SUNWAY REIT

Sunway REIT Corporate Presentation

12 August 2026





One Of The Largest Diversified Real Estate Investment Trusts (REITs) In Malaysia

PENANG MAINLAND
- Sunway Carnival Mall
- Sunway Hotel Seberang Jaya
- Sunway REIT Industrial - Prai

PENANG ISLAND
- Sunway Hotel Georgetown

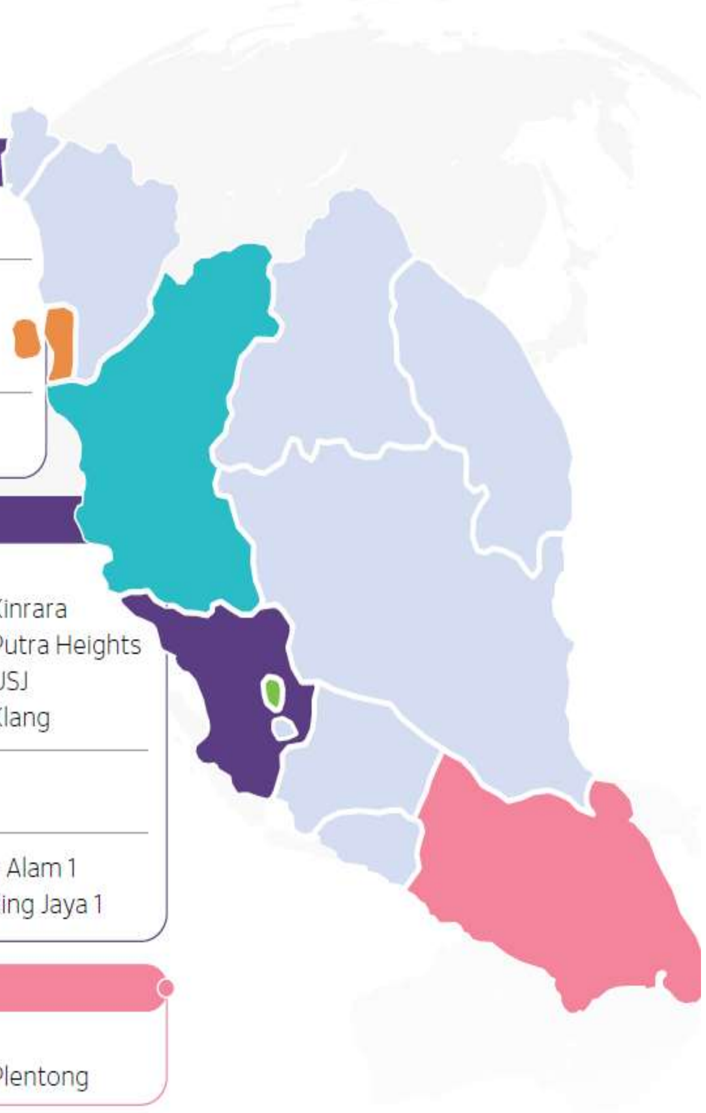
PERAK
- SunCity Ipoh Hypermarket
- AEON Mall Seri Manjung NEW

KUALA LUMPUR
- Sunway Putra Mall
- Sunway 163 Mall
- Sunway REIT Hypermarket - Ulu Kelang
- Sunway Putra Hotel
- Sunway Putra Tower
- Sunway Tower

SUNWAY CITY KUALA LUMPUR
- Sunway Pyramid Mall
- Sunway Resort Hotel
- Sunway Pyramid Hotel
- Sunway Lagoon Hotel
- Sunway Pinnacle
- Menara Sunway

SELANGOR
- Sunway Pier
- Sunway REIT Hypermarket - Kinrara
- Sunway REIT Hypermarket - Putra Heights
- Sunway REIT Hypermarket - USJ
- Sunway REIT Hypermarket - Klang
- Wisma Sunway
- Sunway REIT Industrial - Shah Alam 1
- Sunway REIT Industrial - Petaling Jaya 1

JOHOR
- Sunway Kluang Mall
- Sunway REIT Hypermarket - Plentong



Property Value at IPO

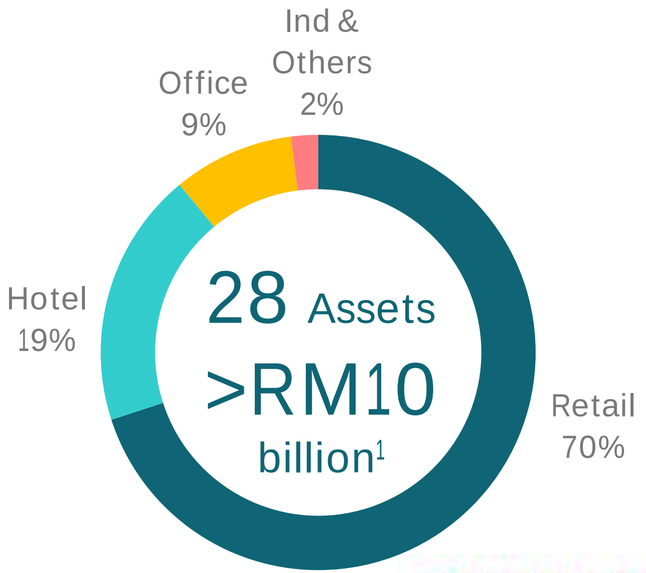
RM3.5 billion

Total Acquisitions (net of disposal) since IPO[1]

RM2.7 billion

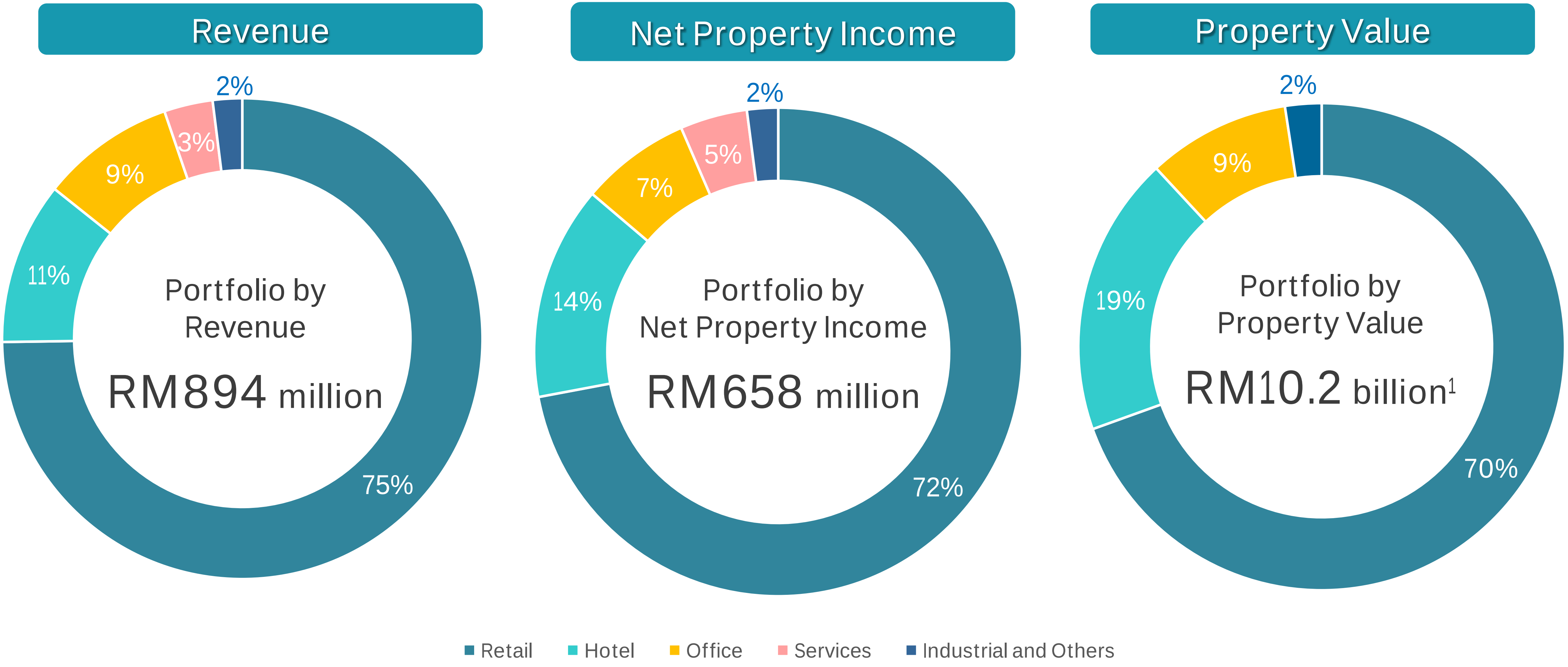
Fair Value Gain RM1.8b, AEIs & Property Development since IPO[1]

RM4.1 billion



[1] Information as at 30 June 2026

Portfolio At A Glance (FY2025)



[1] Based on market valuation as at 31 December 2025; Services segment was excluded as Sunway university & college campus was disposed on 30 September 2025.

Section A	Overview of Sunway REIT
Section B	Strategy
Section C	Financial
Section D	Capital Management
Section E	Sustainability
Section F	Key Takeaways

Recalibrated TRANSCEND 2027

A Leading M-REIT

Top 2 M-REIT

- Market capitalisation
- Property Value

Growing Portfolio Size

Growing property value to RM14 – RM15 billion

- Yield-accretive acquisitions
- Value-enhancing AEIs

Focused Growth

Core Sector Focus:

- Refocusing on the core sectors
- Leveraging on retail strength

Opportunistic Expansion:

- Pursuing strategic opportunities in upcoming segments i.e. logistics, services, data center

Defining Targets

Primary Targets:

- Annual Total Return
- Premium-to-NAV

Secondary Targets:

- 5-year average total return
- DPU CAGR

Benchmarked against M-REITs peer performance annually

Key Strategies

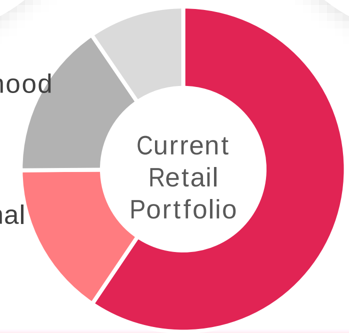
Key Strategies

- Diversified REIT
- Organic Growth / Asset Enhancement Initiatives
- Opportunistic yield accretive acquisitions
- Sponsor Pipeline Assets
- Embrace sustainability (Environment, Social, Governance)
- Leverage on unique strengths across retail sector

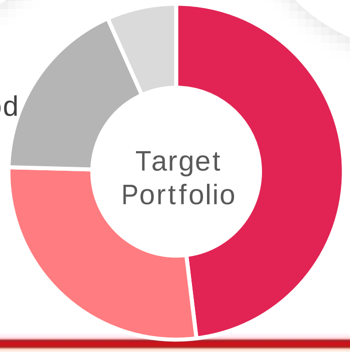
Building a Diversified Retail Portfolio with Enhanced Income Resilience

	Super-Regional Malls	Regional Malls	Neighbourhood Malls	Big-Box Retail
Target market & net lettable area	Local & international tourists NLA > 1 million sq.ft.	Population within 50km NLA > 500,000 sq.ft.	Population within 20km NLA > 250,000 sq.ft.	Population within 10km NLA c. 250,000 sq.ft.
Strategic retail asset portfoio	Sunway Pyramid Mall	Sunway Carnival Mall	Sunway Putra Mall Sunway 163 Mall Sunway Kluang Mall AEON Mall Seri Manjung Sunway Pier[1]	Hypermarkets: SunCity Ipoh, Kinrara, Putra Heights, USJ, Klang, Ulu Kelang, Plentong
Geographic footprint across Malaysia	Sunway City Kuala Lumpur	Penang	Kuala Lumpur, Johor, Perak, Selangor	Ipoh, Selangor, Kuala Lumpur, Johor
Sunway's unique strengths & characteristics	Unique, iconic location Strong management & leasing team	Focus on identifying underserved markets	Resilience from convenience and tenant profile (F&B, Services)	Serving everyday needs of everyday people
Segment's WALE	1 - 3 years	1 - 3 years	1 - 12 years	2 - 14 years

FY2025



FY2027

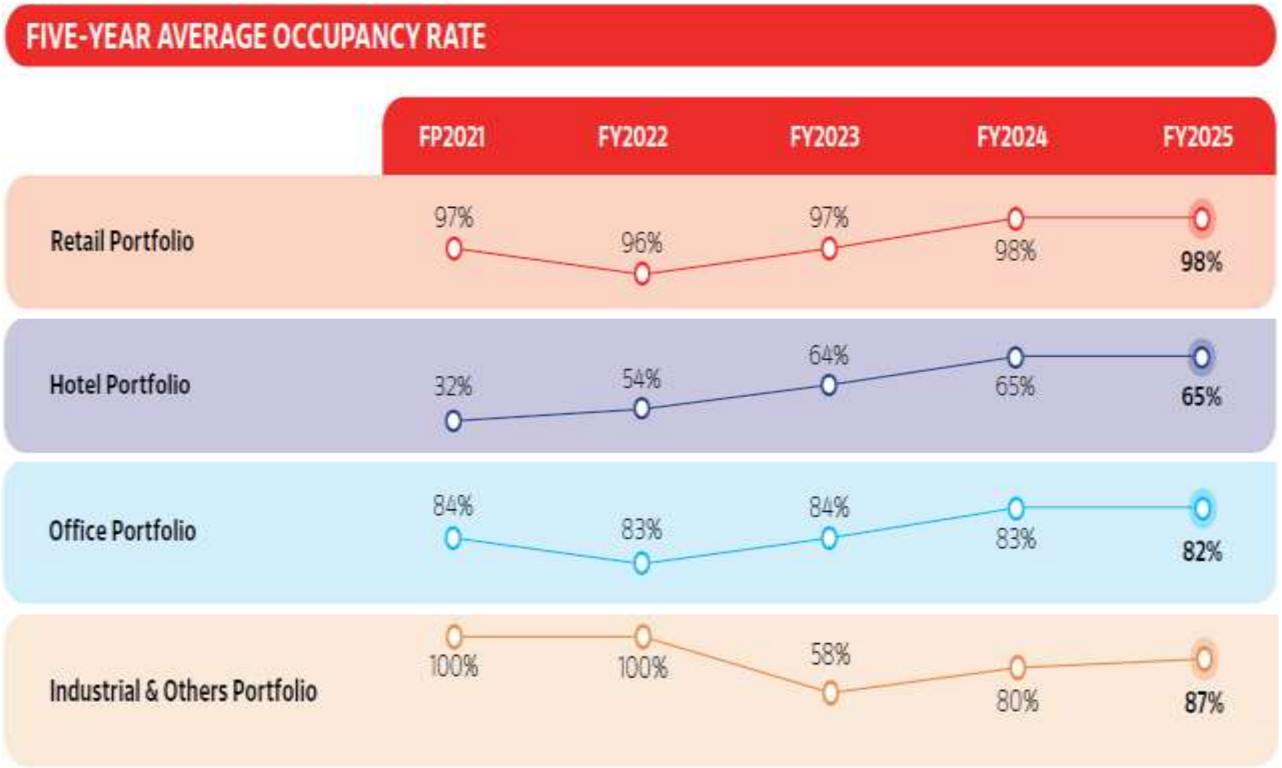


[1] Retail mall under development

Organic Growth via Rental Reversion & Increasing Occupancy (FY2025)

Average Rental Reversion & Weighted Average Lease Expiry (WALE)

Average Rental Reversion: 8.5% [1]



[1] Increase in three years including step-up rent

Key Performance Indicators YTD Q2 2026 / YoY %

RETAIL [1]

Occupancy
=
YTD Q2 2026: 98%
YTD Q2 2025: 98%
FY2025: 97%

Average gross rent
+ 6%

Sales psf
+ 4%

HOTEL [2]

Occupancy - Rooms
=
YTD Q2 2026: 60%
YTD Q2 2025: 60%
FY2025: 65%

Occupancy - Banquet
+ 5%
YTD Q2 2026: 59%
YTD Q2 2025: 54%
FY2025: 59%

Average room rate
+ 0% *

Foreign guests
+ 3%
YTD Q2 2026: 56%
YTD Q2 2025: 53%
FY2025: 55%

OFFICE [3]

Occupancy
+ 1%
YTD Q2 2026: 83%
YTD Q2 2025: 82%
FY2025: 82%

Average gross rent
+ 1%

INDUSTRIAL [4]

Occupancy
+ 8%
YTD Q2 2026: 91%
YTD Q2 2025: 83%
FY2025: 87%

Average gross rent
+ 1%

[1] Based on five malls, excluding AEON Mall Seri Manjung and Sunway REIT Hypermarkets.
[2] Based on six hotel properties.
[3] Based on five office properties.
[4] Based on three industrial properties.
* Less than 0.5%

Enhancing Value Through AEIs & PDAs (Total investment = RM2.6 billion)


Sunway Hotel Seberang Jaya

RM17 mil


Sunway Pyramid Hotel Refurbishment

RM120 mil


Sunway Carnival Mall New Wing

RM440 mil


Sunway Resort Hotel Refurbishment

RM323 mil


Sunway Carnival Mall Existing Wing

RM360 mil


Redevelopment of Sunway Pier

RM462 mil

2013 · 2015 · 2017 · 2018 · 2022 · 2022 · 2023 · 2024 · 2025 · 2027 · 2028


Sunway Putra

RM460 mil


Sunway Resort Hotel Ballroom and Function Rooms Refurbishment

RM55 mil


Sunway Pyramid Mall The Link

RM19 mil


Sunway Pyramid Mall Oasis Precinct

RM190 mil

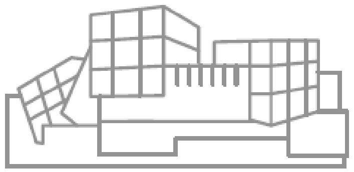
New Sunway Hotel Seberang Jaya

RM140 mil

Legend

- Asset Enhancement Initiatives (AEIs)
- Property Development Activities (PDAs)

Latest Asset Enhancement & Ongoing Property Development Activities

Asset Enhancement Initiatives (AEIs) / Property Development Activities (PDAs)		Project Period	Capital Expenditure
	Refreshing **Sunway Carnival Mall** Existing Wing	Q3 2023 – Q2 2025	RM360 million 
	New **Sunway Hotel Seberang Jaya**	Q4 2025 – Q4 2027	RM140 million
	Trailblazing Urban Rejuvenation at **Sunway Pier**	Q4 2024 – H2 2028	RM462 million

Total Capital Expenditure circa RM1 billion

Sunway Carnival Mall – Green Field Development Capability Unlocked

- **NLA** increased from 455,000 sqf to **770,000 sqf**
- **Sales/sqf** improved by approx. **50%**
- Parking Bays **>3,000** (from 1,000)
- **Car count** increased by **2x** (dedicated ramp)
- **270 tenants** (2025) from 198 (2020)
- **5-year ARR** improved by approx. **30%**
- **GreenMark Gold Plus** & **GreenRE Gold** certification (New wing)

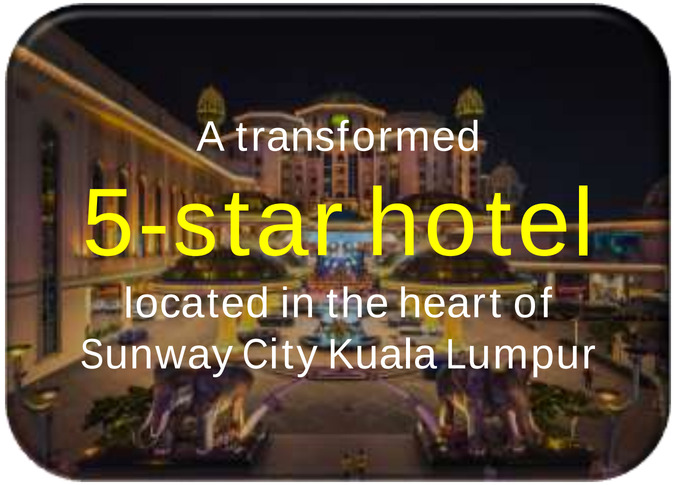

Pre - renovation


Post - renovation


Christmas set up

Dedicated Ramp

AEI success – Transformation and Rebranding for Sunway Resort Hotel



- **First GreenRE Platinum** hotel in Malaysia
- **ARR per night doubled** from RM300 to RM600
- **More room options** introduced, coupled with world-class facilities
- **Sustainability-focused**: replaced single-used amenities → refillable amenities; plastics bottles → glass bottles; tube toothpaste → chewable toothpaste

New dining experience including internationally-renowned restaurants

Linkway Café

Gordon Ramsay Bar & Grill


Black Tap Craft Burgers & Shakes


Sunset Terrace

New “Oasis” of Income – Optimising a Low-Yielding Precinct

Average Rental Rate

> RM16 psf

Pre-reconfiguration: ~ RM6 psf

Completion Date

1 November 2024

Committed Occupancy

> 99%

NLA (After):

260,000 sq.ft.

NLA (Before): 320,000 sq.ft.

Invigorating Tenancy Mix

H&M HOME · URBAN REVIVO · POP MART · Love, Bonito · MUJI · TMT THUNDERMATCH · Jaya GROCER

Oasis Exterior

Oasis Interior

Oasis Entrance

Accelerating Growth with Acquisitions

IPO
8 Assets


Sunway Medical Centre (Tower A & B)
RM313 mil


Wisma Sunway
RM61 mil


Sunway REIT Industrial – Shah Alam 1
RM92 mil


Sunway university & college campus
RM556 mil


Sunway Pier
RM37 mil


Sunway Medical Centre (Tower A & B)
RM430 mil


Sunway 163 Mall
RM218 mil


Sunway Kluang Mall
RM160 mil


Sunway university & college campus
RM613 mil

Jul 2010 | Mar 2011 | Dec 2012 | Jan 2015 | Mar 2015 | Dec 2016 | Aug 2017 | Feb 2018 | Apr 2019 | Nov 2020 | Jan 2022 | Nov 2022 | Aug 2023 | Apr 2024 | Oct 2024 | Dec 2024 | Jul 2025 | Sept 2025


Sunway Putra
RM522 mil


Sunway Hotel Georgetown
RM75 mil


Commercial Land for Sunway Carnival Mall's expansion
RM17 mil


Sunway Lagoon Hotel
RM344 mil


Sunway Pinnacle
RM455 mil


Sunway REIT Industrial – Petaling Jaya 1
RM61 mil


Portfolio of 6 Hypermarkets
RM527 mil


Sunway REIT Industrial – Prai
RM68 mil


AEON Mall Seri Manjung
RM140 mil

FY2025 - RM140 million worth of acquisition
- RM613 million worth of asset recycling

Legend
Acquisition
Disposal

A Giant Acquisition: Case Study

1) Immediate fair value gain RM73 million

Purchase Consideration: RM520 million
Market Valuation: RM593 million[1]

2) Immediate yield accretion

Acquisition Yield 8.0%
Sunway REIT Portfolio Property Yield: 5.7%[2]

3) Immediate WALE enhancement

Weighted Average Lease Expiry (WALE): 9.0 years[3]
Sunway REIT's WALE: 4.0 years[2]

4) Supported by strong underlying land value of 56 acres of Freehold land

- Confirmed lease extensions to 2039 (Kinrara and Putra Heights) and removal of break options to 2030 for Ulu Kelang, Klang and Plentong
- Securing commitment to stay at USJ1 till 2028
- Capex to fix structural defects and green buildings

Sunway REIT Hypermarket – Kinrara

Sunway REIT Hypermarket – Putra Heights

Sunway REIT Hypermarket – Klang

Sunway REIT Hypermarket – USJ

Sunway REIT Hypermarket – Ulu Kelang

Sunway REIT Hypermarket – Plentong

[1] Market valuation as at 31 December 2023
[2] Information based on FY2023
[3] Portfolio WALE of the six Giant Hypermarkets upon tenancy renewal for Sunway REIT Hypermarket – Kinrara and Putra Heights for 15 years and waiver of lease break options for Sunway REIT Hypermarket – Ulu Kelang, Klang and Plentong.

Acquisition in 2025

AEON Mall Seri Manjung

Location	Seri Manjung, Perak
Purchase Price	RM138 million
Lease Period	Up to 2037
Age of Building	12 years
Land tenure	Freehold
Land area	30.25 acres
Gross floor area	681,570 sq. ft.
NLA	427,919 sq. ft.
NPI Yield	6.5% (Initial) or 6.9% (average 12Y yield)
Completion Date	25 July 2025

COMPLETED

Disciplined Asset Recycling in 2025

Sunway university & college campus

Date of Acquisition	15 April 2019
Acquisition Cost	RM556 million
Age of Building	Phase 1: 29 and 32 years Phase 2: 10 years
Date of SPA	2 May 2025
Disposal Value	RM613 million
Date of Latest Valuation	1 December 2024
Valued by	Jones Lang Wootton (Proprietor: Singham Sulaiman Sdn. Bhd.)
Market Value	RM586 million
Premium Over Valuation	RM27 million / 4.6%
Disposal Yield[1]	6.3%

[1] *Based on audited net property income for FY2024.*

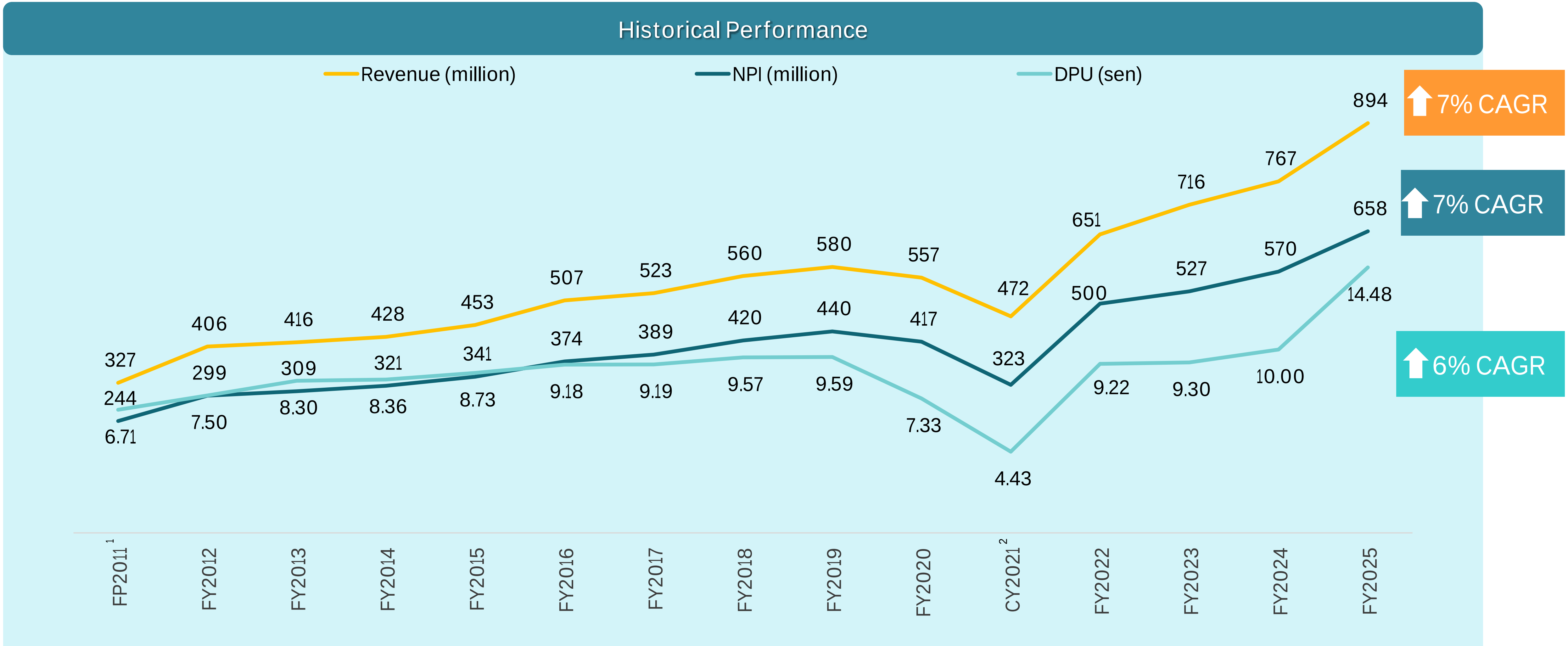
Ongoing Disciplined Asset Recycling

Sunway Hotel Seberang Jaya

Date of Acquisition	8 July 2010
Acquisition Cost	RM52 million
Age of Building	27 years
Date of SPA	28 October 2025
Disposal Value	RM60 million
Date of Latest Valuation	17 July 2025
Valued by	Knight Frank Malaysia Sdn. Bhd.
Market Value	RM55 million
Premium Over Valuation	RM5 million / 9.1%
Disposal Yield[1]	5.3%

[1] Based on audited net property income for FY2024.

Portfolio Value Creation - Financials

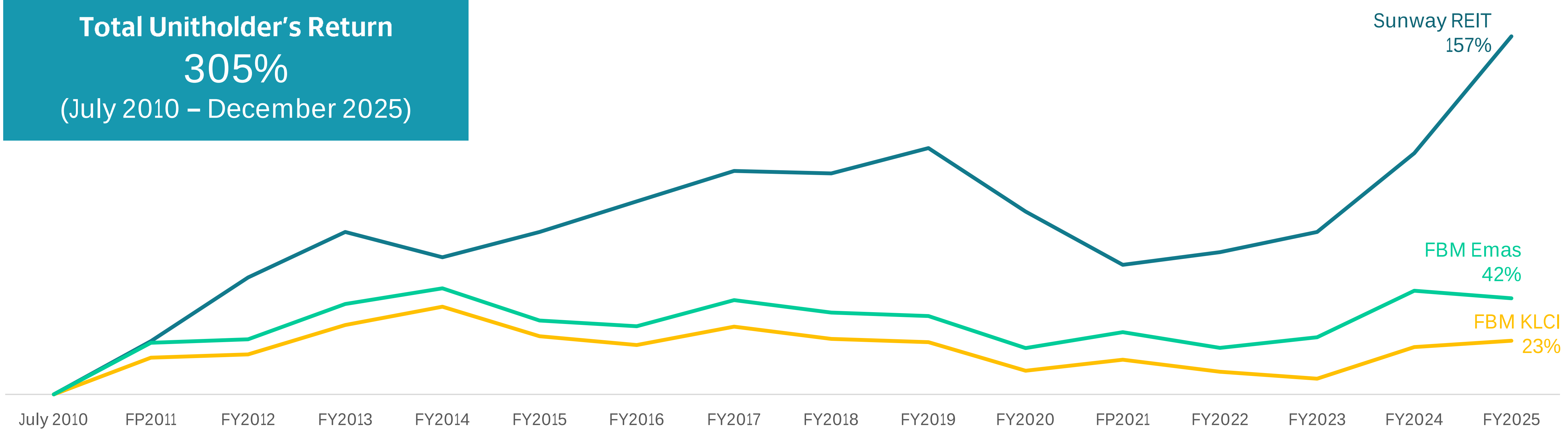


[1] Sunway REIT was established on 20 May 2010 and the acquisition of the initial eight properties was completed on listing date, 8 July 2010. The financial results reported refers to the period from 20 May 2010 to 30 June 2011 (FP 2011)

[2] For the 12-month period from 1 January 2021 to 31 December 2021

Total Unitholder's Return since IPO

Total Unitholder's Return
305%
(July 2010 – December 2025)



	IPO	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FP2021	FY2022	FY2023	FY2024	FY2025	Total
Unit Price (RM)	0.90	1.11	1.36	1.54	1.44	1.54	1.66	1.78	1.77	1.87	1.62	1.41	1.46	1.54	1.85	2.31	
DPU (sen)		6.58	7.50	8.30	8.36	8.73	9.18	9.19	9.57	9.59	7.33	6.10	9.22	9.30	10.0	14.48	133.43
Distribution Yield (%)		5.9	5.5	5.4	5.8	5.7	5.5	5.2	5.4	5.1	4.5	2.9	6.3	6.0	5.4	6.3	
Capital Gains (%)		23.3	22.5	13.2	-6.5	6.9	7.8	7.2	-0.6	5.6	-13.4	-13.0	3.5	5.5	20.1	24.9	
Total Return (%)		29.3	28.0	18.6	-0.7	12.6	13.3	12.4	4.8	10.8	-8.8	-8.6	9.9	11.5	25.5	31.2	

1) The financial year end for FY2011 – FY2020 was June.
2) FP2021 was a reporting period of 18 months following to the change in the financial year from June to December.
3) The financial year end for FY2022 – FY2025 was December.

Robust Financial Performance YTD Q2 2026

Growth Indicators	Q2 2026 Y-o-Y	YTD Q2 2026 Y-o-Y
Revenue	▲ 4%	▲ 3%
NPI	▲ 5%	▲ 5%
Realised Profit	▲ 10%	▲ 11%
Distributable income per unit (sen)	▲ 10%	▲ 10%

Q2 2026 NPI YoY

Retail	**RM130.4m**	▲ **14%** y-o-y
Hotel	**RM17.0m**	▲ **9%** y-o-y
Office	**RM12.1m**	▼ **1%** y-o-y
Services[1]	-	▼ **100%** y-o-y
Industrial & Others	**RM3.6m**	▲ **12%** y-o-y

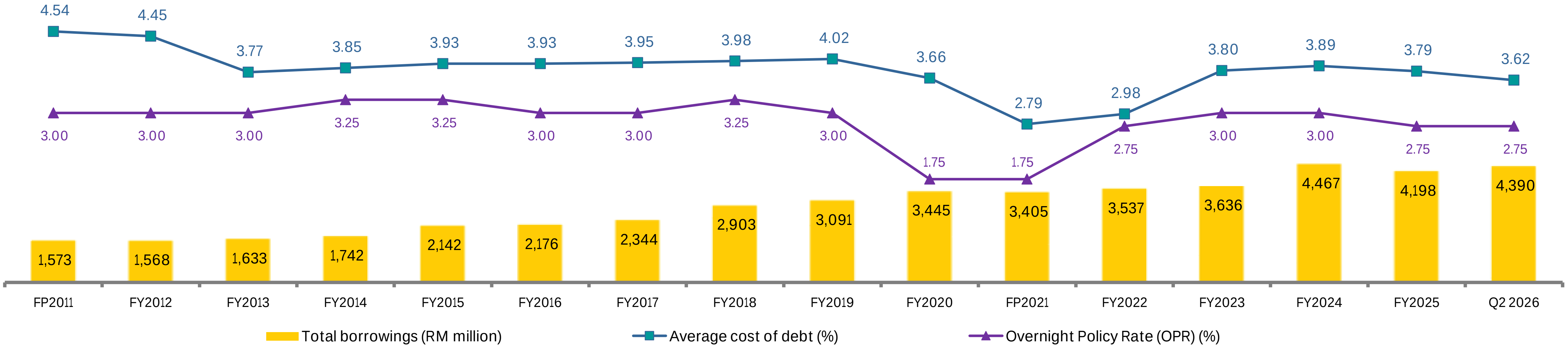
[1] Sunway university & college campus was disposed on 30 September 2025.

Financial Strength	Q2 2026	Q2 2025	Q4 2025
Investment Properties **(RM'000)**	10,303#	10,650	10,246#
TAV (RM'000)	10,802	11,203	10,663
Total Borrowing **(RM'000)**	4,390	4,616	4,198
Gearing (%)	40.6	41.2	39.4
Units in circulation **('mil)**	3,425	3.425	3,425
Market Capitalisation **(RM'bil)**	7.6	7.2	7.9
Unit Price (RM)	2.21	2.10	2.31
NAV per unit (RM)	1.5212	1.5231	1.5211
Premium to NAV (%)	45.3	37.9	51.9
Distribution yield (%)	5.7	5.5	6.3

Includes Non-Current Asset Held For Sale of RM60 million pursuant to the proposed disposal of Sunway Hotel Seberang Jaya as announced on 28 October 2025.

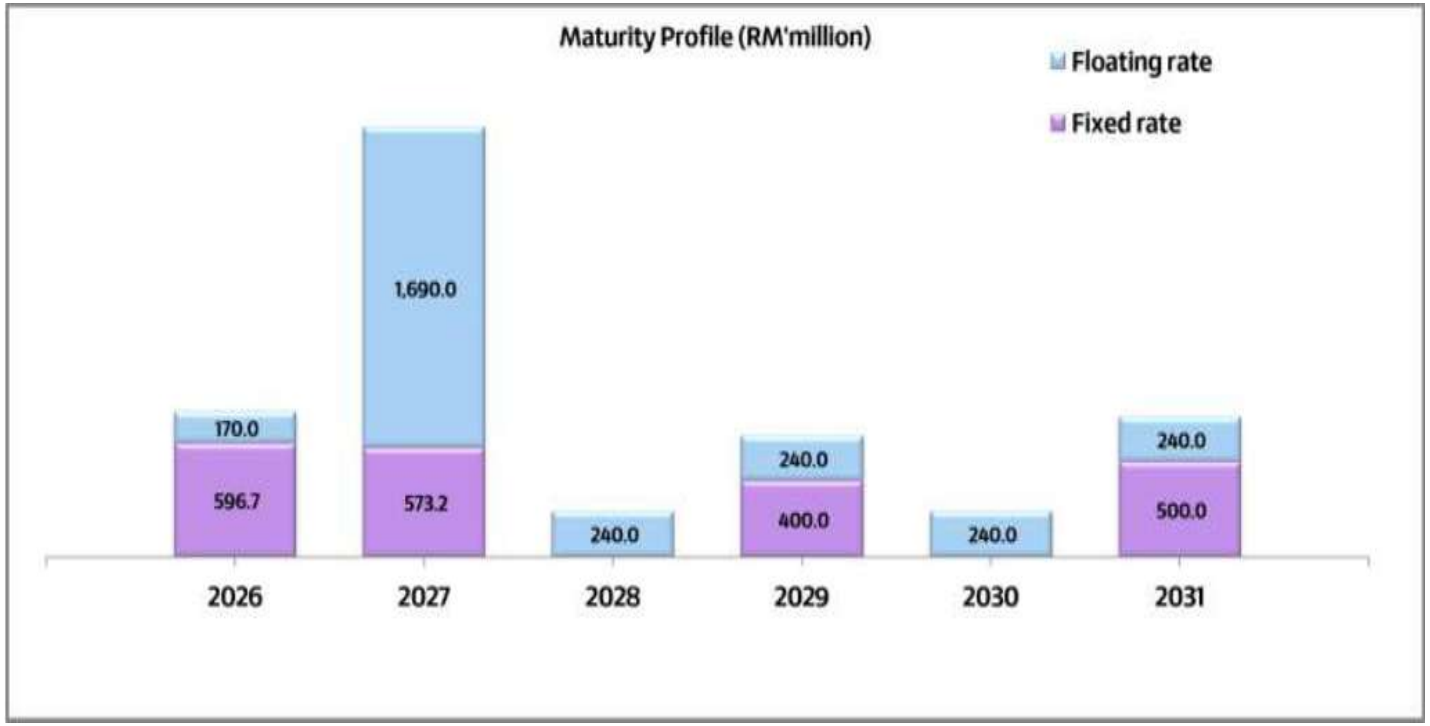
Proactive Capital Management

Total Borrowings, Average Cost of Debt and OPR



	FP2011	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FP2021	FY2022	FY2023	FY2024	FY2025	Q2 2026
Gearing ratio (%)	35.3	33.5	31.0	31.1	33.3	33.3	34.3	38.6	37.9	40.7	37.2	37.6	38.1	41.4	39.4	40.6
ISCR (x)	3.7	3.8	5.0	5.0	3.7	4.9	4.1	3.7	3.4	3.1	2.8	4.5	3.5	3.2	4.0	4.0
Fixed : Floating debt	33 : 67	20 : 80	81 : 19	76 : 24	88 : 12	94 : 6	89 : 11	40: 60	45 : 55	43 : 57	38 : 62	31 : 69	34 : 66	45:55	56:44	36:64
Average maturity period (years)	3.0	1.0	3.1	2.2	1.7	1.0	0.4	0.6	0.4	0.4	2.3	1.9	1.3	2.2	1.6	1.6

Diversified and Strengthened Financing Profile (June 2026)



Available Debt Headroom
RM1,011m

Ratings
AA1 (MTN Secured) / AA2 (Corporate / MTN Unsecured) / A1 (Perpetual) / P1 (CP)

ISCR
4.0x

Total Gross Debt / Gearing
RM4,390m / 40.6%

Total Perpetual Notes Issued
RM500m / 4.6% of TAV

Blended Borrowing Rate
3.62%

Weighted Average Maturity
1.6 years

Fixed Rate Debt
36%

Sustainability Link
100%

Sustainability Goals and Commitments

GOAL 1 — TRANSFORMING OUR PORTFOLIO TO LOW-CARBON ASSETS

Building Energy Intensity ("BEI") should **stay below the annual target set** for the respective business divisions starting from 2022

At least **40%** of electricity from renewable energy sources by 2030 (**5%** locally generated, **35%** purchased from green sources / solar farms)

40% waste diverted away from landfills by 2030

Certify **100%** of Sunway REIT's properties as **green buildings** by 2034

CAPITALS:

- Natural Capital
- Manufactured Capital
- Social & Relationship Capital

GOAL 2 — ADVOCATING A RESPONSIBLE VALUE CHAIN

Achieve and maintain

100%

tenant participation in Sunway REIT's Green Lease Partnership Programme by 2030

CAPITALS:

- Natural Capital
- Social & Relationship Capital

GOAL 3 — INVESTING IN COMMUNITY INCLUSIVITY

To reach out and support

1 million

beneficiaries

(Contributing to Sunway Berhad)

CAPITALS:

- Human Capital
- Social & Relationship Capital

GOAL 4 — UPHOLDING TRANSPARENCY AND DELIVERING EXCELLENCE

MSCI ESG RATINGS (CCC | B | BB | BBB | A | AA | AAA)

To achieve and / or maintain MSCI ESG Rating of **A and above** by 2030

FTSE4Good

To achieve and maintain FTSE4Good Bursa Malaysia ESG **rating higher than country average (Malaysia)** by 2030

GRESB

To achieve and maintain **GRESB** Real Estate Assessment Rating of **5-star** by 2030

CAPITALS:

- Social & Relationship Capital
- Intellectual Capital

Sustainability Goals vs Performance 2025

GOAL 1: TRANSFORMING OUR PORTFOLIO TO LOW-CARBON ASSETS

Goals and Commitments	2025 Performance
Building Energy Intensity ("BEI") should stay below the annual target set for the respective business divisions starting from 2022 *(The business segments should continue to stay below the BEI targets that will be lowered by **4%** on a y-o-y basis up till 2030 to align with the Intergovernmental Panel on Climate Change ("IPCC")'s target of 45% reduction in carbon emissions by 2030)*	kWh/m²/year: • Retail : **288** • Office : **134** • Hotel : **217** Sunway REIT 2025 BEI Targets: kWh/m²/year: • Retail : **310** • Office : **133** • Hotel : **257**
At least of **40%** of electricity from renewable energy sources by **2030** *(**5%** locally generated, **35%** purchased from green sources/solar farms)*	**12,040 MWh (3.75%)** of electricity consumed was sourced from renewable energy
40% waste diverted away from landfills by **2030**	**13%** of waste diverted from landfills
Certify **100%** of Sunway REIT's properties as green buildings by **2034**	**40%** of the total portfolio's GFA were green certified

GOAL 2: ADVOCATING A RESPONSIBLE VALUE CHAIN

Goals and Commitments	2025 Performance
Achieve and maintain **100%** tenant participation in Sunway REIT's Green Lease Partnership Programme by 2030	**92%** Retail tenants participated **96%** Office tenants participated **78%** Industrial & Others tenants participated **100%** Hotel master lessees participated

GOAL 3: INVESTING IN COMMUNITY INCLUSIVITY

Goals and Commitments	2025 Performance
To reach out and support **1 million** beneficiaries by 2030	**527,494** beneficiaries impacted from FP2021 to FY2025

GOAL 4: UPHOLDING TRANSPARENCY AND DELIVERING EXCELLENCE

Goals and Commitments	2025 Performance
To achieve and / or maintain MSCI ESG Rating of **'A' and above** by 2030	Retained MSCI ESG Rating of **'A'**
To achieve and maintain FTSE4Good Bursa Malaysia **ESG rating higher than country average (Malaysia)** by 2030	Achieved **top 8%** of the Industry Classification Benchmark (Real Estate) Supersector assessed by FTSE Russell
To achieve and maintain GRESB Real Estate Assessment Rating of **5-star** by 2030	Achieved **3-star** rating by GRESB

Sustainability Highlights (FY2025)

SUSTAINABLE DEVELOPMENT GOALS

40% of our portfolio's GFA (Total 11 properties) are Green certified (FY2024 : 37%)

Secured RM 4.6 billion in sustainable finance across a diversified funding base

Aligned with IFRS S1 Sustainability-related and S2 Climate-related Disclosures

33% of our portfolio's GFA conducted IAQ Audits

96% of our borrowings structured under sustainable finance frameworks

Established Climate Change & Greenhouse Gases Policy and Energy Policy

2025 Sustainability Rating Achievements:

MSCI 'A'	GRESB 3-star	FTSE4GOOD ESG Grading Band 4	Sustainalytics Low ESG Risk

** For more information on Sunway REIT's sustainability initiatives, please refer to Sunway REIT's Sustainability Report 2025 available on Sunway REIT's website*

Awards 2025 / 2026

The Asset Triple A Sustainable Finance Award 2025 (Hong Kong)
Best Sustainability-Linked Bond (Malaysia) – RM500m ringgit dual tranche sustainability-linked perpetual securities

Minority Shareholder Watchdog Group's National Corporate Governance & Sustainability Awards 2025
REITs Excellence Award

National Annual Corporate Report Awards (NACRA) 2024
GOLD EXCELLENCE AWARD – companies with RM2 billion to RM10 billion in market capitalisation

Asia Sustainability Reporting Awards 2024 (S'pore)
Gold Award - CEO Letter
Bronze Award - Human Rights

Asia Integrated Reporting Awards 2024 (S'pore)
Bronze Award – Asia's Best Integrated Report (Large Co)
Finalist– Asia's Best Integrated Report (Governance)

Asia Sustainability Reporting Awards 2025 (S'pore)
Finalist- CEO Letter

TIME and Statista
Best Companies Asia-Pacific 2025 – evaluated on Employees Satisfaction, Financial Performance, Sustainability Transparency (ranked 164 out of 500)

Asean Corporate Governance Award 2025
Top 50 Asean PLC award – covers 569 large cap PLC across Asean countries.

Bursa Malaysia IR Award 2026
Best Company in IR by Sector (Large Cap) – REIT

Key Takeaways (FY2025)

ONE OF THE LEADING DIVERSIFIED REITS IN MALAYSIA

Market Capitalisation
RM7.9 billion
Top 3 M-REIT

Property Value
RM10.2 billion
Top 2 M-REIT

No. of Assets
28

Total GFA
> 21 million sq.ft.

Wide Tenant Base with
1,728 tenancies

GROWTH STRATEGY

Guided by
TRANSCEND 2027 Roadmap

Property Value at IPO[1]
RM3.5 billion

Total Acquisition (Net of disposal) since IPO[1]
RM2.7 billion

Net Fair Value Gain, AEI and Property Development Activities since IPO
RM4.0 billion

SUSTAINABILITY AGENDA

Pioneering efforts in advancing sustainable finance in Malaysian REIT industry:

96% of borrowings structured under sustainable finance mechanism

MSCI — **MSCI** rating of **A**

FTSE4Good — **FTSE4Good** Bursa Malaysia ESG Grading **Band 4**

GRESB — **GRESB 3-star** and 'A' for **Public Disclosure** at full score

Rated — **Sustainalytics** **Low** ESG Risk Rating

12,040 MWh of renewable energy consumed

11 Green Buildings,
40% of total gross floor area under management are green-certified

CORPORATE GOVERNANCE

50% female directors on board

Corporate Credit Rating **AA2**

Attained
10 awards and recognitions in FY2025:

ROBUST FINANCIALS

Revenue	Property Yield	Distribution Yield	Total Return
RM894 million	6.2%	6.3%	31.2%
NPI	**Cost of Debt**	**DPU**	**Premium-to-NAV**
RM658 million	3.79%	14.48sen	51.9%

[1] Including incidental costs on acquisition, i.e., acquisition fee, legal fee and valuation fee

Thank You

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

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