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

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	Note	Third Quarter ended			Cumulative Quarter ended		
		30.09.2026	30.09.2025	Change	30.09.2026	30.09.2025	Change
		RM'000	RM'000	%	RM'000	RM'000	%
Rental and lease income		225,279	232,967	-3.3%	654,782	651,134	0.6%
Other operating income		7,037	3,465	> 100.0%	20,890	15,558	34.3%
Revenue		232,316	236,432	-1.7%	675,672	666,692	1.3%
Quit rent, assessment and insurance		(5,702)	(5,600)	1.8%	(17,240)	(16,383)	5.2%
Other property operating expenses		(52,821)	(49,930)	5.8%	(157,243)	(157,308)	-0.0%
Property operating expenses		(58,523)	(55,530)	5.4%	(174,483)	(173,691)	0.5%
Net property income		173,793	180,902	-3.9%	501,189	493,001	1.7%
Interest income		5,581	4,645	20.2%	11,304	12,813	-11.8%
Other income		57	64	-10.9%	190	201	-5.5%
Gain on disposal of investment property [1]		-	25,603	-100.0%	-	25,603	-100.0%
Changes in fair value of investment properties							
- As per valuation reports		-	5,219	-100.0%	-	5,219	-100.0%
- As per SPA for non-current asset held for sale		-	(27,000)	-100.0%	-	-	N/A
Net investment income		179,431	189,433	-5.3%	512,683	536,837	-4.5%
Manager's fees	B8	(13,573)	(13,974)	-2.9%	(39,256)	(39,667)	-1.0%
Trustee's fees	B9	(203)	(204)	-0.5%	(646)	(661)	-2.3%
Other trust expenses		(2,171)	(720)	> 100.0%	(6,034)	(1,955)	> 100.0%
Finance costs		(41,476)	(42,283)	-1.9%	(117,635)	(128,628)	-8.5%
		(57,423)	(57,181)	0.4%	(163,571)	(170,911)	-4.3%
Profit before tax	A10	122,008	132,252	-7.7%	349,112	365,926	-4.6%
Tax expenses	A11						
- RPGT on disposal of investment property [1]		-	(4,568)	-100.0%	-	(4,568)	-100.0%
Profit for the period		122,008	127,684	-4.4%	349,112	361,358	-3.4%
Profit for the period comprises the following:							
Realised							
- Unitholders		116,133	143,568	-19.1%	331,678	338,654	-2.1%
- Perpetual note holders		5,834	5,833	0.0%	17,311	17,311	0.0%
		121,967	149,401	-18.4%	348,989	355,965	-2.0%
Unrealised		41	(21,717)	> 100.0%	123	5,393	-97.7%
		122,008	127,684	-4.4%	349,112	361,358	-3.4%
Basic earnings per unit attributable to unitholders (sen):							
Realised		3.39	4.19	-19.1%	9.68	9.89	-2.1%
Unrealised		-	(0.63)	-100.0%	-	0.16	-100.0%
		3.39	3.56	-4.8%	9.68	10.05	-3.7%
Distributable income per unit (sen) [2]		3.39	4.19	-19.1%	9.68	9.89	-2.1%
Distribution per unit (sen)	A12	-	-	N/A	6.28	5.68	10.6%

N/A - Not applicable

[1] Represents net gain on disposal of Sunway university & college campus, which was completed on 30 September 2025.

[2] Represents realised income attributable to unitholders.

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)

	Third Quarter ended			Cumulative Quarter ended		
	30.09.2026	30.09.2025	Change	30.09.2026	30.09.2025	Change
	RM'000	RM'000	%	RM'000	RM'000	%
Profit for the period	122,008	127,684	-4.4%	349,112	361,358	-3.4%
Other comprehensive income:						
Cash flow hedge - fair value of derivative [1]	310	720	-56.9%	(6,698)	(38,662)	-82.7%
Cash flow hedge reserve recycled to profit or loss	(324)	(204)	58.8%	6,472	38,314	-83.1%
Total comprehensive income for the period	121,994	128,200	-4.8%	348,886	361,010	-3.4%

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

STATEMENT OF INCOME DISTRIBUTION

	Note	Third Quarter ended			Cumulative Quarter ended		
		30.09.2026	30.09.2025	Change	30.09.2026	30.09.2025	Change
		RM'000	RM'000	%	RM'000	RM'000	%
Rental and lease income		225,279	232,967	-3.3%	654,782	651,134	0.6%
Interest income		5,581	4,645	20.2%	11,304	12,813	-11.8%
Net gain on disposal of investment property [2]		-	21,035	-100.0%	-	21,035	-100.0%
Other income [3]		7,053	3,465	> 100.0%	20,957	15,585	34.5%
		237,913	262,112	-9.2%	687,043	700,567	-1.9%
Less: Expenses		(115,946)	(112,711)	2.9%	(338,054)	(344,602)	-1.9%
Realised income for the period		121,967	149,401	-18.4%	348,989	355,965	-2.0%
Less: Amount reserved for distribution to perpetual note holders		(5,834)	(5,833)	0.0%	(17,311)	(17,311)	0.0%
Realised income attributable to unitholders		116,133	143,568	-19.1%	331,678	338,654	-2.1%
Add: Realisation of prior years' unrealised fair value gain of investment property [2]		-	20,016	-100.0%	-	20,016	-100.0%
Add: Brought forward undistributed realised income		20,457	45,219	-54.8%	19,990	44,662	-55.2%
Total income available for distribution		136,590	208,803	-34.6%	351,668	403,332	-12.8%
Less: Proposed/Declared income distribution to unitholders		-	-	N/A	(215,078)	(194,529)	10.6%
Balance undistributed realised income		136,590	208,803	-34.6%	136,590	208,803	-34.6%
Distribution per unit (sen)	A12	-	-	N/A	6.28	5.68	10.6%

N/A - Not applicable

[2] Represents total realised gains of RM41.0 million from the disposal of Sunway university & college campus that is available for distribution to the unitholders.

[3] 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
THIRD QUARTER ENDED 30 SEPTEMBER 2026
FOR THE FINANCIAL YEAR ENDING 31 DECEMBER 2026 (UNAUDITED)

FINANCIAL REVIEW FOR CURRENT QUARTER COMPARED WITH IMMEDIATE PRECEDING QUARTER

	Note	Current Quarter ended 30.09.2026	Immediate Preceding Quarter ended 30.06.2026	Change
		RM'000	RM'000	%
Rental and lease income		225,279	213,764	5.4%
Other operating income		7,037	6,584	6.9%
Revenue		232,316	220,348	5.4%
Quit rent, assessment and insurance		(5,702)	(5,742)	-0.7%
Other property operating expenses		(52,821)	(51,626)	2.3%
Property operating expenses		(58,523)	(57,368)	2.0%
Net property income		173,793	162,980	6.6%
Interest income		5,581	2,325	> 100.0%
Other income		57	56	1.8%
Net investment income		179,431	165,361	8.5%
Manager's fees	B8	(13,573)	(12,833)	5.8%
Trustee's fees	B9	(203)	(233)	-12.9%
Other trust expenses		(2,171)	(2,118)	2.5%
Finance costs		(41,476)	(37,862)	9.5%
		(57,423)	(53,046)	8.3%
Profit before tax	A10	122,008	112,315	8.6%
Tax expenses	A11	-	-	N/A
Profit for the period		122,008	112,315	8.6%
Profit for the period comprises the following:				
Realised				
- Unitholders		116,133	106,508	9.0%
- Perpetual note holders		5,834	5,770	1.1%
		121,967	112,278	8.6%
Unrealised		41	37	10.8%
		122,008	112,315	8.6%
Basic earnings per unit attributable to unitholders (sen):				
Realised		3.39	3.11	9.0%
Unrealised		-	-	N/A
		3.39	3.11	9.0%
Distributable income per unit (sen) [1]		3.39	3.11	9.0%
Distribution per unit (sen)	A12	-	6.28	-100.0%

N/A - Not applicable

[1] Represents realised income attributable to unitholders.

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 30.09.2026	Immediate Preceding Quarter ended 30.06.2026	Change
	RM'000	RM'000	%
Profit for the period	122,008	112,315	8.6%
Other comprehensive income:			
Cash flow hedge - fair value of derivative [1]	310	2,963	-89.5%
Cash flow hedge reserve recycled to profit or loss	(324)	(3,113)	-89.6%
Total comprehensive income for the period	121,994	112,165	8.8%

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

STATEMENT OF INCOME DISTRIBUTION

	Note	Current Quarter ended 30.09.2026	Immediate Preceding Quarter ended 30.06.2026	Change
		RM'000	RM'000	%
Rental and lease income		225,279	213,764	5.4%
Interest income		5,581	2,325	> 100.0%
Other income [2]		7,053	6,603	6.8%
		237,913	222,692	6.8%
Less: Expenses		(115,946)	(110,414)	5.0%
Realised income for the period		121,967	112,278	8.6%
Less: Amount reserved for distribution to perpetual note holders		(5,834)	(5,770)	1.1%
Realised income attributable to unitholders		116,133	106,508	9.0%
Add: Brought forward undistributed realised income		20,457	129,027	-84.1%
Total income available for distribution		136,590	235,535	-42.0%
Less: Proposed/Declared income distribution to unitholders		-	(215,078)	-100.0%
Balance undistributed realised income		136,590	20,457	> 100.0%
Distribution per unit (sen)	A12	-	6.28	-100.0%

[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
THIRD QUARTER ENDED 30 SEPTEMBER 2026
FOR THE FINANCIAL YEAR ENDING 31 DECEMBER 2026 (UNAUDITED)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Note	As At 30.09.2026 (Unaudited)	As At 31.12.2025 (Audited)
		RM'000	RM'000
Assets			
Non-current assets			
Investment properties	A13	10,273,013	10,185,943
Plant and equipment		17,835	16,939
Right-of-use asset		512	569
		10,291,360	10,203,451
Current assets			
Trade receivables	A14	17,186	21,372
Other receivables		33,702	17,224
Derivatives	B16	3,386	-
Cash and bank balances		635,079	360,947
		689,353	399,543
Non-current asset held for sale	B10	60,000	60,000
Total assets		11,040,713	10,662,994
Equity and liabilities			
Equity			
Unitholders' capital		3,433,864	3,433,864
Undistributed income		1,892,052	1,940,631
Total unitholders' funds		5,325,916	5,374,495
Perpetual note holders' funds		499,717	499,717
Total equity		5,825,633	5,874,212
Non-current liabilities			
Borrowings	A15	1,660,000	1,600,000
Long term liabilities		138,789	131,424
Deferred tax liabilities		19,691	19,691
Lease liability		661	661
		1,819,141	1,751,776
Current liabilities			
Borrowings	A15	3,089,399	2,597,577
Trade payables		4,670	6,801
Other payables		301,852	384,160
Derivatives	B16	-	48,406
Lease liability		18	62
		3,395,939	3,037,006
Total liabilities		5,215,080	4,788,782
Total equity and liabilities		11,040,713	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		5,325,916	5,374,495
After income distribution [1]		5,209,783	5,209,419
NAV per unit attributable to unitholders (RM):			
Before income distribution		1.5551	1.5693
After income distribution [1]		1.5212	1.5211

[1] After distributable income for Q3 2026 of 3.39 sen per unit is assumed for income distribution (31 December 2025: After final income distribution for Q4 2025 of 4.82 sen per unit).

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
THIRD QUARTER ENDED 30 SEPTEMBER 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	-	349,112	349,112	-	349,112
Other comprehensive income:					
- Cash flow hedge - fair value of derivative	-	(6,698)	(6,698)	-	(6,698)
- Cash flow hedge reserve recycled to profit or loss	-	6,472	6,472	-	6,472
Total comprehensive income, representing the increase in net assets resulting from operations	-	348,886	348,886	-	348,886
Unitholders' transactions					
Distribution to unitholders:					
- Income distribution declared and paid in current period	-	(215,078)	(215,078)	-	(215,078)
- 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	-	(380,154)	(380,154)	-	(380,154)
Perpetual note holders' transactions					
Amount reserved for distribution to perpetual note holders	-	(17,311)	(17,311)	-	(17,311)
Decrease in net assets resulting from perpetual note holders' transactions	-	(17,311)	(17,311)	-	(17,311)
As at 30 September 2026 (Unaudited)	3,433,864	1,892,052	5,325,916	499,717	5,825,633

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
THIRD QUARTER ENDED 30 SEPTEMBER 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
THIRD QUARTER ENDED 30 SEPTEMBER 2026
FOR THE FINANCIAL YEAR ENDING 31 DECEMBER 2026 (UNAUDITED)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	Cumulative Quarter ended	
	30.09.2026	30.09.2025
	RM'000	RM'000
Cash flows from operating activities		
Cash receipts from customers	650,072	847,264
Refundable security deposits (to)/from customers	(2,880)	23,765
Cash paid for operating expenses	(255,365)	(282,502)
Net cash from operating activities	391,827	588,527
Cash flows from investing activities		
Acquisition of plant and equipment	(4,408)	(2,724)
Deposit for acquisition of investment property	-	(13,800)
Deposit received for disposal of investment property	-	42,910
Balance payment for acquisition of investment property	-	(125,900)
Balance proceeds from disposal of investment property	-	570,090
Incidental costs on acquisition of investment property	-	(1,839)
Incidental costs on disposal of investment property	-	(4,568)
Subsequent expenditure of investment properties	(114,179)	(154,883)
Net cash flows to licensed financial institutions with maturity of over 3 months	(355,000)	(242,000)
Interest received	13,978	8,264
Net cash (used in)/from investing activities	(459,609)	75,550
Cash flows from financing activities		
Proceeds from issuance of commercial papers	650,000	590,000
Proceeds from issuance of medium term notes	2,090,000	520,000
Drawdown of revolving loans - USD	586,700	596,700
Drawdown of revolving loan - RM	170,000	-
Repayment of commercial papers	(750,000)	(510,000)
Repayment of medium term notes	(1,150,000)	(340,000)
Repayment of revolving loans - USD	(596,700)	(521,855)
Repayment of revolving loan - RM	(500,000)	(170,000)
Interest paid	(117,484)	(128,877)
Distribution paid to unitholders	(384,061)	(370,733)
Distribution paid to perpetual note holders	(11,541)	(11,541)
Net cash used in financing activities	(13,086)	(346,306)
Net (decrease)/increase in cash and cash equivalents	(80,868)	317,771
Cash and cash equivalents at beginning of period	260,947	289,762
Cash and cash equivalents at end of period	180,079	607,533
Cash and bank balances	635,079	849,533
Deposits with licensed financial institutions with maturity of over 3 months	(455,000)	(242,000)
Cash and cash equivalents	180,079	607,533
Cash and bank balances at end of period comprise:		
Cash on hand and at banks	25,079	367,533
Deposits placed with licensed financial institutions	610,000	482,000
Cash and bank balances	635,079	849,533

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 September 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*
- MFRS 20 *Regulatory Assets and Regulatory Liabilities*
- *Amendments to Fair Value Option for Investments in Associates and Joint Ventures (Amendments to MFRS 128 Investments in Associates and Joint Ventures)*
- 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 September 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 September 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 September 2026.

A8. Segmental Reporting

Segmental revenue and results for the third quarter ended 30 September 2026 and 30 September 2025 are as follows:

	Third Quarter ended 30.09.2026						Third Quarter ended 30.09.2025					
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	176,584	30,211	20,735	-	4,786	232,316	167,249	35,010	20,111	9,692	4,370	236,432
Net property income	128,325	29,026	12,533	-	3,909	173,793	121,903	33,891	11,833	9,697	3,578	180,902
Interest income						5,581						4,645
Other income						57						64
Gain on disposal of investment property						-						25,603
Changes in fair value of investment properties						-						(21,781)
Trust and other expenses						(15,947)						(14,898)
Finance costs						(41,476)						(42,283)
Profit before tax						122,008						132,252
Tax expenses						-						(4,568)
Profit for the period						122,008						127,684

* 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 September 2026 and 30 September 2025 are as follows:

	Cumulative Quarter ended 30.09.2026						Cumulative Quarter ended 30.09.2025					
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	538,721	61,281	61,406	-	14,264	675,672	495,630	67,860	60,892	29,294	13,016	666,692
Net property income	395,009	57,831	36,970	-	11,379	501,189	352,842	64,433	36,423	29,299	10,004	493,001
Interest income						11,304						12,813
Other income						190						201
Gain on disposal of investment property						-						25,603
Changes in fair value of investment properties						-						5,219
Trust and other expenses						(45,936)						(42,283)
Finance costs						(117,635)						(128,628)
Profit before tax						349,112						365,926
Tax expenses						-						(4,568)
Profit for the period						349,112						361,358

* 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 September 2026 and 31 December 2025 are as follows:

	As at 30.09.2026						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	7,269,314	1,911,564	974,195	-	250,476	10,405,549	7,210,107	1,890,514	969,943	-	247,970	10,318,534
Unallocated assets						635,164						344,460
Total assets						11,040,713						10,662,994
Liabilities												
Segment liabilities	369,124	8,000	27,494	-	4,754	409,372	396,462	47,947	34,160	-	4,623	483,192
Unallocated liabilities						4,805,708						4,305,590
Total liabilities						5,215,080						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)

	Revenue				Net Property Income			
	Third Quarter ended				Third Quarter ended			
Properties	30.09.2026	30.09.2025	Change	30.06.2026	30.09.2026	30.09.2025	Change	30.06.2026
	RM'000	RM'000	%	RM'000	RM'000	RM'000	%	RM'000
Retail								
Sunway Pyramid Mall	103,055	100,595	2.4%	103,213	78,870	77,848	1.3%	78,778
Sunway Carnival Mall [1]	29,292	25,346	15.6%	29,341	18,962	16,056	18.1%	19,254
Sunway Putra Mall	14,593	12,699	14.9%	14,965	7,631	6,323	20.7%	9,141
Sunway 163 Mall	8,595	8,687	-1.1%	8,347	5,430	5,138	5.7%	5,039
Sunway Kluang Mall	6,343	6,121	3.6%	6,570	3,205	3,069	4.4%	3,937
Sunway Pier [2]	-	-	N/A	-	(140)	(125)	12.0%	(119)
SunCity Ipoh Hypermarket	963	963	0.0%	963	899	946	-5.0%	947
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	1,466	0.1%	1,467
Sunway REIT Hypermarket- USJ	1,848	2,079	-11.1%	1,848	1,848	2,079	-11.1%	1,848
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	956	10.1%	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	1,930	34.8%	2,601	2,326	1,742	33.5%	2,263
	176,584	167,249	5.6%	177,142	128,325	121,903	5.3%	130,382
Hotel								
Sunway Resort Hotel	13,147	15,758	-16.6%	6,880	12,711	15,381	-17.4%	6,515
Sunway Pyramid Hotel	6,908	8,247	-16.2%	4,803	6,681	8,020	-16.7%	4,579
Sunway Lagoon Hotel	3,195	3,873	-17.5%	2,808	3,114	3,806	-18.2%	2,727
Sunway Putra Hotel	4,873	4,417	10.3%	2,219	4,539	4,086	11.1%	1,884
Sunway Hotel Seberang Jaya	936	1,056	-11.4%	599	885	999	-11.4%	546
Sunway Hotel Georgetown	1,152	1,659	-30.6%	776	1,096	1,599	-31.5%	718
	30,211	35,010	-13.7%	18,085	29,026	33,891	-14.4%	16,969
Office								
Menara Sunway	4,122	4,396	-6.2%	4,394	2,228	2,513	-11.3%	2,577
Sunway Tower	1,058	1,135	-6.8%	1,121	(552)	(450)	22.7%	(364)
Sunway Putra Tower	3,148	2,632	19.6%	2,788	1,671	1,348	24.0%	1,396
Wisma Sunway	1,482	1,479	0.2%	1,469	672	669	0.4%	638
Sunway Pinnacle	10,925	10,469	4.4%	10,647	8,514	7,753	9.8%	7,829
	20,735	20,111	3.1%	20,419	12,533	11,833	5.9%	12,076
Services								
Sunway university & college campus [4]	-	9,692	-100.0%	-	-	9,697	-100.0%	-
	-	9,692	-100.0%	-	-	9,697	-100.0%	-
Industrial & Others								
Sunway REIT Industrial - Shah Alam 1	1,863	1,778	4.8%	1,863	1,863	1,778	4.8%	1,863
Sunway REIT Industrial - Petaling Jaya 1	1,330	1,000	33.0%	1,246	787	528	49.1%	519
Sunway REIT Industrial - Prai	1,593	1,592	0.1%	1,593	1,259	1,272	-1.0%	1,171
	4,786	4,370	9.5%	4,702	3,909	3,578	9.3%	3,553
Total Revenue / NPI	232,316	236,432	-1.7%	220,348	173,793	180,902	-3.9%	162,980

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)

	Revenue			Net Property Income		
	Cumulative Quarter ended			Cumulative Quarter ended		
Properties	30.09.2026	30.09.2025	Change	30.09.2026	30.09.2025	Change
	RM'000	RM'000	%	RM'000	RM'000	%
Retail						
Sunway Pyramid Mall	315,913	305,556	3.4%	241,231	229,644	5.0%
Sunway Carnival Mall [1]	89,687	69,822	28.5%	59,051	42,690	38.3%
Sunway Putra Mall	44,158	39,286	12.4%	25,802	19,759	30.6%
Sunway 163 Mall	25,422	25,099	1.3%	15,668	15,195	3.1%
Sunway Kluang Mall	19,461	18,432	5.6%	10,602	8,740	21.3%
Sunway Pier [2]	-	-	N/A	(376)	(379)	-0.8%
SunCity Ipoh Hypermarket	2,889	2,838	1.8%	2,791	2,786	0.2%
Sunway REIT Hypermarket - Kinrara	8,055	8,055	0.0%	8,055	8,055	0.0%
Sunway REIT Hypermarket - Putra Heights	4,401	4,401	0.0%	4,401	4,400	0.0%
Sunway REIT Hypermarket - USJ	5,506	6,180	-10.9%	5,506	6,180	-10.9%
Sunway REIT Hypermarket - Klang	3,789	3,447	9.9%	3,789	3,447	9.9%
Sunway REIT Hypermarket - Ulu Kelang	3,159	2,871	10.0%	3,159	2,870	10.1%
Sunway REIT Hypermarket - Plentong	8,478	7,713	9.9%	8,478	7,713	9.9%
AEON Mall Seri Manjung [3]	7,803	1,930	> 100.0%	6,852	1,742	> 100.0%
	538,721	495,630	8.7%	395,009	352,842	12.0%
Hotel						
Sunway Resort Hotel	23,844	27,075	-11.9%	22,644	25,920	-12.6%
Sunway Pyramid Hotel	15,479	18,148	-14.7%	14,801	17,462	-15.2%
Sunway Lagoon Hotel	7,872	8,986	-12.4%	7,633	8,781	-13.1%
Sunway Putra Hotel	8,918	7,107	25.5%	7,914	6,087	30.0%
Sunway Hotel Seberang Jaya	2,282	2,332	-2.1%	2,126	2,151	-1.2%
Sunway Hotel Georgetown	2,886	4,212	-31.5%	2,713	4,032	-32.7%
	61,281	67,860	-9.7%	57,831	64,433	-10.2%
Office						
Menara Sunway	12,879	13,326	-3.4%	7,585	8,114	-6.5%
Sunway Tower	3,313	3,457	-4.2%	(1,339)	(1,217)	10.0%
Sunway Putra Tower	8,671	7,796	11.2%	4,555	3,910	16.5%
Wisma Sunway	4,441	4,999	-11.2%	1,972	2,463	-19.9%
Sunway Pinnacle	32,102	31,314	2.5%	24,197	23,153	4.5%
	61,406	60,892	0.8%	36,970	36,423	1.5%
Services						
Sunway university & college campus [4]	-	29,294	-100.0%	-	29,299	-100.0%
	-	29,294	-100.0%	-	29,299	-100.0%
Industrial & Others						
Sunway REIT Industrial-Shah Alam 1	5,589	5,504	1.5%	5,589	5,169	8.1%
Sunway REIT Industrial-Petaling Jaya 1	3,896	2,794	39.4%	2,162	1,129	91.5%
Sunway REIT Industrial - Prai	4,779	4,718	1.3%	3,628	3,706	-2.1%
	14,264	13,016	9.6%	11,379	10,004	13.7%
Total Revenue / NPI	675,672	666,692	1.3%	501,189	493,001	1.7%

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 Third Quarter Results

Retail segment
Revenue from the Retail segment for the third quarter ended 30 September 2026 (Q3 2026) increased by 6% or RM9.4 million to RM176.6 million, compared with the corresponding quarter in the preceding year (Q3 2025), supported by stronger performance following full reopening of the existing wing of Sunway Carnival Mall in May 2025, improved performance of the flagship Sunway Pyramid Mall and higher rental contribution from Sunway Putra Mall.

NPI of the Retail segment increased by 5% or RM6.4 million to RM128.3 million in Q3 2026, compared with Q3 2025, improved in line with the higher revenue, partially offset by higher maintenance and advertising and promotion expenses.

Hotel segment
Hotel segment recorded revenue of RM30.2 million in Q3 2026, representing a decrease of 14% or RM4.8 million compared to Q3 2025, primarily driven by a lower average occupancy rate of 74% compared to 76% in Q3 2025, as well as weaker demand for meeting incentives, conferences, and exhibitions (MICE) during the quarter. This resulted in lower room and F&B revenue across the hotels except for Sunway Putra Hotel.

Correspondingly, NPI of the Hotel segment decreased by 14% or RM4.9 million to RM29.0 million in Q3 2026, in line with the lower revenue.

Office segment
Revenue from the Office segment for Q3 2026 increased marginally by 3% or RM0.6 million to RM20.7 million, compared with Q3 2025, supported by higher occupancy in Sunway Putra Tower.

NPI of the Office segment stood at RM12.5 million in Q3 2026, representing an increase of 6% or RM0.7 million compared to Q3 2025, mainly contributed by higher revenue and lower utilities expenses.

Industrial & Others segment
Revenue and NPI for Industrial & Others segment for Q3 2026 increased by 10% and 9%, to RM4.8 million and RM3.9 million respectively. The growth was largely supported by higher occupancy at Sunway REIT Industrial – Petaling Jaya 1.

Overall

	Q3 2026 RM'000	Q3 2025 RM'000	Change RM'000	%
Revenue	232,316	236,432	(4,116)	-1.7%
NPI	173,793	180,902	(7,109)	-3.9%
Profit for the quarter, comprise of:				
Realised				
- Unitholders	116,133	143,568	(27,435)	-19.1%
- Perpetual note holders	5,834	5,833	1	0.0%
	121,967	149,401	(27,434)	-18.4%
Unrealised	41	(21,717)	21,758	> 100.0%
	122,008	127,684	(5,676)	-4.4%

Sunway REIT registered a realised profit attributable to unitholders of RM116.1 million in Q3 2026, representing a decrease of 19% or RM27.4 million compared to Q3 2025. The drop in realised profit in Q3 2026 was mainly due to net gain on disposal of Sunway university & college campus of RM21.0 million in Q3 2025 and absence of rental income of RM9.7 million after its disposal.

Unrealised loss in Q3 2025 was primarily due to the reversal of unrealised fair value gain of RM27.0 million for Sunway university & college campus upon completion of its disposal, partially offset by a fair value gain of RM5.3 million recognised for AEON Mall Seri Manjung.

b) Review of Cumulative Quarter Results

Retail segment

Revenue of Retail segment improved by 9% or RM43.1 million, bringing it to RM538.7 million for the financial period ended 30 September 2026 (YTD Q3 2026), as compared to the corresponding financial period (YTD Q3 2025). The improvement was primarily driven by the full reopening of the existing wing of Sunway Carnival Mall in May 2025, stronger performance from Sunway Pyramid Mall and Sunway Putra Mall and additional rental contribution from AEON Mall Seri Manjung following its acquisition in July 2025.

NPI of Retail segment increased by 12% or RM42.2 million, to RM395.0 million for YTD Q3 2026, in line with the increase in revenue.

Hotel segment

Revenue from the Hotel segment for YTD Q3 2026 decreased by 10% or RM6.6 million to RM61.3 million, compared with YTD Q3 2025. The decline was mainly attributable to softer performance in Q1 2026 following the year end peak season and during Ramadan period. In addition, the Middle East conflict from end-February 2026 led to flight disruptions and elevated fuel costs, further dampening travel sentiment and MICE activities. These challenges continued to weigh on the segment's performance in Q3 2026, as reflected in lower average occupancy rate and weaker demand for MICE.

Accordingly, NPI of Hotel segment declined by 10% or RM6.6 million to RM57.8 million for YTD Q3 2026, from RM64.4 million in YTD Q3 2025, mainly due to the drop in revenue.

Office segment

Office segment registered revenue of RM61.4 million for YTD Q3 2026, representing a marginal increase of 1% or RM0.5 million compared to YTD Q3 2025, supported by a stable portfolio occupancy rate of above 80% and improved occupancy of Sunway Putra Tower.

NPI of the Office segment increased by 2% or RM0.5 million to RM37.0 million for YTD Q3 2026, in line with the higher revenue.

Industrial & Others segment

The Industrial & Others segment recorded an increase in revenue and NPI of 10% and 14% respectively for YTD Q3 2026. The growth was supported by higher occupancy rate for Sunway REIT Industrial – Petaling Jaya 1.

Overall

	YTD Q3 2026 RM'000	YTD Q3 2025 RM'000	Change RM'000	%
Revenue	675,672	666,692	8,980	1.3%
NPI	501,189	493,001	8,188	1.7%
Profit for the period, comprise of:				
Realised				
- Unitholders	331,678	338,654	(6,976)	-2.1%
- Perpetual note holders	17,311	17,311	-	0.0%
	348,989	355,965	(6,976)	-2.0%
Unrealised	123	5,393	(5,270)	-97.7%
	349,112	361,358	(12,246)	-3.4%

Sunway REIT delivered a realised profit attributable to unitholders of RM331.7 million for YTD Q3 2026, a decrease of 2% or RM7.0 million compared to YTD Q3 2025. The decrease was primarily due to net gain on disposal of Sunway university & college campus of RM21.0 million in Q3 2025 and higher other trust expenses by RM4.1 million mainly arising from service tax on manager's fees and trustee's fees. The decrease was partially offset by higher NPI of RM8.2 million and lower finance costs of RM11.0 million in the current period.

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	Third Quarter ended		Cumulative Quarter ended	
		30.09.2026 RM'000	30.09.2025 RM'000	30.09.2026 RM'000	30.09.2025 RM'000
Net changes in fair value of long term liabilities	B18	41	64	123	174
Unrealised foreign exchange (loss)/gain (hedged item)		(324)	(204)	6,472	38,314
Cash flow hedge reserve recycled to profit or loss		324	204	(6,472)	(38,314)
Reversal/(Allowance) of impairment on trade receivables	A14	151	(751)	174	(1,743)
Depreciation of plant and equipment		(1,082)	(979)	(3,211)	(2,983)
Loss on disposal of plant and equipment		(186)	-	(181)	-
Write off of plant and equipment		-	-	(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% [2]
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.

[2] Under Budget 2027, distributions to non-resident individuals and other non-resident investors (including foreign institutional investors) are proposed to be subject to a final withholding tax of 30%, subject to the gazettement and enactment of the relevant legislation.

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 30.09.2026 RM'000	As at 31.12.2025 RM'000
Investment properties	10,118,542	10,102,700
Investment property under construction	154,471	83,243
Total investment properties	10,273,013	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 RM102.3 million and the development of new Sunway Hotel Seberang Jaya commenced in October 2025 with property development costs incurred to-date of RM19.2 million.

A14. Trade Receivables

	As at 30.09.2026 RM'000	As at 31.12.2025 RM'000
Third parties	20,186	24,800
Amount due from parties related to the Manager	705	710
	20,891	25,510
Less: Allowance for impairment	(3,705)	(4,138)
Total trade receivables	17,186	21,372

The ageing analysis of the trade receivables was as follows:

	As at 30.09.2026 RM'000	As at 31.12.2025 RM'000
Current	3,027	6,031
1 to 30 days	7,846	8,505
31 to 60 days	2,913	3,919
61 to 90 days	1,194	1,783
91 to 120 days	1,186	1,285
More than 120 days	4,725	3,987
	17,864	19,479
Less: Impaired	(3,705)	(4,138)
	17,186	21,372

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

	Note	As at 30.09.2026 RM'000	As at 31.12.2025 RM'000
At beginning of year		4,138	2,020
(Reversal)/Allowance for the period / year	A10	(174)	2,456
Written off		(259)	(338)
At end of period / year		3,705	4,138

A15. Borrowings and Debt Securities

	As at 30.09.2026 RM'000	As at 30.09.2025 RM'000
Short term borrowings		
Secured		
- Commercial papers	70,000	170,000
- Revolving loans (USD)	590,137	566,189
- Medium term notes	2,430,000	1,950,000
Unsecured		
- Revolving loan (RM)	-	330,000
	3,090,137	3,016,189
Less: Discount on commercial papers	(738)	(304)
Total short term borrowings	3,089,399	3,015,885

A15. Borrowings and Debt Securities (Cont'd)

	As at 30.09.2026 RM'000	As at 30.09.2025 RM'000
Long term borrowings		
Secured		
- Medium term notes	1,260,000	1,200,000
Unsecured		
- Medium term notes	400,000	400,000
Total long term borrowings	1,660,000	1,600,000
Total borrowings	4,749,399	4,615,885

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 September 2026 increased by RM133.5 million compared to 30 September 2025, primarily due to additional borrowings to fund ongoing property development activities and capital expenditure.

Proportion of borrowings based of fixed and floating interest rates as at 30 September 2026 was 42 : 58 (30 September 2025: 58 : 42). For the financial period ended 30 September 2026, average cost of debt was 3.63% (30 September 2025: 3.83%).

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 September 2026				
Financial assets				
Investment properties	-	-	10,102,700	10,102,700
Derivatives	-	3,386	-	3,386
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 ("SLCPs") Programme 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 a 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 September 2026.

A19. Capital Commitments

	As at 30.09.2026 RM'000	As at 31.12.2025 RM'000
Approved and contracted for	571,887	596,611
Approved and not contracted for	190,411	113,478
	762,298	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 and refurbishment of Sunway Pyramid Mall targeted for commencement in Q1 2027.

A20. Contingent Liability and Asset

There was no contingent asset as at 30 September 2026. The contingent liability as at 30 September 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 September 2026:

	Cumulative Quarter ended	
	30.09.2026 RM'000	30.09.2025 RM'000
a) Sunway Berhad Group		
- Sales	113,452	123,190
- Purchases	(74,780)	(183,999)
b) Sunway Technology Sdn. Bhd. Group		
- Sales	1,133	2,299
- Purchases	-	(1,643)

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

	As at 30.09.2026 RM'000	As at 31.12.2025 RM'000
Amounts owed by parties related to the Manager:		
a) Sunway Berhad Group	1,477	2,114
Amount owed to parties related to the Manager:		
a) Sunway Berhad Group	44,112	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 Notes A8a) and A8b) above.

b) Statement of Financial Position

Investment properties increased by RM87.1 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 RM3.4 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 was lower primarily due to income realisation for the current period from advance rental received previously and payment of IP accrual.

Net asset value remained largely unchanged at RM5.8 billion as at 30 September 2026, comprised of unitholders' funds of RM5.3 billion and perpetual note holders' funds of RM0.5 billion. Unitholders' funds decreased marginally by RM48.6 million attributable to distributions to unitholders amounting to RM380.2 million and an amount reserved for distribution to perpetual note holders of RM17.3 million, partially offset by total comprehensive income of RM348.9 million for the financial period. There was no movement in 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 September 2026 and 31 December 2025.

c) Statement of Cash Flows

Net cash from operating activities for YTD Q3 2026 of RM391.8 million was lower compared to NPI less trust expenses of RM455.3 million, mainly due to advance rental received from tenants and lessees in Q3 2025 resulting in lower cash receipt in YTD Q3 2026.

Net cash used in investing activities for YTD Q3 2026 of RM459.6 million was primarily attributed to additional deposit placed with licensed financial institutions of RM355.0 million, as well as payments for ongoing property development activities and capex expenditure.

Net cash used in financing activities for YTD Q3 2026 of RM13.1 million was attributed to income distribution paid to unitholders of RM384.1 million, interest paid of RM117.5 million and distribution paid to perpetual note holders of RM11.5 million, partially offset by net drawdown of borrowings of RM500.0 million.

Cash and bank balances stood at RM635.1 million as at 30 September 2026 and RM849.5 million as at 30 September 2025. The lower balance was mainly attributable to lower net cash from operating activities and higher net cash used in investing 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 RM87.1 million for YTD Q3 2026, mainly for redevelopment of Sunway Pier and development of new Sunway Hotel Seberang Jaya.

B3. Material Changes in Quarterly Results

	Current Quarter ended 30.09.2026 RM'000	Immediate Preceding Quarter ended 30.06.2026 RM'000	Change %
Realised profit	121,967	112,278	8.6%
Unrealised profit	41	37	10.8%
Profit for the quarter	122,008	112,315	8.6%

Realised profit for Q3 2026 improved by RM9.7 million or 9% compared to immediate preceding quarter (Q2 2026) primarily due to higher NPI of RM10.8 million mainly from Hotel segment and higher interest income, partially offset by higher finance cost.

B4. Commentary on Prospects

Indicators	2027 (F)	2026 (F)	Q3 2026	Q2 2026	Q1 2026	2025	2024	2023
Gross Domestic Product (GDP) (YoY)	4.2% - 5.2% [1]	4.8% - 5.3% [1]	5.3% [4]	6.0%	5.4%	5.2%	5.1%	3.7%
Consumer Price Index (CPI) (YoY)	1.8% - 2.8% [1]	1.5% - 2.5% [3]	1.8% [5]	1.9%	1.6%	1.4%	1.8%	2.5%
Overnight Policy Rate (OPR)	2.75% - 3.00% [2]	2.75% [6]	2.75% [6]	2.75%	2.75%	2.75%	3.00%	3.00%

[1] Source: Federal Budget 2027 on 9 October 2026, Ministry of Finance
[2] Source: Bloomberg's economists consensus forecast
[3] Source: Bank Negara Malaysia on 14 August 2026
[4] Source: Department of Statistics Malaysia (Advance GDP on 16 October 2026, actual GDP to be announced on 18 November 2026)
[5] Source: Department of Statistics Malaysia on 19 October 2026
[6] Source: Bank Negara Malaysia

General outlook

Malaysia's economy grew by 5.7% in the first half of 2026, while full-year GDP growth is forecast at 4.8% to 5.3% despite persistent external uncertainties. Economic activity is expected to be anchored by resilient household spending and continued private sector investment, supported by favourable employment conditions and consumer sentiment. The services sector is poised to benefit from tourism, trade and digitalisation, while manufacturing growth will be driven by sustained electrical and electronics (E&E) demand and the expansion of higher value-added industries.

On 9 October 2026, the Government announced Federal Budget 2027, allocating RM510 billion under the Malaysia MADANI framework to drive economic growth, strengthen business competitiveness and improve household well-being. Key priorities include attracting high-value investments, supporting domestic businesses, and expanding income support and tax relief measures to alleviate the cost of living and sustain domestic economic activity.

Against this backdrop, Sunway REIT maintains a cautiously optimistic outlook for the remainder of 2026 and into 2027. The REIT is expected to benefit from the resilience of domestic consumption, supported by measures announced under Budget 2027, while the continued execution of asset enhancement initiatives (AEIs) will further strengthen portfolio performance and asset competitiveness. Sunway REIT will remain focused on prudent capital management, disciplined growth and the continued advancement of its sustainability agenda towards achieving its 2030 targets.

Review of retail segment

Retail Group Malaysia (RGM) projected retail sales growth by 4.7% in Q3 2026 vis-à-vis 2.5% in Q2 2026. For the full year 2026, RGM is maintaining its forecast at 3.8% on the back of government financial support measures including Sumbangan Tunai Rahmah (STR), Sumbangan Asas Rahmah (SARA) and the BUDI95 petrol subsidy. These, coupled with the extended Visit Malaysia Year 2026-2027 campaign, are expected to boost footfall and consumer spending across all retail subsectors.

We remain positive on the prospects of the Retail segment for the remainder of 2026, driven by resilient mall occupancies and positive rental reversions. Segment performance is further supported by full-year contributions from the newly acquired AEON Mall Seri Manjung and the newly refurbished Sunway Carnival Mall.

Operational priorities within the Retail segment will focus on reconfiguring floor space for high-performing tenant categories, broadening food and beverage (F&B) choices, and accelerating digital transformation initiatives. These active management strategies aim to elevate shopping experience, maintain strong visitor footfall, and drive tenant demand. Alongside these efforts, strict cost discipline and the transition toward lower-carbon, energy-efficient assets will continue to enhance operational efficiency and protect long-term property values.

Review of hotel segment

The outlook for the Hotel segment was projected to remain resilient, supported by sustained growth in international visitor arrivals and various national promotional initiatives, including the extended Visit Malaysia Year 2026–2027 campaign, alongside improved air connectivity and favourable visa policies.

Review of hotel segment (Cont'd)

However, since March 2026, the Hotel segment has faced a challenging operating environment arising from geopolitical conflicts in the Middle East, resulting in travel cancellations and postponements. Recent haze affecting parts of East and West Malaysia has also affected travel sentiment in Q3 2026. Despite expectations of higher overall tourist arrivals, occupancy remained relatively flat, with room demand facing continued pressure amid heightened competition. Nevertheless, banqueting and events have provided some positive momentum.

For second half of 2026, the Ministry of Finance has projected Malaysia's accommodation subsector to grow by 7.4%, bolstered by a robust lineup of major international events, including the Formula 1 Gulf Air Bahrain Grand Prix 2026, the PETRONAS Grand Prix of Malaysia 2026 and the Malaysia Agriculture, Horticulture and Agrotourism Exhibition (MAHA) 2026, ahead of the peak year-end leisure travel season. Adding further positive momentum to the Hotel segment is Sunway Resort Hotel's role as the headquarters hotel for the 34th Southeast Asian Games (SEA Games) in 2027. Against this backdrop, we remain cautiously optimistic about the Hotel segment's performance in Q4 2026, with continued emphasis on proactive pricing strategies and a greater focus on banqueting and MICE activities.

Review of office segment

The Malaysian office occupancy may soften in the second half of 2026, with demand becoming increasingly differentiated as more supply enters the market. Broad-based rental upside is expected to remain limited, except for well-located offices with modern amenities and sustainability credentials.

Sunway REIT's Office segment is expected to remain resilient, underpinned by stable portfolio occupancy and continued efforts to enhance the sustainability credentials of its assets. Sunway Putra Tower was awarded GreenRE Platinum Certification in November 2025, marking the first office asset within Sunway REIT to achieve this distinction.

Moving forward, the focus will remain on enhancing asset quality and offering flexible leasing solutions to strengthen tenant retention and attract new occupiers. Targeted AEIs, including upgrades to building systems and the introduction of new communal spaces will continue to support tenant experience, improve operational efficiency and preserve the long-term relevance and competitiveness of the Office assets.

Review of industrial segment

In line with Malaysia's continued investment momentum and industrial transformation agenda, demand for industrial properties is expected to remain strong. The implementation of the New Industrial Master Plan (NIMP) 2030 and the National Energy Transition Roadmap (NETR), reinforced under the 13th Malaysia Plan (RMK13), is expected to accelerate the transition towards high-value manufacturing, digitalisation, automation and sustainable industrial practices. These structural developments are expected to underpin demand for modern, well-equipped and energy-efficient industrial facilities, particularly in established industrial hubs such as Selangor, Penang and Johor.

Malaysia's diversified trade relationships, supported by its participation in regional trade agreements such as the Regional Comprehensive Economic Partnership (RCEP) and engagement as a Brazil, Russia, India, China and South Africa (BRICS) partner country, provide opportunities to strengthen trade connectivity and diversify international economic partnerships. These developments, together with ongoing global supply chain realignments, could enhance Malaysia's attractiveness as a manufacturing and logistics hub. Malaysia's relative competitiveness within ASEAN, including the reported US tariff rate of 10%, may further strengthen its appeal.

Sunway REIT remains optimistic on the Industrial segment, underpinned by structural demand from high-value manufacturing, e-commerce and logistics, alongside its stable tenant base and long WALE.

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 30.09.2026	Year ended 31.12.2025
a) Management expense ratio	1.00%	0.99%
b) Total return	-5.0%	31.2%
c) Average annual total return (5 years)	14.6%	13.6%
d) Distribution yield	6.3%	6.3%
e) NAV per unit (after income distribution) (RM)	1.5212	1.5211

** The performance indicators for the period ended 30 September 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 12.94 sen per unit (based on distributable income for YTD Q3 2026 of 9.68 sen per unit) divided by closing unit price as at 30 September 2026 of RM2.05 (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 distributable income for Q3 2026 of 3.39 sen per unit is assumed for income distribution (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 Q3 2026 stood at RM13.6 million, decreased by 3% or RM0.4 million compared to Q3 2025. The decrease was mainly attributable to lower total assets value in Q3 2026 after the disposal of Sunway university & college campus and lower NPI.

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 Q3 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 ("SPA") 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.

On 21 October 2026, the parties have entered into a First Supplemental Agreement to the SPA to amend the terms of the SPA, including extending the cut-off date for fulfilling the conditions precedent of the SPA to 28 July 2027 or such other extended dates as the parties may mutually agree upon in writing. 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 September 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 RM160.0 million, targeted for completion in Q4 2027.

The total estimated development cost of approximately RM622.0 million represents 5.6% of Sunway REIT's total asset value as at 30 September 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 30.09.2026	Immediate Preceding Quarter ended 30.06.2026	Change %
Number of units in issue (units)	3,424,807,700	3,424,807,700	0.0%
Realised net income (RM'000)	121,967	112,278	8.6%
Realised earnings per unit (EPU) (sen)	3.39	3.11	9.0%
Income distribution (RM'000) [1]	-	215,078	-100.0%
Distribution per unit (DPU) (sen) [1]	-	6.28	-100.0%
Net Asset Value (NAV) attributable to unitholders (After income distribution) (RM'000) [2]	5,209,783	5,209,756	*
NAV per unit (After income distribution)(RM) [2]	1.5212	1.5212	*
Market price per unit (RM)	2.05	2.21	-7.2%

** 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 distributable income of 3.39 sen per unit for Q3 2026 is assumed for income distribution. (30 June 2026: After interim income distribution of 6.28 sen per unit).

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 30.09.2026	As at 31.12.2025	As at 30.09.2026	As at 31.12.2025
	RM'000	RM'000	RM'000	RM'000
Cross currency swap ("CCS")				
- Less than 1 year	586,700	596,700	3,386	(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 September 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 10 November 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: 10 November 2026