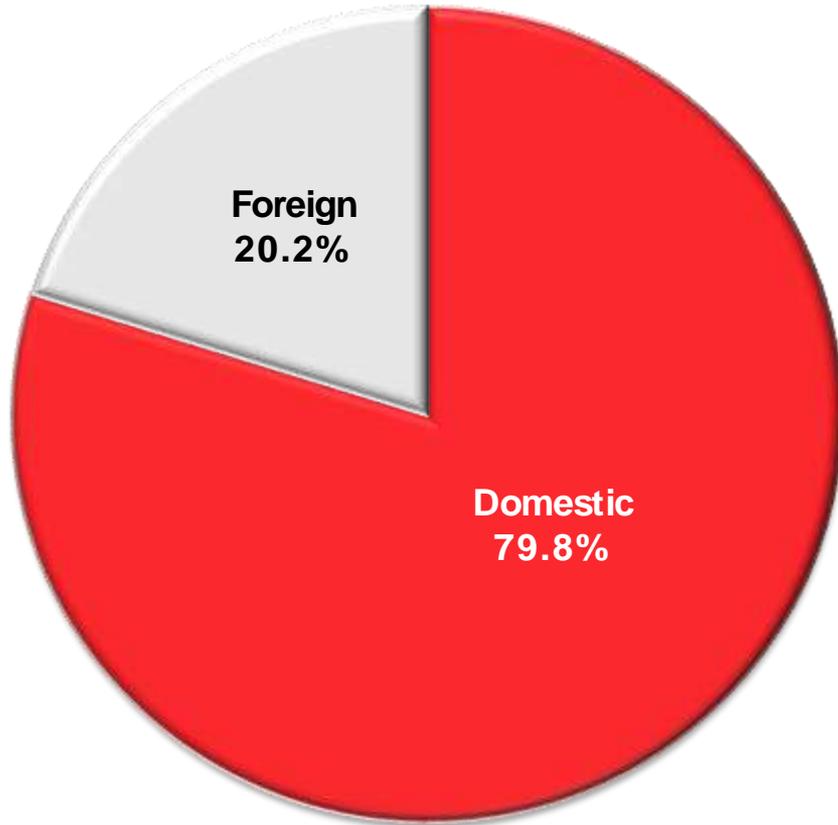
Price (as at 30/6/2013)	: RM1.54
Closing Price (as at 30/9/2013)	: RM1.42
Highest Price	: RM1.55
Lowest Price	: RM1.23
Daily Average Volume	: 2.66mil units
% Change in Unit Price	: -7.8%
% Change in FBM KLCI	: -0.3%
% Change in TR/GPR/APREA Composite REIT Index Malaysia	: -3.1%

Source: Bloomberg

Source: Bloomberg

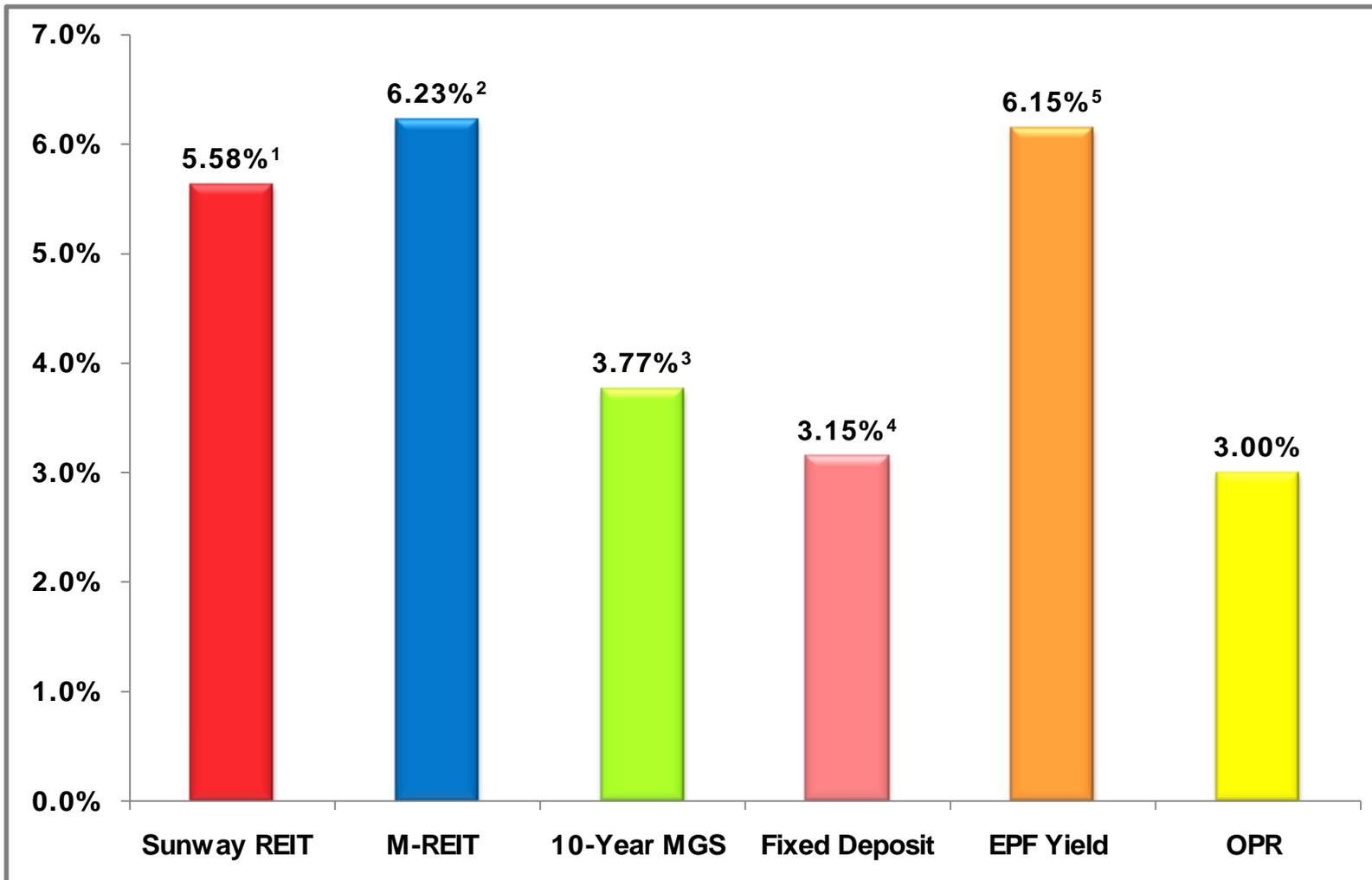
* Computed for the period 30 June 2013 – 30 September 2013

Unitholders' Composition (as at 30 September 2013)



- Total number of unitholders (as at 30 September 2013) has increased to 9,300 from 7,177 (as at 30 June 2013), representing an increase of 29.6%.
- Retail participation has increased from 8.2% in 4Q2013 to 9.2% in 1Q2014.
- Foreign unitholdings declined marginally from 20.5% in June 2013 to 20.2% in September 2013.

Comparative Yields for Various Assets



Note:

1. Distribution yield based on annualised DPU of 7.93sen for the period 1 July 2013 to 30 September 2013
2. Information as at 30 September 2013 (Source: Bloomberg)
3. Information as at 30 September 2013 (Source: Bloomberg)
4. 12-Month Fixed Deposit rates offered by commercial banks as at 31 August 2013 (Source: BNM)
5. Dividend yield declared by Employees Provident Funds for the year 2012

THANK YOU