FINANCIAL RESULTS

Second Quarter Ended 30 June 2026

(FYE 31 December 2026)

Date : 12 August 2026

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FINANCIAL HIGHLIGHTS (Q2 2026)

Distribution **Per Unit ("DPU")**

DPU (sen)

H1 2026 DPU
↑ 11% y-o-y

Details of Income Distribution

Distribution Period	1 January 2026 - 30 June 2026
Distribution Per Unit (DPU) (sen)	6.28
Notice of Entitlement	12 August 2026
Ex-Dividend Date	27 August 2026
Book Closure Date	28 August 2026
Payment Date	11 September 2026

DPU for H1 2026 was higher by 0.60 sen attributable to higher NPI as a result of:

i) better performance from the retail segment;

ii) lower finance cost mainly due to lower average borrowing rate (3.62% vs 3.88%) pursuant to the 25bps OPR cut in July 2025 and lower borrowing sum;

partially offset by

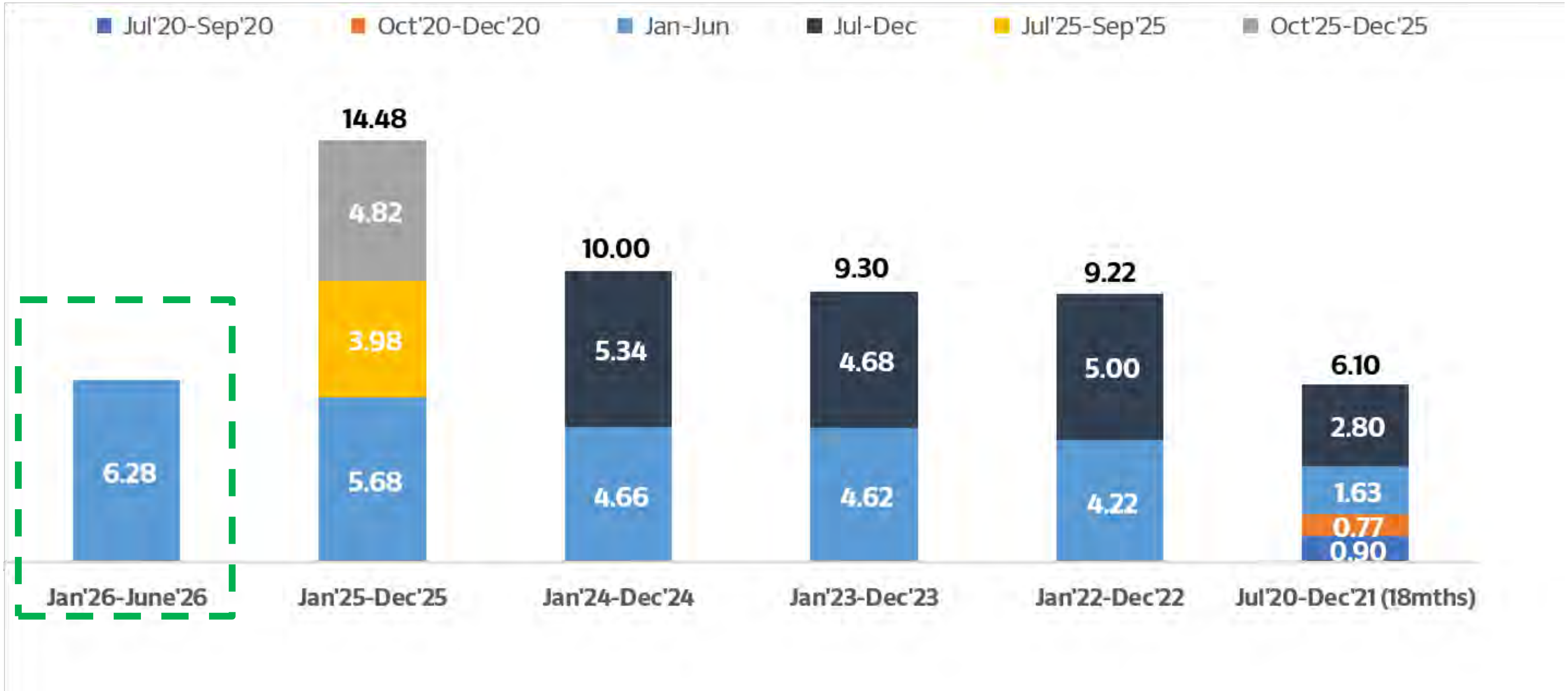
iii) lower rental from hotel segment due to lower occupancy;

iv) absence of revenue from the services segment following the disposal of Sunway university & college campus on 30 September 2025; and

v) lower interest income and higher other trust expenses mainly attributable to the service tax payable on the manager's fees and trustee's fees.

BOD approval required for distribution of 6.28 sen for H1 2026

6-Years DPU



5-Year DPU CAGR	Distribution Yield
15.8%	5.7%
(Based on FP2021 DPU of 6.10 sen)	(Based on unit price of RM2.21 as at 30 June 2026 with FY2026 annualised DPU of 12.68 sen)

Financial Highlights – Q2 2026 vs Q2 2025

Highlights	Q2 2026	Q2 2025
No. of Properties	28	@ 28
Property Value (RM'billion)	10.303	10.650
Units in Circulation	3,424,807,700	3,424,807,700
Unit Price as at end of the month (RM)	2.21	2.10
Market Capitalisation (RM'billion)	7.569	# 7.192
Net Asset Value ("NAV") Per Unit (RM) (after income distribution)	1.5212	^ 1.5231
Premium to NAV	45.3%	37.9%
Distribution Yield	5.7%	5.5%
Management Expense Ratio (after income distribution)	0.99%	0.96%
Total Return	1.4%	19.0%
Gearing	40.6%	41.2%
% of Fixed Rate Borrowings	36%	60%

@ Including 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 ("Proposed Disposal").

NAV after proposed interim income distribution of 6.28 sen per unit for H1 2026 (Q2 2025: after interim income distribution of 5.68 sen per unit for H1 2025).

^ This is derived from annualised distributable income of 12.68 sen per unit (based on distributable income for YTD Q2 2026 of 6.29 sen per unit).

Financial Highlights Q2 2026 vs Q2 2025 **(QTD & YTD)**

Reported in **RM'000**

Q2 YoY Variance

4.2% or RM9.0m

YTD Variance

3.0% RM13.1m

YTD Q2 2026 vs YTD Q2 2025

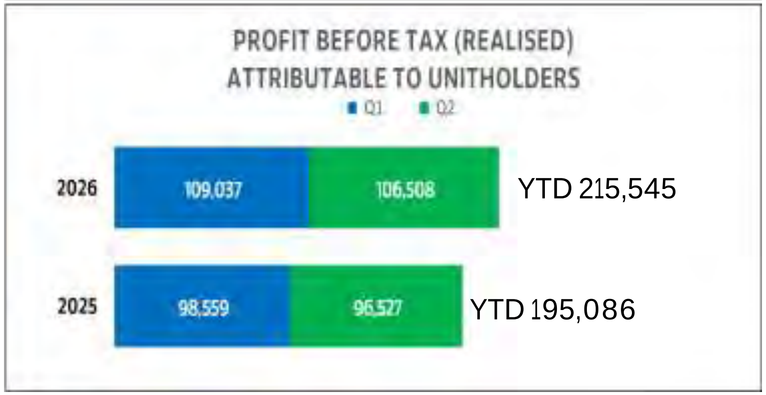
Higher Revenue primarily contributed by stronger performance from the retail segment (+RM33.8m) including contribution from AEON Mall Seri Manjung acquired in Q3 2025, partially offset by the absence of rental from Sunway university & college campus following the completion of its disposal on 30 September 2025 (-RM19.6m).

5.2% or RM8.1m

4.9% RM15.3m

YTD Q2 2026 vs YTD Q2 2025

Higher NPI in tandem with the increase in revenue as explained above, as well as lower property operating expenses mainly from utilities expenses due to conversion of tariff to bulk meter tariff.



10.3% or RM10.0m

10.5% RM20.5m

YTD Q2 2026 vs Q2 2025

Profit before tax (realised) attributable to unitholders increased compared to YTD Q2 2025, mainly driven by higher NPI and lower finance costs, partially offset by lower interest income and higher other trust expenses resulting from service tax payable for manager's fees and trustee's fees.

FINANCIAL RESULTS (Q2 2026)

Statement of Comprehensive Income – Consolidated

	Q2 2026 RM'000	Q2 2025 RM'000	Change %	YTD 2026 RM'000	YTD 2025 RM'000	Change %
Revenue	220,348	211,398	4.2%	443,356	430,260	3.0%
Property operating expenses	(57,368)	(56,489)	1.6%	(115,960)	(118,161)	-1.9%
Net property income	162,980	154,909	5.2%	327,396 [1]	312,099	4.9%
Interest income	2,325	5,136	-54.7%	5,723 [2]	8,168	-29.9%
Other income	56	54	3.7%	133	137	-2.9%
Changes in fair value of IP	-	27,000	-100.0%	-	27,000 [3]	-100.0%
Manager's fees	(12,833)	(12,987)	-1.2%	(25,683)	(25,693)	-0.0%
Trustee's fees	(233)	(200)	16.5%	(443)	(457)	-3.1%
Other trust expenses	(2,118)	(734)	> 100.0%	(3,863) [4]	(1,235)	> 100.0%
Finance costs	(37,862)	(43,827)	-13.6%	(76,159) [5]	(86,345)	-11.8%
Profit before tax	112,315	129,351	-13.2%	227,104	233,674	-2.8%
Tax expenses	-	-	N/A	-	-	N/A
Profit for the period	112,315	129,351	-13.2%	227,104	233,674	-2.8%
Profit for the period						
Realised						
- Unitholders	106,508	96,527	10.3%	215,545	195,086	10.5%
- Perpetual note holders	5,770	5,770	0.0%	11,477	11,478	-0.0%
Unrealised	37	27,054	-99.9%	82	27,110 [3]	-99.7%
	112,315	129,351	-13.2%	227,104	233,674	-2.8%
Units (million units)	3,425	3,425	0.0%	3,425	3,425	0.0%
Earnings/unit to unitholders (sen):						
Realised	3.11	2.82	10.3%	6.29	5.70	10.4%
Unrealised	-	0.79	-100.0%	-	0.79	-100.0%
	3.11	3.61	-13.9%	6.29	6.49	-3.1%
Distributable income	106,508	96,527	10.3%	215,545	195,086	10.5%
Proposed/declared distribution	215,078	194,529	10.6%	215,078	194,529	10.6%
Distributable income per unit (sen)	3.11	2.82	10.3%	6.29	5.70	10.4%
Proposed/declared DPU (sen)	6.28 [6]	5.68	10.6%	6.28 [6]	5.68	10.6%

1. NPI for YTD Q2 2026 was higher compared to YTD Q2 2025 primarily due to strong performance from the retail segment including contribution from AEON Mall Seri Manjung, partially offset by absence of rental from Sunway university & college campus.
2. Interest income for YTD Q2 2026 was lower compared to YTD Q2 2025, mainly attributable to lower placement amount in 2026.
3. Changes in fair value of investment properties and unrealised gain in YTD Q2 2025 was in relation to the disposal of Sunway university & college campus.
4. Other trust expenses for YTD Q2 2026 was higher compared to YTD Q2 2025 mainly due to service tax payable for manager's fees and trustee's fees.
5. Finance costs for YTD Q2 2026 was lower compared to YTD Q2 2025 mainly due to lower borrowing sum (RM4.3bil vs RM4.6bil) and lower average interest rate (3.62% vs 3.88%).
6. Proposed/declared DPU was 6.28 sen for H1 2026.

Statement of Financial Position – Consolidated

	30 June 2026 (Unaudited) RM'000		31 Dec 2025 (Audited) RM'000
Assets			
Non-current assets			
Investment properties	10,243,002	1	10,185,943
Plant and equipment	18,037		16,939
Right-of-use asset	531	2	569
	10,261,570		10,203,451
Current assets			
Trade receivables	22,780		21,372
Other receivables	18,885	3	17,224
Derivatives	3,077		-
Cash and bank balances	436,084	4	360,947
	480,826		399,543
Non-current asset held for sale	60,000	5	60,000
Total assets	10,802,396		10,662,994
Equity and liabilities			
Equity			
Unitholders' capital	3,433,864		3,433,864
Undistributed income	1,990,970		1,940,631
Total unitholders' funds	5,424,834		5,374,495
Perpetual note holders' funds	499,717		499,717
Total equity	5,924,551		5,874,212
Non-current liabilities			
Borrowings	1,600,000		1,600,000
Long term liabilities	136,897		131,424
Deferred tax liabilities	19,691		19,691
Lease liability	661	2	661
	1,757,249		1,751,776
Current liabilities			
Borrowings	2,789,505		2,597,577
Trade payables	4,380		6,801
Other payables	326,676	6	384,160
Derivatives	-		48,406
Lease liability	35	2	62
	3,120,596		3,037,006
Total liabilities	4,877,845		4,788,782
Total equity and liabilities	10,802,396		10,662,994

	30 June 2026 (Unaudited) RM'000	31 Dec 2025 (Audited) RM'000
Number of units in circulation ('000)	3,424,808	3,424,808
Net Asset Value ('NAV') attributable to unitholders		
Before income distribution	5,424,834	5,374,495
After income distribution *	5,209,756	5,209,419
NAV per unit attributable to unitholders (RM)		
Before income distribution	1.5840	1.5693
After income distribution *	1.5212	1.5211

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

1. Investment properties increased by RM57.1 million mainly due to the on-going Sunway Pier redevelopment and new Sunway Hotel Seberang Jaya development.
2. Right-of-use asset and Lease liability were pursuant to a 12-year land lease from State Government of Penang for carpark purposes (MFRS 16 *Leases*).
3. Other receivables was higher mainly contributed by prepaid quit rent, assessment and insurance.
4. Cash and bank balances was higher as at 30 June 2026 compared to 31 December 2025 mainly due higher funds reserved for H1 2026 distribution on 11 September 2026.
5. Non-current asset held for sale was in relation to the Proposed Disposal.
6. Other payables was lower primarily due to income realisation for the current period from advance rental received previously and payment of IP accrual.

Statement of Cash Flows – Consolidated

	Cumulative Quarter ended 30.06.2026	30.06.2025
	RM'000	RM'000
Cash flows from operating activities		
Cash receipts from customers	413,249	538,107
Refundable security deposits from customers	3,645	19,721
Cash paid for operating expenses	(156,862)	(179,428)
Net cash from operating activities [1]	260,032	378,400
Cash flows from investing activities		
Acquisition of plant and equipment	(3,051)	(1,647)
Deposit for acquisition of investment properties	-	(13,842)
Deposit received for disposal of investment property	-	42,910
Subsequent expenditure of investment properties	(79,719)	(109,847)
Net cash flows to licensed financial institutions with maturity of over 3 months	(140,000)	(180,000)
Interest received	11,074	4,914
Net cash used in investing activities [2]	(211,696)	(257,512)
Cash flows from financing activities		
Proceeds from issuance of commercial papers	510,000	280,000
Proceeds from issuance of medium term notes	1,790,000	520,000
Drawdown of revolving loans - USD	526,700	596,700
Drawdown of revolving loan - RM	170,000	-
Repayment of commercial papers	(610,000)	(300,000)
Repayment of medium term notes	(1,150,000)	(240,000)
Repayment of revolving loans - USD	(596,700)	(521,855)
Repayment of revolving loan - RM	(500,000)	(170,000)
Interest paid	(72,110)	(80,566)
Distribution paid to unitholders	(169,548)	(182,885)
Distribution paid to perpetual note holders	(11,541)	(11,541)
Net cash used in financing activities [3]	(113,199)	(110,147)
Net (decrease)/increase in cash and cash equivalents	(64,863)	10,741
Cash and cash equivalents at beginning of period	260,947	289,762
Cash and cash equivalents at end of period	196,084	300,503
Cash and bank balances	436,084	480,503
Deposits with licensed financial institutions with maturity of over 3 months	(240,000)	(180,000)
Cash and cash equivalents	196,084	300,503
Cash and bank balances at end of period comprise:		
Cash on hand and at banks	56,084	115,503
Deposits placed with licensed financial institutions	380,000	365,000
Cash and bank balances [4]	436,084	480,503

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

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

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

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

Financing Profile as at 30 June 2026

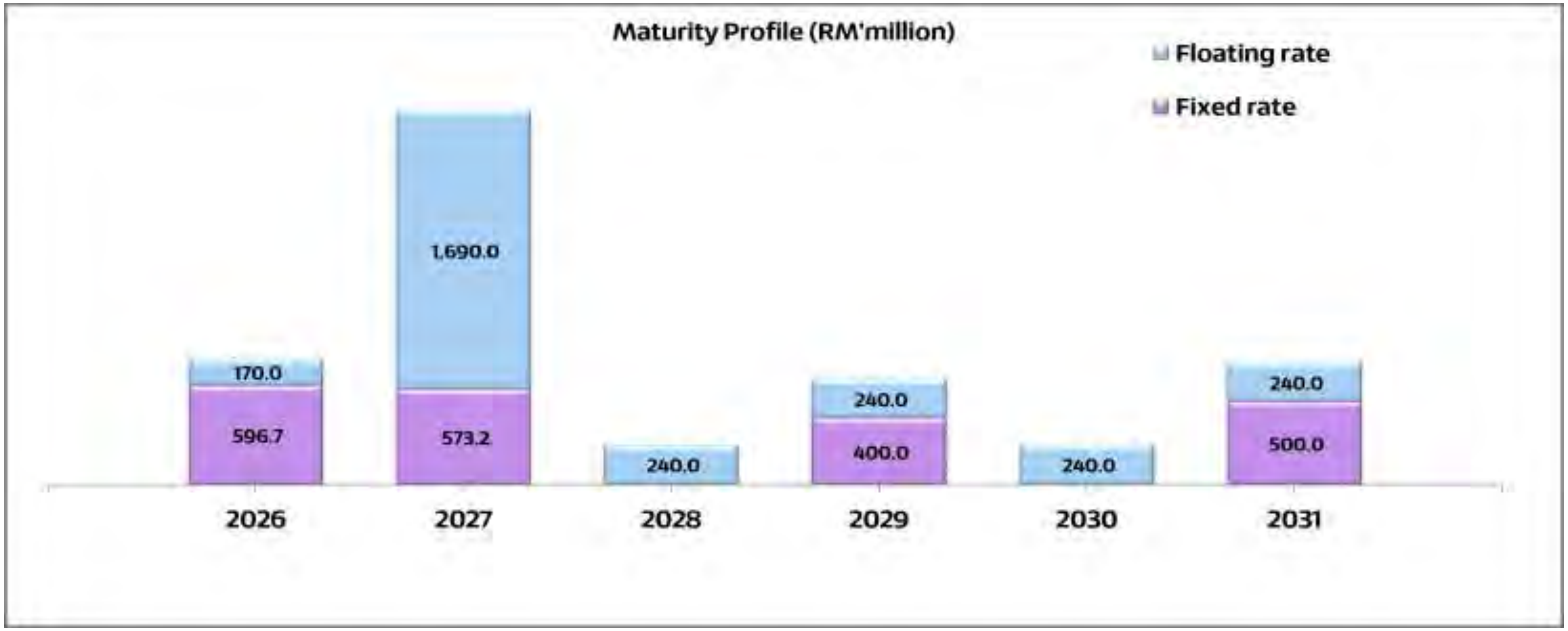
	Facility Limit RM'mil	Utilised Amount RM'mil
Revolving Loan (USD)	305.4	233.1 [1]
Revolving Credit (USD)	285.0	296.7 [1]
Commercial Paper	3,000.0	70.0
Unrated MTNs	10,000.0	2,060.0 [2]
Rated MTNs		130.0 [2]
Total Current Borrowings		2,789.8
Rated MTNs	10,000.0	400.0
Unrated MTNs		1,200.0
Total Non-Current Borrowings		1,600.0
Discount on CP issuance		(0.3)
Total Gross Borrowings		4,389.5

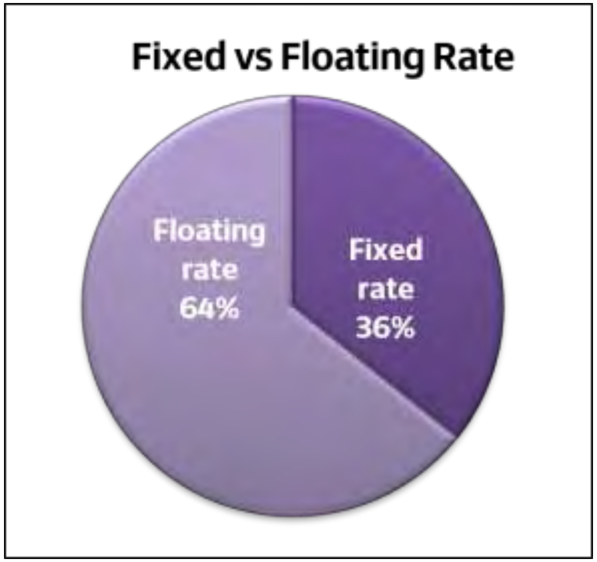
	Financial Covenants	30 June 2026
Average cost of debt		3.62%
Average maturity period (Years)		1.6
Interest Service Cover Ratio (ISCR)	min 1.5 X	4.0 X
Gearing ratio (SC Guidelines)	50%	40.6%

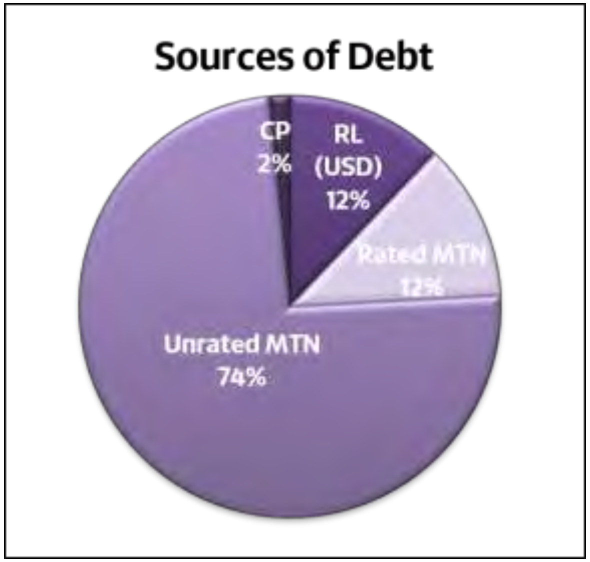
[1] Revolving loan / credit (USD) are fully hedged with 6-month and 1-year cross currency swap contracts. The outstanding amount includes unrealised foreign currency translation loss of RM3.2 million.

[2] Short-term MTNs are backed by commitments from financial institutions.

Financing Profile as at **30 June 2026 (Cont'd)**







SEGMENTAL FINANCIAL RESULTS (Q2 2026)

Retail Segment : Q2 2026

Retail Revenue			Retail NPI		
11%	RM 177.1 million	(Q2 2026)	14%	RM 130.4 million	(Q2 2026)
	vs RM 160 .0million	(Q2 2025)		vs RM 114.1 million	(Q2 2025)
	RM 17.1 million	*Variance*		*RM 16.3 million*	*Variance*

Retail segment continued to deliver revenue growth in Q2 2026, underpinned by stronger performance across all malls. The improvement was primarily driven by the full reopening of Sunway Carnival Mall's existing wing in May 2025, as well as the rental contribution from AEON Mall Seri Manjung following its acquisition in July 2025.

NPI also improved in line with the increase in revenue and further supported by lower utility expenses following the conversion to the bulk meter electricity tariff effective July 2025.

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

[2] Acquired on 17 January 2022. The property is undergoing a redevelopment exercise to transform into a retail-centric tourist attraction, with project commencement in October 2024 and target completion in H2 2028.

[3] Acquired on 25 July 2025 with single lessee, AEON.

Retail Segment : Q2 2026 (Cont'd)

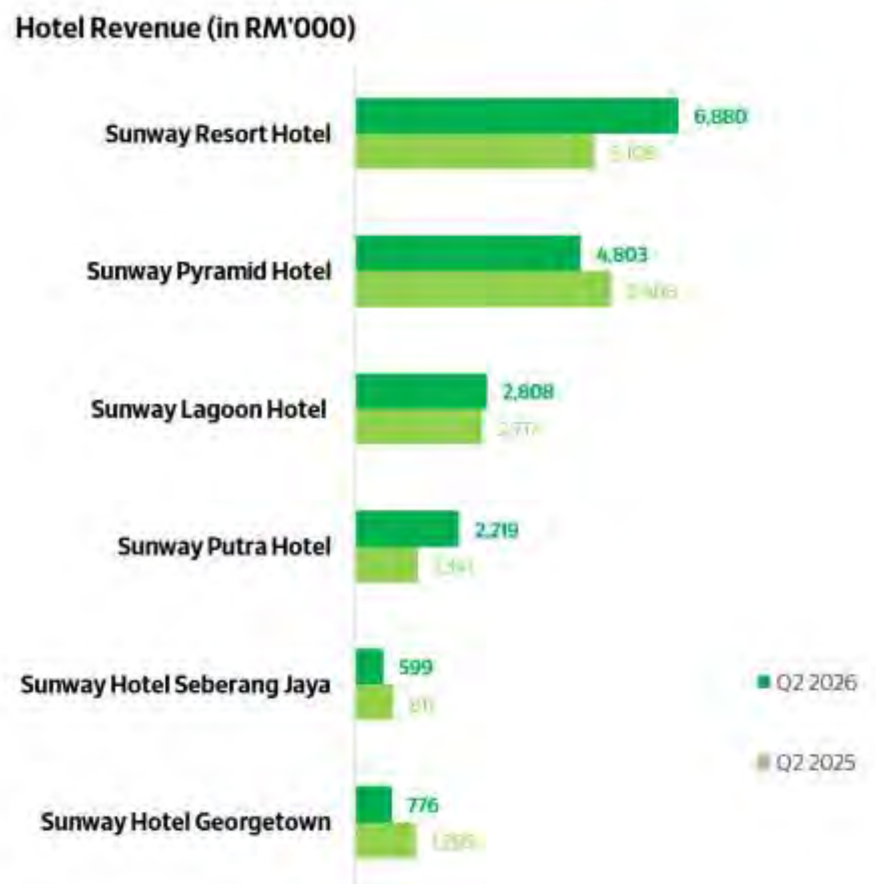
	Super-Regional Malls	Regional Malls	Neighbourhood Malls	Big-Box Retail
Target market & net lettable area	Local & international tourists NLA > 1 million sq.ft.	Population within 50km NLA > 500,000 sq.ft.	Population within 20km NLA > 250,000 sq.ft.	Population within 10km NLA c. 250,000 sq.ft.
Strategic retail asset portfolio	Sunway Pyramid Mall	Sunway Carnival Mall	Sunway Putra Mall Sunway 163 Mall Sunway Kluang Mall, AEON Mall Seri Manjung, Sunway Pier (under development)	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
Lease expiry	1 – 3 years	1 - 3 years	1 - 12 years	1 - 14 years

Q2 2026	Super-Regional Malls	Regional Malls	Neighbourhood Malls	Big-Box Retail
Revenue	RM 103.2m / 58%	RM 29.3m / 17%	RM 32.5m / 18%	RM 12.1m / 7%
NPI	RM 78.8m / 60%	RM 19.3m / 15%	RM 20.3m / 16%	RM 12.1m / 9%
Valuation 2025	RM 4,200m / 59%	RM 1,090m / 15%	RM 1,100m / 16%	RM 673m / 10%

Hotel Segment : Q2 2026

Hotel Revenue				Hotel NPI			
8%	RM	18.1 million	(Q2 2026)	9%	RM	17.0 million	(Q2 2026)
	vs RM	16.7 million	(Q2 2025)		vs RM	15.6 million	(Q2 2025)
	RM	*1.4 million*	Variance		*RM*	*1.4 million*	*Variance*

Hotel segment recorded a commendable improvement in revenue and NPI for Q2 2026, driven by stronger performance across Sunway Resort Hotel, Sunway Lagoon Hotel and Sunway Putra Hotel, supported by the recovery in international flight connectivity and stronger MICE demand during the quarter.

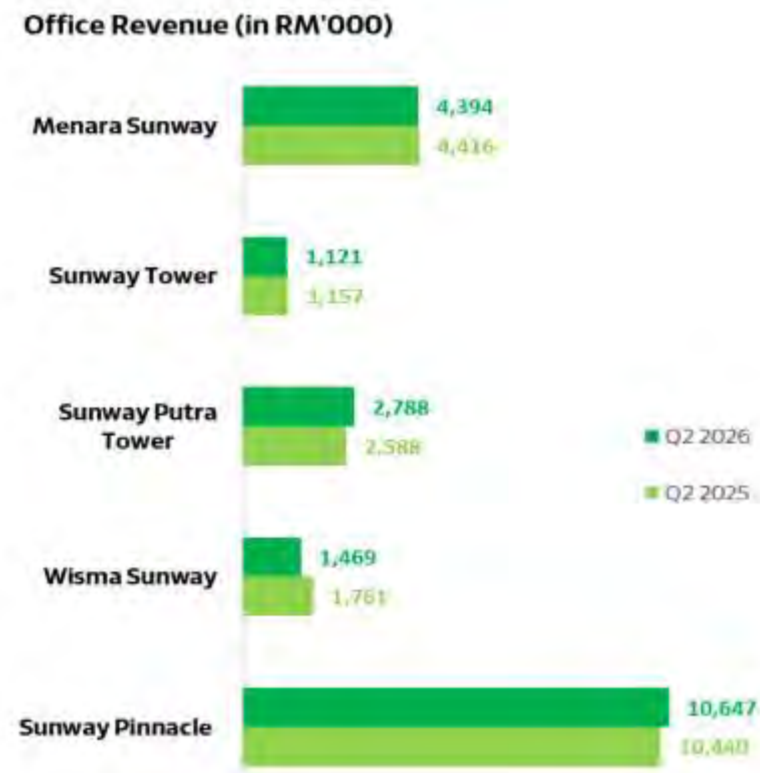


Office Segment : Q2 2026

Office Revenue				Office NPI		
RM	20.4 million	(Q2 2026)	-1%	RM	12.1 million	(Q2 2026)
vs RM	20.4 million	(Q2 2025)		vs RM	12.2 million	(Q2 2025)
RM	*0 million*	Variance		*RM*	*-0.1 million*	*Variance*

Revenue and NPI for Office segment remained largely stable in Q2 2026, supported by a stable portfolio occupancy rate of above 80%.

Leasing momentum continued to improve, with Wisma Sunway expected to achieve full occupancy by Q4 2026, further strengthening the segment's overall performance.



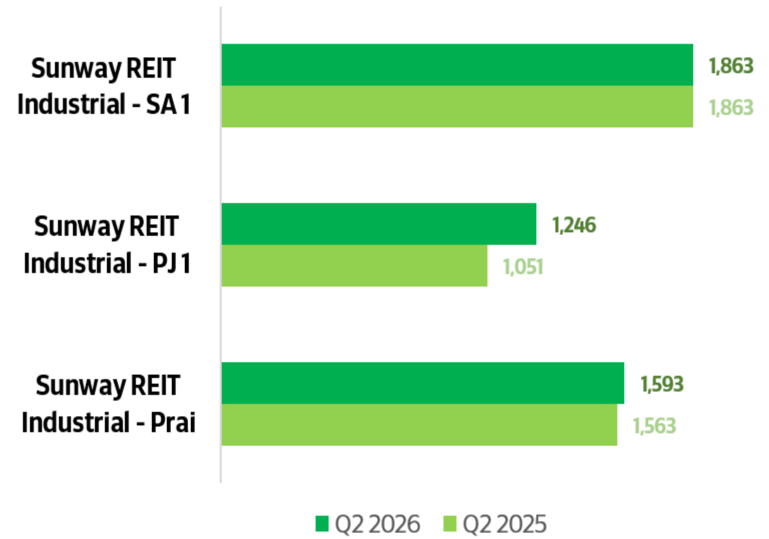
Industrial & Others Segment : Q2 2026

Industrial & Others Revenue	Industrial & Others NPI
5% RM 4.7 million (Q2 2026) vs RM 4.5 million (Q2 2025) *RM 0.2 million* Variance	12% RM 3.6 million (Q2 2026) vs RM 3.2 million (Q2 2025) *RM 0.4 million Variance*

Industrial & Others segment recorded improved revenue and NPI in Q2 2026, driven by higher occupancy at Sunway REIT Industrial – PJ 1.

As of June 2026, Sunway REIT Industrial – PJ 1 recorded committed occupancy of 78%, while Sunway REIT Industrial – SA 1 and Sunway REIT Industrial – Prai remained fully occupied.

Industrial & Others Revenue (in RM'000)



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%

PROPERTY DEVELOPMENT ACTIVITIES (YTD Q2 2026)

Property Development Activities

	Sunway Pier	New Sunway Hotel Seberang Jaya
Estimated total property development cost	RM462 million #1	RM140 million #2
Cumulative cost incurred from initiation to Q2 2026	RM121 million	RM9 million
Expected completion	H2 2028	H2 2027
NLA (sq. ft.) / Number of Hotel Room	390,676 sq.ft	192 rooms
Property development activities against total asset value*	5.6%	

#1 Estimated total development cost of RM462 million for Sunway Pier consists of piling & foundation works for future retail, F&B, supermarket, seafood market, market square, building facade works, interfacing works, interior design, mechanical & electrical works, additional local & major infrastructure upgrading works as requested by local council, landscape, statutory and land matter cost.

#2 Estimated total development cost of RM140 million for new Sunway Hotel Seberang Jaya consists of 11-storeys hotel building on top of Sunway Carnival Mall with ballroom, meeting rooms, hotel reception, back of house and roof top facilities deck with infinity swimming pool, wading pool, external and internal entertainment deck.

* As per Paragraph 8.17 of Guidelines on Listed REITs, the aggregate investments in property development activities and real estate under construction must not exceed 15% of the REIT's total asset value.

MARKET OUTLOOK (Q2 2026)

General Outlook – Key Economic Indicators

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

[1] Source: Bank Negara Malaysia on 9 July 2026.
[2] Source: Department of Statistics Malaysia on 17 July 2026.
[3] Source: Department of Statistics Malaysia (Advance GDP on 17 July 2026, actual GDP to be announced on 14 August 2026)
[4] Source: Bloomberg's economists consensus forecast
[5] Source: Bank Negara Malaysia on 31 March 2026.

General Outlook

General Outlook

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

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

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

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

Segmental Outlook - Retail

RETAIL

Retail Segment
(2025 Contribution : 75%)

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

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

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

Segmental Outlook - Hotel

Hotel Segment
(2025 Contribution : 11%)

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

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

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

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

Segmental Outlook - Office

Office Segment (2025 Contribution: 9%)

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

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

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

Segmental Outlook – Industrial

Industrial & Others Segment
(2025 Contribution: 2%)

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

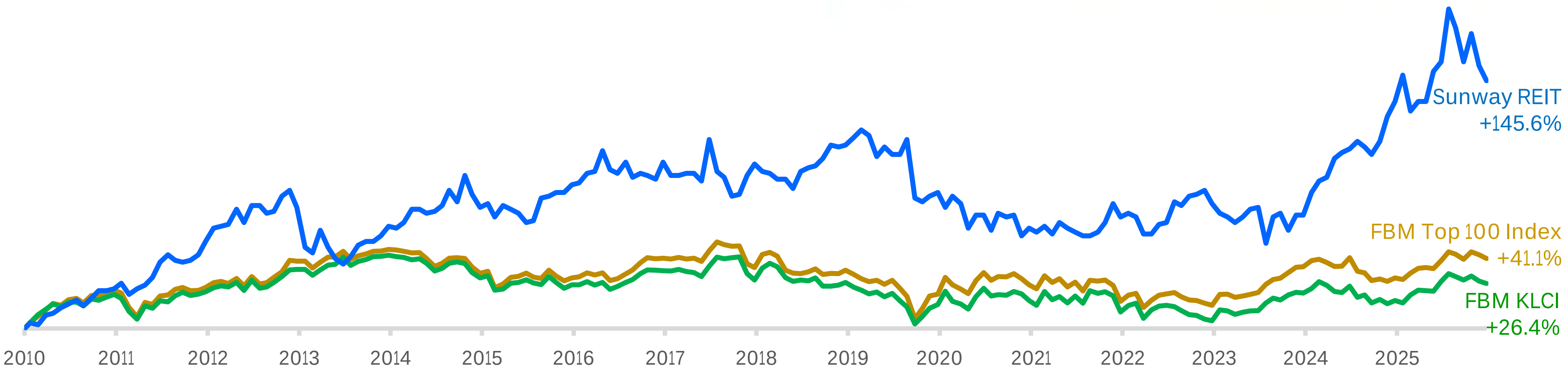
Malaysia's diversified trade ties and its involvement in Regional Comprehensive Economic Partnerships (RCEP) and Brazil, Russia, India, China and South Africa (BRICS) positions it well to capitalise on global supply chain realignments. Whilst the increasing geopolitical risks – particularly from US President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

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

INVESTOR RELATIONS (Q2 2026)

Unit Price Performance from IPO to Q2 2026

Unit Price Performance of Sunway REIT versus Benchmarks (8 July 2010 – 30 June 2026)

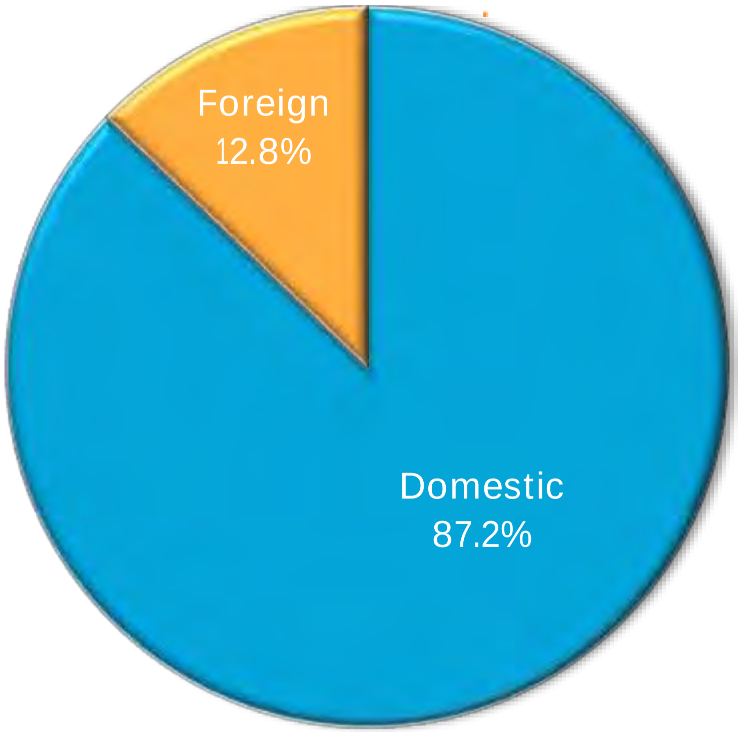


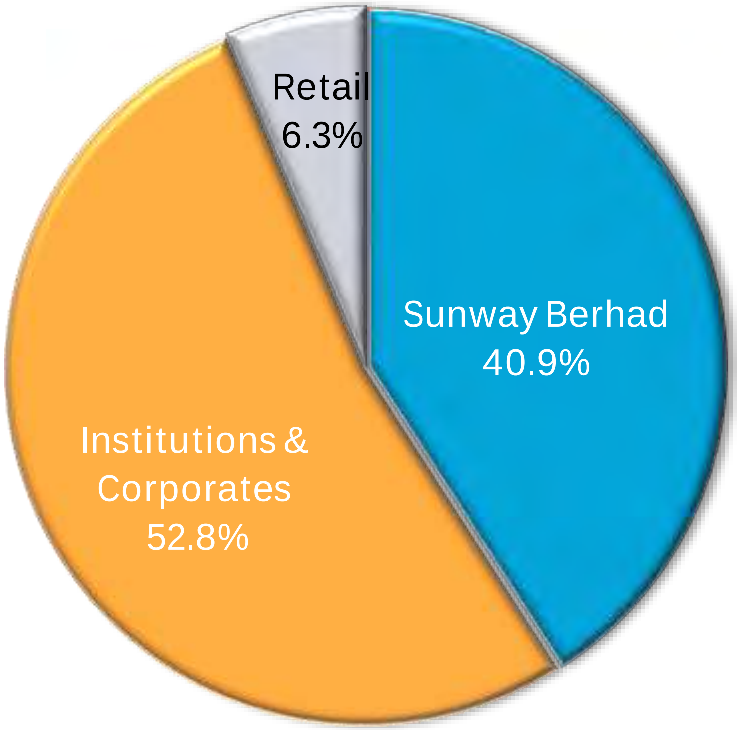
Performance Statistics

		IPO to Q2 2026	YTD Q2 2026
Opening Price (8.7.2010 / 31.12.2025)	:	RM0.90	RM2.31
Closing Price (30.6.2026)	:	RM2.21	
Highest Price	:	RM2.67	RM2.67
Lowest Price	:	RM0.88	RM2.10
Daily Ave Vol (million units)	:	2.20	4.47
% Change in Unit Price	:	+145.6%	-4.3%
% Change in FBM KLCI	:	+26.4%	-1.0%
% Change in FBM100 Index	:	+41.1%	+0.9%
% Change in M-REIT Index	:	n/a *	-1.9%

* M-REIT Index was only available in from November 2017 onwards
Source: Bloomberg

Unitholders’ Composition (as at 30 June 2026)

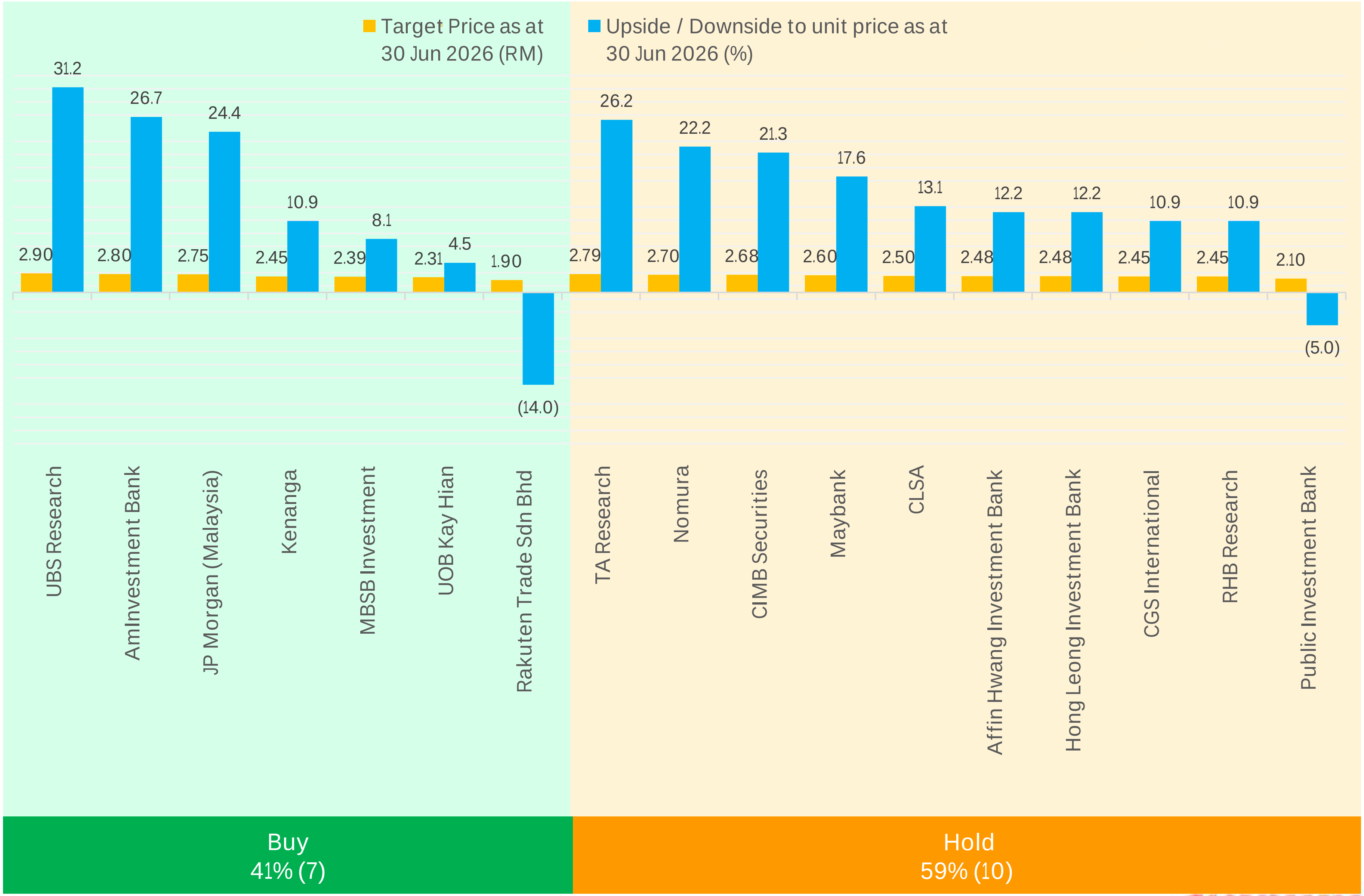




	June 2026		March 2026	Q-o-Q Change
No. of unitholders	37,499		36,912	1.6% (+587)
Retail unitholdings	6.3%		6.5%	-0.2%
Foreign unitholdings	12.8%		13.2%	-0.4%
Sunway Berhad	40.9%		40.9%	Unchanged

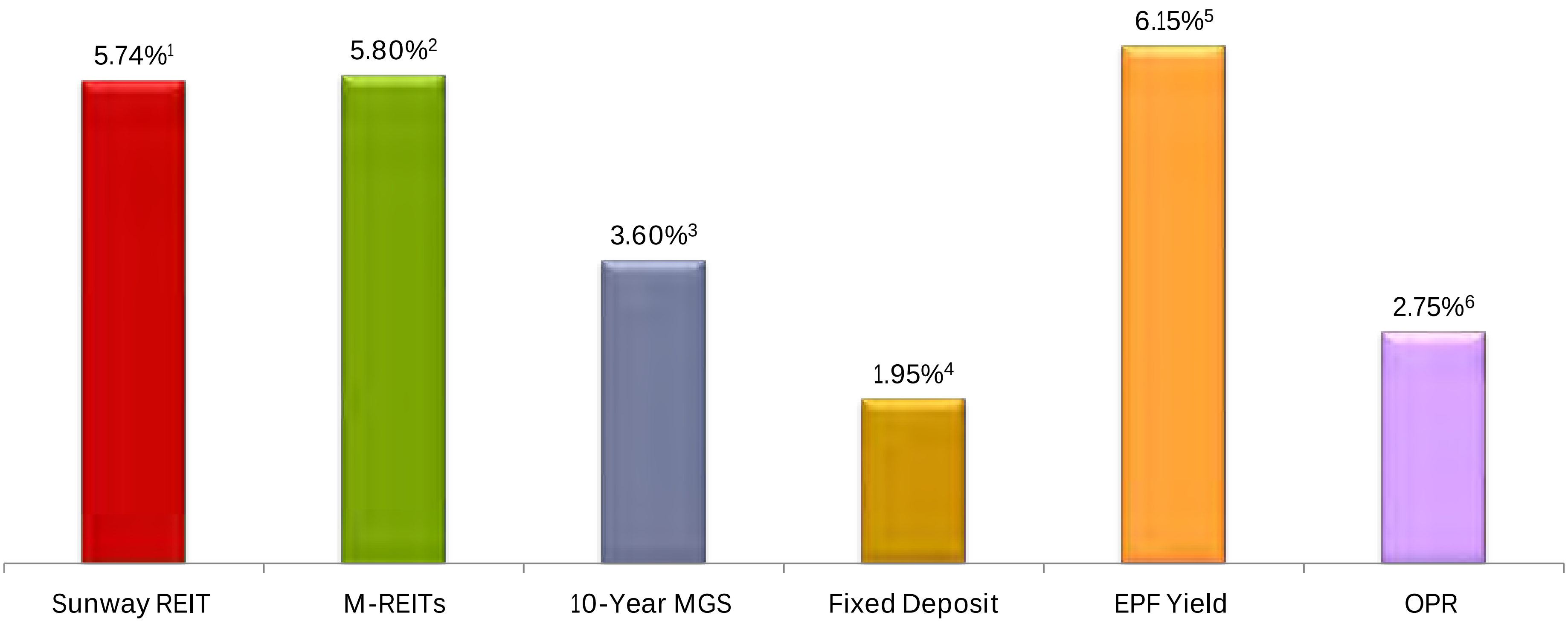
Source: ROD listing by Tricor

Analyst Recommendation (as at 30 June 2026)



Source: Bloomberg and various research firms

Comparative Yields for Various Assets (as at 30 June 2026)

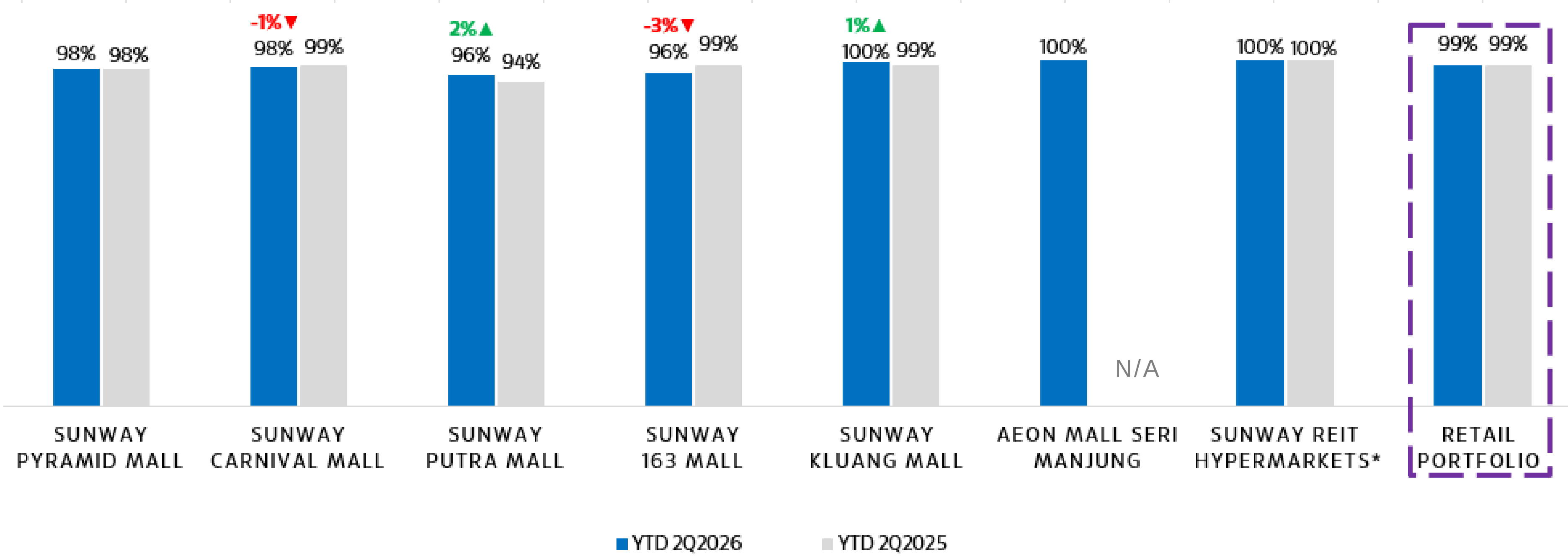


Note:
[1] Distribution yield is computed based on annualised distributable income of 12.68 sen per unit and unit price of RM2.21 as of 30 June 2026 (Source: Sunway REIT)
[2] Information as of 31 December 2025 (Source: Integrated annual reports, Bloomberg)
[3] Information as of 30 June 2026 (Source: Bank Negara Malaysia)
[4] 12-Month Fixed Deposit rate offered by Maybank as of 30 June 2026 (Source: Maybank)
[5] Dividend yield declared by Employees Provident Fund for the year 2025 (Source: Employees Provident Fund)
[6] Overnight Policy Rate as of 30 June 2026 (Source: Bank Negara Malaysia)

APPENDIX I:
PROPERTY PERFORMANCE
(YTD Q2 2026 YoY Analysis)

Average Occupancy Rate (YTD Q2 2026)

RETAIL



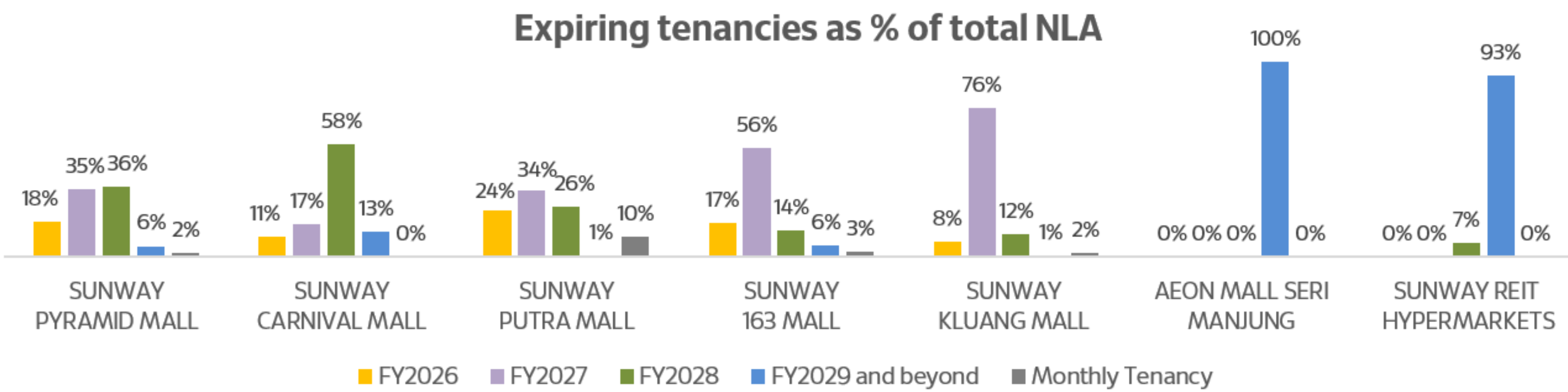
Retail segment's average occupancy rate remained resilient at 99% for YTD Q2 2026, supported by full occupancy at Sunway REIT's Hypermarkets and newly acquired AEON Mall Seri Manjung, as well as strong occupancy rates across the rest of the retail portfolio.

*Sunway REIT Hypermarkets include SunCity Ipoh Hypermarket and the six Giant hypermarkets located at Bandar Kinrara, Putra Heights, USJ, Klang, Ulu Kelang and Plentong.

Projected Lease Expiry Schedule

RETAIL

WALE = 2.1 years



Sunway Pyramid Mall

Based on the total net lettable area (NLA) of 739,767 sq. ft. due for renewal in 2026, a total of 311,463 sq. ft. / 42.1% was renewed or replaced.

Sunway Carnival Mall

Based on the total NLA of 198,228 sq. ft. due for renewal in 2026, a total of 120,876 sq. ft. / 61.0% was renewed or replaced.

Sunway Putra Mall

Based on the total NLA of 221,014 sq. ft. due for renewal in 2026, a total of 27,172 sq. ft. / 12.3% was renewed or replaced.

Sunway 163 Mall

Based on the total NLA of 76,347 sq. ft. due for renewal in 2026, a total of 19,272 sq. ft. / 25.2% was renewed or replaced.

Sunway Kluang Mall

Based on the total NLA of 48,702 sq. ft. due for renewal in 2026, a total of 10,418 sq. ft. / 21.4% was renewed or replaced.

AEON Mall Seri Manjung & Sunway REIT Hypermarkets

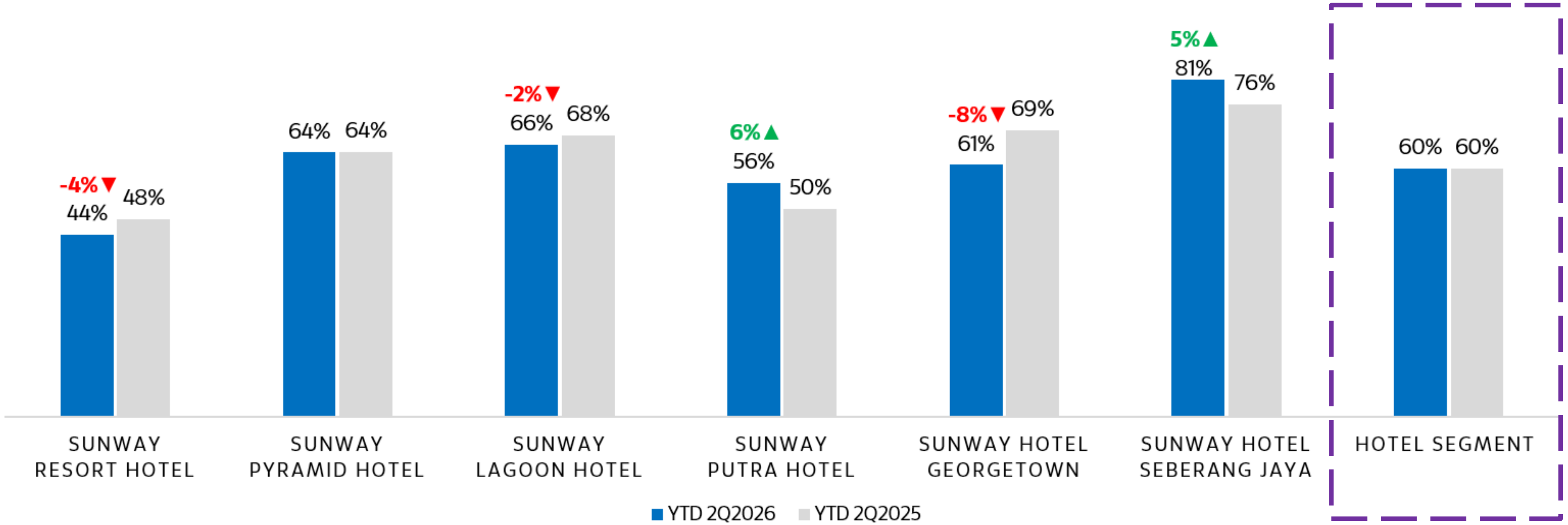
Occupied by AEON, TF-Value Mart and Giant , with tenancy / leases expiring in:

Jun'27	SunCity Ipoh	**Nov'39**	Kinrara and Putra Heights
Aug'28	USJ	**Dec'37**	AEON Mall Seri Manjung
Dec'30	Klang, Ulu Kelang, Plentong		

Average Occupancy Rate (YTD Q2 2026)

HOTEL

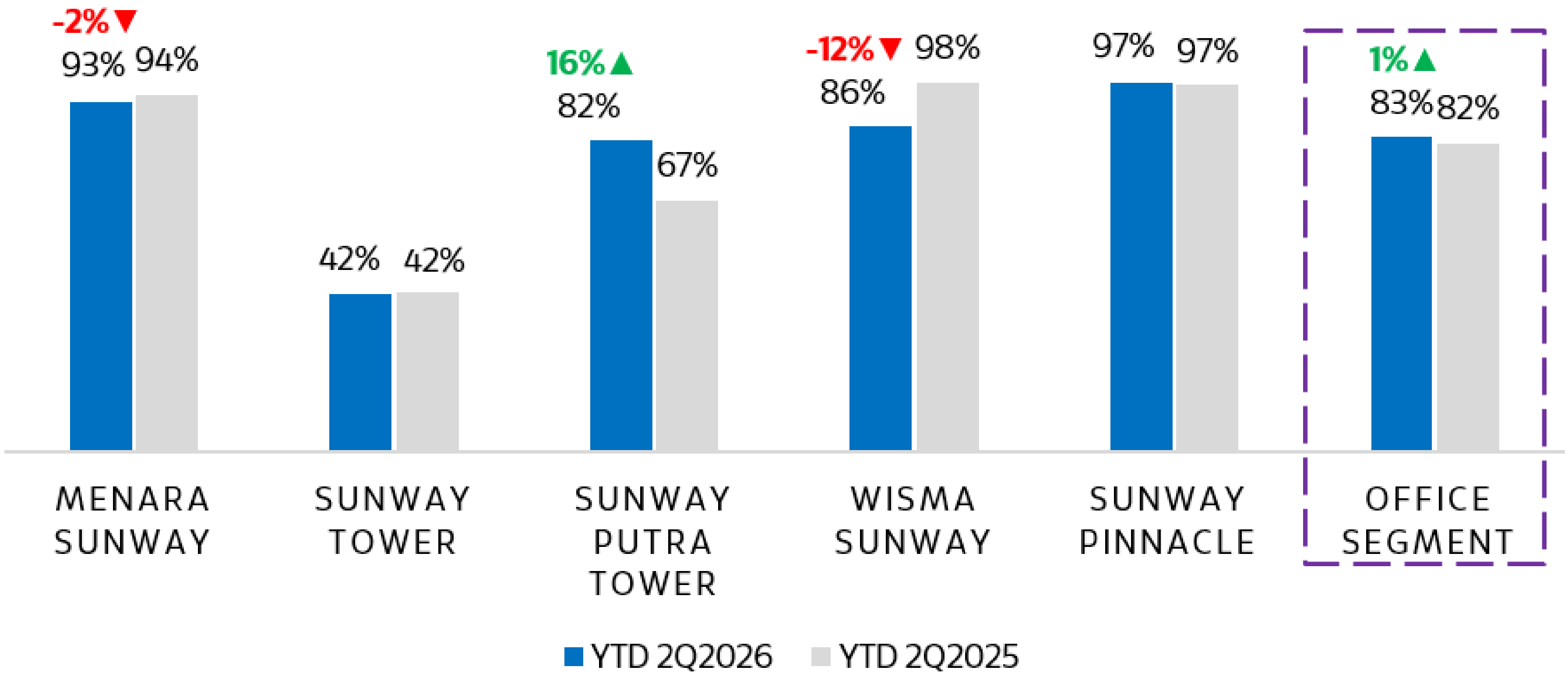
WALE = 4.2 years



Hotel segment recorded an average occupancy rate of 60% for YTD Q2 2026, largely contributed by Sunway Putra Hotel and Sunway Hotel Seberang Jaya, attributed to group bookings from China and India and demand from medical travellers associated with the adjacent Sunway Medical Centre Penang, respectively.

Average Occupancy Rate (YTD Q2 2026)

OFFICE

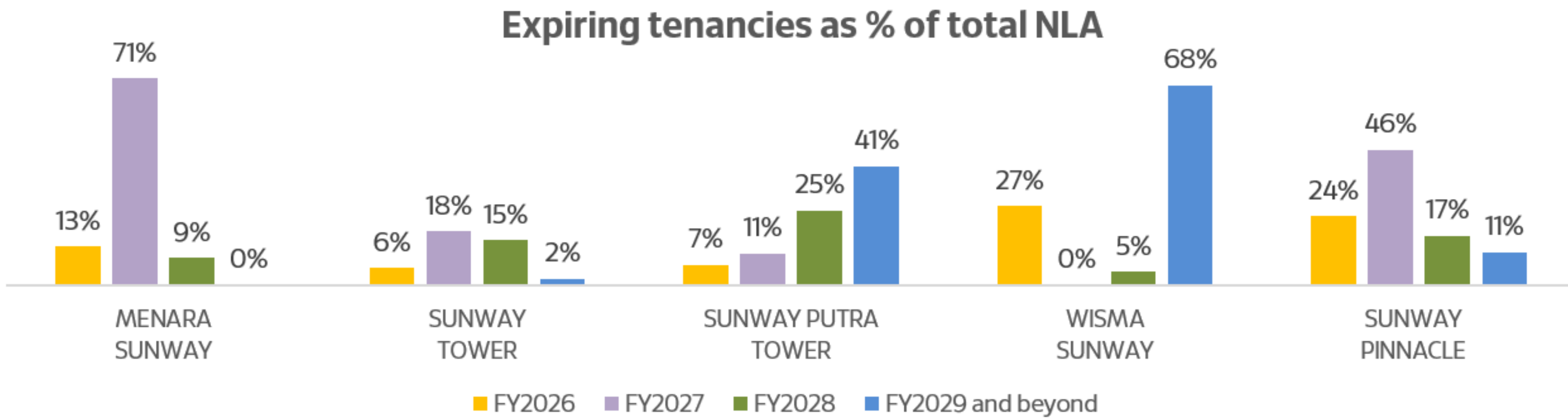


Office segment recorded a marginal improvement in average occupancy rate of 1% in YTD Q2 2026, driven by improved occupancy at Sunway Putra Tower. Leasing momentum continued to gain traction, with Sunway Putra Tower achieving committed occupancy of 87% and Wisma Sunway on track to achieve full occupancy by Q4 2026.

Projected Lease Expiry Schedule

OFFICE

WALE = 1.5 years



Menara Sunway

Based on total NLA of 45,714 sq. ft. due for renewal in 2026, 15.2% was renewed or replaced.

Sunway Tower

Based on total NLA of 21,788 sq. ft. due for renewal in 2026, 3,727 sq.ft. / 17.1% was renewed or replaced.

Sunway Putra Tower

Based on total NLA of 113,705 sq. ft. due for renewal in 2026, 90,271 sq.ft. / 79.4% was renewed or replaced.

Wisma Sunway

Based on total NLA of 139,241 sq. ft. due for renewal in 2026, 93,015 sq.ft. / 66.8% was renewed or replaced.

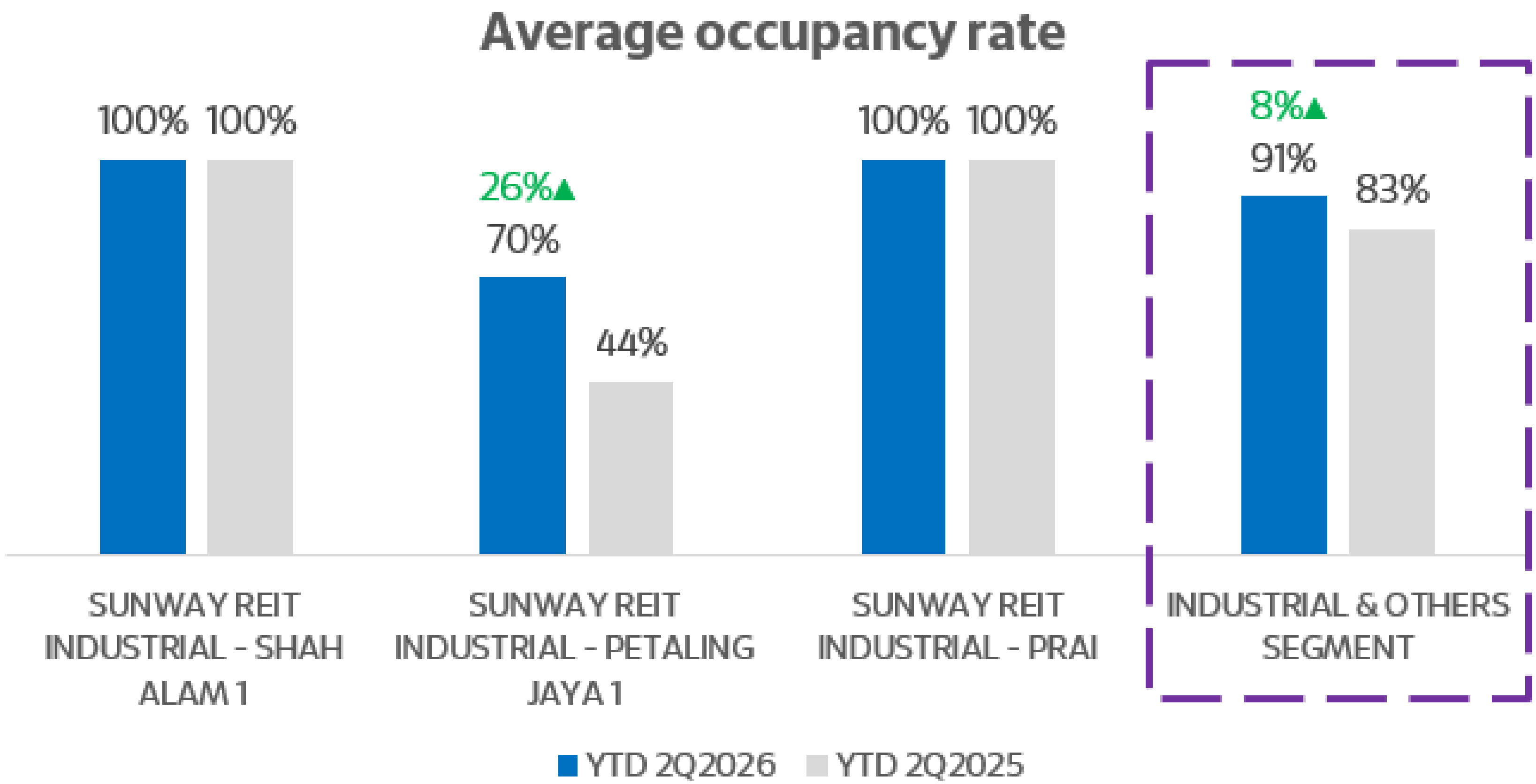
Sunway Pinnacle

Based on total NLA of 199,893 sq. ft. due for renewal in 2026, 70,917 sq.ft. / 35.5% was renewed or replaced.

Average Occupancy Rate (YTD Q2 2026)

INDUSTRIAL & OTHERS

WALE = 4.2 years



Secured occupancy at Sunway REIT Industrial – Petaling Jaya 1 stood at 78% as at 30 June 2026.

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