



SUNWAY REIT FINANCIAL RESULTS

**2nd Quarter ended 31 December
2012
(FYE 30 June 2013)**

Announcement date: 23 January 2013

A large graphic on the left side of the slide shows a red silhouette of a human head in profile, facing right. Inside the head, there are several interlocking red gears of various sizes. Some of the gears contain circular images of cityscapes, including modern skyscrapers and buildings at night. The background of the head is black.

**SUCCESS
STRATEGIES OF
THE MIND**

DISCLAIMER

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.

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- **2Q 2013 Property Performance**
- **Market Outlook**
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HIGHLIGHTS & KEY UPDATES

Note : The financial results should be read in conjunction with the 2Q 2013 announcement to Bursa Malaysia Securities Berhad

DISTRIBUTION DETAILS

Dividend Distribution Details	
Distribution period	1 October 2012 - 31 December 2012
Distribution Per Unit (DPU) (sen)	2.19 ¹
Notice of Entitlement	23 January 2013
Ex-Dividend Date	8 February 2013
Book Closure Date	13 February 2013
Payment Date	27 February 2013

¹ Proposed income distribution for 2Q 2013 : 2.19 sen (comprising taxable and non-taxable amount of 1.83 sen and 0.36 sen per unit respectively.)

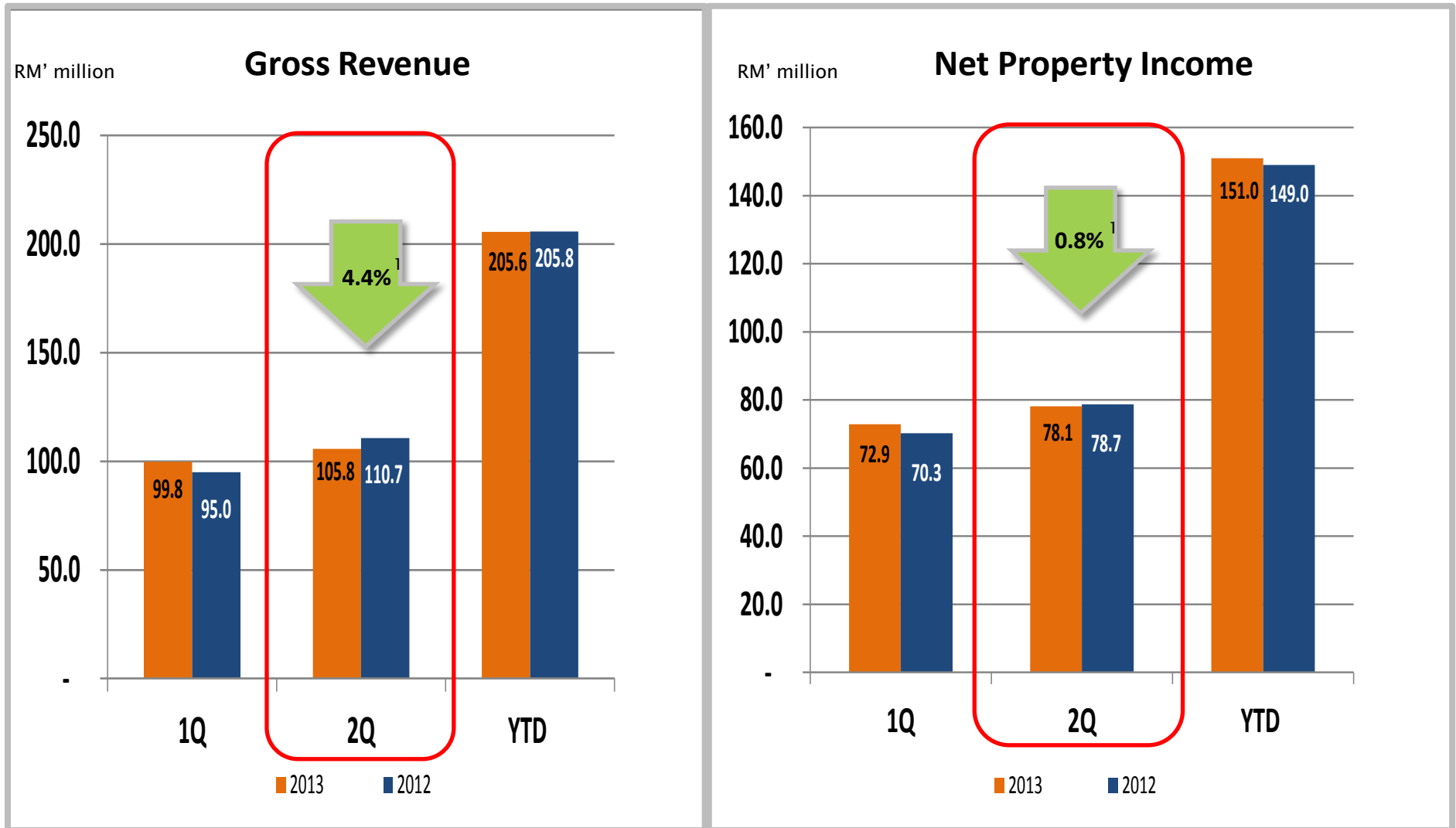
FINANCIAL HIGHLIGHTS

Highlights	2Q 2013	2Q 2012	Change %
No. of Properties	12 ¹	11	9.1%
Property Value (RM'billion)	4.961	4.387	13.0%
No. of Units in circulation	2,700,625,900	2,691,761,600	0.3%
Unit Price as at 31 Dec (RM)	1.55	1.25	24.0%
Market Capitalisation (RM'billion)	4.186	3.365	24.4%
Net Asset Value (NAV) per unit (RM) (After income distribution)	1.0964	1.0131	8.2%
Premium to NAV	41.4%	23.4%	76.9%
Earnings Per Unit (EPU) (sen) ²	2.08	1.89	10.1%
Distribution Per Unit (DPU) (sen)	2.19	1.99	10.1%
Annualised Distribution Yield (based on market price as at 31 Dec)	5.4%	5.9%	-
Management Expense Ratio	0.88%	0.96%	-
YTD total return	19.4%	18.5%	-
Gearing	37.7%	35.5%	-

¹ Addition of Sunway Medical Centre ("SMC")

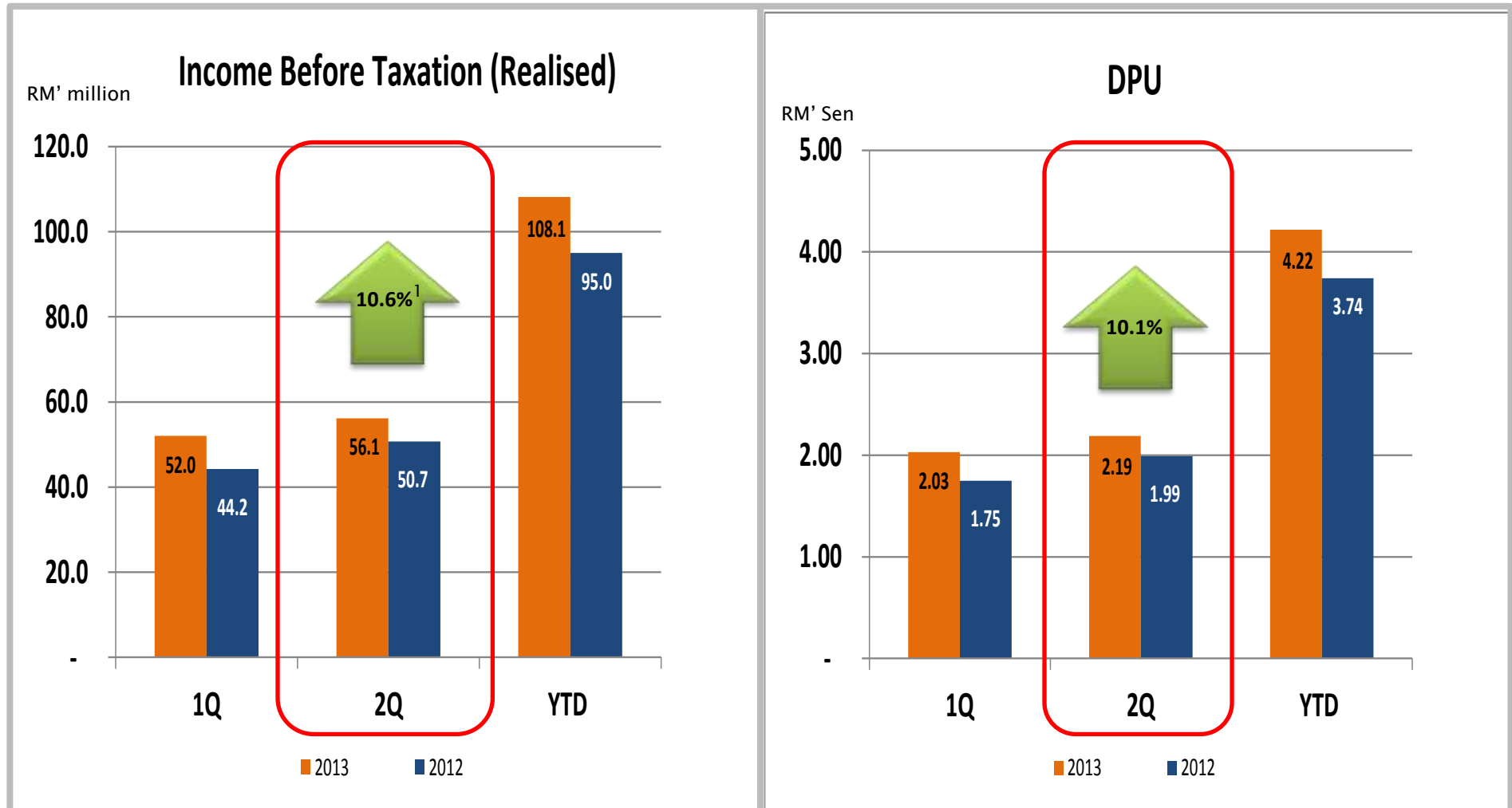
² Realized EPU for 2Q 2013 was 2.08 sen (2Q 2012 : Realized EPU was 1.89 sen)

FINANCIAL HIGHLIGHTS



¹ Please refer to Slide 15 for explanation.

FINANCIAL HIGHLIGHTS



¹ Higher realised income before taxation by RM5.4m or 10.6% despite a lower NPI was mainly due to a significant reduction in finance costs due to refinancing of borrowings from 28 December 2011 onwards which resulted in a reduction in average costs of debts from 4.67% p.a. in YTD 2Q 2012 to 3.73% p.a. for YTD 2Q 2013.

KEY UPDATES

- **Corporate proposals:**
 - i) **Proposed Acquisition of Sunway Medical Centre (“SMC”) for a purchase consideration of RM310 million;**
 - ii) **Proposed Placement of new units in Sunway REIT up to RM320m;**
 - iii) **Proposed Unitholders’ Mandate to allot and issue new units up to 20% of the approved fund size of Sunway REIT; and**
 - iv) **Proposed Increase in Fund Size from 2,780,112,300 units to up to a maximum of 3,650,888,858 units**
(collectively referred to as the ‘Proposals’)

- **The Proposals have been submitted to Securities Commission on 10 October 2012 and an approval was obtained from Securities Commission on 28 November 2012.**

- **Unitholder’s approval on the above Proposals was obtained on 18 December 2012.**

- **Completion of acquisition of SMC on 31 December 2012.**

2Q 2013 FINANCIAL RESULTS

Note : The financial results should be read in conjunction with the 2Q 2013 announcement to Bursa Malaysia Securities Berhad

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME – 2Q 2013

	2Q 2013 Actual RM'000	2Q 2012 Actual RM'000	Change %	YTD 2013 Actual RM'000	YTD 2012 Actual RM'000	Change %
Gross Revenue	105,820	110,737	-4.4%	205,592	205,776	-0.1%
Less : Property operating expenses	(27,697)	(32,015)	13.5%	(54,589)	(56,800)	3.9%
Net property income	78,123	78,722	-0.8%	151,003	148,976	1.4%
Change in fair value of investment properties	-	-	-	-	-	-
Interest & other income	312	426	-26.8%	566	366	54.6%
Manager's fee	(5,998)	(5,746)	-4.4%	(11,730)	(11,222)	-4.5%
Trustee's fee and other expenses ¹	(647)	(1,159)	44.2%	(1,309)	(2,171)	39.7%
Finance costs ²	(15,668)	(21,482)	27.1%	(30,399)	(41,324)	26.4%
Income before taxation/Profit for the period/year	56,122	50,761	10.6%	108,131	94,625	14.3%
Total comprehensive income for the period						
comprise the following:						
Realised						
- Initial 8 IPO assets	53,153	48,164	10.4%	104,084	94,226	10.5%
- Sunway Putra Place	2,969	2,574	15.3%	4,035	742	443.8%
Total realised	56,122	50,738	10.6%	108,119	94,968	13.8%
Unrealised						
Total net income for the period/year	56,122	50,761	10.6%	108,131	94,625	14.3%
No. of Units in circulation (million)	2,701	2,692	0.3%	2,701	2,692	0.3%
EPU (sen)						
- realised	2.08	1.89	10.2%	4.01	3.54	13.3%
- unrealised	-	0.00	100.0%	-	(0.01)	100.0%
Total EPU	2.08	1.89	10.1%	4.01	3.53	13.6%
Proposed/declared distribution	59,144	53,566	10.4%	113,926	100,628	13.2%
Proposed/declared distribution per unit (sen)	2.19	1.99	10.1%	4.22	3.74	12.8%

¹ Trust expenses for 2Q 2013 was lower than 2Q 2012 by approximately RM0.5m mainly due to recovery of legal fee amounting to RM242k as awarded by the Court for Sunway Putra Place.

² Lower finance costs for 2Q 2013 compared to 2Q 2012 by RM5.8m primarily due to refinancing of borrowings from 28 December 2011 onwards which resulted in a reduction in average costs of debts from 4.67% p.a. for YTD 2Q 2012 to 3.73% p.a. for YTD 2Q 2013.

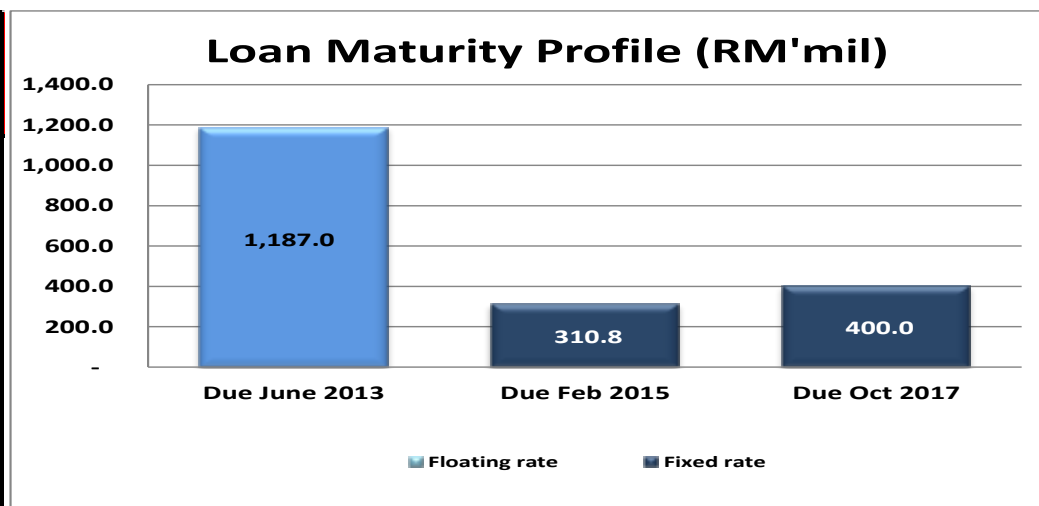
CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	31.12.12 RM'000	30.09.12 RM'000	30.06.12 RM'000
ASSETS			
Non-current assets			
Plant and equipment	1,110	589	437
Investment properties ¹	4,960,822	4,638,467	4,630,000
Derivative financial instrument	-	-	8,455
	4,961,932	4,639,056	4,638,892
Current assets			
Receivables, deposits & prepayments	16,122	20,758	18,685
Deposits, bank & cash balances	38,600	37,340	25,799
	54,722	58,098	44,484
	5,016,654	4,697,154	4,683,376
FINANCED BY:			
Unitholders' capital	2,367,251	2,364,385	2,361,487
Undistributed income	652,987	650,314	646,844
Total Unitholders' fund	3,020,238	3,014,699	3,008,331
Non-current liabilities			
Borrowings	705,125	305,815	318,085
Long term liabilities	35,595	37,896	53,920
Derivative financial instrument	908	1,471	-
	741,628	345,182	372,005
Current liabilities			
Borrowings	1,181,806	1,265,223	1,245,039
Trade and other payables	72,982	72,050	58,001
	1,254,788	1,337,273	1,303,040
	5,016,654	4,697,154	4,683,376

¹ Included acquisition of SMC of RM310m and other expenses directly related to the acquisition of RM3.4m mainly comprising of 1% acquisition fee and valuation fees.

DEBT PROFILE – 2Q 2013

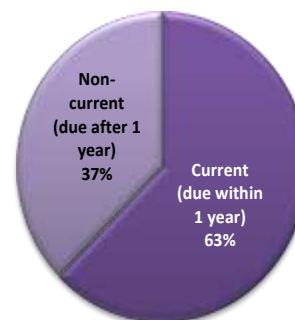
	Facility Limit RM'mil	RM'mil
Term Loan	310.8	310.8
Revolving Loan ¹	1,250.0	75.0
Commercial Papers ¹	1,250.0*	1,112.0 ²
Unrated MTNs	1,000.0	400.0
Total Gross Borrowings		1,897.8
Discount on commercial papers		(3.3)
Unamortised transaction costs		(2.6)
Unrealised forex gain		(5.0)
Total Borrowings at Carrying Amount		1,886.9



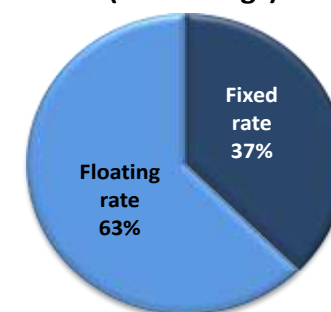
	RM'mil
Classification of borrowings:	
Current (due within 1 year)	1,187.0
Non-current (due after 1 year)	710.8
Total Gross Borrowings	1,897.8

Average Cost of Debt	3.73%
Average Maturity Period (Years)	1.7
Debt Service Cover Ratio (DSCR)	4.9
Gearing Ratio	37.7%

Classification of Borrowings



Fixed versus floating rate mix (borrowings)



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

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

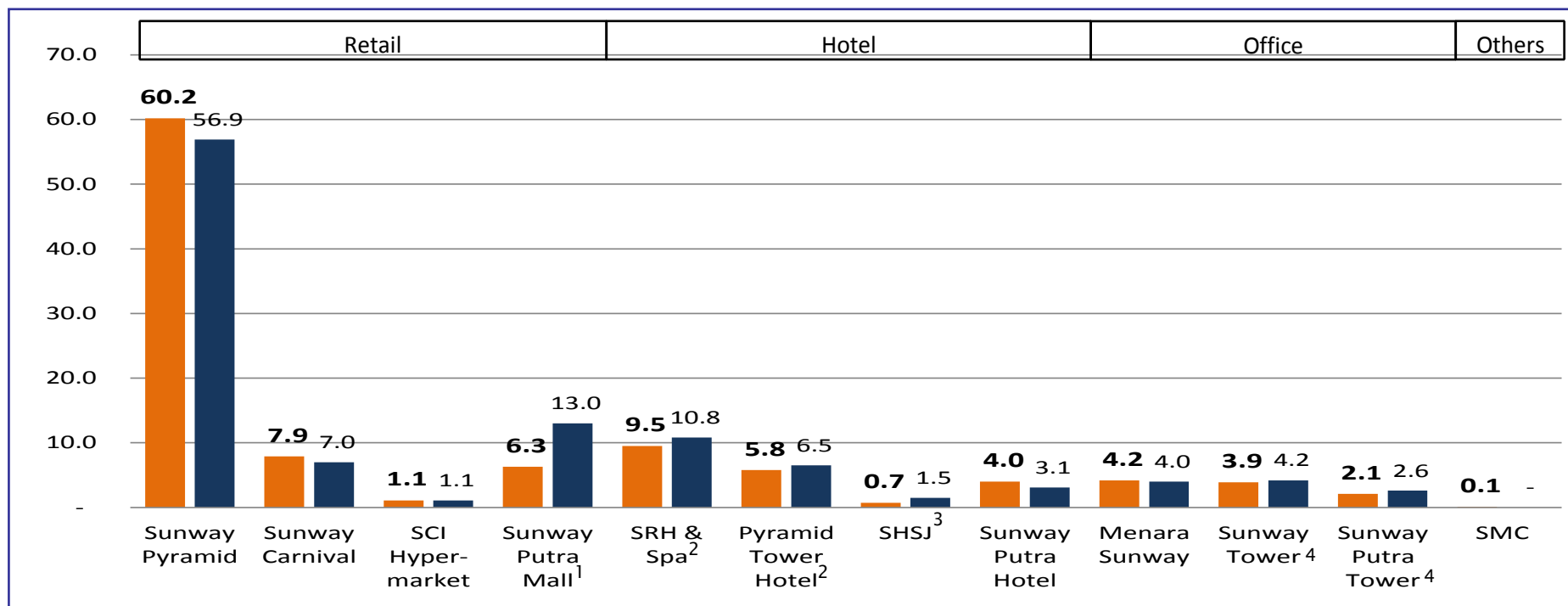
² Sunway REIT has issued RM310m of commercial papers during the quarter to fully settle the purchase consideration of SMC. Depending on the quantum that could be raised via the Proposed Placement, the proceeds from the Proposed Placement will be used to partially or fully repay the borrowings.

2Q 2013 PORTFOLIO PERFORMANCE

Note : The financial results should be read in conjunction with the 2Q 2013 announcement to Bursa Malaysia Securities Berhad

2Q 2013 REVENUE CONTRIBUTION

■	2Q 2013 (RM'mil)	105.8
■	2Q 2012 (RM'mil)	110.7



¹ In the preceding year corresponding quarter 2Q 2012, Sunway Putra Mall has recorded a one off revenue of RM4.6m in respect of rental for the period from date of acquisition (19 April 2011) to 30 June 2011 when the Manager secured possession of Sunway Putra Place on 28 September 2011. The average occupancy rate was also higher at 84% in 2Q 2012 compared to 73.1% in 2Q 2013 due to termination of non-performing tenants and tenants moving out in light of impending refurbishment.

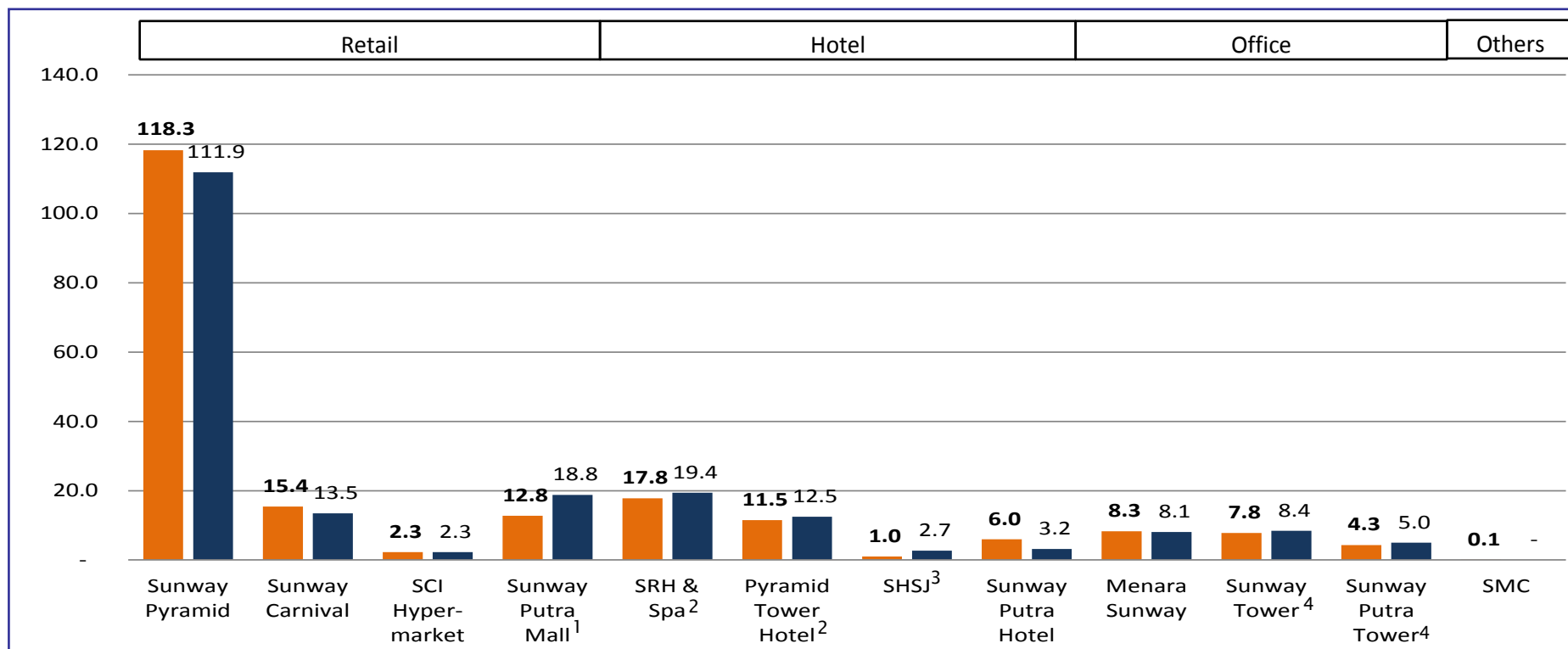
² Sunway Resort Hotel & Spa and Pyramid Tower Hotel's performance were lower during the current quarter compared to preceding year corresponding quarter mainly due to lesser business from leisure segment, meetings, incentives, conventions and exhibitions (MICE) segment and banquets.

³ SHSJ's performance was softer compared to preceding year corresponding period due to ongoing refurbishment.

⁴ Sunway Tower and Sunway Putra Tower's revenue contribution were lower compared to preceding year corresponding quarter due to lower occupancy.

YTD 2Q 2013 REVENUE CONTRIBUTION

■	YTD 2Q 2013 (RM'mil)	205.6
■	YTD 2Q 2012 (RM'mil)	205.8



¹ Sunway Putra Mall's performance were lower for YTD 2Q 2013 compared to preceding year corresponding period as explained in the previous slide.

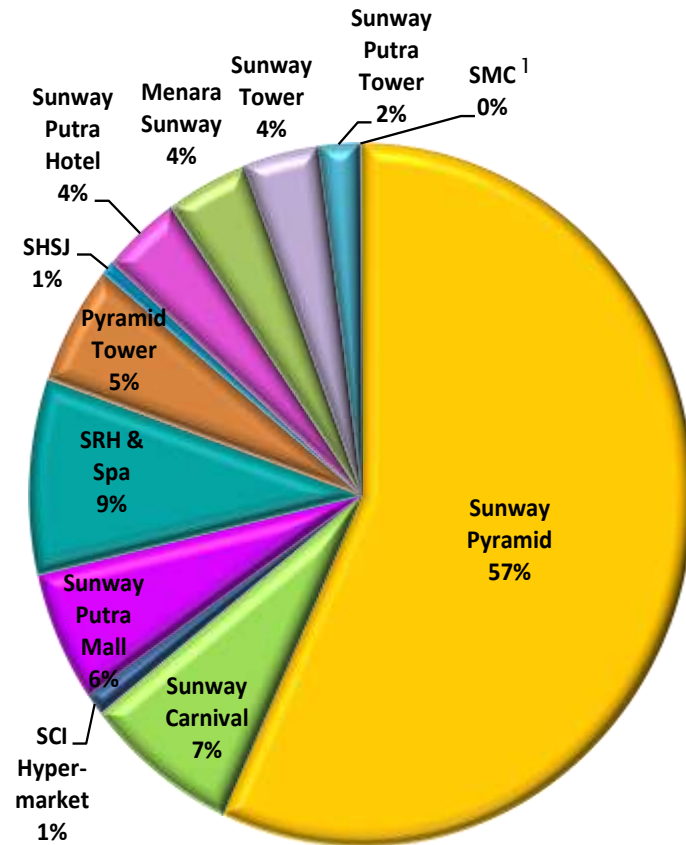
² Sunway Resort Hotel & Spa and Pyramid Tower Hotel's performance were lower for YTD 2Q 2013 compared to preceding year corresponding period mainly due to lesser business from leisure segment, meetings, incentives, conventions and exhibitions (MICE) segment and banquets as well as lower tourist arrivals from Middle East as per explanation in the last quarter.

³ SHSJ's performance was softer compared to preceding year corresponding period due to ongoing refurbishment.

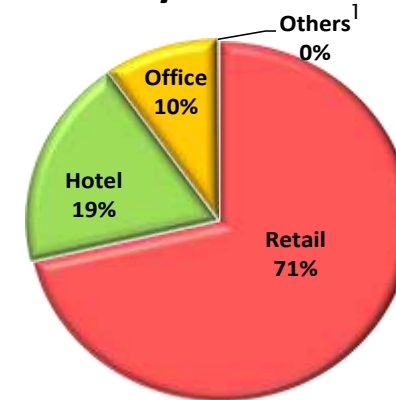
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2Q 2013 REVENUE CONTRIBUTION

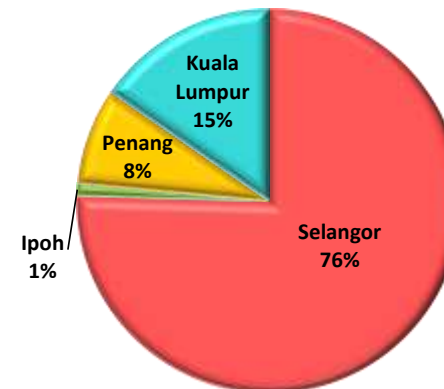
By property



By sector



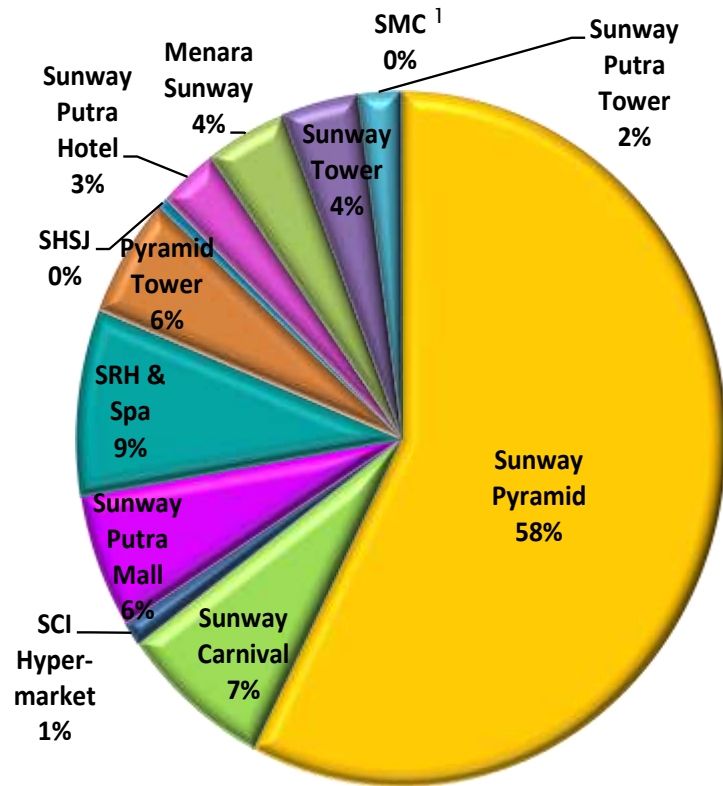
By location



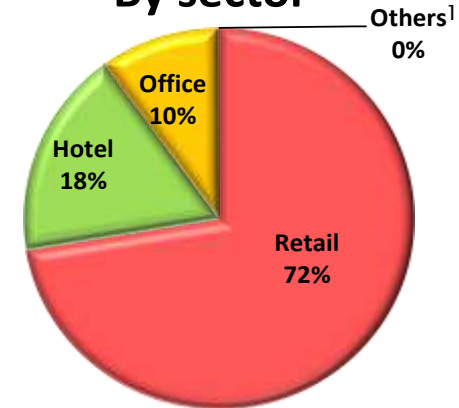
¹ Less than 1%

YTD 2Q 2013 REVENUE CONTRIBUTION

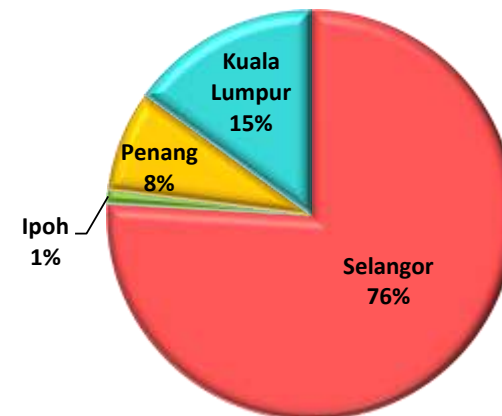
By property



By sector

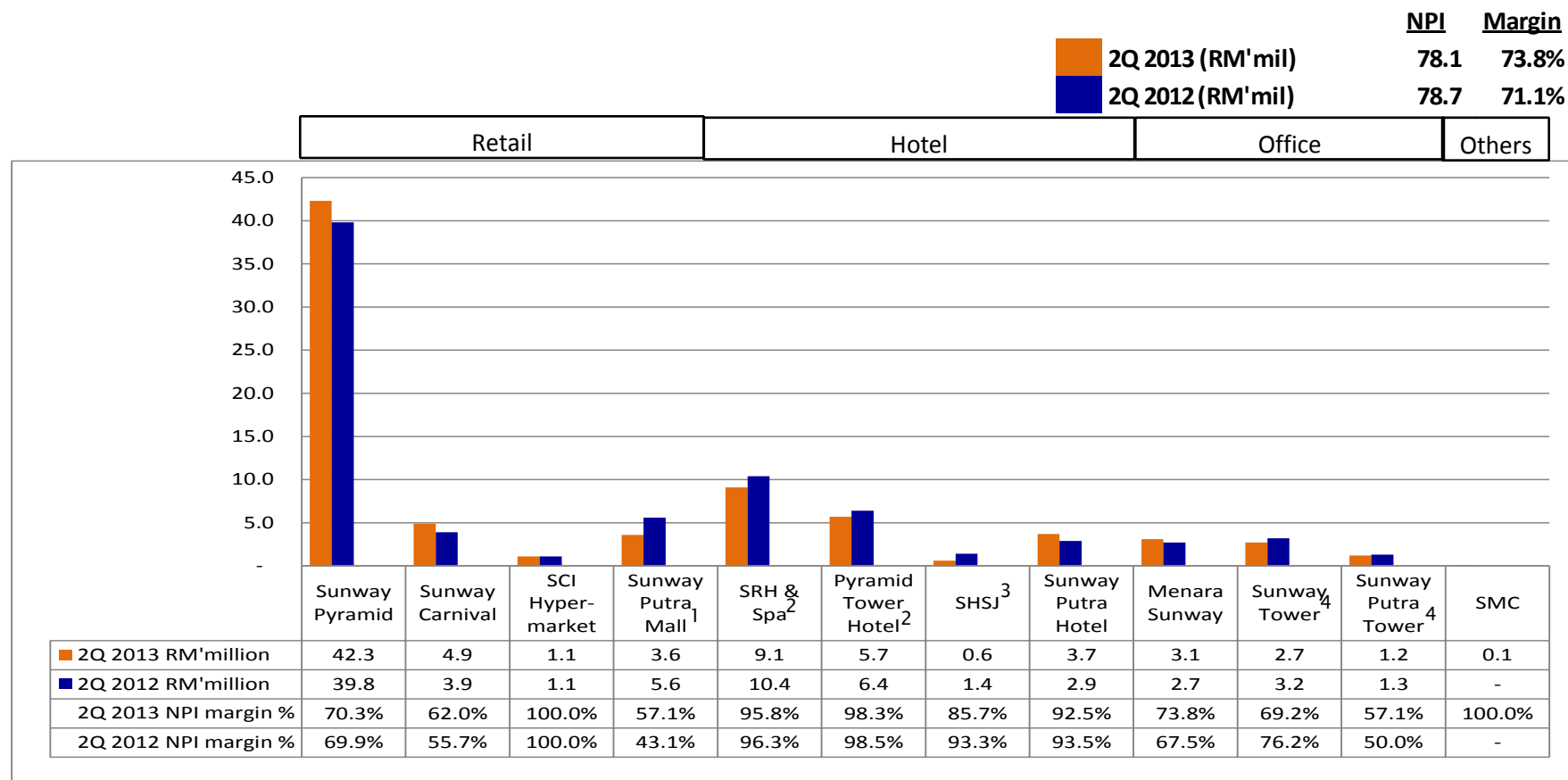


By location



¹ Less than 1%

2Q 2013 NPI CONTRIBUTION



¹ In the preceding year corresponding quarter 2Q 2012, Sunway Putra Mall has recorded a one off revenue in respect of rental for the period from date of acquisition (19 April 2011) to 30 June 2011 when the Manager secured possession of Sunway Putra Place on 28 September 2011. The average occupancy rate was also higher at 84% in 2Q 2012 compared to 73.1% in 2Q 2013 due to termination of non-performing tenants and tenants moving out in light of impending refurbishment.. However, the decline was mitigated by lower allowance for doubtful debts.

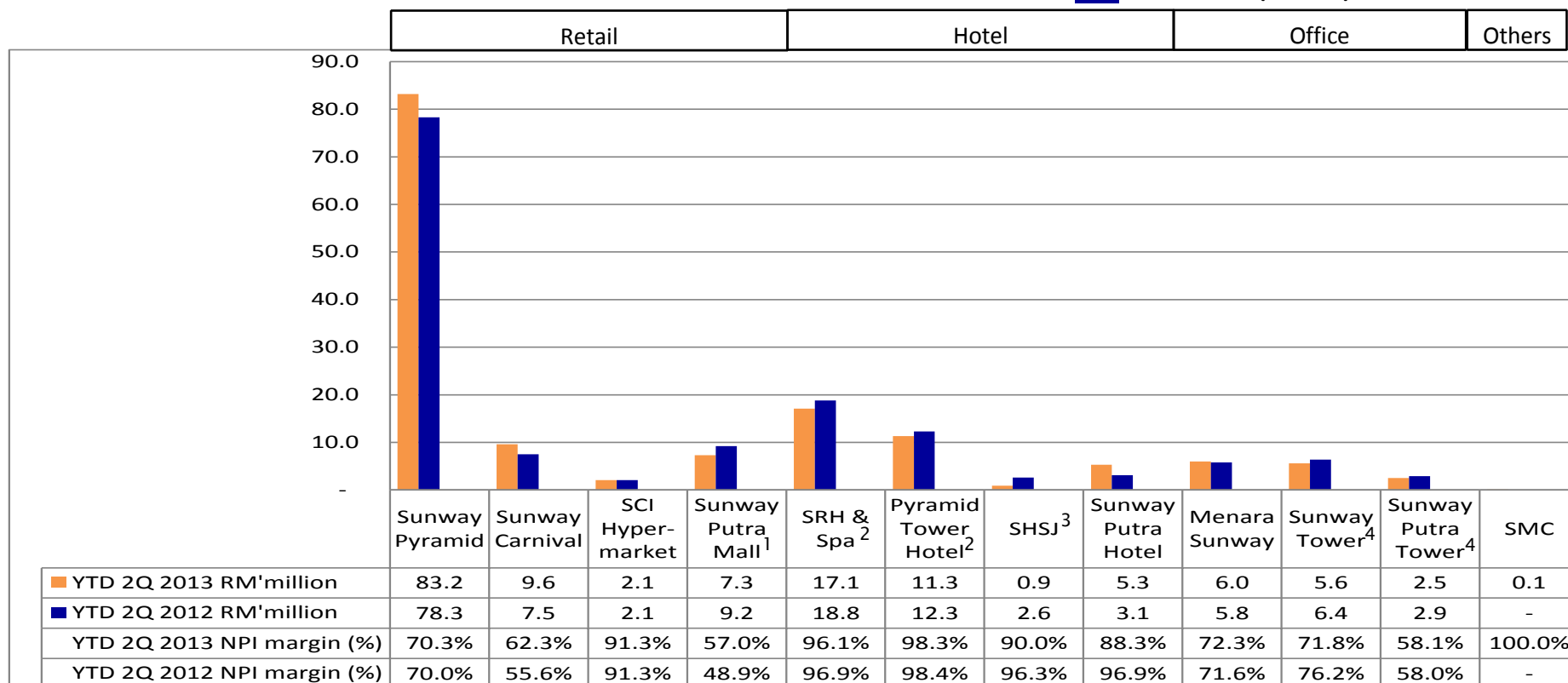
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³ SHSJ's performance was softer compared to preceding year corresponding period due to ongoing refurbishment.

⁴ Sunway Tower and Sunway Putra Tower's revenue contribution were lower compared to preceding year corresponding quarter due to lower occupancy.

YTD 2Q 2013 NPI CONTRIBUTION

	<u>NPI</u>	<u>Margin</u>
YTD 2Q 2013 (RM'mil)	151.0	73.4%
YTD 2Q 2012 (RM'mil)	149.0	72.4%



¹ Sunway Putra Mall's performance were lower for YTD 2Q 2013 compared to preceding year corresponding period as explained in the previous slide.

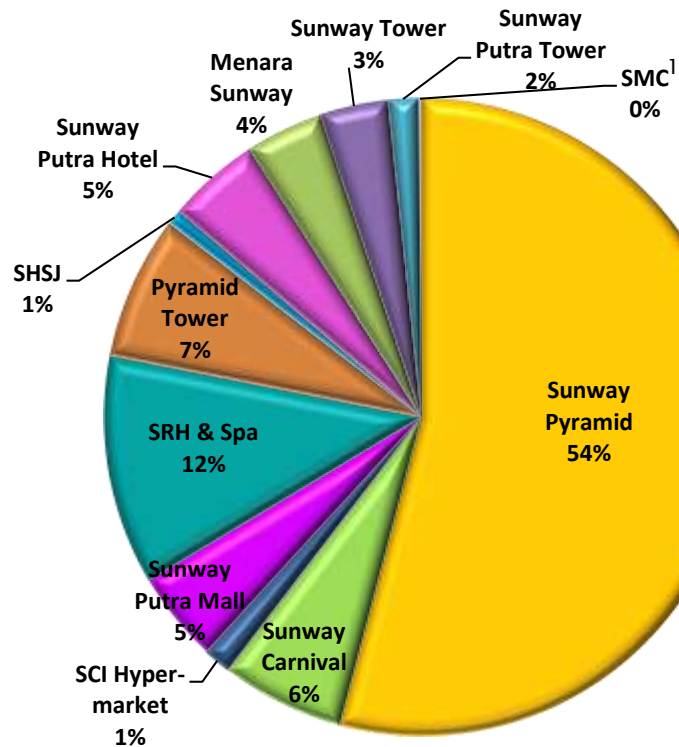
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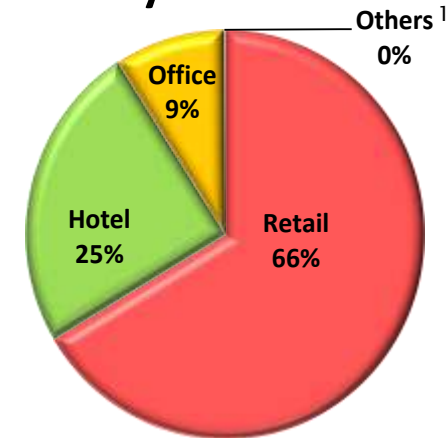
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2Q 2013 NPI CONTRIBUTION

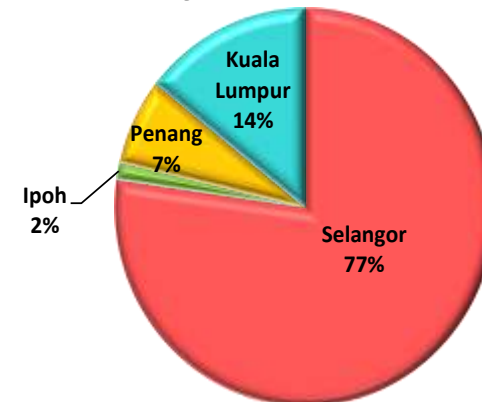
By property



By sector

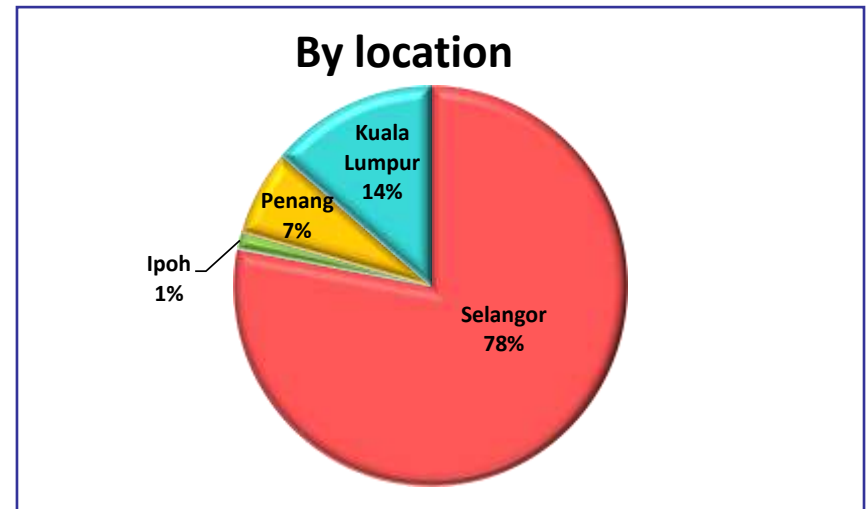
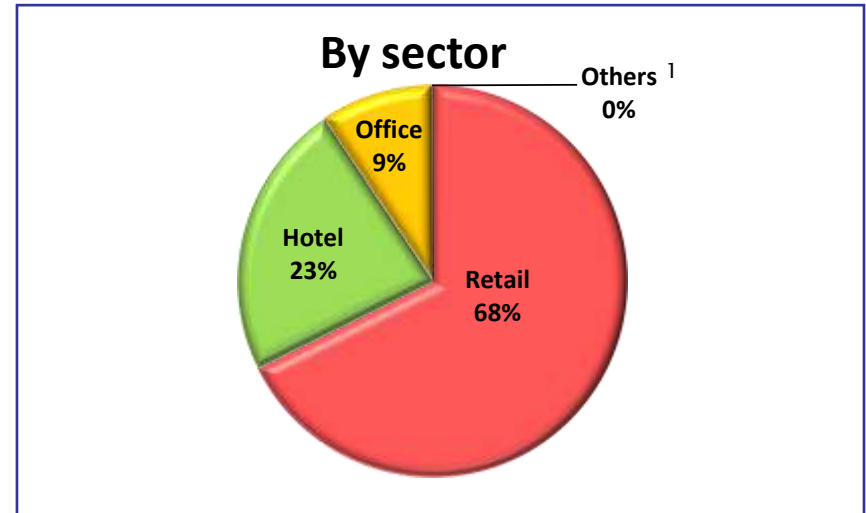
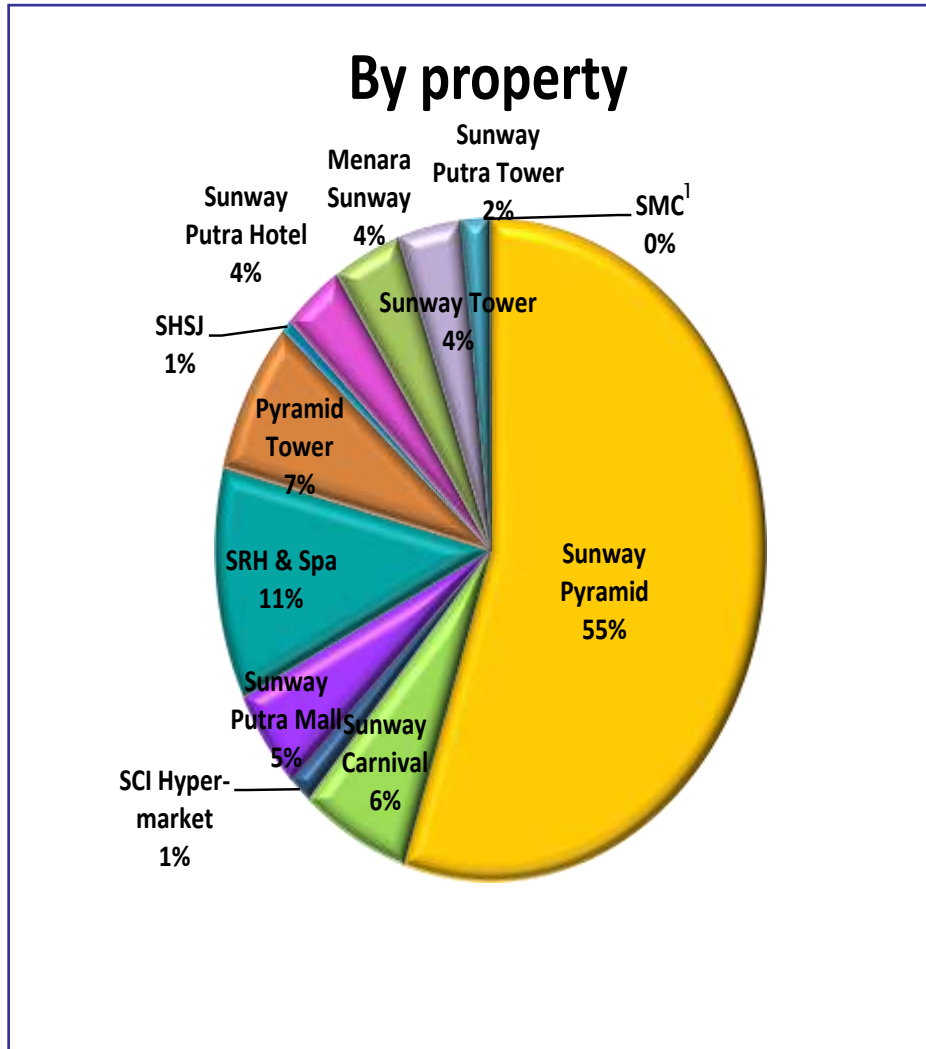


By location



¹ Less than 1%

YTD 2Q 2013 NPI CONTRIBUTION

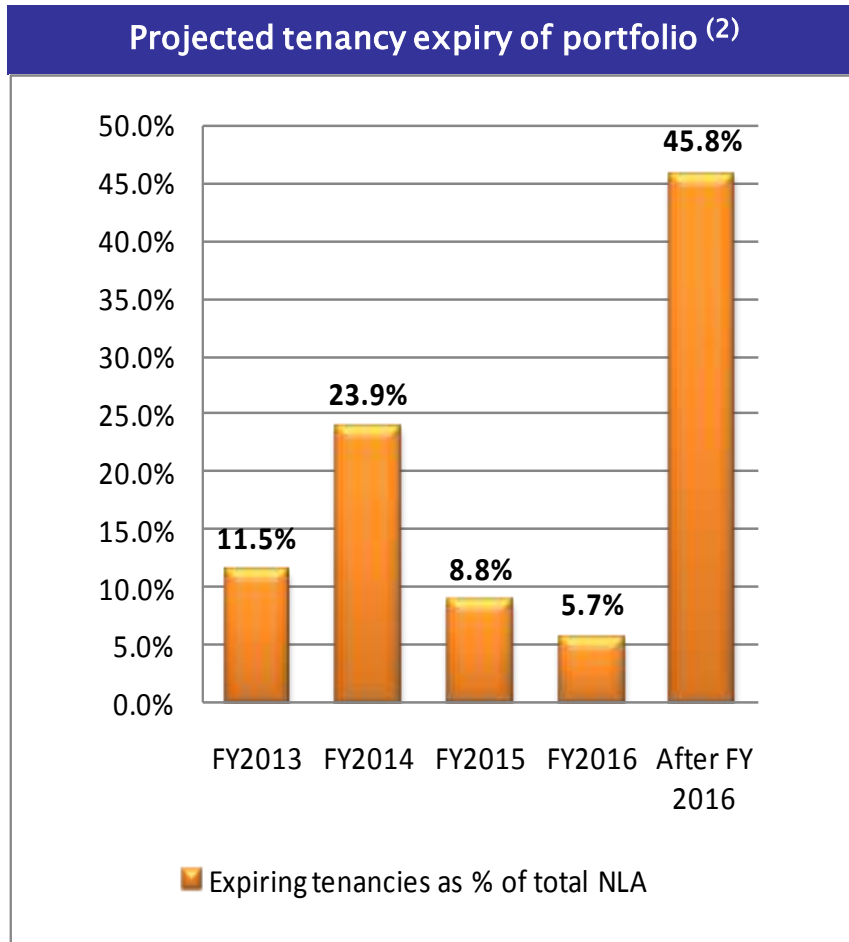


¹ Less than 1%

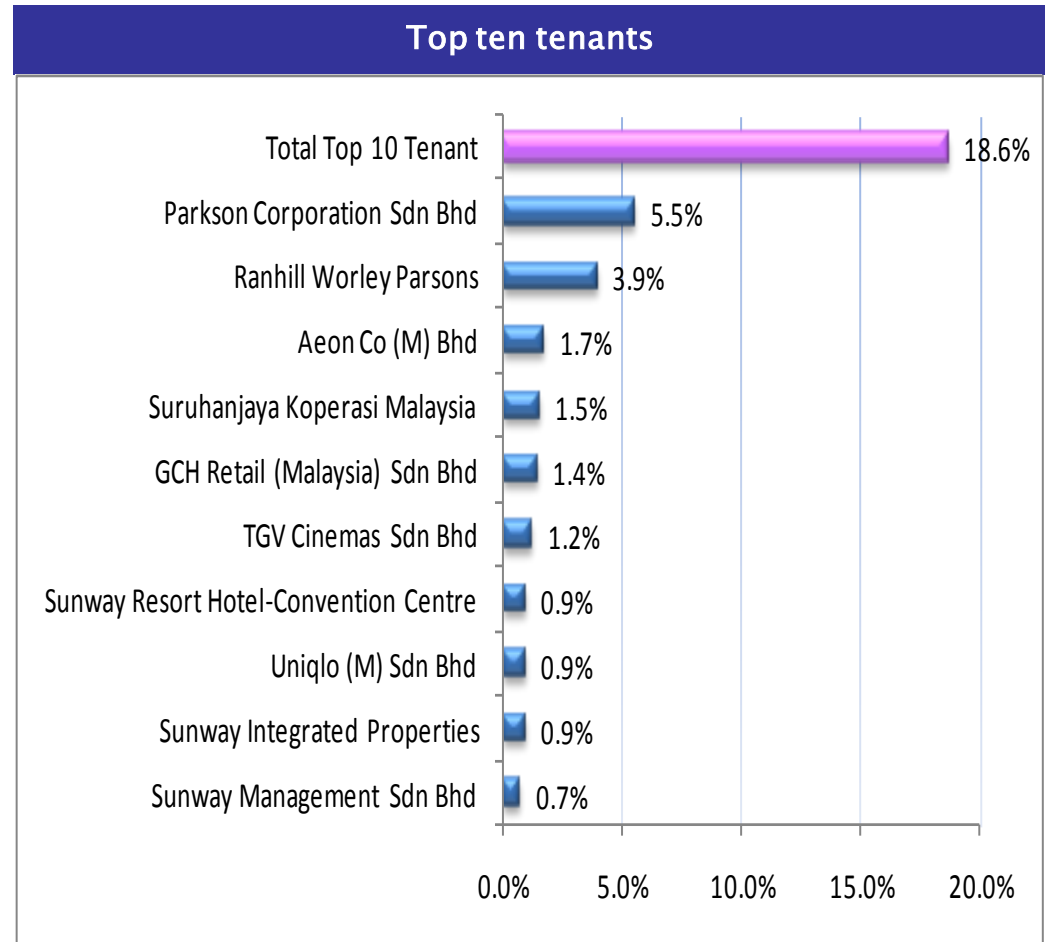
RESILIENT INCOME STREAM

Well spread-out lease expiry profile and diverse tenant base

WALE⁽¹⁾ as at 31 December 2012 – 2.6 years



Top 10 tenants comprise approximately 18.6%



(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.

Note: Based on gross rental income for the month of December 2012. Exclude Hotel Master Leases, Hospital Master Lease and car park tenancies.

YTD 2Q 2013 RENTAL REVERSION

Properties	New and renewed tenancies @ 2Q2013		Due for renewal in FYE2013			Total rental increase in 3 years
	Number of tenancies	NLA sq.ft.	NLA sq. ft.	NLA for Property sq. ft.	% of Property NLA	
			a	b	a/b	
Sunway Pyramid Shopping Mall	150	306,292	385,247	1,705,427	22.6%	19.3%
Sunway Carnival Shopping Mall	12	9,993	161,849	492,301	32.9%	15.6%
Menara Sunway	22	48,083	57,329	290,805	19.7%	12.3%
Total Portfolio	184	364,368	604,425	2,488,533	24.3%	18.6%

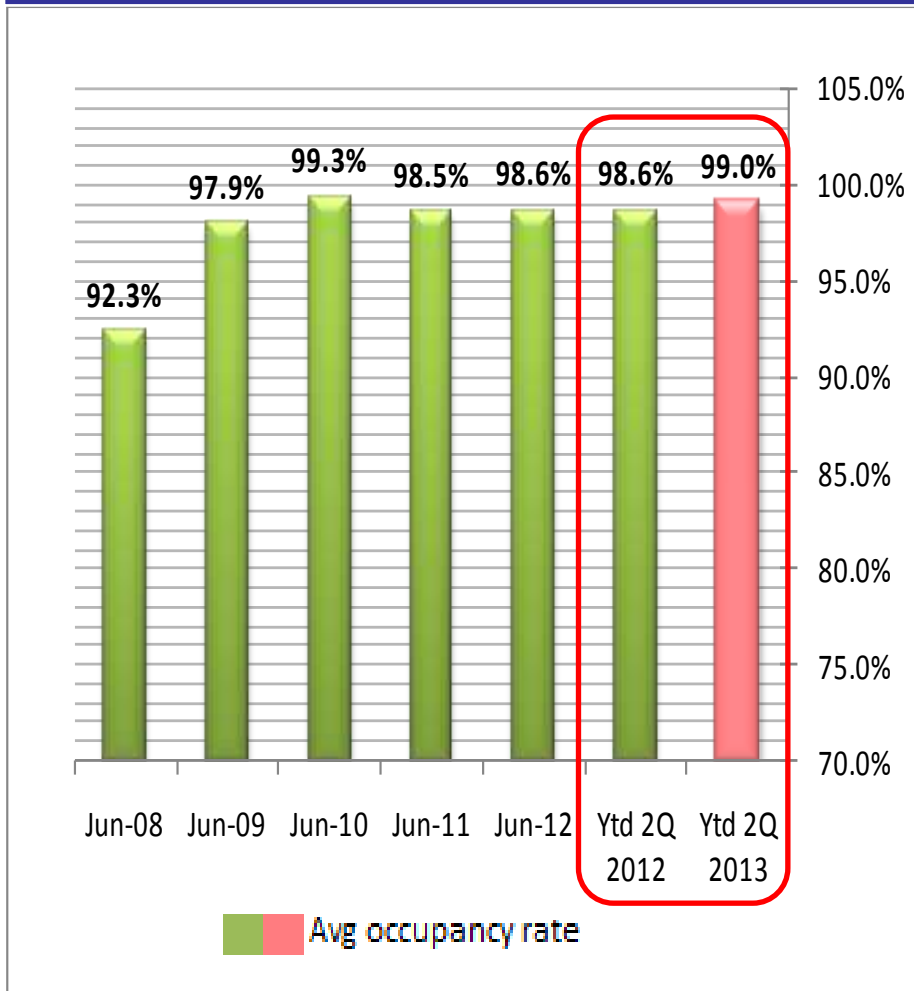
The hotel and hospital properties are under 10-years master leases. The expiry date of the respective master leases are as follows:

Sunway Resort Hotel & Spa and Pyramid Tower Hotel	- July 2020
Sunway Hotel Seberang Jaya	- July 2021
Sunway Putra Hotel	- September 2021
Sunway Medical Centre	- December 2022

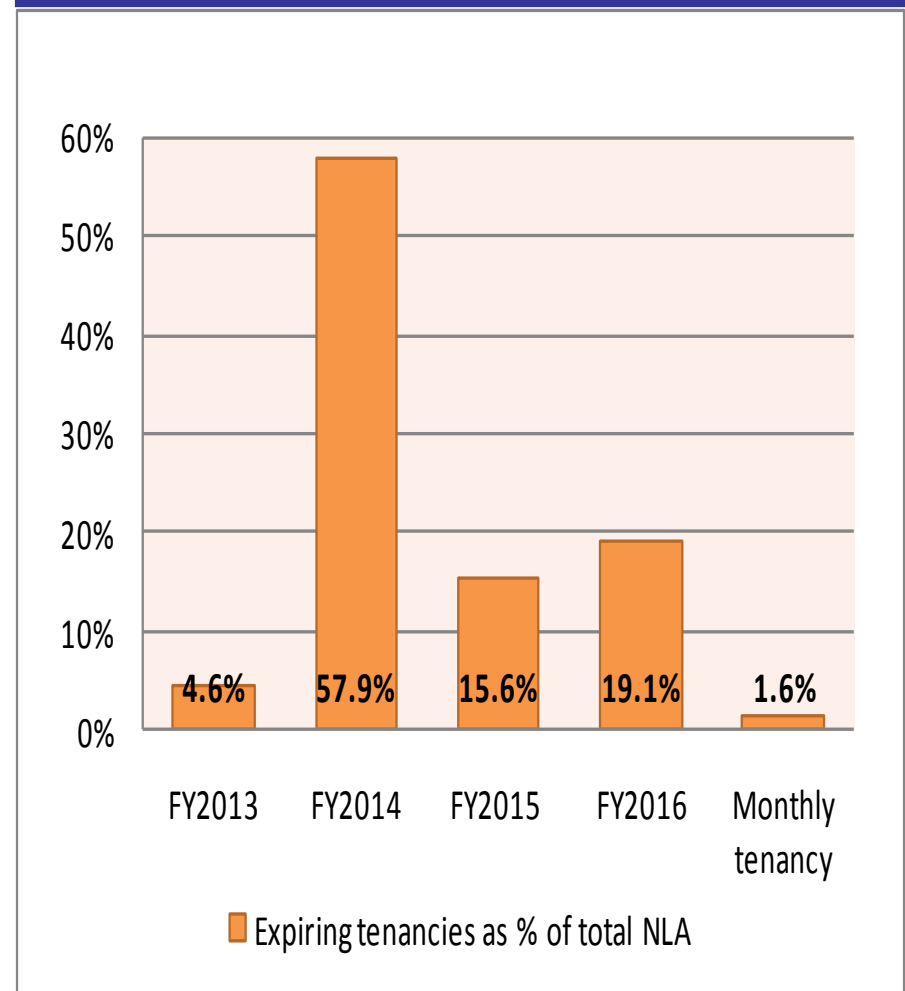
2Q FY2013 PROPERTY PERFORMANCE

RETAIL PROPERTIES – SUNWAY PYRAMID SHOPPING MALL

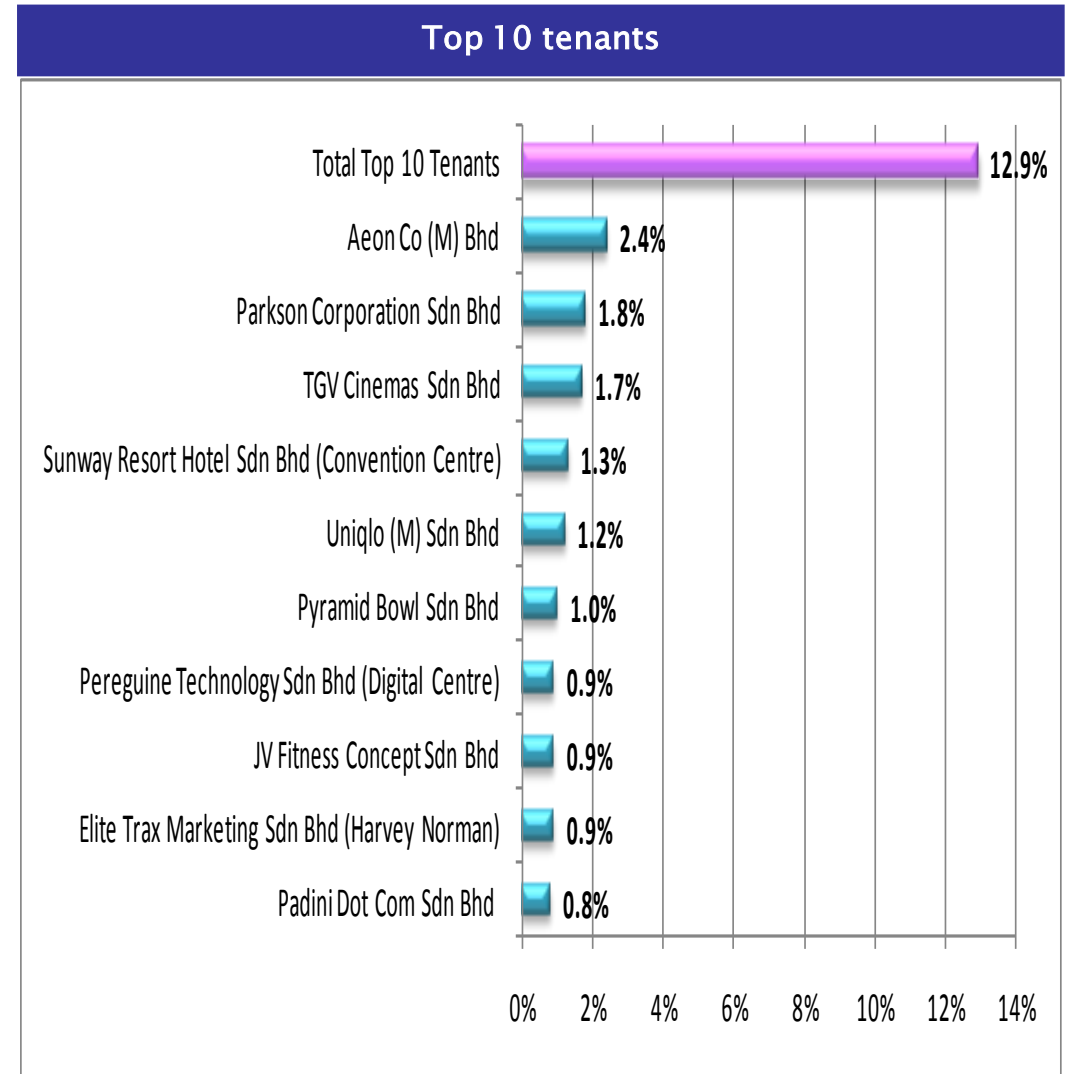
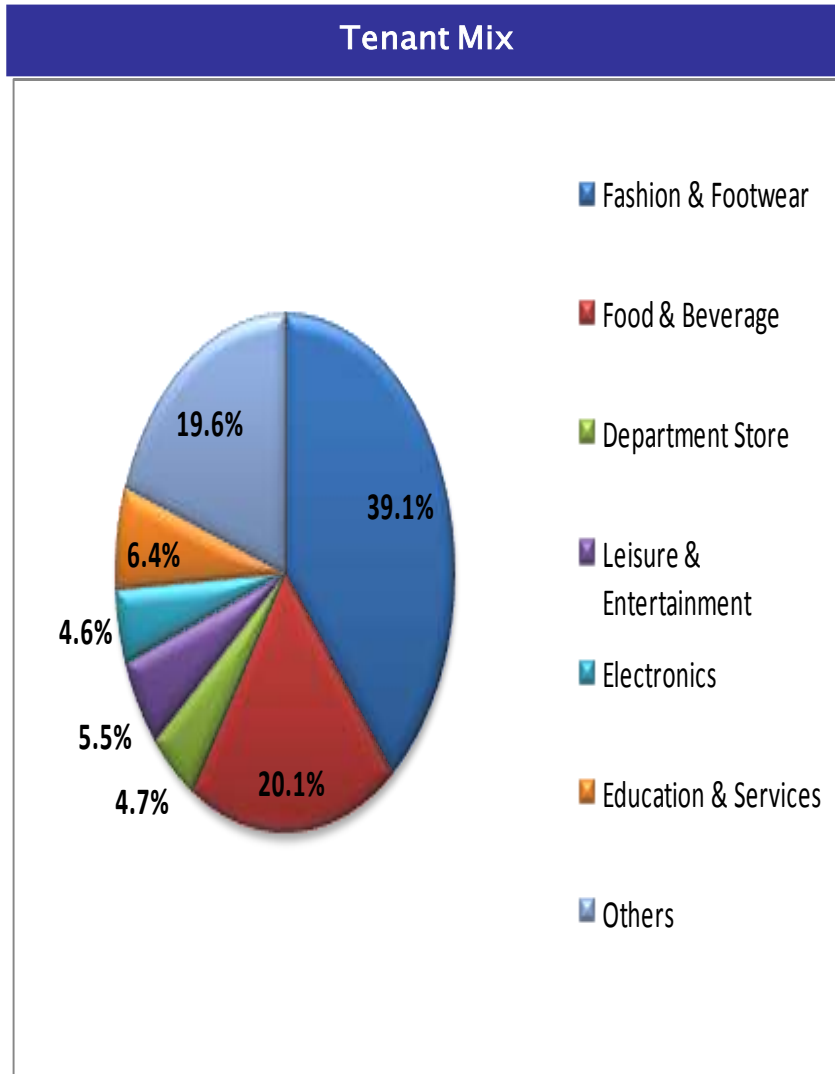
Historical occupancy rates



Projected lease expiry schedule

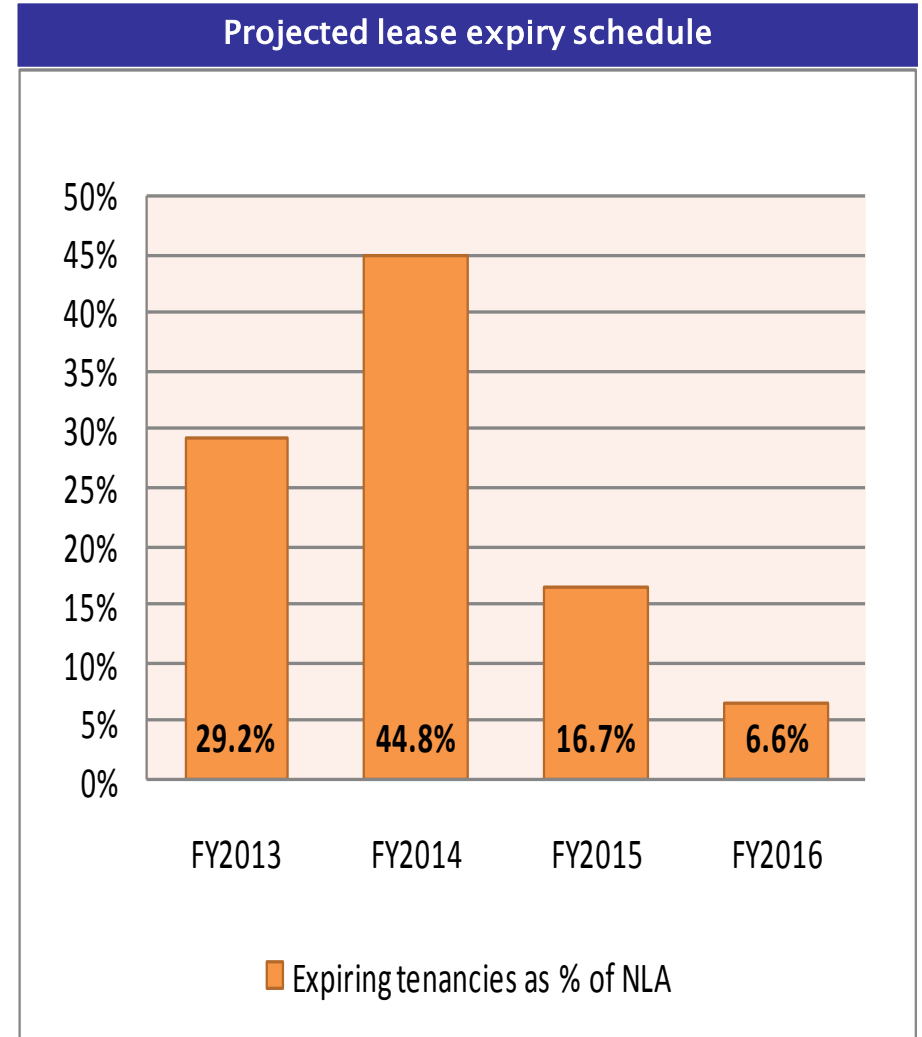
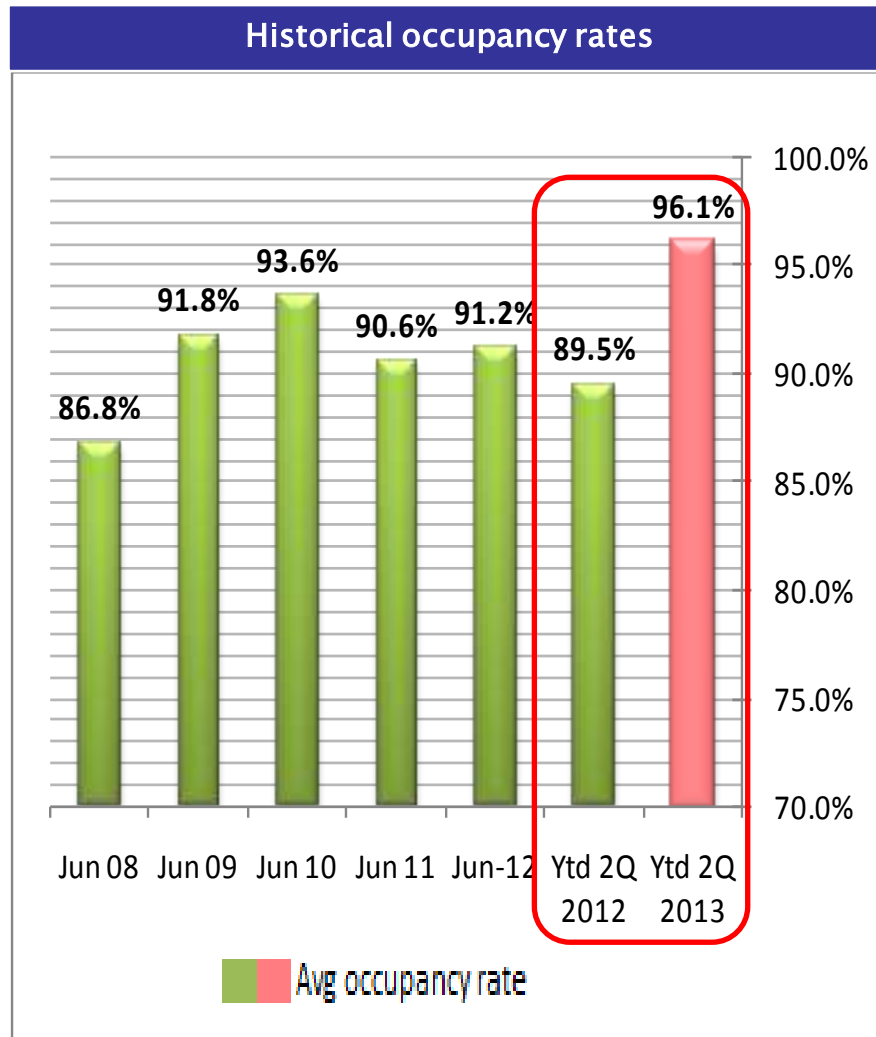


RETAIL PROPERTIES – SUNWAY PYRAMID SHOPPING MALL (Cont'd)



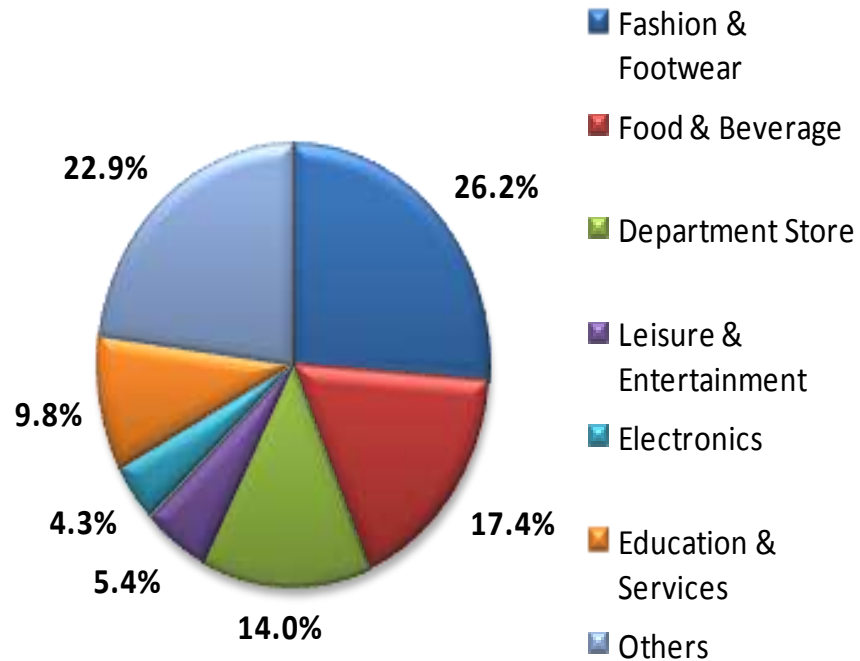
Note: Based on gross rental income for the month of December 2012.

RETAIL PROPERTIES – SUNWAY CARNIVAL SHOPPING MALL

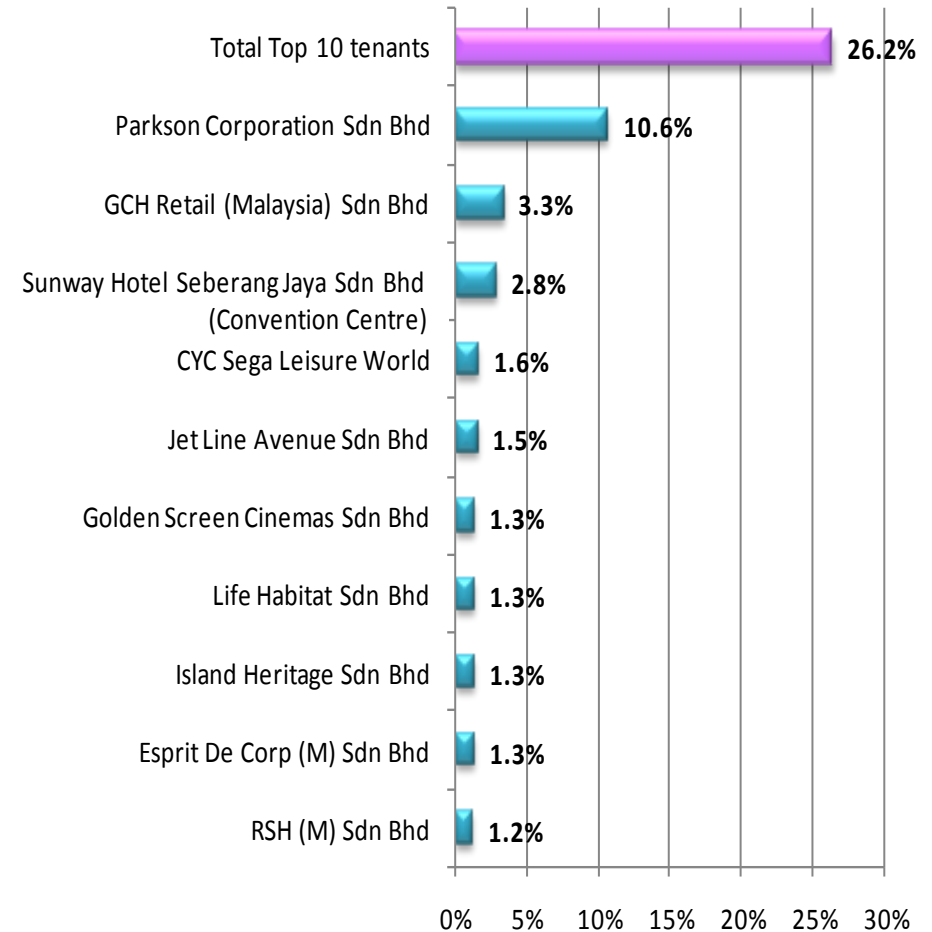


RETAIL PROPERTIES – SUNWAY CARNIVAL SHOPPING MALL (Cont'd)

Tenant Mix

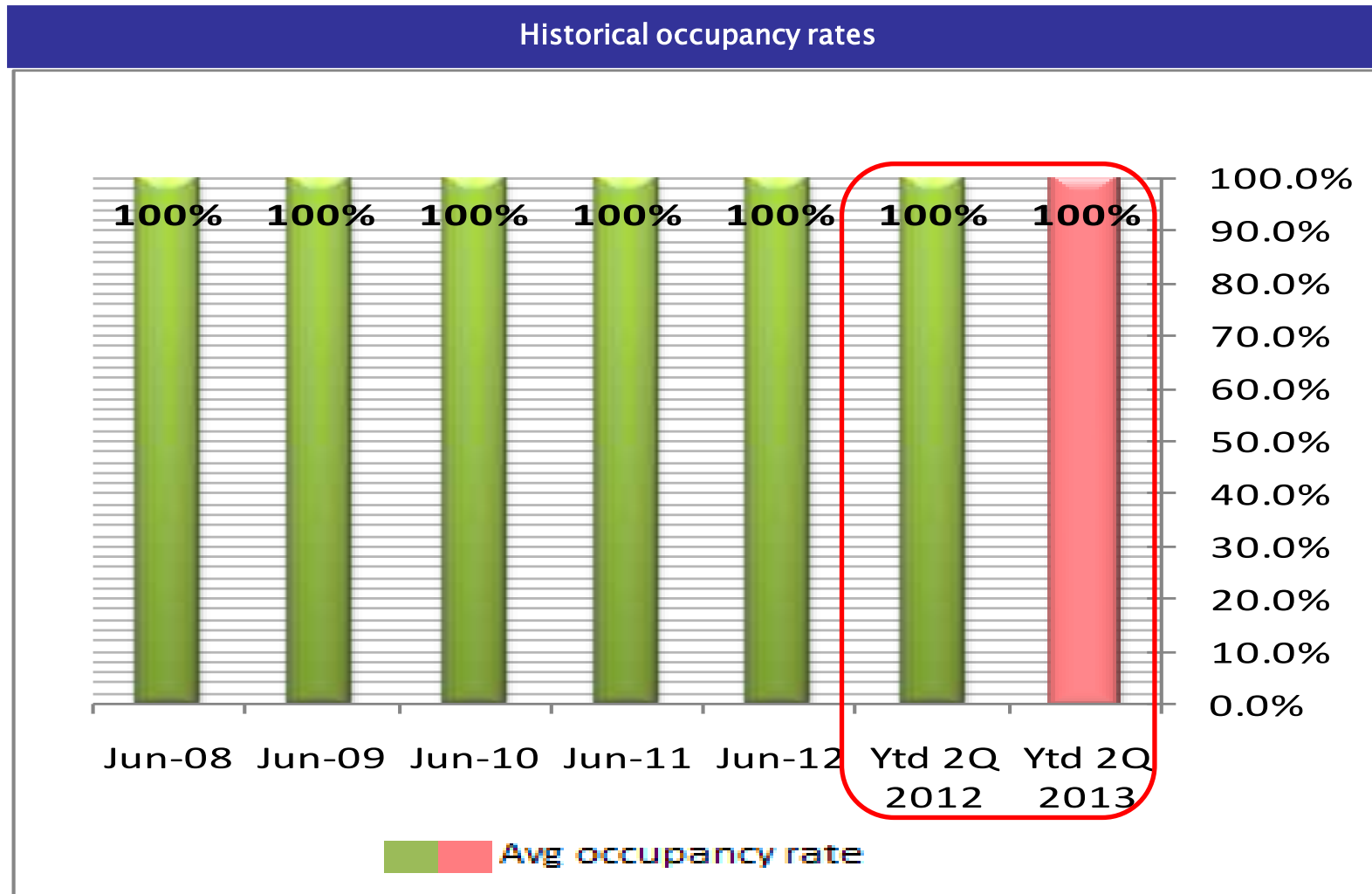


Top 10 tenants



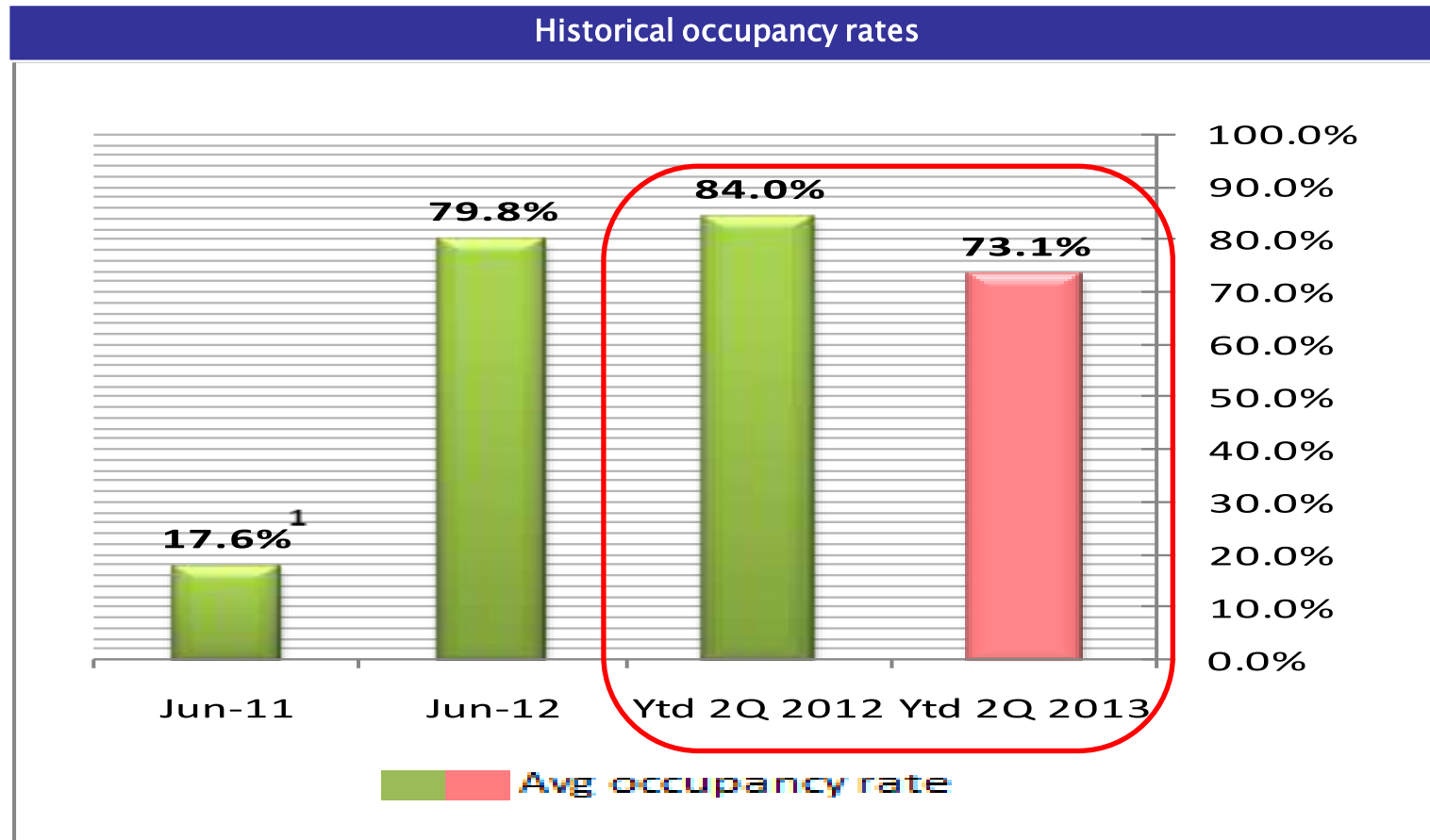
Note: Based on gross rental income for the month of December 2012.

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 expires in FY2014 with option to renew for another term of 3 years by the tenant.

RETAIL PROPERTIES – SUNWAY PUTRA MALL

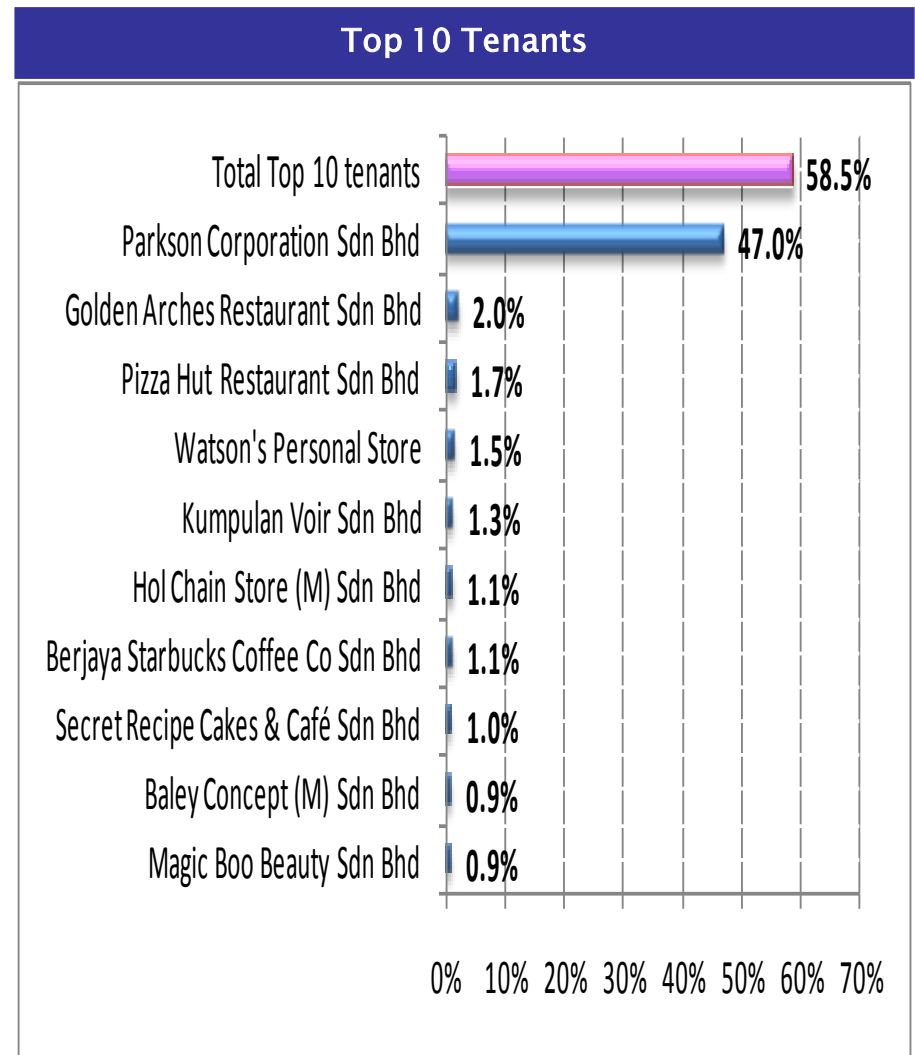
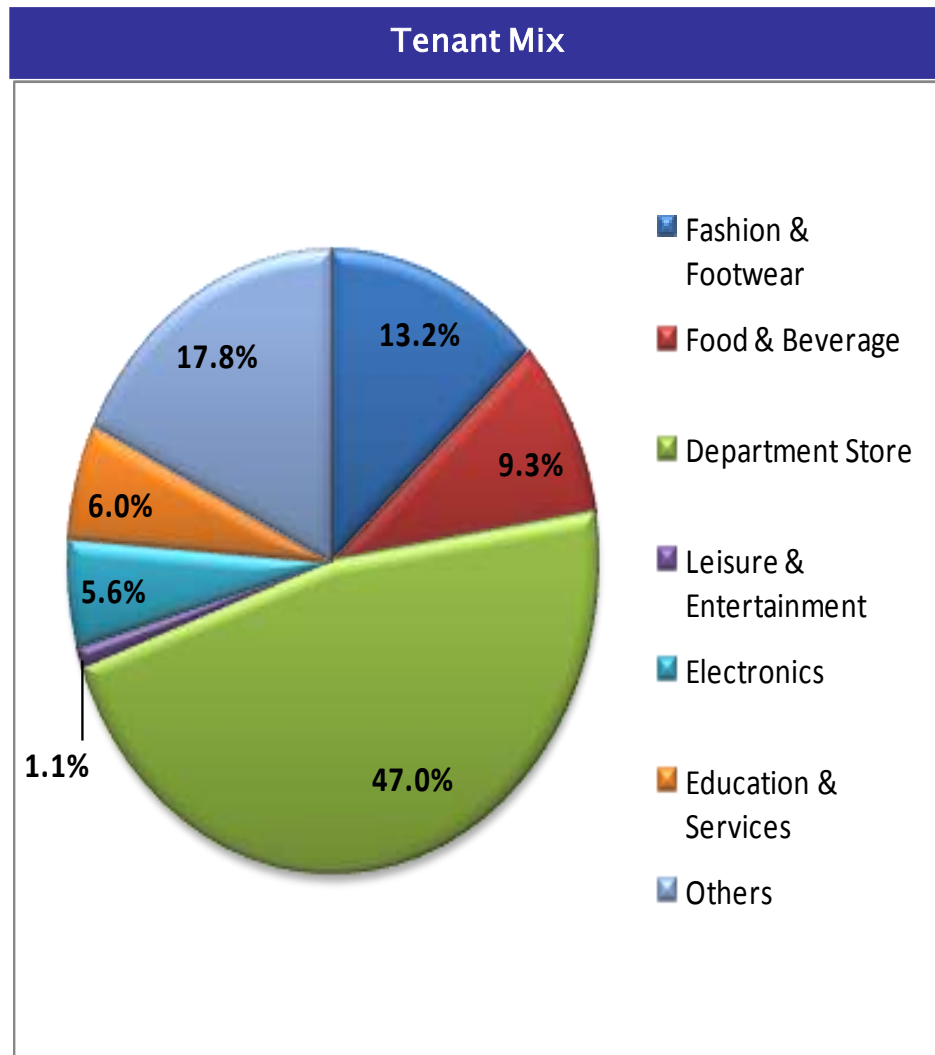


1. Sunway Putra Mall was acquired via a public auction on 30 March 2011 and the acquisition was completed on 19 April 2011. Only 55 tenants or 17.6% of the estimated monthly gross income of RM1.84 million from tenants at the shopping mall agreed to enter/entered into new tenancies with Sunway REIT as at 30 June 2011. The tenancy for anchor tenant was effective from July 2011.

Note:

The management had notified all tenants via writing on 30 October 2012, giving 6 months termination notice for refurbishment exercise.

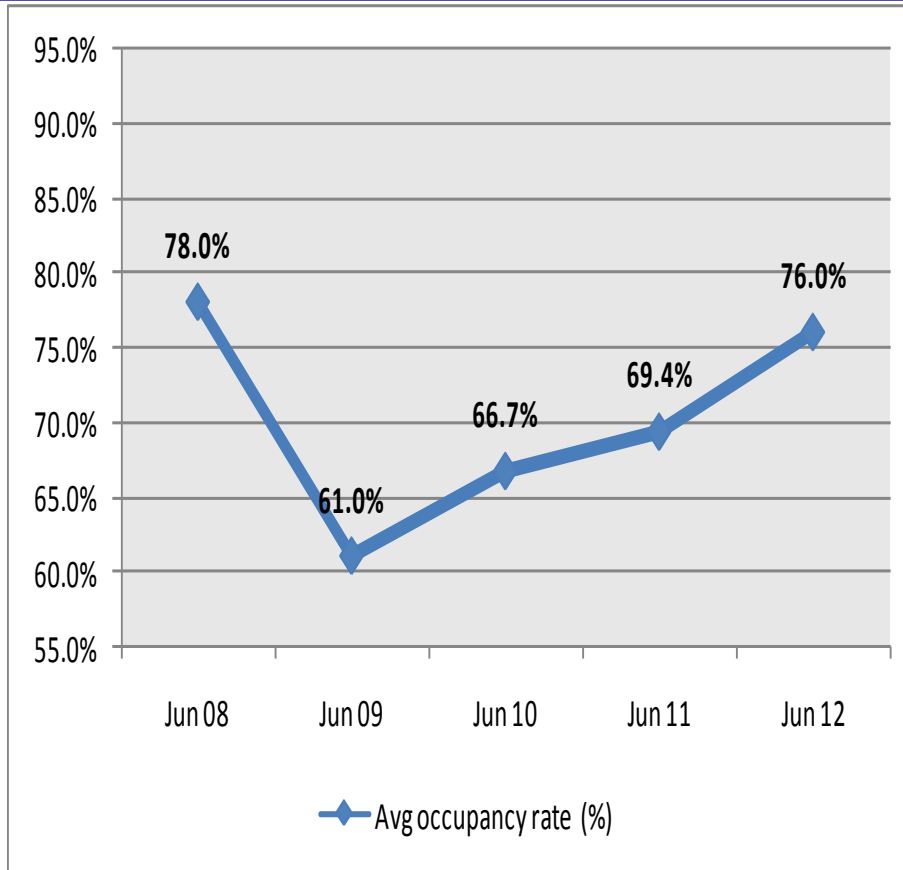
RETAIL PROPERTIES – SUNWAY PUTRA MALL (Cont'd)



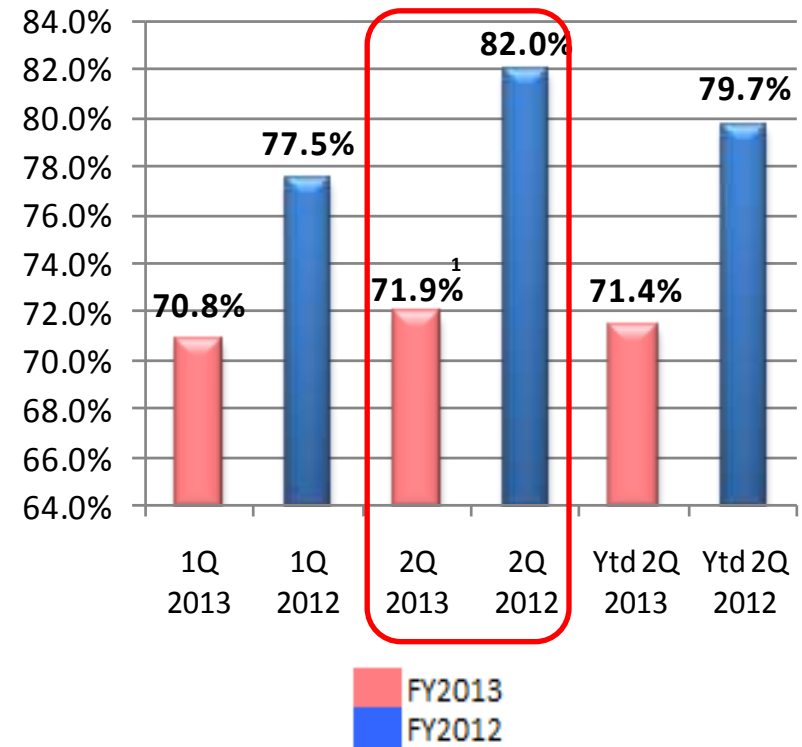
Note: Based on gross rental income for the month of December 2012.

HOSPITALITY PROPERTIES – SUNWAY RESORT HOTEL & SPA (Cont'd)

Historical occupancy rate (Y-o-Y)



Average occupancy rate (Q on Q comparison)



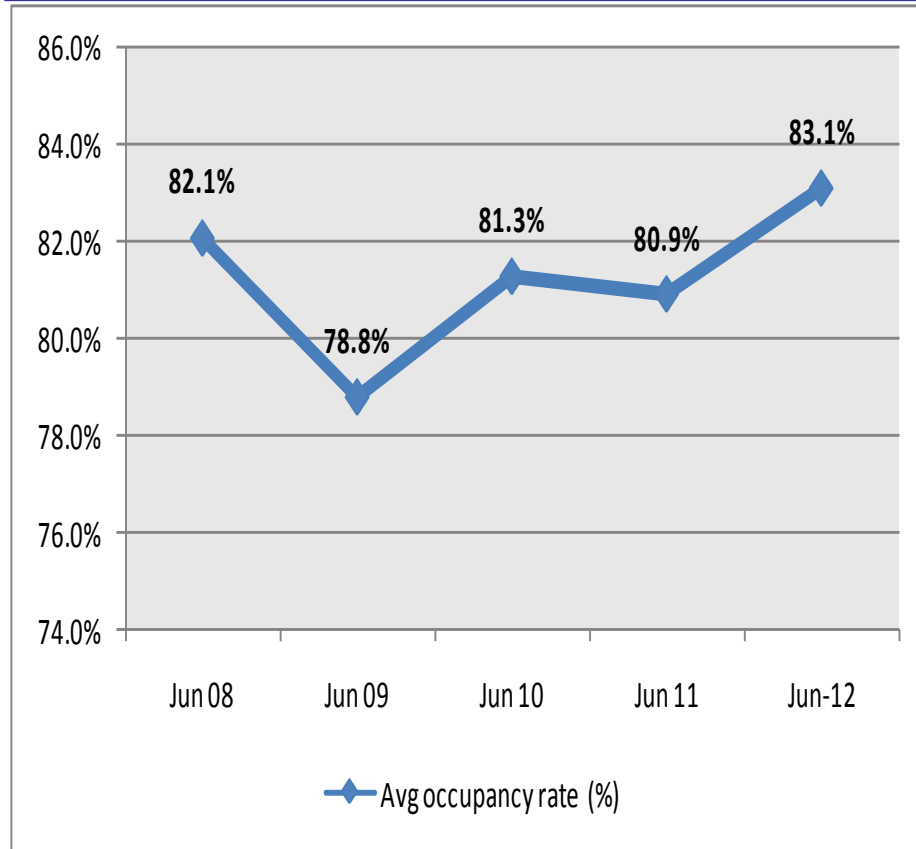
Customer contribution (Room revenue)

Corporate	74.9%
Leisure	25.1%

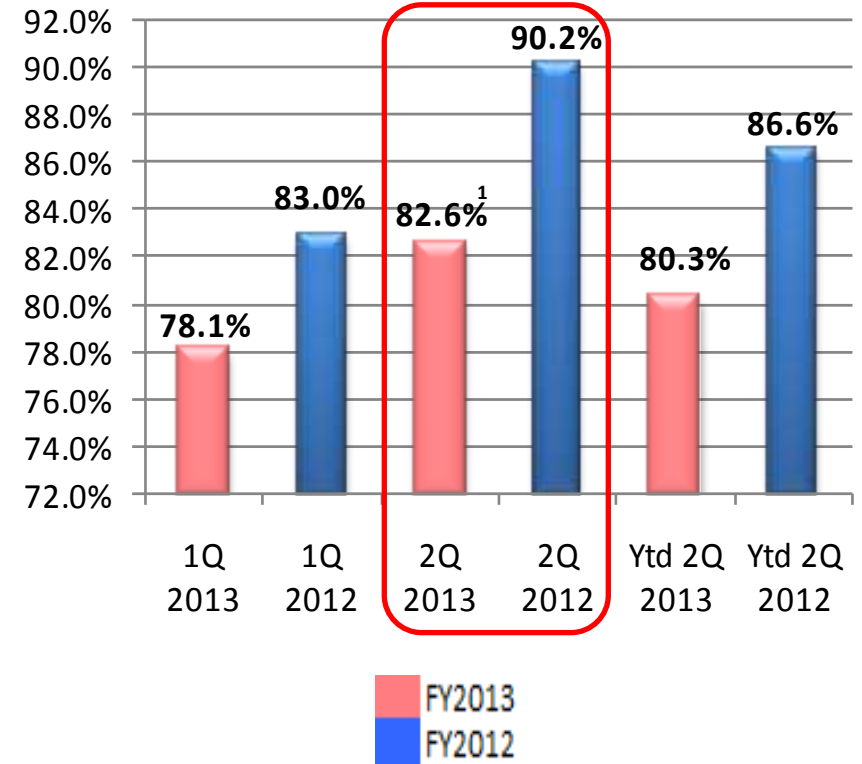
1. Sunway Resort Hotel & Spa's performance was lower during the current quarter compared to preceding year corresponding quarter, affected by lesser business from leisure segment, meetings, incentives, conventions and exhibitions (MICE) segment and banquets.

HOSPITALITY PROPERTIES – PYRAMID TOWER HOTEL

Historical occupancy rate (Y-o-Y)



Average occupancy rate (Q on Q comparison)



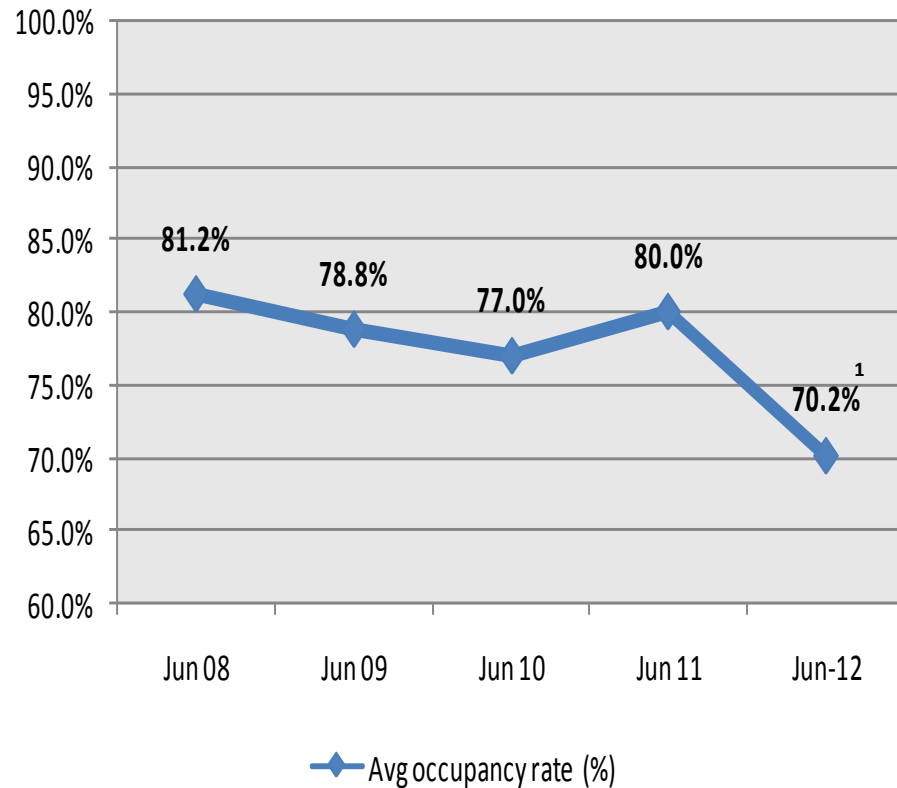
Customer contribution (Room revenue)

Corporate	84.6%
Leisure	15.4%

- Pyramid Tower Hotel's performance was lower during the current quarter compared to preceding year corresponding quarter, affected by lesser business from leisure segment, meetings, incentives, conventions and exhibitions (MICE) segment and banquets.

HOSPITALITY PROPERTIES – SUNWAY HOTEL SEBERANG JAYA

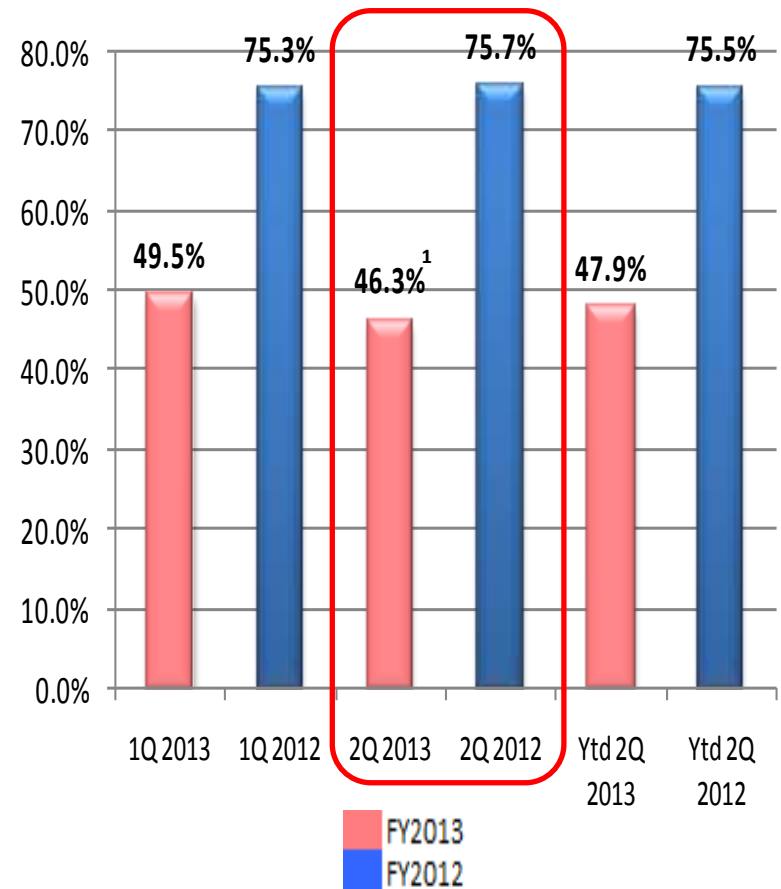
Historical occupancy rate (Y-o-Y)



Customer contribution (Room revenue)

Corporate	92.0%
Leisure	8.0%

Average occupancy rate (Q on Q comparison)



(1) Drop in average occupancy was due to on going refurbishments.

HOSPITALITY PROPERTIES – SUNWAY PUTRA HOTEL

Historical occupancy rate

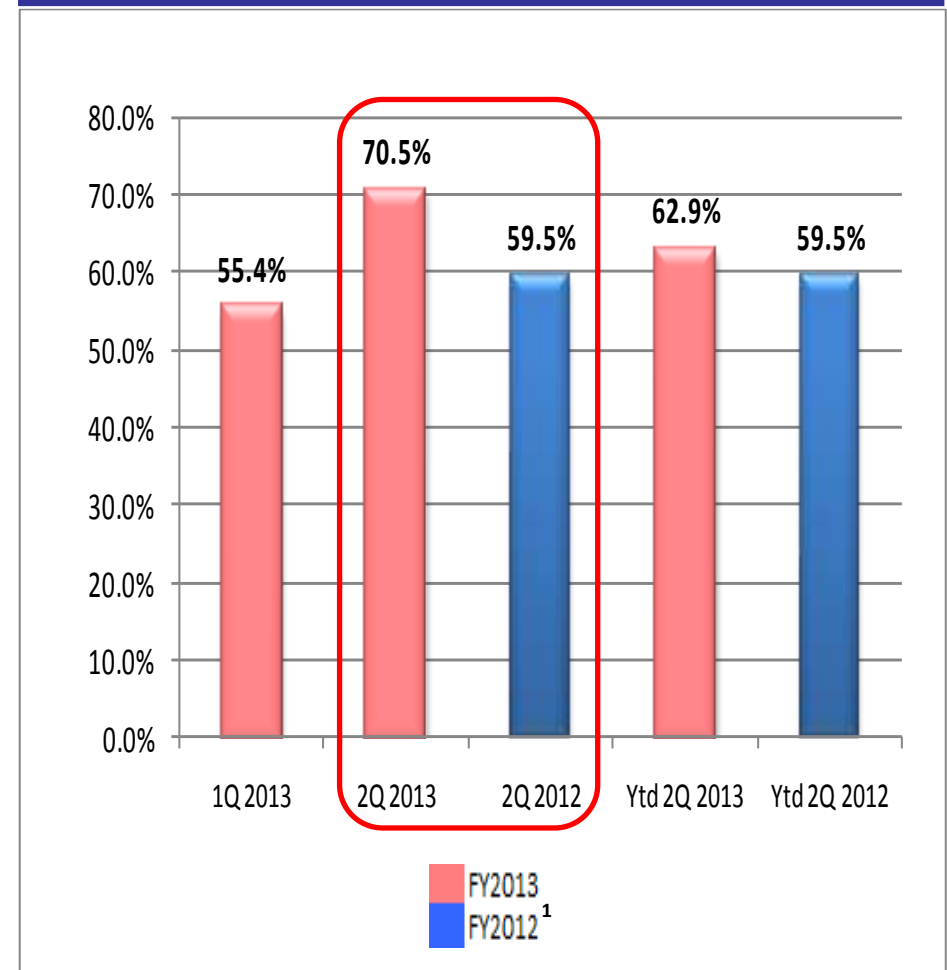
FY 2012 ¹	59.0%
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Customer contribution (Room revenue)

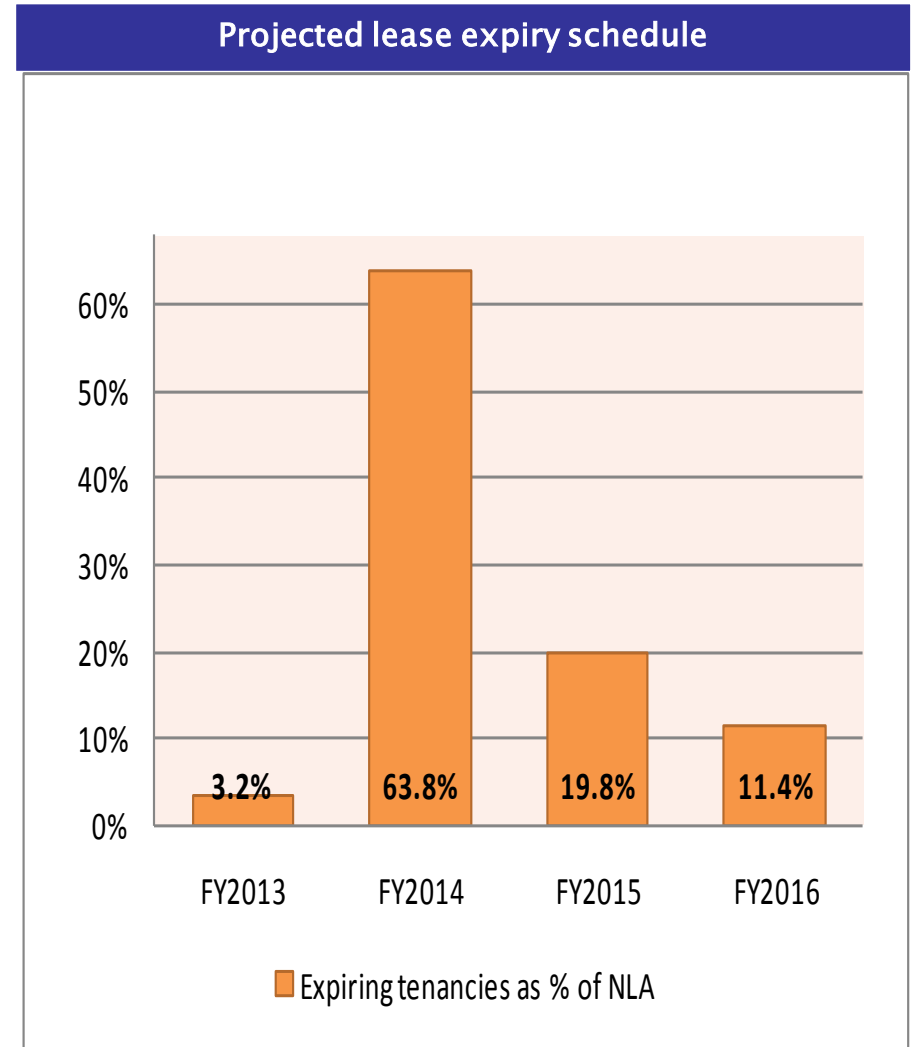
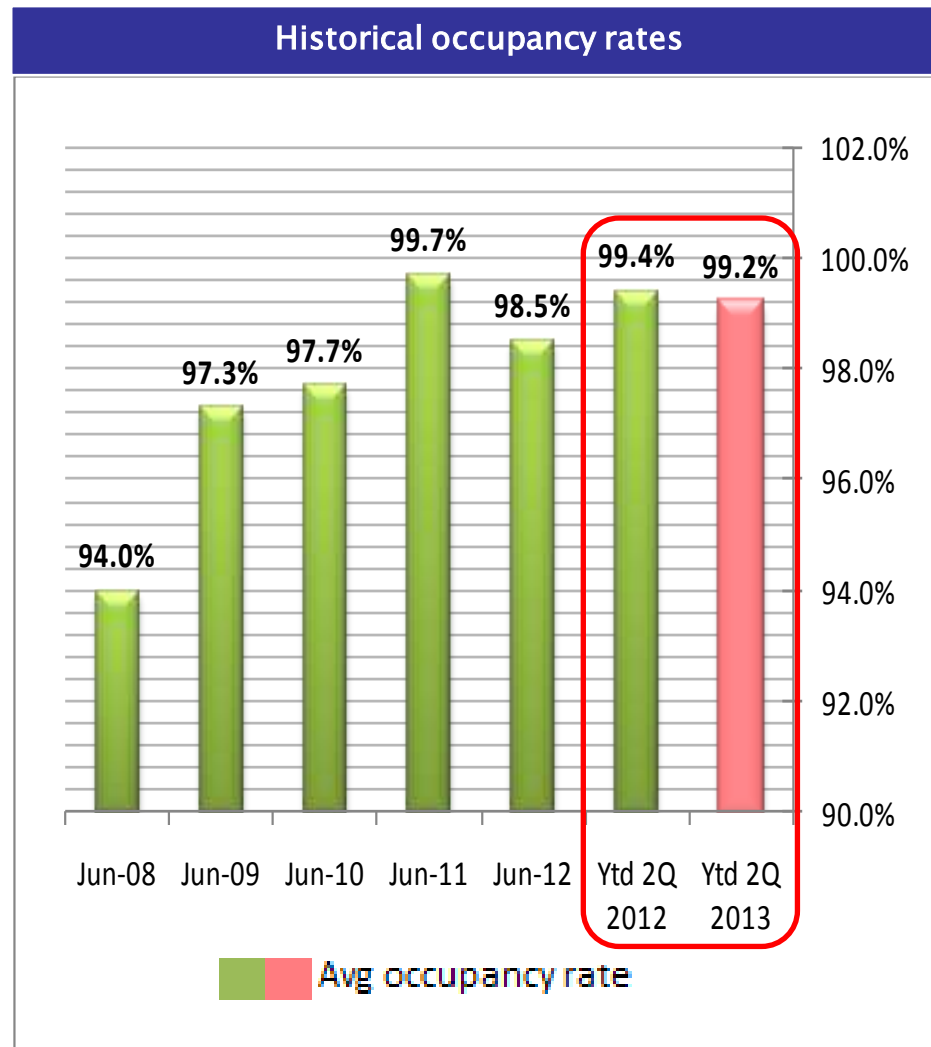
Corporate	73.4%
Leisure	26.6%

1. For the period representing full possession and control on 28 Sept 2011 to 31 December 2011. Hence, there is no comparative for 1Q 2012.

Average occupancy rate

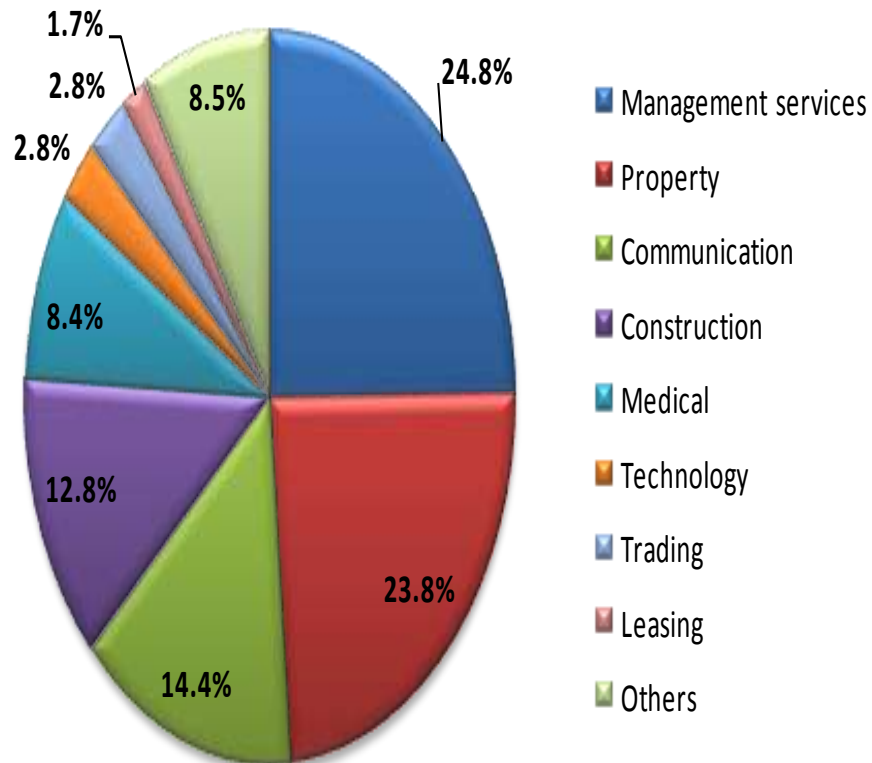


OFFICE PROPERTIES – MENARA SUNWAY

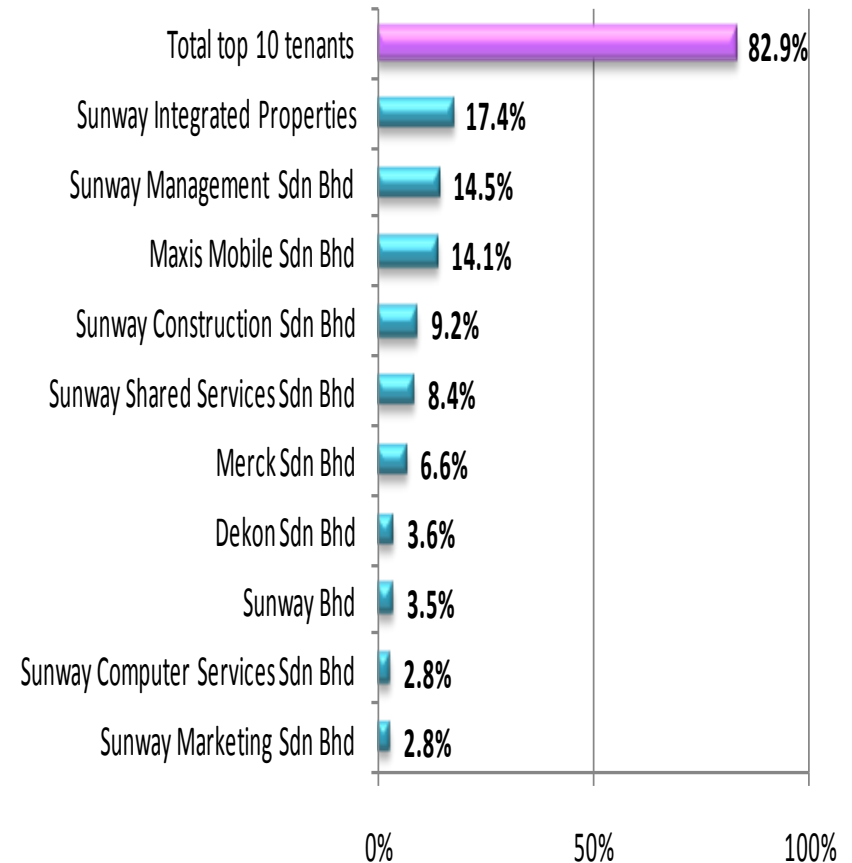


OFFICE PROPERTIES – MENARA SUNWAY (Cont'd)

Tenant mix

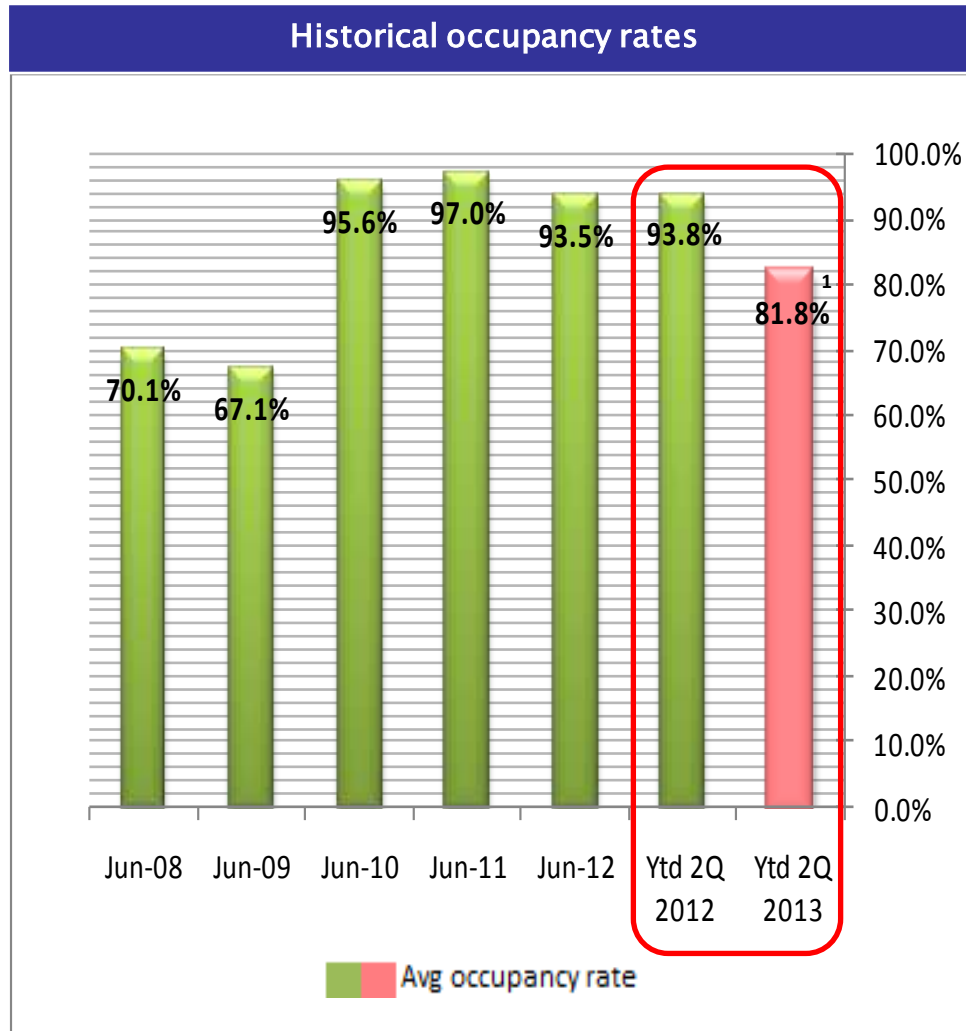


Top 10 tenants

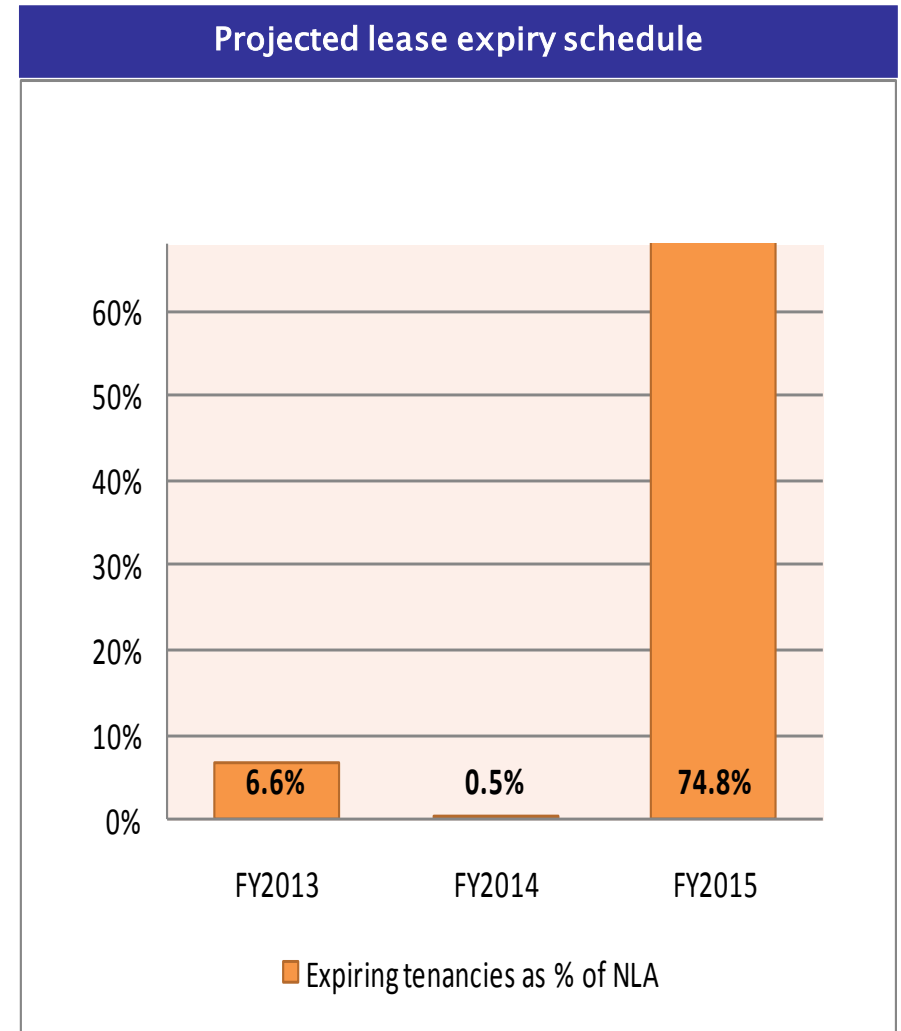


Note: Based on gross rental income for the month of December 2012.

OFFICE PROPERTIES – SUNWAY TOWER

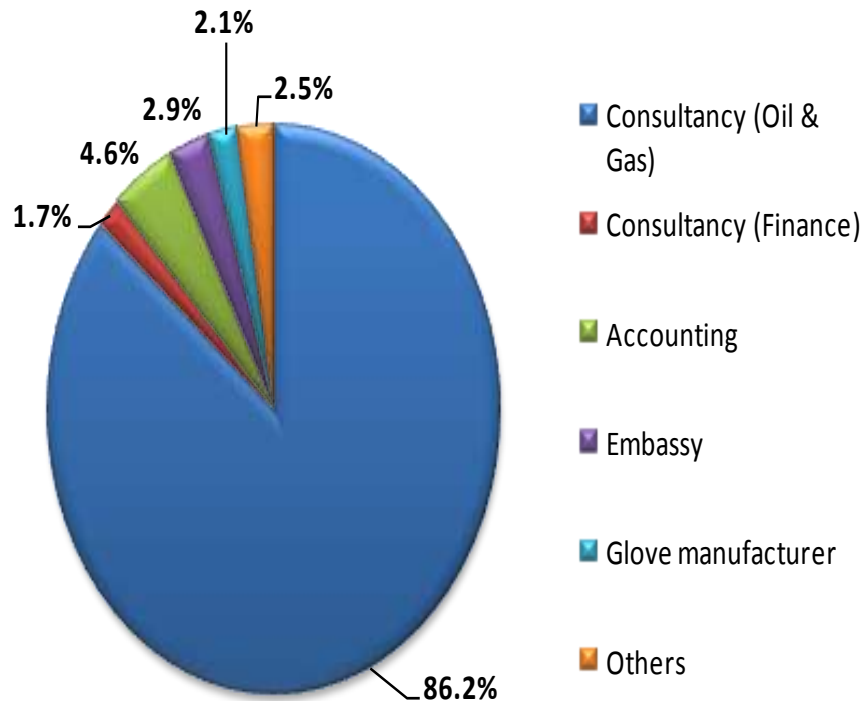


(1) Drop in average occupancy was due to non renewal by tenants.

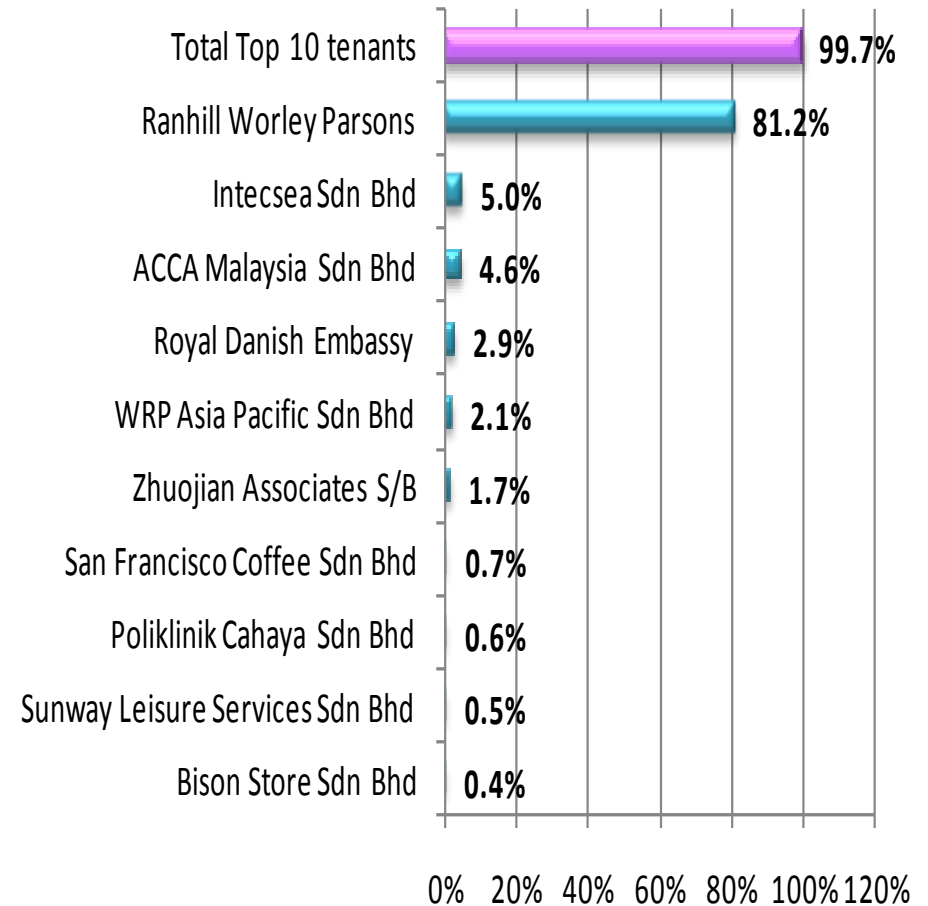


OFFICE PROPERTIES – SUNWAY TOWER (Cont'd)

Tenant mix

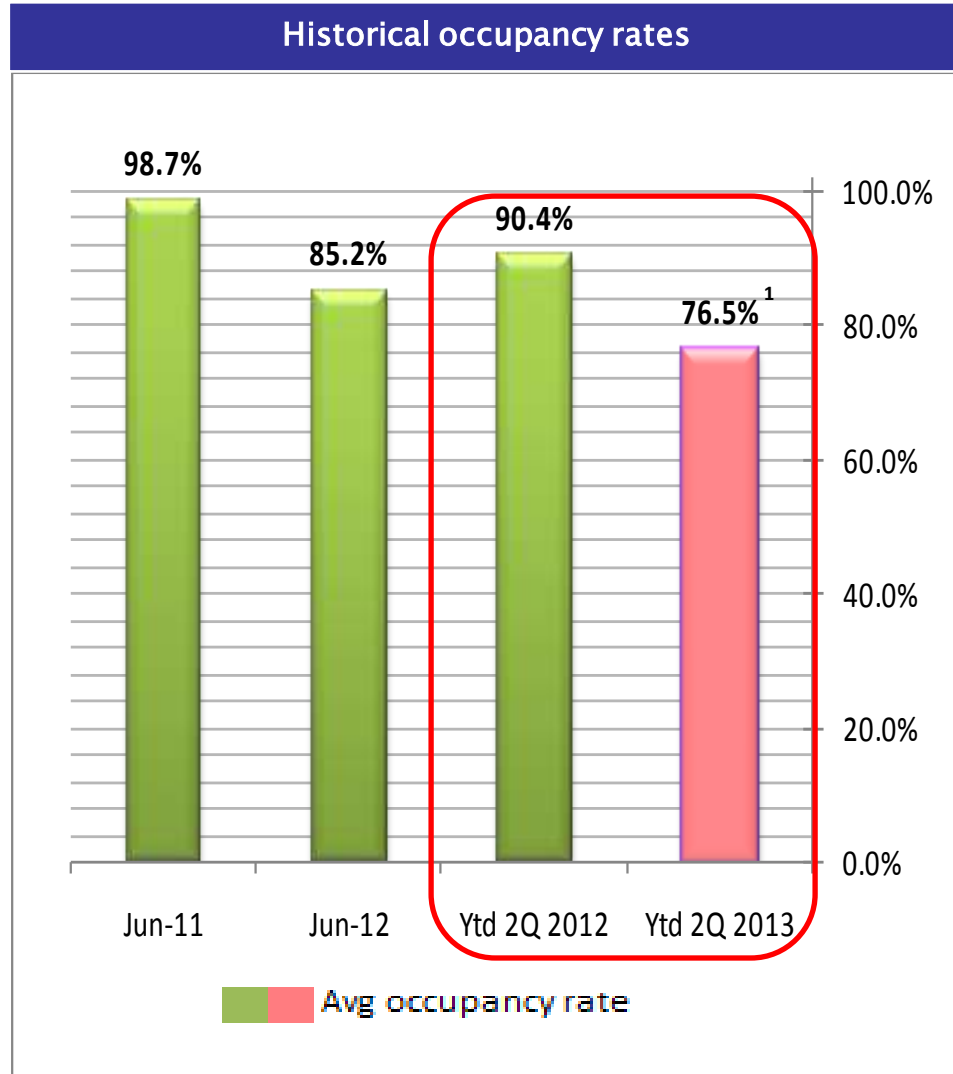


Top 10 tenants

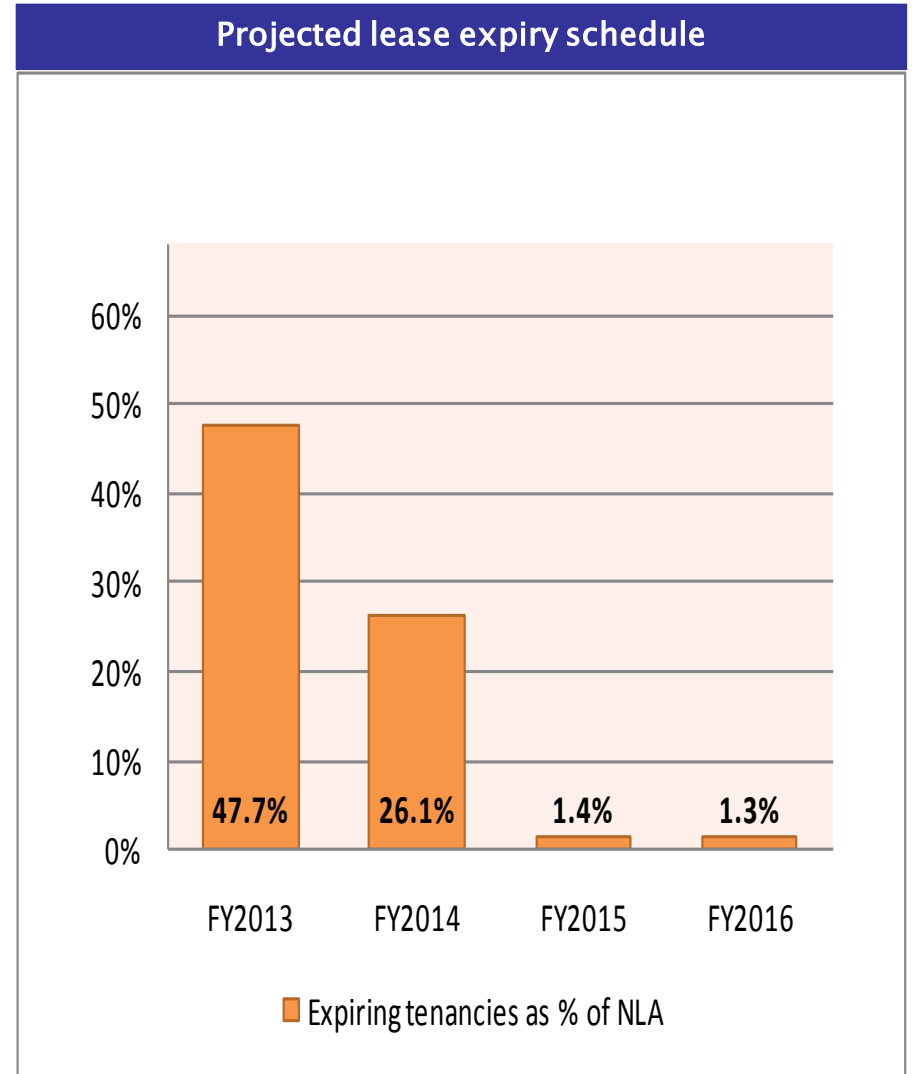


Note: Based on gross rental income for the month of December 2012.

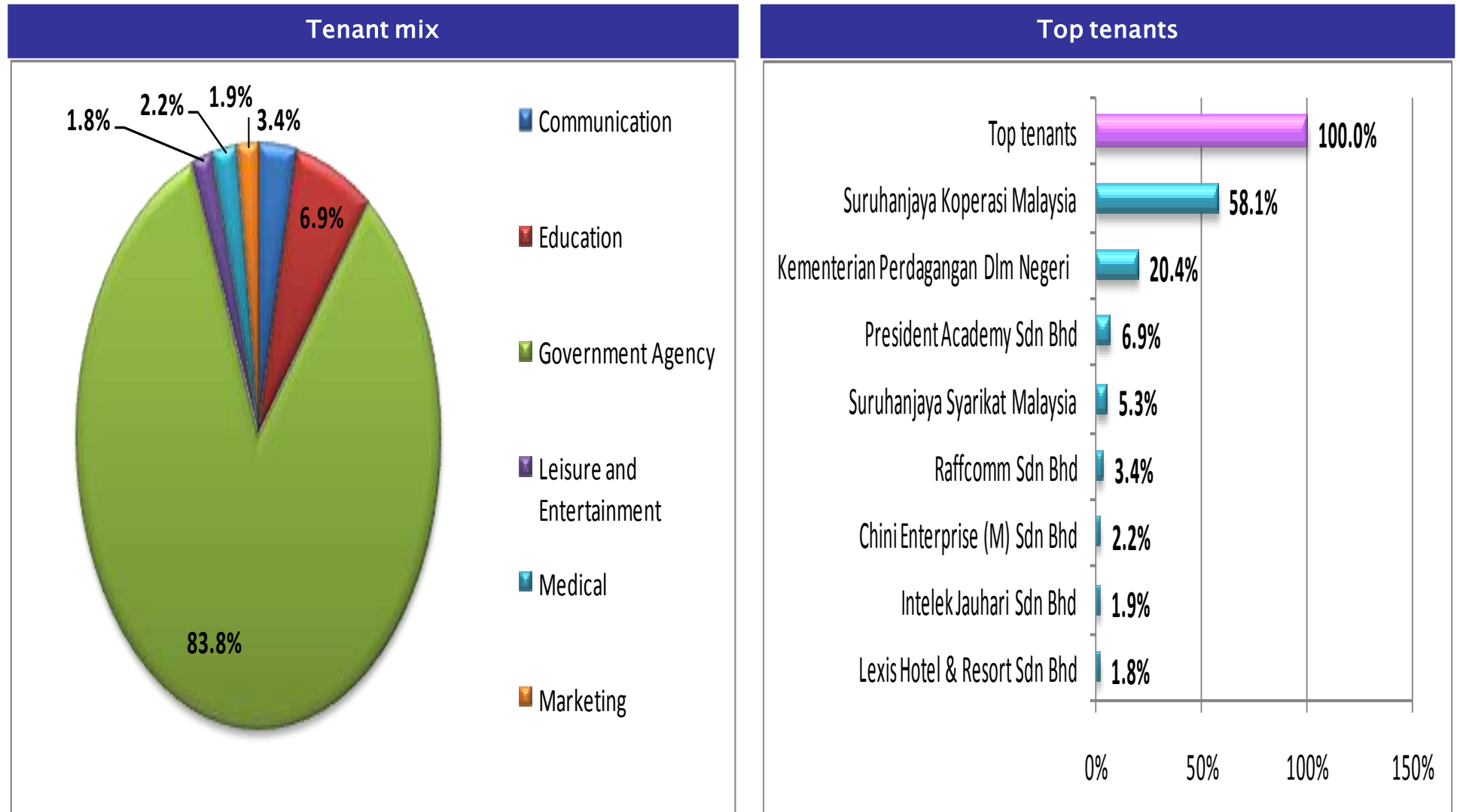
OFFICE PROPERTIES – SUNWAY PUTRA TOWER



(1) Drop in occupancy was due to non renewal by tenants.



OFFICE PROPERTIES – SUNWAY PUTRA TOWER (Cont'd)



Note: Based on gross rental income for the month of December 2012.

MARKET OUTLOOK

GENERAL OUTLOOK

- The International Monetary Fund (“IMF”) is projecting the world economy to grow by 3.6% in CY2013 with gradual strengthening of the U.S. economy. Meanwhile, Asian economy is expected to remain resilient with China moving toward more sustainable growth.
- The Malaysian economy picked up in the second and third quarter in CY2012 after a weak start in the first quarter bringing the YTD growth of 5.2%. Bank Negara Malaysia (“BNM”)’s GDP target of 4.5% – 5.0% in CY2012 is highly achievable.
- The Prime Minister announced that the economy is targeted to grow at the rate of 4.5% – 5.5% in CY2013 anchored by domestic demand. Private consumption and investment will drive growth while public spending and investment activities are expected to lend support to growth.
- Uncertainties of the timing and outcome of the 13th General Election will cause businesses to adopt a precautionary stance and major business decisions may be deferred to after the general election.

GENERAL OUTLOOK

- Inflation has been benign in CY2012 with YTD (January 2012 – November 2012) inflation stood at 1.7%. In our view, inflation may creep up in CY2013 following a year of low inflation environment as well as possibilities of electricity tariff hike after the general election.
- The Monetary Policy Committee (“MPC”) left the overnight policy rate (“OPR”) unchanged at 3.0% for the ninth consecutive times since July 2011. Accommodative monetary policy is likely to remain in 1H CY2013 as the government is supportive of growth amidst the weakness in external trades.
- The Manager expects the distribution per unit for FY2013 to be sustained despite the expected loss of income contribution from Sunway Putra Mall upon the closure of the mall for refurbishment in 4Q2013, cushioned by interest savings from the capital management programme and new income stream arising from the acquisition of Sunway Medical Centre. On capital management, the Manager is actively monitoring the interest rate trend for the coming months.
- The Manager is committed to distribute 100% of its distributable net income for FY2013.

RETAIL

- The retail industry in Malaysia is expected to expand by 5.8% in 2012 assuming that growth for the last quarter of 2012 comes in at 5.7%, according to Retail Group Malaysia (“RGM”). The full year growth was dragged down by the weak growth in the third quarter despite the Hari Raya festive celebration.
- The RGM maintains its projection of 6.0% retail sales growth in 2013. Retailers are likely to enjoy stronger sales in 1Q CY2013 ahead of Chinese New Year celebration, bonus payout, government dispensing incentives such as Bantuan Rakyat 1 Malaysia (“BR1M”), RM100 cash to students, smartphone rebates and 1 Malaysia Book Voucher to be distributed to students in February 2013.
- Sunway Pyramid Shopping Mall continued to enjoy strong occupancy rate of 99.0% for YTD 2Q2013, largely unchanged from the 99.2% in 1Q2013. YTD 2Q2013, a total of 306,292 sq. ft. of expiring leases were renewed at the average rental reversion rate of 19.3% over a 3-year term.
- The mall continued to introduce fresh retail concepts and tenancy mix in catering to the continuous change in trends and consumers’ lifestyle. Several new brands were introduced, such as GAP, Warehouse, Uniqlo, DKNY and etc. This will be an ongoing initiatives to ensure that the mall stays ahead of competition.

RETAIL

- Meanwhile, Sunway Carnival Shopping Mall's average occupancy rate improved further to 96.1% for YTD 2Q2013, from 95.7% in 1Q2013. YTD 2Q2013, a total of 9,993 sq. ft. of lettable space due for renewal was renewed at an average rental reversion rate of 15.6% over a 3-year term. The Manager is optimistic with the prospect of the mall as the business momentum of the mall is exhibiting healthy signs.
- The Manager expects the retail assets to be the key growth driver for the portfolio supported by macro factors such as strong consumerism, young population and growing affluence of the nation. On the assets level, the Manager strives to embark on aggressive marketing activities and introduction of fresh retail concepts to be ahead of retail trends in ensuring the leadership position of the malls in their respective locations.

HOTEL

- In the Budget 2013 announcement, total revenue generated from the tourism sector is estimated to increase to RM62.0 billion in CY2012 from RM58.3 billion in CY2011. In order to achieve the target CY2011 – CY2013 CAGR of 8.0%, tourism receipts are expected to surge 14.5% to RM71 billion in CY2013 which is highly challenging based on historical 5-year average growth of 6.1% p.a.
- That said, tourism business is expected to benefit from ongoing government's promotional activities to attract tourist arrivals ahead of Visit Malaysia Year in 2014.
- Sunway Resort Hotel and Spa's average occupancy rate inched up to 71.9% in 2Q2013 compared to 70.8% in 1Q2013. On a year-on-year basis, average occupancy rate dropped from 82.0% in 2Q2012 versus 71.9% in 2Q2013 due to lesser business from leisure segment and meetings, incentives, conventions and exhibitions (MICE) segment.
- Likewise, Pyramid Tower Hotel witnessed the same business trend as Sunway Resort Hotel and Spa. Average occupancy rate improved from 78.1% in 1Q2013 to 82.6% in 2Q2013. On a year-on-year basis, average occupancy rate declined from 90.2% in 2Q2012 to 82.6% in 2Q2013 for the same reason mentioned above.

HOTEL

- In Penang mainland, Sunway Hotel Seberang Jaya experienced a slowdown in business and low occupancy rate due to the ongoing refurbishment exercise. Average occupancy rate dipped to 46.2% in 2Q2013 from 49.5% in 1Q2013. On a year-on-year basis, average occupancy rate dropped from 75.7% in 2Q2012 to 46.3% in 2Q2013.
- On a positive note, the hotel has started to enjoy higher Average Daily Rate (ADR) for the 138 newly refurbished rooms. The refurbishment is expected to be completed in March 2013. The Manager expects the occupancy rate to improve upon the completion of the refurbishment exercise.
- The Manager takes the view of possible decline in income contribution from the hotel segment for FY2013 for the reasons mentioned above.

OFFICE

- The office sub-sector is expected to remain challenging as a result of oversupply and stiff competition. Rentals are expected to remain stagnant or possibly on a declining trend. On the demand side, demand will be driven by relocation of tenants from older office buildings to well managed and newer buildings with better specifications.
- Menara Sunway's average occupancy rate was largely unchanged at 99.2% for YTD 2Q2013. The expansion with additional NLA of 14,193 sq. ft. has been completed in November 2012 and tenanted in December 2012.
- Meanwhile, Sunway Tower's average occupancy rate remained unchanged at 81.8% for YTD 2Q2013 as the Manager continues to fill the vacancy of the office tower.
- Under the challenging business operating environment arising from the oversupply situation, the Manager is cautious on this sub-sector and expect income contribution from the office sub-sector to be weaker than FY2012.

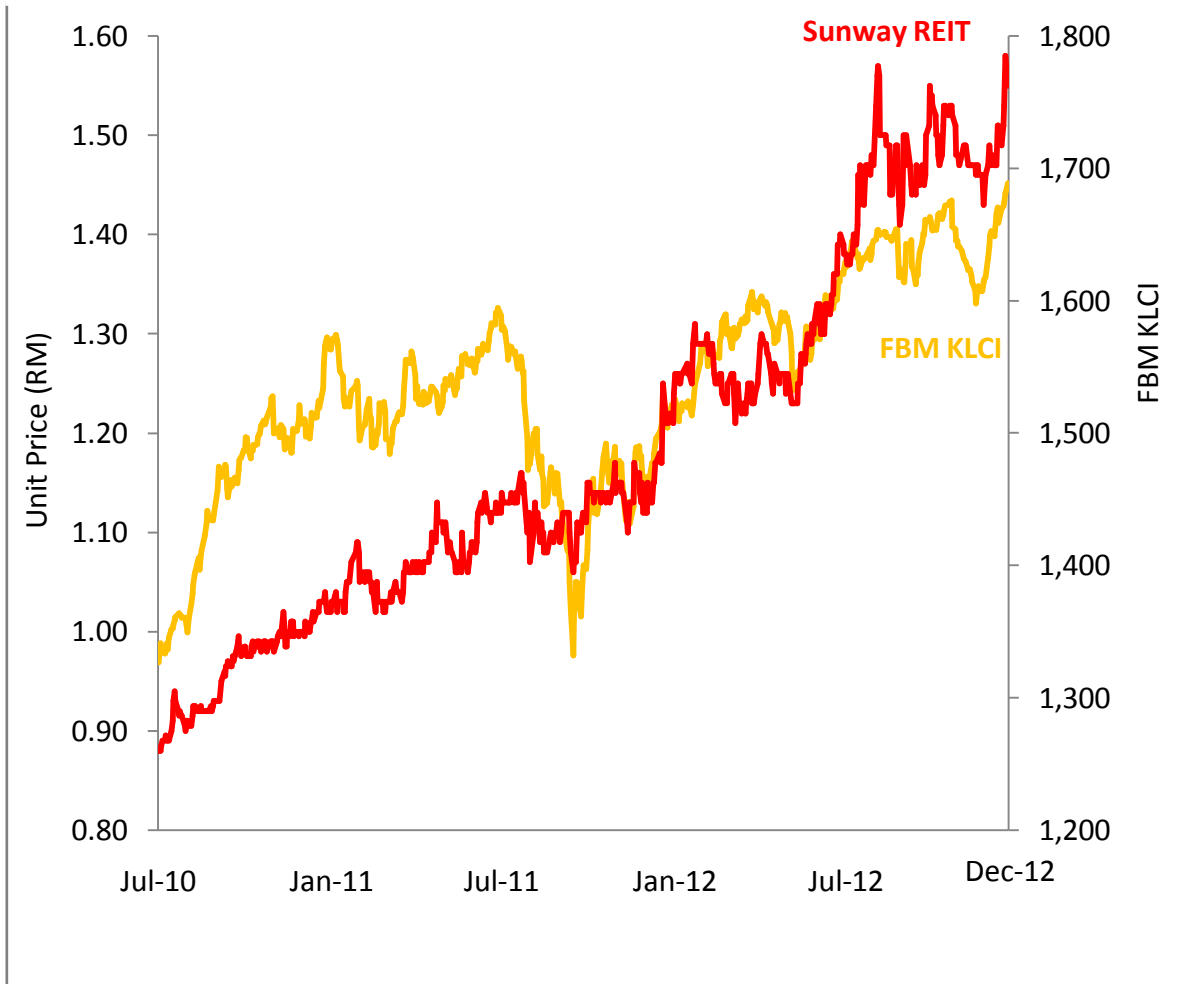
SUNWAY PUTRA PLACE

- The business performance of Sunway Putra Place was lower for YTD 2Q2013 vis-à-vis the corresponding period in 2Q2012, attributable to lower contribution from Sunway Putra Mall and Sunway Putra Tower. The drop was however mitigated by stronger performance from Sunway Putra Hotel.
- Sunway Putra Mall's average occupancy rate was largely unchanged at 73.1% for YTD 2Q2013 compared to 73.8% in 1Q2013. On a year-on-year basis, average occupancy rate has declined from 84.0% for YTD 2Q2012 to 73.1% for YTD 2Q2013. The lower average occupancy rate was due to termination of non-performing tenants and tenants moving out in light of impending refurbishment. The management has notified all tenants via writing on 30 October 2012, giving 6 months termination notice and the mall will be closed on 30 April 2013.
- YTD 2Q2013 average occupancy rate for Sunway Putra Hotel improved to 62.9% versus 55.4% in 1Q2013 on the back of stronger business performance from leisure and government segments.
- Meanwhile, Sunway Putra Tower experienced a drop in average occupancy rate due to non renewal by tenants. The average occupancy rate slipped to 76.5% for YTD 2Q2013 from 1Q2013. The Manager is actively seeking for replacement tenants for the vacancy in the office tower.

INVESTOR RELATIONS

Unit Price Performance (IPO to 2Q 2013)

Sunway REIT vs FBM KLCI (8 July 2010 – 31 Dec 2012)



Source: Bloomberg

Performance Statistics*

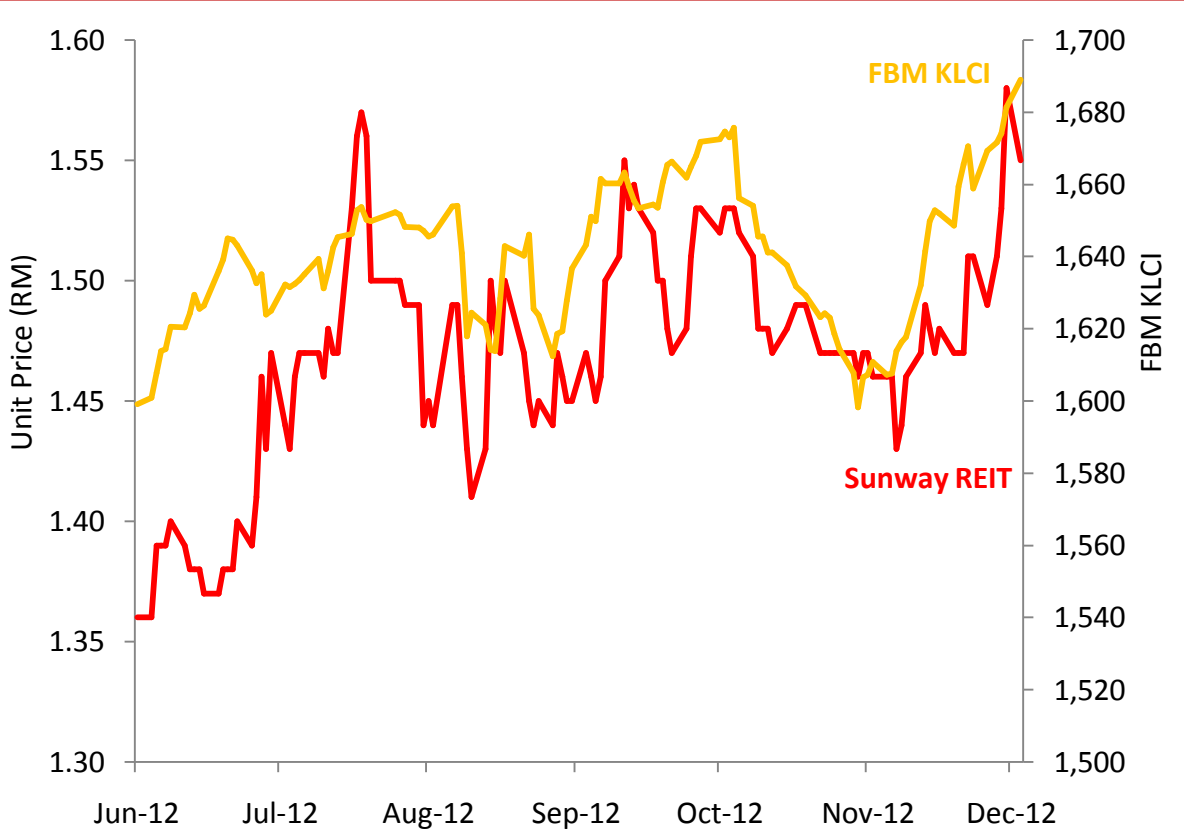
Price	(as at	RM0.90
	8/7/2010)	
Closing Price	(as at	RM1.55
	31/12/2012)	
Highest Price	:	RM1.63
Lowest Price	:	RM0.88
Daily Average	:	1.90mil units
Volume		
% Change in Unit	:	75.1%
Price		
% Change in FBM	:	28.3%
KLCI		

Source: Bloomberg

*Computed for the period 8 July 2010 – 31 Dec 2012

Unit Price Performance (Cumulative 2Q2013)

Sunway REIT vs FBM KLCI (30 June 2012 – 31 Dec 2012)



Source: Bloomberg

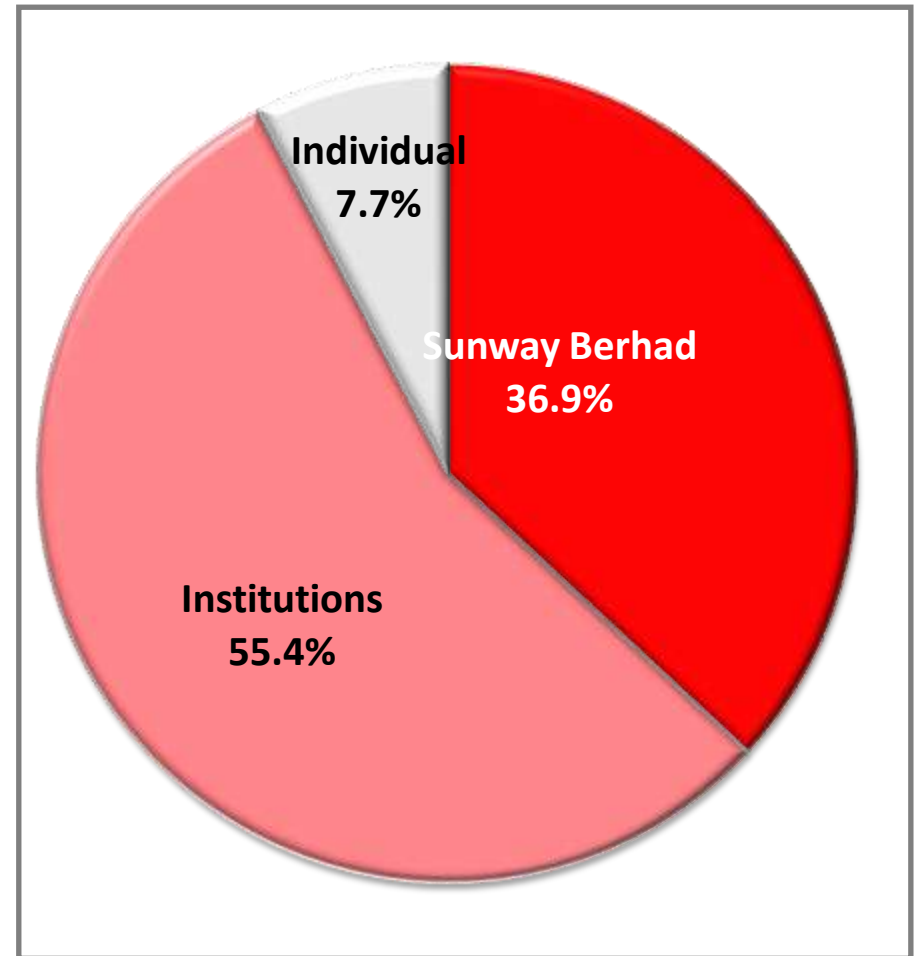
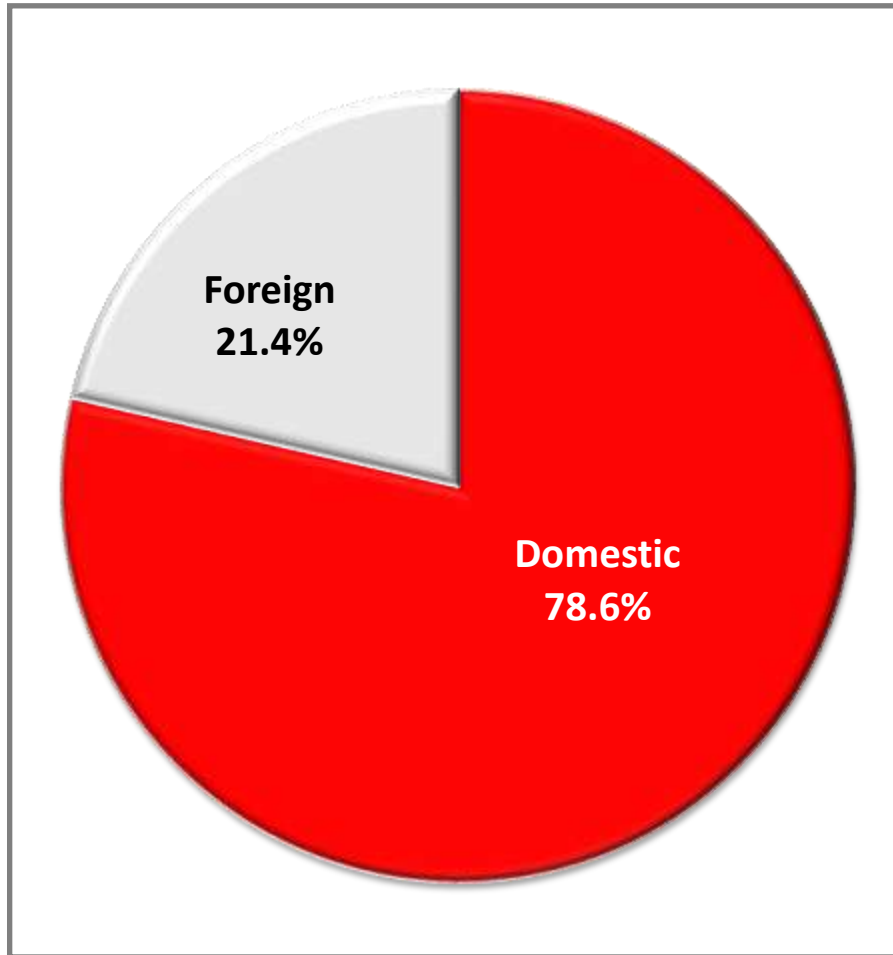
Performance Statistics*

Price (as at 30/6/2012)	RM1.36
Closing Price (as at 31/12/2012)	RM1.55
Highest Price	RM1.63
Lowest Price	RM1.33
Daily Average Volume	1.03mil units
% Change in Unit Price	13.97%
% Change in FBM KLCI	5.62%

Source: Bloomberg

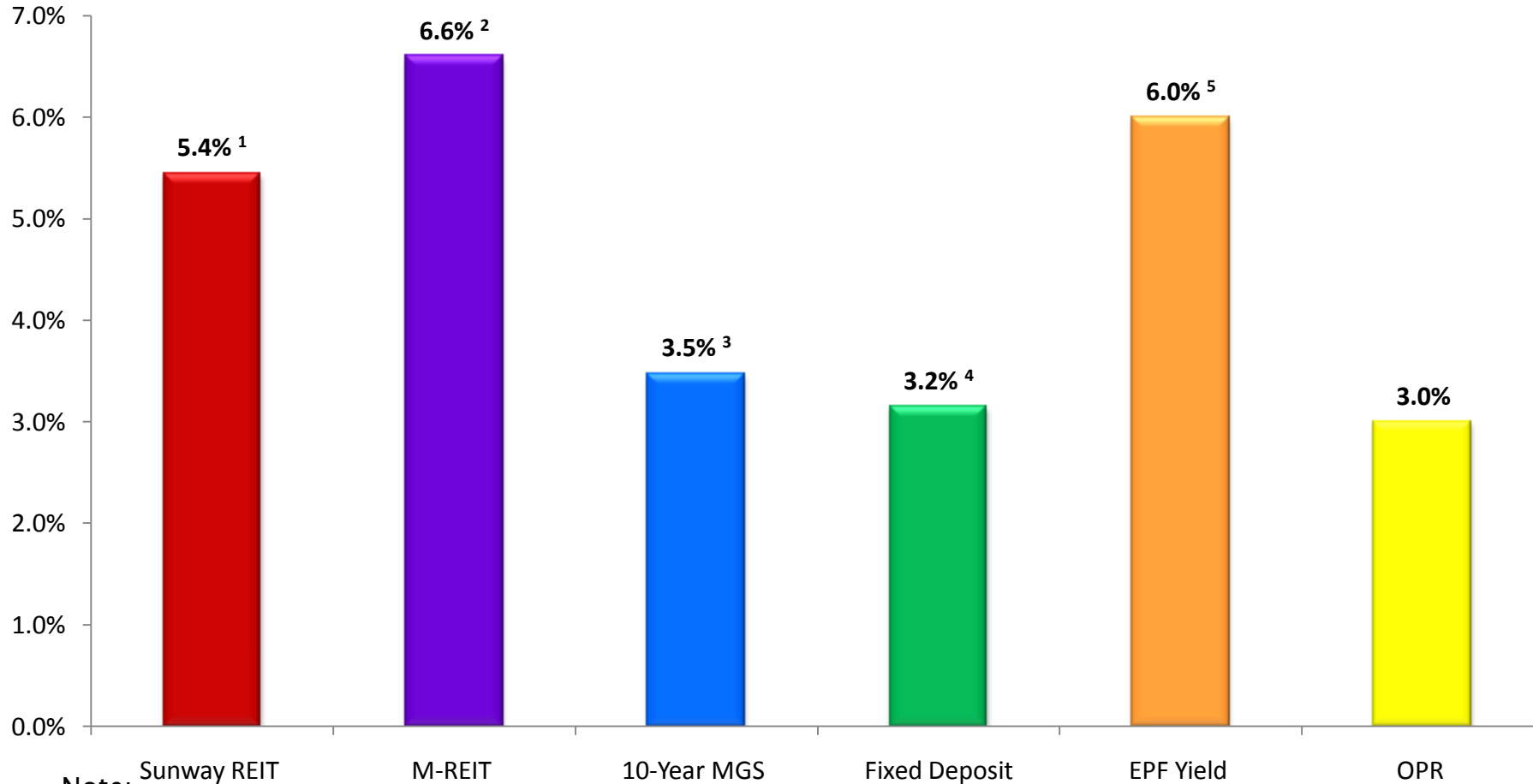
*Computed for the period 30 June 2012 – 31 Dec 2012

Unitholders' Composition - As at 31 Dec 2012



Total number of unit holders as at 31 Dec 2012: 6,887 (6,599 as at 28 Sept 2012)

Comparative Yields for Various Assets



Note:

1. Annualised distribution yield based on annualised DPU for the period 1 July 2012 to 31 December 2012
2. Information as at 31 December 2012 (Source: Bloomberg)
3. Information as at 31 December 2012 (Source: Bloomberg)
4. 12-Month Fixed Deposit rates offered by commercial banks as at 31 November 2012 (Source: BNM)
5. Dividend yield declared by Employees Provident Funds for the year 2011

Awards

- On 1 November 2012, Sunway REIT was awarded the National Annual Corporate Report Awards (“NACRA”) under the category of Industry Excellence Awards for REIT and Closed-End Funds.
- This is the inaugural award for the newly created category for REIT and Closed-End Funds.



THANK YOU