SUNWAY REAL ESTATE INVESTMENT TRUST
SECOND QUARTER ENDED 30 JUNE 2026
FOR THE FINANCIAL YEAR ENDING 31 DECEMBER 2026 (UNAUDITED)

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	Note	Second Quarter ended			Cumulative Quarter ended		
		30.06.2026	30.06.2025	Change	30.06.2026	30.06.2025	Change
		RM'000	RM'000	%	RM'000	RM'000	%
Rental and lease income		213,764	205,133	4.2%	429,503	418,167	2.7%
Other operating income		6,584	6,265	5.1%	13,853	12,093	14.6%
Revenue		220,348	211,398	4.2%	443,356	430,260	3.0%
Quit rent, assessment and insurance		(5,742)	(5,423)	5.9%	(11,538)	(10,783)	7.0%
Other property operating expenses		(51,626)	(51,066)	1.1%	(104,422)	(107,378)	-2.8%
Property operating expenses		(57,368)	(56,489)	1.6%	(115,960)	(118,161)	-1.9%
Net property income		162,980	154,909	5.2%	327,396	312,099	4.9%
Interest income		2,325	5,136	-54.7%	5,723	8,168	-29.9%
Other income		56	54	3.7%	133	137	-2.9%
Changes in fair value of investment properties							
- As per SPA for non-current asset held for sale		-	27,000	-100.0%	-	27,000	-100.0%
Net investment income		165,361	187,099	-11.6%	333,252	347,404	-4.1%
Manager's fees	B8	(12,833)	(12,987)	-1.2%	(25,683)	(25,693)	-0.0%
Trustee's fees	B9	(233)	(200)	16.5%	(443)	(457)	-3.1%
Other trust expenses		(2,118)	(734)	>100.0%	(3,863)	(1,235)	>100.0%
Finance costs		(37,862)	(43,827)	-13.6%	(76,159)	(86,345)	-11.8%
		(53,046)	(57,748)	-8.1%	(106,148)	(113,730)	-6.7%
Profit before tax	A10	112,315	129,351	-13.2%	227,104	233,674	-2.8%
Tax expenses	A11	-	-	N/A	-	-	N/A
Profit for the period		112,315	129,351	-13.2%	227,104	233,674	-2.8%
Profit for the period comprises the following:							
Realised							
- Unitholders		106,508	96,527	10.3%	215,545	195,086	10.5%
- Perpetual note holders		5,770	5,770	0.0%	11,477	11,478	-0.0%
		112,278	102,297	9.8%	227,022	206,564	9.9%
Unrealised		37	27,054	-99.9%	82	27,110	-99.7%
		112,315	129,351	-13.2%	227,104	233,674	-2.8%
Basic earnings per unit attributable to unitholders (sen):							
Realised		3.11	2.82	10.3%	6.29	5.70	10.4%
Unrealised		-	0.79	-100.0%	-	0.79	-100.0%
		3.11	3.61	-13.9%	6.29	6.49	-3.1%
Distributable income per unit (sen) [1]		3.11	2.82	10.3%	6.29	5.70	10.4%
Distribution per unit (sen)	A12	6.28	5.68	10.6%	6.28	5.68	10.6%

N/A - Not applicable

[1] Represents realised income attributable to unitholders and distribution adjustments, if any.

The unaudited condensed consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying explanatory notes attached to these financial statements.

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME (CONT'D)

	Second Quarter ended			Cumulative Quarter ended		
	30.06.2026	30.06.2025	Change	30.06.2026	30.06.2025	Change
	RM'000	RM'000	%	RM'000	RM'000	%
Profit for the period	112,315	129,351	-13.2%	227,104	233,674	-2.8%
Other comprehensive income:						
Cash flow hedge - fair value of derivative [1]	2,963	(31,736)	> 100.0%	(7,008)	(39,382)	-82.2%
Cash flow hedge reserve recycled to profit or loss	(3,113)	30,764	> -100.0%	6,796	38,518	-82.4%
Total comprehensive income for the period	112,165	128,379	-12.6%	226,892	232,810	-2.5%

[1] Please refer to Note B16 for further details of the derivatives.

STATEMENT OF INCOME DISTRIBUTION

	Note	Second Quarter ended			Cumulative Quarter ended		
		30.06.2026	30.06.2025	Change	30.06.2026	30.06.2025	Change
		RM'000	RM'000	%	RM'000	RM'000	%
Rental and lease income		213,764	205,133	4.2%	429,503	418,167	2.7%
Interest income		2,325	5,136	-54.7%	5,723	8,168	-29.9%
Other income [2]		6,603	6,265	5.4%	13,904	12,120	14.7%
		222,692	216,534	2.8%	449,130	438,455	2.4%
Less: Expenses		(110,414)	(114,237)	-3.3%	(222,108)	(231,891)	-4.2%
Realised income for the period		112,278	102,297	9.8%	227,022	206,564	9.9%
Less: Amount reserved for distribution to perpetual note holders		(5,770)	(5,770)	0.0%	(11,477)	(11,478)	-0.0%
Realised income attributable to unitholders		106,508	96,527	10.3%	215,545	195,086	10.5%
Add: Brought forward undistributed realised income		129,027	143,221	-9.9%	19,990	44,662	-55.2%
Total income available for distribution		235,535	239,748	-1.8%	235,535	239,748	-1.8%
Less: Proposed/Declared income distribution to unitholders		(215,078)	(194,529)	10.6%	(215,078)	(194,529)	10.6%
Balance undistributed realised income		20,457	45,219	-54.8%	20,457	45,219	-54.8%
Distribution per unit (sen)	A12	6.28	5.68	10.6%	6.28	5.68	10.6%

[2] Included other operating income.

The unaudited condensed consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying explanatory notes attached to these financial statements.

FINANCIAL REVIEW FOR CURRENT QUARTER COMPARED WITH IMMEDIATE PRECEDING QUARTER

	Note	Current Quarter ended 30.06.2026	Immediate Preceding Quarter ended 31.03.2026	Change
		RM'000	RM'000	%
Rental and lease income		213,764	215,739	-0.9%
Other operating income		6,584	7,269	-9.4%
Revenue		220,348	223,008	-1.2%
Quit rent, assessment and insurance		(5,742)	(5,796)	-0.9%
Other property operating expenses		(51,626)	(52,796)	-2.2%
Property operating expenses		(57,368)	(58,592)	-2.1%
Net property income		162,980	164,416	-0.9%
Interest income		2,325	3,398	-31.6%
Other income		56	77	-27.3%
Net investment income		165,361	167,891	-1.5%
Manager's fees	B8	(12,833)	(12,850)	-0.1%
Trustee's fees	B9	(233)	(210)	11.0%
Other trust expenses		(2,118)	(1,745)	21.4%
Finance costs		(37,862)	(38,297)	-1.1%
		(53,046)	(53,102)	-0.1%
Profit before tax	A10	112,315	114,789	-2.2%
Tax expenses	A11	-	-	N/A
Profit for the period		112,315	114,789	-2.2%
Profit for the period comprises the following:				
Realised				
- Unitholders		106,508	109,037	-2.3%
- Perpetual note holders		5,770	5,707	1.1%
		112,278	114,744	-2.1%
Unrealised		37	45	-17.8%
		112,315	114,789	-2.2%
Basic earnings per unit attributable to unitholders (sen):				
Realised		3.11	3.18	-2.2%
Unrealised		-	-	N/A
		3.11	3.18	-2.2%
Distributable income per unit (sen) [1]		3.11	3.18	-2.2%
Distribution per unit (sen)	A12	6.28	-	N/A

N/A - Not applicable

[1] Represents realised income attributable to unitholders and distribution adjustments, if any.

The unaudited condensed consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying explanatory notes attached to these financial statements.

FINANCIAL REVIEW FOR CURRENT QUARTER COMPARED WITH IMMEDIATE PRECEDING QUARTER (CONT'D)

	Current Quarter ended 30.06.2026	Immediate Preceding Quarter ended 31.03.2026	Change
	RM'000	RM'000	%
Profit for the period	112,315	114,789	-2.2%
Other comprehensive income:			
Cash flow hedge - fair value of derivative [1]	2,963	(9,971)	> 100.0%
Cash flow hedge reserve recycled to profit or loss	(3,113)	9,909	> -100.0%
Total comprehensive income for the period	112,165	114,727	-2.2%

[1] Please refer to Note B16 for further details of the derivatives.

STATEMENT OF INCOME DISTRIBUTION

	Note	Current Quarter ended 30.06.2026	Immediate Preceding Quarter ended 31.03.2026	Change
		RM'000	RM'000	%
Rental and lease income		213,764	215,739	-0.9%
Interest income		2,325	3,398	-31.6%
Other income [2]		6,603	7,301	-9.6%
		222,692	226,438	-1.7%
Less: Expenses		(110,414)	(111,694)	-1.1%
Realised income for the period		112,278	114,744	-2.1%
Less: Amount reserved for distribution to perpetual note holders		(5,770)	(5,707)	1.1%
Realised income attributable to unitholders		106,508	109,037	-2.3%
Add: Brought forward undistributed realised income		129,027	19,990	> 100.0%
Total income available for distribution		235,535	129,027	82.5%
Less: Proposed/Declared income distribution to unitholders		(215,078)	-	N/A
Balance undistributed realised income		20,457	129,027	-84.1%
Distribution per unit (sen)	A12	6.28	-	N/A

N/A - Not applicable

[2] Included other operating income.

The unaudited condensed consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying explanatory notes attached to these financial statements.

SUNWAY REAL ESTATE INVESTMENT TRUST
SECOND QUARTER ENDED 30 JUNE 2026
FOR THE FINANCIAL YEAR ENDING 31 DECEMBER 2026 (UNAUDITED)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Note	As At 30.06.2026 (Unaudited)	As At 31.12.2025 (Audited)
		RM'000	RM'000
Assets			
Non-current assets			
Investment properties	A13	10,243,002	10,185,943
Plant and equipment		18,037	16,939
Right-of-use asset		531	569
		10,261,570	10,203,451
Current assets			
Trade receivables	A14	22,780	21,372
Other receivables		18,885	17,224
Derivatives	B16	3,077	-
Cash and bank balances		436,084	360,947
		480,826	399,543
Non-current asset held for sale	B10	60,000	60,000
Total assets		10,802,396	10,662,994
Equity and liabilities			
Equity			
Unitholders' capital		3,433,864	3,433,864
Undistributed income		1,990,970	1,940,631
Total unitholders' funds		5,424,834	5,374,495
Perpetual note holders' funds		499,717	499,717
Total equity		5,924,551	5,874,212
Non-current liabilities			
Borrowings	A15	1,600,000	1,600,000
Long term liabilities		136,897	131,424
Deferred tax liabilities		19,691	19,691
Lease liability		661	661
		1,757,249	1,751,776
Current liabilities			
Borrowings	A15	2,789,505	2,597,577
Trade payables		4,380	6,801
Other payables		326,676	384,160
Derivatives	B16	-	48,406
Lease liability		35	62
		3,120,596	3,037,006
Total liabilities		4,877,845	4,788,782
Total equity and liabilities		10,802,396	10,662,994
Units in circulation ('000 units)		3,424,808	3,424,808
Net Asset Value ("NAV") attributable to unitholders (RM'000):			
Before income distribution		5,424,834	5,374,495
After income distribution [1]		5,209,756	5,209,419
NAV per unit attributable to unitholders (RM):			
Before income distribution		1.5840	1.5693
After income distribution [1]		1.5212	1.5211

[1] After proposed interim distribution of 6.28 sen per unit for period from 1 January 2026 to 30 June 2026 (31 December 2025: After final income distribution of 4.82 sen per unit for period from 1 October 2025 to 31 December 2025).

The unaudited condensed consolidated statement of financial position should be read in conjunction with the accompanying explanatory notes attached to these financial statements.

SUNWAY REAL ESTATE INVESTMENT TRUST
SECOND QUARTER ENDED 30 JUNE 2026
FOR THE FINANCIAL YEAR ENDING 31 DECEMBER 2026 (UNAUDITED)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN NET ASSET VALUE

	Unitholders' Capital	Undistributed Income	Total Unitholders' Funds	Perpetual Note Holders' Funds	Total Equity
	RM'000	RM'000	RM'000	RM'000	RM'000
As at 1 January 2026	3,433,864	1,940,631	5,374,495	499,717	5,874,212
Total comprehensive income					
Profit for the period	-	227,104	227,104	-	227,104
Other comprehensive income:					
- Cash flow hedge - fair value of derivative	-	(7,008)	(7,008)	-	(7,008)
- Cash flow hedge reserve recycled to profit or loss	-	6,796	6,796	-	6,796
Total comprehensive income, representing the increase in net assets resulting from operations	-	226,892	226,892	-	226,892
Unitholders' transactions					
Distribution to unitholders:					
- Income distribution proposed in prior year but paid in current period	-	(165,076)	(165,076)	-	(165,076)
Decrease in net assets resulting from unitholders' transactions	-	(165,076)	(165,076)	-	(165,076)
Perpetual note holders' transactions					
Amount reserved for distribution to perpetual note holders	-	(11,477)	(11,477)	-	(11,477)
Decrease in net assets resulting from perpetual note holders' transactions	-	(11,477)	(11,477)	-	(11,477)
As at 30 June 2026 (Unaudited)	3,433,864	1,990,970	5,424,834	499,717	5,924,551

The unaudited condensed consolidated statement of changes in net asset value should be read in conjunction with the accompanying explanatory notes attached to these financial statements.

SUNWAY REAL ESTATE INVESTMENT TRUST
SECOND QUARTER ENDED 30 JUNE 2026
FOR THE FINANCIAL YEAR ENDING 31 DECEMBER 2026 (UNAUDITED)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN NET ASSET VALUE (CONT'D)

	Unitholders' Capital	Undistributed Income	Total Unitholders' Funds	Perpetual Note Holders' Funds	Total Equity
	RM'000	RM'000	RM'000	RM'000	RM'000
As at 1 January 2025	3,433,864	1,938,413	5,372,277	499,717	5,871,994
Total comprehensive income					
Profit for the year	-	539,358	539,358	-	539,358
Other comprehensive income:					
- Cash flow hedge - fair value of derivative	-	(56,659)	(56,659)	-	(56,659)
- Cash flow hedge reserve recycled to profit or loss	-	56,384	56,384	-	56,384
Total comprehensive income, representing the increase in net assets resulting from operations	-	539,083	539,083	-	539,083
Unitholders' transactions					
Distribution to unitholders:					
- Income distribution declared and paid in current year	-	(330,836)	(330,836)	-	(330,836)
- Income distribution proposed in prior year but paid in current year	-	(182,885)	(182,885)	-	(182,885)
Decrease in net assets resulting from unitholders' transactions	-	(513,721)	(513,721)	-	(513,721)
Perpetual note holders' transactions					
Amount reserved for distribution to perpetual note holders	-	(23,144)	(23,144)	-	(23,144)
Decrease in net assets resulting from perpetual note holders' transactions	-	(23,144)	(23,144)	-	(23,144)
As at 31 December 2025 (Audited)	3,433,864	1,940,631	5,374,495	499,717	5,874,212

The unaudited condensed consolidated statement of changes in net asset value should be read in conjunction with the accompanying explanatory notes attached to these financial statements.

SUNWAY REAL ESTATE INVESTMENT TRUST
SECOND QUARTER ENDED 30 JUNE 2026
FOR THE FINANCIAL YEAR ENDING 31 DECEMBER 2026 (UNAUDITED)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	Cumulative Quarter ended 30.06.2026	Cumulative Quarter ended 30.06.2025
	RM'000	RM'000
Cash flows from operating activities		
Cash receipts from customers	413,249	538,107
Refundable security deposits from customers	3,645	19,721
Cash paid for operating expenses	(156,862)	(179,428)
Net cash from operating activities	260,032	378,400
Cash flows from investing activities		
Acquisition of plant and equipment	(3,051)	(1,647)
Deposit for acquisition of investment properties	-	(13,842)
Deposit received for disposal of investment property	-	42,910
Subsequent expenditure of investment properties	(79,719)	(109,847)
Net cash flows to licensed financial institutions with maturity of over 3 months	(140,000)	(180,000)
Interest received	11,074	4,914
Net cash used in investing activities	(211,696)	(257,512)
Cash flows from financing activities		
Proceeds from issuance of commercial papers	510,000	280,000
Proceeds from issuance of medium term notes	1,790,000	520,000
Drawdown of revolving loans - USD	526,700	596,700
Drawdown of revolving loan - RM	170,000	-
Repayment of commercial papers	(610,000)	(300,000)
Repayment of medium term notes	(1,150,000)	(240,000)
Repayment of revolving loans - USD	(596,700)	(521,855)
Repayment of revolving loan - RM	(500,000)	(170,000)
Interest paid	(72,110)	(80,566)
Distribution paid to unitholders	(169,548)	(182,885)
Distribution paid to perpetual note holders	(11,541)	(11,541)
Net cash used in financing activities	(113,199)	(110,147)
Net (decrease)/increase in cash and cash equivalents	(64,863)	10,741
Cash and cash equivalents at beginning of period	260,947	289,762
Cash and cash equivalents at end of period	196,084	300,503
Cash and bank balances	436,084	480,503
Deposits with licensed financial institutions with maturity of over 3 months	(240,000)	(180,000)
Cash and cash equivalents	196,084	300,503
Cash and bank balances at end of period comprise:		
Cash on hand and at banks	56,084	115,503
Deposits placed with licensed financial institutions	380,000	365,000
Cash and bank balances	436,084	480,503

The unaudited condensed consolidated statement of cash flows should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements.

Part A - Explanatory Notes Pursuant to Malaysian Financial Reporting Standards ("MFRS") 134

A1. Corporate Information

Sunway Real Estate Investment Trust ("Sunway REIT" or the "Fund") is a Malaysia-domiciled real estate investment trust constituted pursuant to a deed dated 20 May 2010, a supplementary deed dated 10 June 2010, an amended and restated deed dated 18 September 2018 and second amended and restated deed dated 7 April 2025 (collectively referred to as the "Deed") between Sunway REIT Management Sdn. Bhd. (the "Manager") and RHB Trustees Berhad (the "Trustee"). The Fund was listed on the Main Market of Bursa Malaysia Securities Berhad on 8 July 2010. The unaudited condensed consolidated financial statements comprise Sunway REIT and its subsidiaries (the "Group").

A2. Significant Accounting Policies and Basis of Preparation

The unaudited condensed consolidated financial statements of the Group for the financial period ended 30 June 2026 have been prepared in accordance with MFRS 134: Interim Financial Reporting, paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the Deed and the Securities Commission's Guidelines on Listed Real Estate Investment Trusts (the "REIT Guidelines"). These unaudited condensed consolidated financial statements of the Group also comply with IAS 34: Interim Financial Reporting issued by the International Accounting Standards Board.

The unaudited condensed consolidated financial statements of the Group should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2025 and the accompanying explanatory notes attached to the unaudited condensed consolidated financial statements. The audited financial statements of the Group for the financial year ended 31 December 2025 were prepared under MFRS and are available upon request from the Manager's registered office at Level 16, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 47500 Subang Jaya, Selangor Darul Ehsan.

The accounting policies adopted by the Group in this unaudited condensed consolidated financial statements are consistent with those adopted in the audited financial statements for the financial year ended 31 December 2025, except for the adoption of the following Standards that are effective for annual periods beginning on or after 1 January 2026:

- Amendments to MFRS 9 and MFRS 7 *Amendments to the Classification and Measurement of Financial Instruments*
- Amendments to MFRS 9 and MFRS 7 *Contracts Referencing Nature-dependent Electricity*
- *Annual Improvements to MFRS Accounting Standards—Volume 11*
- MFRS 18 *Presentation and Disclosure in Financial Statements*
- MFRS 19 *Subsidiaries without Public Accountability: Disclosures*
- Amendment to MFRS 19 *Subsidiaries without Public Accountability: Disclosures*
- Amendment to MFRS 121 *Translation to a Hyperinflationary Presentation Currency*
- Amendments to MFRS 10 and MFRS 128 *Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

Adoption of the above Standard did not have any material effect on the financial performance or position of the Group.

A3. Audit Report of Preceding Financial Year

The auditors have expressed an unqualified opinion on the audited financial statements of the Group for the preceding financial year ended 31 December 2025.

A4. Changes in Estimates

This is not applicable as no estimates were previously reported.

Part A - Explanatory Notes Pursuant to Malaysian Financial Reporting Standards ("MFRS") 134

A5. Unusual Items

There were no material unusual items affecting the amounts reported for the current quarter ended 30 June 2026.

A6. Issuance, Repurchases and Repayments of Debt and Equity Securities

There were no issuance, repurchases and repayments of debt and equity securities for the current quarter ended 30 June 2026, except as disclosed in Note A15.

A7. Changes in the Composition/Fund Size of the Trust

There was no change to Sunway REIT's fund size of 3,424.8 million units for the current quarter ended 30 June 2026.

A8. Segmental Reporting

Segmental revenue and results for the second quarter ended 30 June 2026 and 30 June 2025 are as follows:

	Second Quarter ended 30.06.2026						Second Quarter ended 30.06.2025					
Business segments	Retail	Hotel	Office	Services*	Industrial & Others	Total	Retail	Hotel	Office	Services	Industrial & Others	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue and results												
Gross revenue	177,142	18,085	20,419	-	4,702	220,348	160,018	16,740	20,362	9,801	4,477	211,398
Net property income	130,382	16,969	12,076	-	3,553	162,980	114,123	15,580	12,219	9,801	3,186	154,909
Interest income						2,325						5,136
Other income						56						54
Changes in fair value of investment properties						-						27,000
Trust and other expenses						(15,184)						(13,921)
Finance costs						(37,862)						(43,827)
Profit before tax						112,315						129,351
Tax expenses						-						-
Profit for the period						112,315						129,351

* There was no revenue and net property income for Services segment following the disposal of the segment's only asset, Sunway university & college campus, on 30 September 2025.

A8. Segmental Reporting (Cont'd)

Segmental revenue and results for the period ended 30 June 2026 and 30 June 2025 are as follows:

	Cumulative Quarter ended 30.06.2026						Cumulative Quarter ended 30.06.2025					
Business segments	Retail	Hotel	Office	Services*	Industrial & Others	Total	Retail	Hotel	Office	Services	Industrial & Others	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue and results												
Gross revenue	362,137	31,070	40,671	-	9,478	443,356	328,381	32,850	40,781	19,602	8,646	430,260
Net property income	266,684	28,805	24,437	-	7,470	327,396	230,939	30,542	24,590	19,602	6,426	312,099
Interest income						5,723						8,168
Other income						133						137
Changes in fair value of investment properties						-						27,000
Trust and other expenses						(29,989)						(27,385)
Finance costs						(76,159)						(86,345)
Profit before tax						227,104						233,674
Tax expenses						-						-
Profit for the year						227,104						233,674

* There was no revenue and net property income for Services segment following the disposal of the segment's only asset, Sunway university & college campus, on 30 September 2025.

A8. Segmental Reporting (Cont'd)

Segmental assets and liabilities as at 30 June 2026 and 31 December 2025 are as follows:

	As at 30.06.2026						As at 31.12.2025					
Business segments	Retail	Hotel	Office	Services *	Industrial & Others	Total	Retail	Hotel	Office	Services *	Industrial & Others	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Assets												
Segment assets	7,254,733	1,899,951	970,873	-	250,153	10,375,710	7,210,107	1,890,514	969,943	-	247,970	10,318,534
Unallocated assets						426,686						344,460
Total assets						10,802,396						10,662,994
Liabilities												
Segment liabilities	384,848	10,427	27,157	-	5,082	427,514	396,462	47,947	34,160	-	4,623	483,192
Unallocated liabilities						4,450,331						4,305,590
Total liabilities						4,877,845						4,788,782

* There was no asset and liability for Services segment following the disposal of the segment's only asset, Sunway university & college campus, on 30 September 2025.

A8. Segmental Reporting (Cont'd)

Properties	Revenue				Net Property Income			
	Second Quarter ended				Second Quarter ended			
	30.06.2026	30.06.2025	Change	31.03.2026	30.06.2026	30.06.2025	Change	31.03.2026
	RM'000	RM'000	%	RM'000	RM'000	RM'000	%	RM'000
Retail								
Sunway Pyramid Mall	103,213	98,615	4.7%	109,645	78,778	74,621	5.6%	83,583
Sunway Carnival Mall [1]	29,341	21,792	34.6%	31,054	19,254	12,785	50.6%	20,835
Sunway Putra Mall	14,965	13,533	10.6%	14,600	9,141	6,815	34.1%	9,030
Sunway 163 Mall	8,347	8,032	3.9%	8,480	5,039	4,751	6.1%	5,199
Sunway Kluang Mall	6,570	6,199	6.0%	6,548	3,937	3,457	13.9%	3,460
Sunway Pier [2]	-	-	N/A	-	(119)	(134)	-11.2%	(117)
SunCity Ipoh Hypermarket	963	939	2.6%	963	947	920	2.9%	945
Sunway REIT Hypermarket- Kinrara	2,685	2,685	0.0%	2,685	2,685	2,685	0.0%	2,685
Sunway REIT Hypermarket- Putra Heights	1,467	1,467	0.0%	1,467	1,467	1,467	0.0%	1,467
Sunway REIT Hypermarket- USJ	1,848	2,079	-11.1%	1,810	1,848	2,079	-11.1%	1,810
Sunway REIT Hypermarket- Klang	1,263	1,149	9.9%	1,263	1,263	1,149	9.9%	1,263
Sunway REIT Hypermarket- Ulu Kelang	1,053	957	10.0%	1,053	1,053	957	10.0%	1,053
Sunway REIT Hypermarket- Plentong	2,826	2,571	9.9%	2,826	2,826	2,571	9.9%	2,826
AEON Mall Seri Manjung [3]	2,601	-	N/A	2,601	2,263	-	N/A	2,263
	177,142	160,018	10.7%	184,995	130,382	114,123	14.2%	136,302
Hotel								
Sunway Resort Hotel	6,880	5,108	34.7%	3,817	6,515	4,712	38.3%	3,418
Sunway Pyramid Hotel	4,803	5,468	-12.2%	3,768	4,579	5,226	-12.4%	3,541
Sunway Lagoon Hotel	2,808	2,717	3.3%	1,869	2,727	2,650	2.9%	1,792
Sunway Putra Hotel	2,219	1,341	65.5%	1,826	1,884	1,003	87.8%	1,491
Sunway Hotel Seberang Jaya	599	811	-26.1%	747	546	754	-27.6%	695
Sunway Hotel Georgetown	776	1,295	-40.1%	958	718	1,235	-41.9%	899
	18,085	16,740	8.0%	12,985	16,969	15,580	8.9%	11,836
Office								
Menara Sunway	4,394	4,416	-0.5%	4,363	2,577	2,825	-8.8%	2,780
Sunway Tower	1,121	1,157	-3.1%	1,134	(364)	(427)	-14.8%	(423)
Sunway Putra Tower	2,788	2,588	7.7%	2,735	1,396	1,274	9.6%	1,488
Wisma Sunway	1,469	1,761	-16.6%	1,490	638	877	-27.3%	662
Sunway Pinnacle	10,647	10,440	2.0%	10,530	7,829	7,670	2.1%	7,854
	20,419	20,362	0.3%	20,252	12,076	12,219	-1.2%	12,361
Services								
Sunway university & college campus [4]	-	9,801	-100.0%	-	-	9,801	-100.0%	-
	-	9,801	-100.0%	-	-	9,801	-100.0%	-
Industrial & Others								
Sunway REIT Industrial - Shah Alam 1	1,863	1,863	0.0%	1,863	1,863	1,528	21.9%	1,863
Sunway REIT Industrial - Petaling Jaya 1	1,246	1,051	18.6%	1,320	519	446	16.4%	856
Sunway REIT Industrial - Prai	1,593	1,563	1.9%	1,593	1,171	1,212	-3.4%	1,198
	4,702	4,477	5.0%	4,776	3,553	3,186	11.5%	3,917
Total Revenue / NPI	220,348	211,398	4.2%	223,008	162,980	154,909	5.2%	164,416

N/A - Not applicable

1. Refurbishment of Sunway Carnival Mall existing wing commenced in June 2023 and fully completed in May 2025.
2. Redevelopment of Sunway Pier into a retail-centric tourist attraction commenced in October 2024 with targeted completion in H2 2028.
3. AEON Mall Seri Manjung was acquired on 25 July 2025.
4. Sunway university & college campus was disposed on 30 September 2025.

A8. Segmental Reporting (Cont'd)

Properties	Revenue			Net Property Income		
	Cumulative Quarter ended			Cumulative Quarter ended		
	30.06.2026	30.06.2025	Change	30.06.2026	30.06.2025	Change
	RM'000	RM'000	%	RM'000	RM'000	%
Retail						
Sunway Pyramid Mall	212,858	204,961	3.9%	162,361	151,796	7.0%
Sunway Carnival Mall [1]	60,395	44,476	35.8%	40,089	26,634	50.5%
Sunway Putra Mall	29,565	26,587	11.2%	18,171	13,436	35.2%
Sunway 163 Mall	16,827	16,412	2.5%	10,238	10,057	1.8%
Sunway Kluang Mall	13,118	12,311	6.6%	7,397	5,671	30.4%
Sunway Pier [2]	-	-	N/A	(236)	(254)	-7.1%
SunCity Ipoh Hypermarket	1,926	1,875	2.7%	1,892	1,840	2.8%
Sunway REIT Hypermarket- Kinrara	5,370	5,370	0.0%	5,370	5,370	0.0%
Sunway REIT Hypermarket- Putra Heights	2,934	2,934	0.0%	2,934	2,934	0.0%
Sunway REIT Hypermarket- USJ	3,658	4,101	-10.8%	3,658	4,101	-10.8%
Sunway REIT Hypermarket- Klang	2,526	2,298	9.9%	2,526	2,298	9.9%
Sunway REIT Hypermarket- Ulu Kelang	2,106	1,914	10.0%	2,106	1,914	10.0%
Sunway REIT Hypermarket- Plentong	5,652	5,142	9.9%	5,652	5,142	9.9%
AEON Mall Seri Manjung [3]	5,202	-	N/A	4,526	-	N/A
	362,137	328,381	10.3%	266,684	230,939	15.5%
Hotel						
Sunway Resort Hotel	10,697	11,317	-5.5%	9,933	10,539	-5.8%
Sunway Pyramid Hotel	8,571	9,901	-13.4%	8,120	9,442	-14.0%
Sunway Lagoon Hotel	4,677	5,113	-8.5%	4,519	4,975	-9.2%
Sunway Putra Hotel	4,045	2,690	50.4%	3,375	2,001	68.7%
Sunway Hotel Seberang Jaya	1,346	1,276	5.5%	1,241	1,152	7.7%
Sunway Hotel Georgetown	1,734	2,553	-32.1%	1,617	2,433	-33.5%
	31,070	32,850	-5.4%	28,805	30,542	-5.7%
Office						
Menara Sunway	8,757	8,930	-1.9%	5,357	5,601	-4.4%
Sunway Tower	2,255	2,322	-2.9%	(787)	(767)	2.6%
Sunway Putra Tower	5,523	5,164	7.0%	2,884	2,562	12.6%
Wisma Sunway	2,959	3,520	-15.9%	1,300	1,794	-27.5%
Sunway Pinnacle	21,177	20,845	1.6%	15,683	15,400	1.8%
	40,671	40,781	-0.3%	24,437	24,590	-0.6%
Services						
Sunway university & college campus [4]	-	19,602	-100.0%	-	19,602	-100.0%
	-	19,602	-100.0%	-	19,602	-100.0%
Industrial & Others						
Sunway REIT Industrial-Shah Alam 1	3,726	3,726	0.0%	3,726	3,391	9.9%
Sunway REIT Industrial-Petaling Jaya 1	2,566	1,794	43.0%	1,375	601	> 100.0%
Sunway REIT Industrial - Prai	3,186	3,126	1.9%	2,369	2,434	-2.7%
	9,478	8,646	9.6%	7,470	6,426	16.2%
Total Revenue / NPI	443,356	430,260	3.0%	327,396	312,099	4.9%

N/A - Not applicable

1 Refurbishment of Sunway Carnival Mall existing wing commenced in June 2023 and fully completed in May 2025.

2 Redevelopment of Sunway Pier into a retail-centric tourist attraction commenced in October 2024 with targeted completion in H2 2028.

3 AEON Mall Seri Manjung was acquired on 25 July 2025.

4 Sunway university & college campus was disposed on 30 September 2025.

A8. Segmental Reporting (Cont'd)

The Group comprises the following major business segments:
(i) Retail - renting / leasing of retail premises to tenants / lessees
(ii) Hotel - leasing of hotel premises to hotel operators
(iii) Office - renting of office premises to tenants
(iv) Industrial & Others - renting / leasing of industrial and other types of premises to tenants / lessee

There have been no differences in the basis of segmentation or in the basis of measurement of segment profit or loss as compared to the last audited financial statements, except for removal of the Services segment following the disposal of Sunway university & college campus on 30 September 2025.

a) Review of Second Quarter Results

Retail segment
Revenue from the Retail segment for the second quarter ended 30 June 2026 (Q2 2026) increased by 11% or RM17.1 million to RM177.1 million, compared with the corresponding quarter in the preceding year (Q2 2025). The stronger performance was primarily driven by the full reopening of the old wing of Sunway Carnival Mall in May 2025, improved performance at the flagship Sunway Pyramid Mall, and the rental contribution from AEON Mall Seri Manjung following its acquisition in July 2025.

NPI of the Retail segment increased by 14% or RM16.3 million to RM130.4 million in Q2 2026, compared with Q2 2025. The improvement was mainly attributable to higher revenue and lower utilities costs arising from the new electricity tariff rates, which took effect in July 2025.

Hotel segment
Hotel segment recorded revenue of RM18.1 million in Q2 2026, representing an increase of 8.0% or RM1.4 million compared to Q2 2025. The improvement was primarily driven by stronger contributions from Sunway Resort Hotel, Sunway Lagoon Hotel and Sunway Putra Hotel, supported by the recovery in international flight connectivity and robust demand for the meetings, incentives, conferences and exhibitions (MICE) during the quarter.

Correspondingly, NPI of the Hotel segment increased by 9% or RM1.4 million to RM17.0 million in Q2 2026, in line with the higher revenue.

Office segment
Revenue from the Office segment for Q2 2026 remained stable at RM20.4 million, compared with Q2 2025, supported by a portfolio occupancy rate of above 80%. Leasing momentum continued to improve, with Wisma Sunway expected to achieve full occupancy by Q4 2026, further strengthening the segment's overall performance.

NPI of the Office segment stood at RM12.1 million in Q2 2026, representing a marginal decrease of 1% compared to Q2 2025.

Industrial & Others segment
Revenue and NPI for Industrial & Others segment for Q2 2026 increased by 5% and 12%, to RM4.7 million and RM3.6 million respectively. The growth was largely supported by higher occupancy at Sunway REIT Industrial – Petaling Jaya 1.

Overall

	Q2 2026 RM'000	Q2 2025 RM'000	Change RM'000	%
Revenue	220,348	211,398	8,950	4.2%
NPI	162,980	154,909	8,071	5.2%
Profit for the quarter, comprise of:				
Realised				
- Unitholders	106,508	96,527	9,981	10.3%
- Perpetual note holders	5,770	5,770	-	0.0%
	112,278	102,297	9,981	9.8%
Unrealised	37	27,054	(27,017)	-99.9%
	112,315	129,351	(17,036)	-13.2%

Sunway REIT registered a realised profit attributable to unitholders of RM106.5 million in Q2 2026, representing an increase of 10% or RM10.0 million compared to Q2 2025. The higher realised profit was mainly driven by stronger revenue from Retail segment, partially offset by lower revenue from Services segment following the disposal of Sunway university & college campus on 30 September 2025.

Unrealised profit in Q2 2025 was primarily due to the fair value gain recognised in relation to disposal of Sunway university & college campus.

b) Review of Cumulative Quarter Results

Retail segment

Revenue of Retail segment improved by 10% or RM33.8 million, bringing it to RM362.1 million for the financial period ended 30 June 2026 (YTD Q2 2026), as compared to the corresponding financial period (YTD Q2 2025). The improvement was primarily driven by the full reopening of the old wing of Sunway Carnival Mall in May 2025, stronger performance from Sunway Pyramid Mall and additional rental contribution from AEON Mall Seri Manjung following its acquisition in July 2025.

NPI of Retail segment increased by 15% or RM35.7 million, to RM266.7 million for YTD Q2 2026, in line with the increase in revenue and lower utilities costs under the new electricity tariff rates effective from July 2025.

Hotel segment

Revenue from the Hotel segment for YTD Q2 2026 decreased by 5% or RM1.8 million to RM31.1 million, compared with YTD Q2 2025. The decline was mainly attributable to softer performance in Q1 2026 following the year-end peak season and Ramadan period. In addition, the Middle East conflict from end-February 2026 resulted in flight disruptions and elevated fuel costs, further weighing on travel sentiment and MICE activities. Nevertheless, the Hotel segment recorded a commendable recovery in revenue during Q2 2026, supported by improved international flight connectivity and stronger demand from the MICE segment, which partially offset the subdued performance in Q1 2026.

Accordingly, NPI of Hotel segment declined by 6% or RM1.7 million to RM28.8 million for YTD Q2 2026, from RM30.5 million in YTD Q2 2025, mainly due to the drop in revenue as explained above.

Office segment

Office segment registered revenue of RM40.7 million for YTD Q2 2026, representing a marginal decrease of RM0.1 million compared to YTD Q2 2025, supported by a stable portfolio occupancy rate of above 80%.

NPI of the Office segment declined by 1% or RM0.2 million to RM24.4 million for YTD Q2 2026, in line with the lower revenue.

Industrial & Others segment

The Industrial & Others segment recorded an increase in revenue and NPI of 10% and 16% respectively for YTD Q2 2026. The growth was supported by improved occupancy rate for Sunway REIT Industrial – Petaling Jaya 1.

Overall

	YTD Q2 2026 RM'000	YTD Q2 2025 RM'000	Change RM'000	 %
Revenue	443,356	430,260	13,096	3.0%
NPI	327,396	312,099	15,297	4.9%
Profit for the period, comprise of:				
Realised				
- Unitholders	215,545	195,086	20,459	10.5%
- Perpetual note holders	11,477	11,478	(1)	-0.0%
	227,022	206,564	20,458	9.9%
Unrealised	82	27,110	(27,028)	-99.7%
	227,104	233,674	(6,570)	-2.8%

Sunway REIT delivered a realised profit attributable to unitholders of RM215.5 million for YTD Q2 2026, an increase of 11% or RM20.5 million compared to YTD Q2 2025. The increase was primarily driven by higher NPI of RM15.3 million, underpinned by stronger revenue contribution from Retail segment and lower finance costs attributable to lower average interest rate.

A9. Seasonality of Operations

The quarterly results were not materially affected by seasonal or cyclical factors.

A10. Profit Before Tax

Included in the profit before tax are the following items:

	Note	Second Quarter ended		Cumulative Quarter ended	
		30.06.2026	30.06.2025	30.06.2026	30.06.2025
		RM'000	RM'000	RM'000	RM'000
Net changes in fair value of long term liabilities	B18	37	54	82	110
Unrealised foreign exchange (loss)/gain (hedged item)		(3,113)	30,764	6,796	38,518
Cash flow hedge reserve recycled to profit or loss		3,113	(30,764)	(6,796)	(38,518)
Reversal/(Allowance) of impairment on trade receivables	A14	285	(1,016)	23	(992)
Depreciation of plant and equipment		(1,077)	(992)	(2,129)	(2,004)
Gain on disposal of plant and equipment		5	-	5	-
Write off of plant and equipment		(26)	-	(26)	(58)

A11. Tax Expenses

Taxation of the REIT

The tax transparency system under Section 61A of the Malaysia Income Tax Act 1967 ("ITA") exempts the REIT from income tax in a year of assessment if the REIT distributes at least 90% of its total taxable income in the same year of assessment.

Sunway REIT should not incur any tax expense in the current financial year as it will distribute almost 100% of its distributable income which translates to more than 90% of its total taxable income.

Taxation of the Unitholders

Income distribution from the REIT exempted from tax under Section 61A of the ITA is taxable on the unitholders as follows:

Category of Unitholders	Tax Rate
Individuals and all other non-corporate investors such as institutional investors [1]	Income tax of 0% to 30%
Resident corporate investors [1]	Corporate tax of 24%
Non-resident corporate investors	Withholding tax of 24%

[1] Unitholders are responsible for declaring the income distribution received in their respective tax returns.

A12. Income Distribution

In accordance with the Deed, the Manager will make regular distributions of all (or such lower percentage as determined by the Manager) of the distributable income of Sunway REIT.

The Manager intends to distribute 100% of the distributable income to the unitholders of Sunway REIT in each financial year on a semi-annual basis, for each six-month period ending 30 June and 31 December, unless varied by the Manager.

Distribution reinvestment scheme ("DRS") of Sunway REIT was established following the approval of the unitholders at the Eighth Annual General Meeting ("AGM") on 2 October 2020 and the renewal of DRS authority granted to the Board has been approved by unitholders at the Thirteenth AGM on 21 May 2026. The Manager may, at its absolute discretion, determine whether to pay a particular income distribution declared in cash or to offer the unitholders of Sunway REIT the option to reinvest all or part of their cash income distribution in new units of Sunway REIT.

For the current financial year, the Manager has proposed the following distribution of Sunway REIT:

i) For the semi-annual period from 1 January 2026 to 30 June 2026, interim income distribution amounting to RM215.1 million or 6.28 sen per unit, comprising taxable and non taxable/tax-exempt amount of 5.45 sen per unit and 0.83 sen per unit respectively, payable in cash on 11 Septemper 2026.

Final income distribution for the current financial year will be based on distributable income for the semi annual period from 1 July 2026 to 31 December 2026.

A13. Investment Properties

	As at 30.06.2026 RM'000	As at 31.12.2025 RM'000
Investment properties	10,112,351	10,102,700
Investment property under constrution	130,651	83,243
Total investment properties	10,243,002	10,185,943

Investment property under construction ("IPUC") refers to the redevelopment of Sunway Pier commenced in October 2024, which consists of land transferred from investment properties of RM33.0 million and property development costs incurred to-date of RM88.2 million and the development of new Sunway Hotel Seberang Jaya commenced in October 2025 with property development costs incurred to-date of RM9.5 million.

A14. Trade Receivables

	As at 30.06.2026 RM'000	As at 31.12.2025 RM'000
Third parties	25,873	24,800
Amount due from parties related to the Manager	944	710
	26,817	25,510
Less: Allowance for impairment	(4,037)	(4,138)
Total trade receivables	22,780	21,372

The ageing analysis of the trade receivables was as follows:

	As at 30.06.2026 RM'000	As at 31.12.2025 RM'000
Current	8,410	6,031
1 to 30 days	8,508	8,505
31 to 60 days	2,703	3,919
61 to 90 days	2,100	1,783
91 to 120 days	611	1,285
More than 120 days	4,485	3,987
	18,407	19,479
Less: Impaired	(4,037)	(4,138)
	22,780	21,372

The reconciliation of movement in allowance for impairment accounts in trade receivables was as follows:

	Note	As at 30.06.2026 RM'000	As at 31.12.2025 RM'000
At beginning of year		4,138	2,020
Allowance for the period / year	A10	(23)	2,456
Written off		(78)	(338)
At end of period / year		4,037	4,138

A15. Borrowings and Debt Securities

	As at 30.06.2026 RM'000	As at 30.06.2025 RM'000
<u>Short term borrowings</u>		
Secured		
- Commercial papers	70,000	70,000
- Revolving loans (USD)	529,813	565,988
- Unrated medium term notes	2,190,000	2,050,000
Unsecured		
- Revolving loan (RM)	-	330,000
	2,789,813	3,015,988
Less: Discount on commercial papers	(308)	(379)
Total short term borrowings	2,789,505	3,015,609

A15. Borrowings and Debt Securities (Cont'd)

	As at 30.06.2026 RM'000	As at 30.06.2025 RM'000
Long term borrowings		
Secured		
- Unrated medium term notes	1,200,000	1,200,000
Unsecured		
- Rated medium term notes	400,000	400,000
Total long term borrowings	1,600,000	1,600,000
Total borrowings	4,389,505	4,615,609

Borrowings of Sunway REIT is denominated in Ringgit Malaysia ("RM"), except for revolving loans (USD) which are denominated in United States Dollar ("USD"). Revolving loans (USD) are fully hedged with USD-MYR cross currency swap ("CCS") contracts as disclosed in Note B16.

Total borrowings of Sunway REIT as at 30 June 2026 decreased by RM226.1 million compared to 30 June 2025, primarily due to the repayment of matured borrowings using proceeds from the disposal of Sunway university & college campus.

Proportion of borrowings based of fixed and floating interest rates as at 30 June 2026 was 36 : 64 (30 June 2025: 60 : 40). For the financial period ended 30 June 2026, average cost of debt was 3.62% (30 June 2025: 3.88%).

A16. Fair Value Hierarchy

The following table provides the fair value hierarchy of the Group's assets and financial instruments:

	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Total RM'000
As at 30 June 2026				
Financial assets				
Investment properties	-	-	10,102,700	10,102,700
Derivatives	-	3,077	-	3,077
As at 31 December 2025				
Financial asset				
Investment properties	-	-	10,102,700	10,102,700
Financial liability				
Derivatives	-	48,406	-	48,406

No transfers between any levels of the fair value hierarchy took place during the current financial period and the preceding financial year.

A17. Material Event since the last Annual Reporting

Establishment of a Sustainability-Linked Commercial Papers Programme ("SLCPs") of up to RM3.0 billion in nominal value ("Sustainability-Linked CP Programme")

SUNREIT Capital Berhad ("SCB"), a special purpose vehicle whose shares are held by Trustee, had on 13 March 2026, lodged with the Securities Commission Malaysia ("SC") the required information and documents relating to the establishment of the Sustainability-Linked CP Programme. The existing Commercial Paper Programme has been cancelled upon maturity on 1 April 2026.

The Sustainability-Linked CP Programme has a tenure of seven (7) years from 18 May 2026, being the date of the first issuance of the SLCPs. The issuance of SLCPs is in accordance with Sunway REIT's Sustainability-Linked Financing Framework ("SLF Framework"). The Sustainability-Linked CP Programme has been assigned a short-term rating of P1(s) by RAM Rating Services Berhad, while the SLF Framework has been accorded a Gold Sustainable Finance rating and an Aligned disclosure level by RAM Sustainability Sdn Bhd.

Further details on the Sustainability-Linked CP Programme are disclosed in the announcement dated 13 March 2026.

A18. Material Event Subsequent to the end of the Current Quarter

There was no material event subsequent to the current quarter ended 30 June 2026.

A19. Capital Commitments

	As at 30.06.2026 RM'000	As at 31.12.2025 RM'000
Approved and contracted for	550,496	596,611
Approved and not contracted for	112,190	113,478
	662,686	710,089

Amount approved and contracted for was largely in regards to redevelopment of Sunway Pier and development of new Sunway Hotel Seberang Jaya. Further details on the property development activivities are disclosed in Note B11.

Amount approved and not contracted for was mainly in relation to planned refurbishment of Sunway Hotel Georgetown, which has been deferred to 2028.

A20. Contingent Liability and Asset

There was no contingent asset as at 30 June 2026. The contingent liability as at 30 June 2026 was in respect to the material litigation as disclosed in Note B12.

A21. Transactions with Parties Related to the Manager

The following table provides information on the transactions which have been entered into with parties related to the Manager for the cumulative quarter ended 30 June 2026:

	Cumulative Quarter ended	
	30.06.2026 RM'000	30.06.2025 RM'000
a) Sunway Berhad Group		
- Sales	67,155	67,404
- Purchases	(48,669)	(156,956)
b) Sunway Technology Sdn. Bhd. Group		
- Sales	744	1,363
- Purchases	-	(1,077)

The following table provides information on the balances with the parties related to the Manager as at 30 June 2026 and 31 December 2025:

	As at 30.06.2026 RM'000	As at 31.12.2025 RM'000
<u>Amounts owed by parties related to the Manager:</u>		
a) Sunway Berhad Group	1,678	2,114
<u>Amount owed to parties related to the Manager:</u>		
a) Sunway Berhad Group	51,534	115,032

Part B - Additional Information Pursuant to Paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad

B1. Review of Performance

a) Statement of Profit or Loss and Other Comprehensive Income

Explanatory comments are provided in Note A8a) and Note A8b) above.

b) Statement of Financial Position

Investment properties increased by RM57.1 million primarily attributed to progressive claims for the redevelopment of Sunway Pier and development of new Sunway Hotel Seberang Jaya.

Right-of-use asset and lease liability were pursuant to a 12-year land lease (ending July 2033) from State Government of Penang for car park purposes and recognised in accordance with MFRS 16 *Leases*.

Derivative asset of RM3.1 million was in relation to USD-MYR CCS contracts for the revolving loans (USD). Further details on the derivatives are explained in Notes A15 and B16.

Other payables reduced by RM57.5 million mainly due to income realisation for the current period from advance rental received previously and subsequent payment of IP accrual.

Net asset value remained largely unchanged at RM5.9 billion as at 30 June 2026, comprised of unitholders' funds of RM5.4 billion and perpetual note holders' funds of RM0.5 billion. Unitholders' funds increased marginally by RM50.3 million resulting from total comprehensive income for the financial period of RM226.9 million partially offset by the distribution to unitholders of RM165.1 million and amount reserved for distribution to perpetual note holders of RM11.5 million, There was no movement in the perpetual note holders' funds during the financial period.

Net asset value per unit, after income distribution, was maintained at approximately RM1.52 as at 30 June 2026 and 31 December 2025.

c) Statement of Cash Flows

Net cash from operating activities for YTD Q2 2026 of RM260.0 million was lower compared to NPI less trust expenses of RM297.4 million, mainly due to advance rental received from tenants and lessees in Q3 2025 resulting in lower cash receipt in YTD Q2 2026.

Net cash used in investing activities for YTD Q2 2026 of RM211.7 million was primarily attributed to additional deposit with licensed financial institutions of RM140.0 million, as well as payments for ongoing property development activities and capex expenditure.

Net cash used in financing activities for YTD Q2 2026 of RM113.2 million was attributed to income distribution paid to unitholders of RM169.5 million and interest paid of RM72.1 million, partially offset by net drawdown of borrowings of RM140.0 million.

Cash and bank balances stood at RM436.1 million as at 30 June 2026 and RM480.5 million as at 30 June 2025. The lower balance was mainly attributable to lower net cash from operating activities as mentioned above.

B2. Maintenance Costs and Major Capital Expenditure

There was no unusual nor material maintenance costs during the quarter under review.

Sunway REIT incurred capital expenditure of RM57.1 million for YTD Q2 2026, mainly for redevelopment of Sunway Pier and development of new Sunway Hotel Seberang Jaya.

B3. Material Changes in Quarterly Results

	Current Quarter ended 30.06.2026 RM'000	Immediate Preceding Quarter ended 31.03.2026 RM'000	Change %
Realised profit	112,278	114,744	-2.1%
Unrealised profit	37	45	-17.8%
Profit for the quarter	112,315	114,789	-2.2%

Realised profit for Q2 2026 declined by RM2.5 million or 2% compared to immediate preceding quarter (Q1 2026) primarily due to lower NPI by RM1.4 million and lower interest income by RM1.1 million.

B4. Commentary on Prospects

Indicators	2026 (F)	Q2 2026	Q1 2026	2025	2024	2023	2022
Gross Domestic Product (GDP) (YoY)	4.0% - 5.0% [5]	5.8% [3]	5.4%	5.2%	5.1%	3.7%	8.7%
Consumer Price Index (CPI) (YoY)	1.5% to 2.5% [5]	1.9% [2]	1.6%	1.4%	1.8%	2.5%	3.3%
Overnight Policy Rate (OPR)	2.75% [4]	2.75% [1]	2.75%	2.75%	3.00%	3.00%	2.75%

[1] Source: Bank Negara Malaysia on 9 July 2026.

[2] Source: Department of Statistics Malaysia on 17 July 2026.

[3] Source: Department of Statistics Malaysia (Advance GDP on 17 July 2026, actual GDP to be announced on 14 August 2026)

[4] Source: Bloomberg's economists consensus forecast

[5] Source: Bank Negara Malaysia on 31 March 2026

General outlook

Malaysia's economy is expected to remain resilient in 2026, supported by sustained domestic demand, continued investment activities and the implementation of key infrastructure projects. The country's position as a preferred investment destination is expected to support foreign direct investments, particularly in manufacturing, technology and logistics sectors, which will continue to underpin demand for quality industrial and logistics spaces.

Whilst inflation is expected to remain manageable, Bank Negara Malaysia is anticipated to maintain a supportive and data-dependent monetary policy. The reduction in service tax on rental and leasing services from 8% to 6% effective 1 January 2026 is expected to provide some cost relief to tenants and contribute towards maintaining occupancy stability across the commercial property sector.

Against this backdrop, Malaysian REITs (M-REITs) are expected to deliver stable to modestly positive performance in 2026. Nevertheless, uncertainties arising from geopolitical developments, dynamic and increasingly unpredictable global trade policies, foreign exchange volatility and volatile crude oil prices may continue to impact business confidence and the broader operating environment.

Sunway REIT remains cautiously optimistic on its outlook for the remainder of 2026, supported by the strengthened portfolio following the acquisition in 2025 and continued execution of asset enhancement initiatives. Sunway REIT will continue to focus on proactive asset management, tenant retention and selective growth opportunities while maintaining a prudent capital management approach amid the evolving operating environment.

Review of retail segment

Retail Group Malaysia ("RGM") has revised its retail sales growth forecast for 2026 to 3.8% from 4.0% projected earlier, following weaker-than-expected retail performance in the first quarter and continued uncertainty arising from the ongoing Middle East conflict, which may affect consumer sentiment and purchasing power. Nevertheless, the outlook continues to be supported by government assistance programmes and the implementation of Visit Malaysia Year 2026, which targets 47 million tourist arrivals and is expected to drive spending across the retail sector.

We remain positive on the prospects of the Retail segment in 2026, driven by high mall occupancies and positive rental reversions, as well as full-year contributions from the newly acquired AEON Mall Seri Manjung and the newly refurbished Sunway Carnival Mall.

Within the Retail segment, efforts will focus on advancing digital transformation, broadening food and beverage offerings, and reconfiguring space to cater to high-performing tenants across the malls. These initiatives are expected to enhance the overall appeal of our malls and sustain healthy footfall and tenant demand. Cost discipline and the transition towards lower-carbon assets will also continue, strengthening operational efficiency and long-term asset relevance.

Review of hotel segment

The outlook for the Hotel segment remains positive, underpinned by Visit Malaysia Year 2026, Malaysia Year of Medical Tourism 2026 and continued growth in international visitor arrivals. Malaysia welcomed a record 10.65 million international visitors in the first quarter of 2026, supported by stronger demand from key source markets and improved air connectivity.

Review of hotel segment (Cont'd)

The segment is also expected to benefit from the staging of Formula 1 at Sepang International Circuit from 2 to 4 October 2026, which is anticipated to drive tourism activity, hotel demand and visitor spending. Coupled with the year-end festive season, peak leisure travel period and continued recovery in MICE activities, these factors are expected to support occupancy and average room rates in the second half of 2026.

Furthermore, Sunway Group has been appointed as a strategic partner of South East Asian Games Federation for the 2025–2027 term, with Sunway Resort Hotel designated as the headquarters hotel for the 34th Southeast Asian Games (SEA Games) in 2027.

Nevertheless, the ongoing conflict in the Middle East continues to pose risks to travel costs, flight connectivity and global tourism sentiment. Against this backdrop, we remain cautiously optimistic on the Hotel segment's outlook for the remainder of 2026 and will continue to focus on a proactive pricing strategy, targeted marketing initiatives and MICE-driven demand to enhance performance.

Review of office segment

The Malaysian office market—particularly in Greater Kuala Lumpur—is experiencing a pronounced "flight to quality" where corporate are increasingly favouring modern, ESG-compliant, and well-connected Grade A buildings. This structural shift has created a dual-market performance gap, leaving non-green and older buildings exposed to severe obsolescence and climbing vacancy risks. In H1 2026, average occupancy rates stood at 72.5% in KL City, 73.9% in KL Fringe and 88.6% in Selangor.

Sunway REIT's Office segment is expected to remain resilient, supported by its stable portfolio occupancy and ongoing green certification initiatives. Sunway Putra Tower was accorded GreenRE Platinum Certification in November 2025, marking the first office asset within Sunway REIT to achieve this distinction.

Within the Office segment, focus will remain on enhancing asset quality and providing flexible leasing solutions to improve tenant retention and attract new occupiers. Asset enhancement initiatives, including upgrades to building systems and and introduction of new communal spaces for tenants, will continue to support long-term asset relevance and operational efficiency.

Review of industrial & others segment

In line with growing investments in Malaysia, demand for industrial properties is expected to remain strong. Under the New Industrial Master Plan (NIMP) 2030 and the National Energy Transition Roadmap (NETR), there will be greater emphasis on sustainability and technological advancements in industries leading to increased demand for modern premises. Accordingly, demand for industrial properties is expected to remain resilient especially in core locations like Selangor, Penang and Johor.

Malaysia's diversified trade ties and its involvement in Regional Comprehensive Economic Partnerships (RCEP) and Brazil, Russia, India, China and South Africa (BRICS) positions it well to capitalise on global supply chain realignments. Whilst the increasing geopolitical risks – particularly from US President Trump's trade stance and ongoing US-China tensions – may hamper international trade, the resultant market shifts may offer new opportunities for local manufacturers and logistics players to access new markets which augurs well for demand for factories and warehouses. Meanwhile, local demand will continue to support domestic-oriented industries amid sustained local activity. With the US tariff set at 10%, broadly in line with other ASEAN countries, Malaysia's exports remain competitive, making it an attractive destination for industrial and manufacturing investments.

We remain optimistic on the prospects of the Industrial segment in 2026, underpinned by a long WALE, stable tenant base, and continued up-trending demand for industrial and logistics space.

B5. Investment Objectives

The Manager's key investment objective for Sunway REIT is to provide the unitholders with an exposure to a diversed portfolio of authorised investments (pursuant to provisions of the Deed) that will provide stable cash distributions with the potential for sustainable growth of net asset value per unit. The principal investment policy of Sunway REIT is to invest in commercial, office, industrial and other real estate assets, subject to the REIT Guidelines.

The Manager will continue to distribute the income of Sunway REIT on a semi-annual basis and will endeavour to grow the net asset value of Sunway REIT over a longer period of time. There was no change in the investment objective during the period under review.

B6. Performance Benchmark

Performance indicators	Period ended 30.06.2026	Year ended 31.12.2025
a) Management expense ratio	0.99%	0.99%
b) Total return	1.4%	31.2%
c) Average annual total return (5 years)	15.9%	13.6%
d) Distribution yield	5.7%	6.3%
e) NAV per unit (after income distribution) (RM)	1.5212	1.5211

** The performance indicators for the period ended 30 June 2026 was based on annualised results.*

a) The ratio of trust expenses in operating Sunway REIT to the NAV of Sunway REIT.

b) Total return represents the change in unit price from beginning of financial year plus distribution yield for the financial year.

c) Average annual total return is the sum of the return rates of Sunway REIT over a given number of years divided by that number of years.

d) Annualised distributable income of 12.68 sen (based on distributable income for YTD Q2 2026 of 6.29 sen per unit) divided by closing unit price as at 30 June 2026 of RM2.21 (31 December 2025: DPU of 14.48 sen divided by the closing unit price as at 31 December 2025 of RM2.31).

e) NAV of Sunway REIT as at period end and after proposed interim income distribution of 6.28 sen per unit (31 December 2025: After final income distribution of 4.82 sen per unit), divided by total issued units.

B7. Strategies and Policies

The Manager's strategies can be broadly categorised as:

a) active asset management strategy
b) acquisition growth strategy
c) capital and risk management strategy
d) asset enhancement initiatives, including property development activities

There was no change in the strategies and policies employed during the period under review.

B8. Manager's Fees

Pursuant to the Deed constituting Sunway REIT, the Manager is entitled to receive the following fees from Sunway REIT:

a) Base fee of 0.3% per annum on the total assets value;

b) Performance fee of 3% per annum of net property income, but before deduction of fees payable to the Property Manager pursuant to the Property Management Agreement;

c) Acquisition fee of 1% of the acquisition price of any future Real Estate or a Special Purpose Vehicle acquired by the Trustee for Sunway REIT (pro rated if applicable to the proportion of the interest of Sunway REIT in the Real Estate or Special Purpose Vehicle purchased); and

d) Divestment fee of 0.5% of the sale price of any future Real Estate or a Special Purpose Vehicle sold or divested by the Trustee (pro rated if applicable to the proportion of the interest of Sunway REIT in the Real Estate or Special Purpose Vehicle sold).

The Manager's fees (base and performance) for Q2 2026 stood at RM12.9 million, decreased by 1% or RM0.2 million compared to Q2 2025. The decrease was mainly attributable to lower total assets value in Q2 2026 after the disposal of Sunway university & college campus in Q3 2025.

B9. Trustee's Fees

Pursuant to the Deed constituting Sunway REIT, the fee payable to the Trustee is up to 0.015% per annum of the net asset value of Sunway REIT, subject to a maximum of RM700,000 per annum and is calculated on a monthly accrual basis based on a year of 12 months.

The trustee of SUNREIT Capital Berhad, AmanahRaya Trustees Berhad, is entitled to receive a predetermined annual fixed fee.

The trustee of SUNREIT Bond Berhad, AmanahRaya Trustees Berhad, is entitled to receive a predetermined annual fixed fee.

The trustee of SUNREIT Perpetual Bond Berhad, Pacific Trustees Berhad, is entitled to receive a predetermined annual fixed fee.

Trustees' fees for Q2 2026 remained largely the same at RM0.2 million.

B10. Status of Corporate Proposals

Other than the proposed disposal of Sunway Hotel Seberang Jaya below, there is no corporate proposal that has been announced but not completed as at the date of this report.

Proposed disposal of Sunway Hotel Seberang Jaya for cash consideration of RM60.0 million

On 28 October 2025, Sunway REIT entered into a conditional sale and purchase agreement with Sunway Medical Centre Penang Sdn Bhd, a wholly-owned subsidiary of Sunway Healthcare Holdings Berhad, which is a 84%-owned subsidiary of Sunway City Sdn Bhd, which in turn is a wholly-owned subsidiary of Sunway Berhad, to dispose Sunway Hotel Seberang Jaya for a cash consideration of RM60.0 million. Barring any unforeseen circumstances, the proposed disposal is expected to be completed in the fourth quarter of 2027.

Sunway Hotel Seberang Jaya has been classified as a non-current asset held for sale pending completion of the sale and purchase agreement.

B11. Property Development Activities

As at 30 June 2026, the following are the ongoing property development activities undertaken by Sunway REIT:

1. Redevelopment of Sunway Pier in Port Klang, Selangor into a seafront, retail-centric tourist destination with an estimated development cost of up to RM462.0 million, targeted for completion in H2 2028; and
2. Development of new Sunway Hotel Seberang Jaya atop Sunway Carnival Mall in Seberang Jaya, Penang with an estimated development cost of up to RM140.0 million, targeted for completion in Q4 2027.

The total estimated development cost of approximately RM602.0 million represents 5.6% of Sunway REIT's total asset value as at 30 June 2026.

B12. Material Litigation

Metroplex Holdings Sdn Bhd ("Metroplex") v RHB Trustees Berhad (as trustees for Sunway REIT) and Sunway REIT Management Sdn Bhd (collectively, the "Defendants")

On 28 September 2015, Metroplex filed writ of summons and a statement of claim against the Defendants to claim, amongst others, damages for various chattels and movable items (e.g. furniture and office equipment, decorations, cutlery, kitchen equipment, bar equipment, concierge and reception tables, blinds and curtains) ("Chattels and Movable Items") which Metroplex alleged the Chattels and Movable Items were acquired and owned by them and were not removed when the Defendants took possession of the hotel at Sunway Putra on 27 September 2011. Metroplex has in its statement of claim alleged that the Chattels and Movable Items were worth in excess of RM80 million as at September 2011.

On 3 November 2017, the High Court allowed Metroplex's claim on liability in which the damages to be awarded to Metroplex shall be assessed ("High Court's Decision").

Subsequently, the Defendants appealed to the Court of Appeal against the High Court's Decision on 6 November 2017. The Court of Appeal allowed the Defendants' appeal and the High Court's Decision was set aside on 22 January 2019 ("Court of Appeal's Decision").

On 20 February 2019, Metroplex filed motion for leave to appeal to the Federal Court against the Court of Appeal's Decision ("Motion"). The Motion was allowed on 25 November 2019. Subsequently, Metroplex filed notice of appeal to appeal against the Court of Appeal's Decision on 2 December 2019 ("Appeal"). The hearing for the Appeal was fixed on 31 March 2021.

On 31 March 2021, the Federal Court allowed Metroplex's appeal by setting aside the Court of Appeal's Decision, restoring the High Court's Decision and ordered the assessment of damages against the Defendants to proceed before the High Court ("Assessment"). In Metroplex's claim, Metroplex is claiming for the Chattels and Movable Items amounting to approximately RM402 million. The Defendants strenuously objected to the amount claimed as being overly excessive and appointed subject matter experts to dispute the quantum of claim.

The trial for the Assessment was held on 4, 5, 6, 12 and 13 January 2023. Upon conclusion of the trial, the High Court judge directed the Defendants and Metroplex to appear before the High Court for oral submission on 9 and 15 May 2023. After hearing oral submissions by both parties, the Judge then proceeded to fix the date for the decision to be delivered.

B12. Material Litigation (Cont'd)

Metroplex Holdings Sdn Bhd ("Metroplex") v RHB Trustees Berhad (as trustees for Sunway REIT) and Sunway REIT Management Sdn Bhd (collectively, the "Defendants") (Cont'd)

On 12 November 2024, the High Court delivered its judgment on the assessment of damages for conversion payable by the Defendants, on behalf of Sunway REIT, to Metroplex, as follows:

1. Operational Chattels amounting to RM1,812,339.72;
2. Antiques amounting to RM434,760.00;
3. Artworks amounting to RM2,585,500.00;
4. Interest at the rate of 5% per annum for items (1) to (3) above from the date of conversion on 27 September 2011 until the date of full and final realisation; and
5. Costs of RM60,000.00,

(collectively, "High Court's Judgement on Assessment").

On 9 December 2024, Metroplex appealed to the Court of Appeal against part of the High Court's Judgement on Assessment which assessed the damages to be paid by the Defendants to Metroplex for the conversion of Metroplex's operational chattels in the sum of RM1,812,339.72.

On 10 December 2024, the Defendants appealed to the Court of Appeal against part of the High Court's Judgement on Assessment which assessed the damages to be paid by the Defendants to Metroplex for the tort of conversion of antiques in the sum of RM434,760.00 and artworks in the sum of RM2,585,500.00.

On 13 December 2024, the Defendants remitted the sum of RM8,087,684.45, which represented the amount payable under the High Court's Judgement on Assessment, to Metroplex. This sum included interest payable on the judgment amount calculated up to 13 December 2024 along with costs and allocatur fee.

Pursuant to the case management on 10 March 2025, both the abovementioned appeals have been fixed for hearing before the Court of Appeal on 12 February 2026. On 12 February 2026, at the hearing of both appeals, the Court adjourned the same to 27 February 2026 for case management, at which the Court has fixed the physical hearing on 26 January 2027.

B13. Soft Commission

There was no soft commission received by the Manager and/or its delegate during the year under review from broker or dealer by virtue of transactions conducted for Sunway REIT.

B14. Summary of EPU, DPU, NAV and Market Price

	Current Quarter ended 30.06.2026	Immediate Preceding Quarter ended 31.03.2026	Change %
Number of units in issue (units)	3,424,807,700	3,424,807,700	0.0%
Realised net income (RM'000)	112,278	114,744	-2.1%
Realised earnings per unit (EPU) (sen)	3.11	3.18	-2.2%
Income distribution (RM'000) [1]	215,078	-	N/A
Distribution per unit (DPU) (sen) [1]	6.28	-	N/A
Net Asset Value (NAV) attributable to unitholders (After income distribution) (RM'000) [2]	5,209,756	5,209,402	*
NAV per unit (After income distribution)(RM) [2]	1.5212	1.5211	*
Market price per unit (RM)	2.21	2.31	-4.3%

** Less than 0.1%*

1 Income distribution of Sunway REIT is on a semi-annual basis, for each six-month period ending 30 June and 31 December.

2 After proposed interim income distribution of 6.28 sen per unit for semi-annual period ended 30 June 2026 (31 March 2026: After distributable income for Q1 2026 of 3.18 sen per unit is assumed for income distribution).

B15. Income Distribution

Please refer to Statement of Income Distribution and Note A12 for details.

B16. Disclosure of Nature of Outstanding Derivative Financial Instruments

Derivative financial instruments are recognised in the financial statements in accordance with MFRS 9 *Financial Instruments* .

	Contract / Notional Value		Fair Value at Reporting Date Derivative Asset / (Liability)	
Type of Derivatives	As at 30.06.2026	As at 31.03.2026	As at 30.06.2026	As at 31.12.2025
	RM'000	RM'000	RM'000	RM'000
Cross currency swap ("CCS")				
- Less than 1 year	526,700	596,700	3,077	(48,406)

Sunway REIT entered into CCS contracts to manage its exposure in foreign currency risk arising from borrowings in USD as disclosed Note A15 above. Sunway REIT uses cash flow hedge to mitigate the risk of variability of future cash flows attributable to foreign currency and interest rate fluctuation over the hedging period of the foreign currency borrowings.

B17. Risks and Policies of Derivatives

The derivatives of the Group comprises CCS contracts as mentioned in Note B16.

The overall risks and policies relating to the management of derivative financial instrument are similar to those disclosed in the audited financial statements for the financial year ended 31 December 2025.

B18. Disclosure of Gains / Losses Arising from Fair Value Changes of Financial Liabilities

Please refer to Note A10 for details.

B19. Directors' Declaration

In the opinion of the Manager, this quarterly report has been prepared in accordance with MFRS 134 *Interim Financial Reporting* and Paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad so as to give a true and fair view of the financial position of Sunway REIT as at 30 June 2026 and of its financial performance and cash flows for the period ended on that date and duly authorised for release by the Board of the Manager on 12 August 2026.

BY ORDER OF THE BOARD
Sunway REIT Management Sdn. Bhd.
(As Manager for Sunway Real Estate Investment Trust)

Tan Kim Aun
Lee Chun Shian
Company Secretaries

Bandar Sunway
Date: 12 August 2026