

SUNWAY REIT FINANCIAL RESULTS

4th Quarter ended 30 June 2012
(FYE 30 June 2012)



DISCLAIMER

This presentation may contain certain forward looking statements due to a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions; interest rate trends; cost of capital and capital availability including availability of financing in the amounts and the terms necessary to support future business; availability of real estate properties; competition from other companies; changes in operating expenses including employee wages, benefits and training, property expenses, government and public policy changes. You are cautioned not to place undue reliance on these forward looking statements which are based on Management's current view of future events. Past performance is not necessarily indicative of its future performance.

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HIGHLIGHTS & KEY UPDATES

Note : The financial results should be read in conjunction with the 4Q 2012 announcement to Bursa Malaysia Securities Berhad

DISTRIBUTION DETAILS

Dividend Distribution Details	
Distribution period	1 Apr 2012 - 30 June 2012
Distribution Per Unit (DPU) (sen)	1.89 ¹
Notice of Entitlement	7 Aug 2012
Ex-Dividend Date	22 Aug 2012
Book Closure Date	24 Aug 2012
Payment Date	6 Sept 2012

¹ Proposed income distribution for 4Q 2012 : 1.89 sen (comprising taxable and non-taxable amount of 1.38 sen and 0.51 sen per unit respectively.)

FINANCIAL HIGHLIGHTS

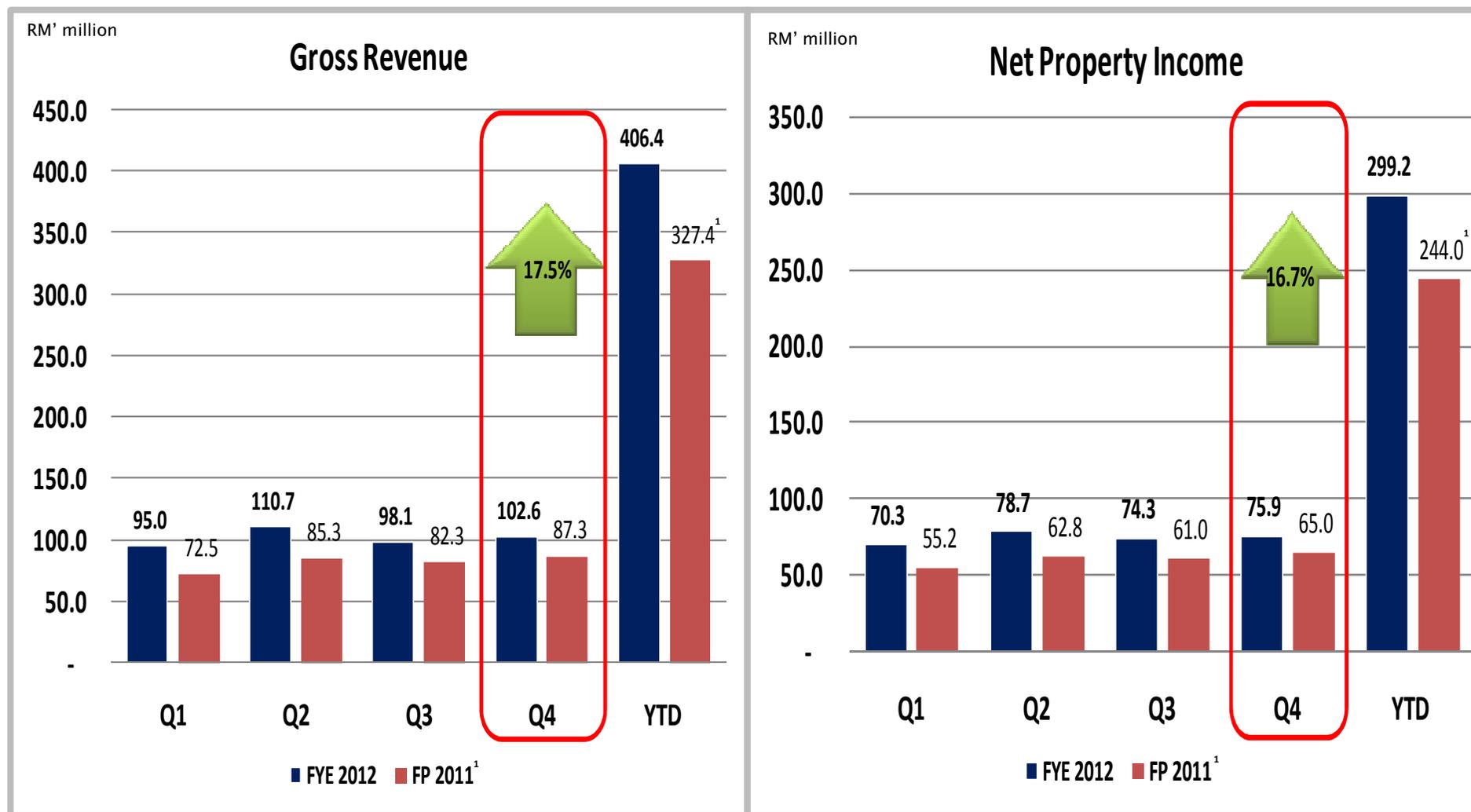
Highlights	4Q 2012	4Q 2011	Change %
No. of Properties ¹	11	11	0.0%
Property Value (RM'billion)	4.630	4.379	5.6%
No. of Units in circulation	2,696,462,000	2,686,898,400	0.4%
Unit Price as at 30 June (RM)	1.36	1.11	22.5%
Market Capitalisation (RM'billion)	3.667	2.982	23.0%
Net Asset Value (NAV) per unit (RM) (After income distribution)	1.0968	1.0151	8.0%
Premium to NAV	24.0%	9.3%	-
Earnings Per Unit (EPU) (sen) ²	10.34	5.74	80.1%
Distribution Per Unit (DPU) (sen)	1.89	1.62	16.7%
Annualised Distribution Yield (based on market price as at 30 June)	5.5%	6.0%	-
Management Expense Ratio ³	0.98%	0.85%	-
YTD total return	28.0%	29.4%	-
Gearing	33.5%	35.3%	-

1 Sunway Putra Place comprises three properties ie a shopping mall, hotel and office.

2 Realized EPU for 4Q 2012 is 1.79 sen (4Q 2011 : Realized EPU is 1.53 sen)

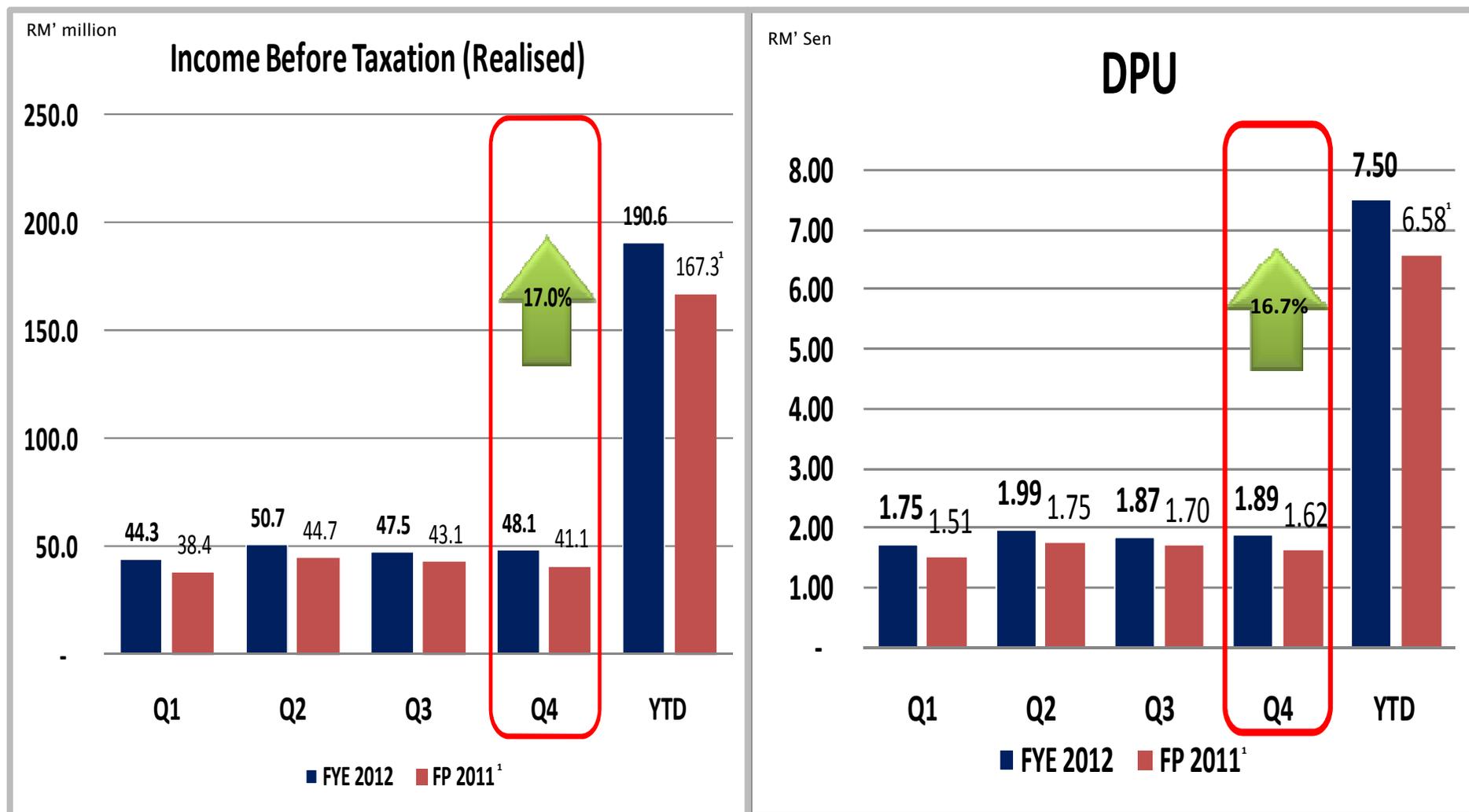
3 Increase in MER was mainly due to manager's fee, legal expenses for Sunway Putra Place and refinancing expense incurred in refinancing the existing borrowings.

FINANCIAL HIGHLIGHTS



¹ The financial results reported refers to the period from 20 May 2010, being the date Sunway REIT was constituted, to 30 June 2011. The acquisition of the properties was completed on listing date, 8 July 2010 and therefore the results for YTD 2011 is lesser by 7 days.

FINANCIAL HIGHLIGHTS



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KEY UPDATES

- 7-year Commercial Paper Programme of up to RM 1.6 billion in nominal value (“CP Programme”) rated P1(s) by RAM
 - SC’s approval received on 14 March 2012
 - Information Memorandum issued on 26 March 2012
 - 1st issuance of RM850 million in nominal value on 26 April 2012

- 15-year unrated medium term note programme of up to RM1.0 billion in nominal value
 - SC’s approval received on 9 July 2012

4Q 2012 FINANCIAL RESULTS

Note : The financial results should be read in conjunction with the 4Q 2012 announcement to Bursa Malaysia Securities Berhad

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME – 4Q 2012

	4Q 2012 Actual RM'000	4Q 2011 Actual RM'000	Change %	YTD 2012 Actual RM'000	YTD 2011 ¹ Actual RM'000	Change %
Gross Revenue	102,558	87,292	17.5%	406,426	327,416	24.1%
Less : Property operating expenses	(26,694)	(22,306)	19.7%	(107,228)	(83,401)	28.6%
Net property income	75,864	64,986	16.7%	299,198	244,015	22.6%
Change in fair value of investment properties	230,151	113,230	103.3%	230,151	385,569	-40.3%
Interest & other income	411	87	372.4%	1,320	2,035	-35.1%
Manager's fee	(5,805)	(5,306)	9.4%	(22,601)	(19,003)	18.9%
Trustee's fee and other expenses ²	(3,096)	(2,386)	29.8%	(6,409)	(3,763)	70.3%
Finance costs ³	(19,241)	(16,554)	16.2%	(81,196)	(55,190)	47.1%
Income before taxation/Profit for the period/year	278,284	154,057	80.6%	420,463	553,663	-24.1%
Total comprehensive income for the period comprise the following:						
Realised						
- Initial 8 IPO assets	43,678	45,854	-4.7%	185,004	172,096	7.5%
- Sunway Putra Place	4,394	(4,785)	-191.8%	5,579	(4,785)	-216.6%
Total realised	48,072	41,069	17.1%	190,583	167,311	13.9%
Unrealised	230,212	112,988	103.7%	229,880	386,352	-40.5%
Total net income for the period/year	278,284	154,057	80.6%	420,463	553,663	-24.1%
No. of Units in circulation (million)	2,696	2,687	0.3%	2,696	2,687	0.3%
EPU (sen)						
- realised	1.79	1.53	17.0%	7.08	6.24	13.5%
- unrealised	8.55	4.21	103.1%	8.54	14.40	-40.7%
Total EPU	10.34	5.74	80.1%	15.62	20.64	-24.3%
Proposed/declared distribution	50,963	43,528	17.1%	201,972	176,578	14.4%
Proposed/declared distribution per unit (sen)	1.89	1.62	16.7%	7.50	6.58	14.0%

- 1 The financial results reported refers to the period from 20 May 2010, being the date Sunway REIT was constituted, to 30 June 2011. The acquisition of the properties was completed on listing date, 8 July 2010 and therefore the results for YTD 2011 is lesser by 7 days.
- 2 Higher trust expenses for 4Q 2012 and YTD 4Q 2012 was mainly due to manager's fee, legal expenses incurred in relation to Sunway Putra Place and refinancing expense incurred in refinancing the existing borrowings.
- 3 Higher finance costs for 4Q 2012 and YTD 4Q 2012 was mainly due to finance cost incurred in relation to Sunway Putra Place as well as additional charge out of amortisation of loan transaction costs due to refinancing of existing borrowings.

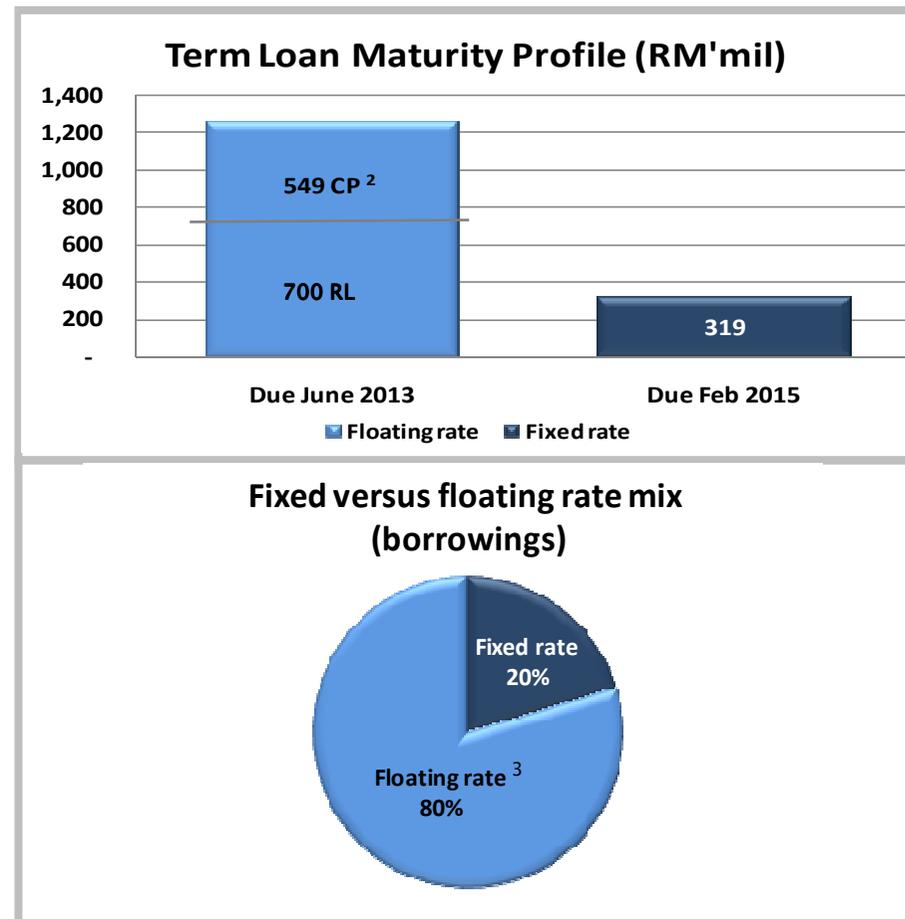
CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	30.06.2012 RM'000	30.6.2011 RM'000
ASSETS		
Non-current assets		
Plant and equipment	437	122
Investment properties	4,630,000	4,379,000
Derivative financial instrument	8,455	-
	4,638,892	4,379,122
Current assets		
Receivables, deposits & prepayments	18,685	14,461
Deposits, bank & cash balances	25,799	58,606
Derivative financial instrument	-	706
	44,484	73,773
	4,683,376	4,452,895
FINANCED BY:		
Unitholders' capital	2,361,487	2,350,437
Undistributed income	646,844	420,613
Total Unitholders' fund	3,008,331	2,771,050
Non-current liabilities		
Borrowings	318,085	1,502,025
Long term liabilities	53,920	52,029
	372,005	1,554,054
Current liabilities		
Borrowings	1,245,039	59,350
Trade and other payables	58,001	68,441
	1,303,040	127,791
	4,683,376	4,452,895

DEBT PROFILE– 30 JUNE 2012

	FYE 2012	FP 2011
Borrowings (RM'million)	1,567.6	1,573.4
Cost of Debt @ 30 June	3.73%	4.65%
Average Cost of Debt	4.45%	4.54%
Debt service cover ratio (DSCR) (times)	3.8	3.7
Gearing Ratio	33.5%	35.3%

Recon for borrowings	RM'mil
Term loan	319.0
Commercial papers (at discount) ¹	548.7
Revolving credit	700.0
	<hr/>
	1,567.7
Less: Unamortised transaction costs	-4.5
	<hr/>
	1,563.2
Represented by:	
Short term borrowings	1,248.7
Long term borrowings	319.0
	<hr/>
	1,567.7



¹ The commercial papers (CPs) amounting to RM550 million in nominal value was issued at a discount. The CPs are issued under a 7-year programme of up to RM1.6 b in nominal value rated as P1(s) by RAM and fully underwritten by a local financial institution.

² In view that the CPs issued carry tenures that are less than 12 months, it is classified as current liabilities despite there being no refinancing risk throughout the duration of the programme as the CP Programme is fully underwritten by a local financial institution for the entire duration of the programme.

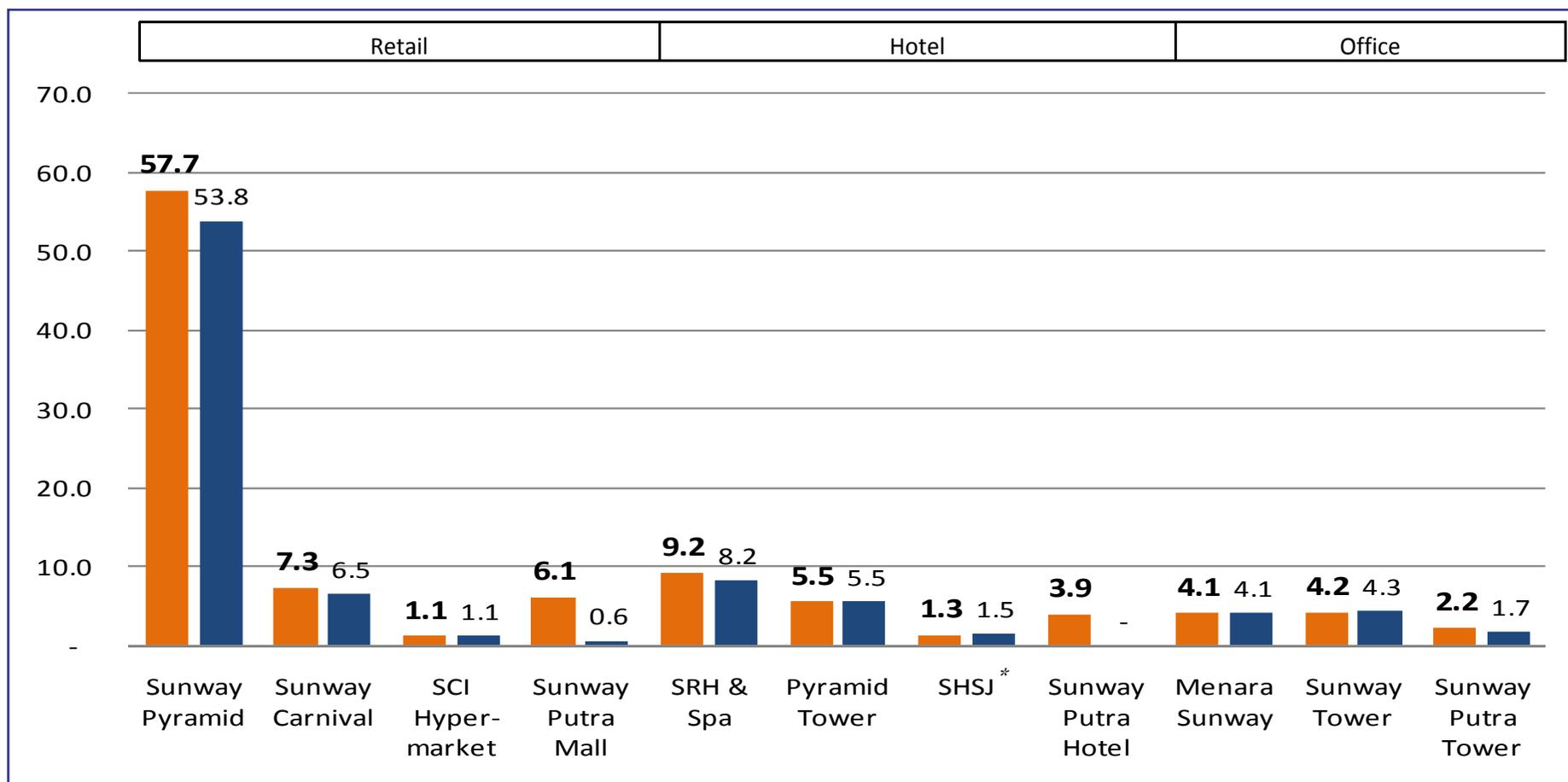
³ The ratio of floating rate borrowings is at 80% currently as Sunway REIT adopts an active capital management strategy to capitalise on the prevailing accommodative low interest rate environment. Sunway REIT has the option to enter into IRS (Interest Rate Swap) should interest rate environment move unfavourably against Sunway REIT.

4Q 2012 PORTFOLIO PERFORMANCE

Note : The financial results should be read in conjunction with the 4Q 2012 announcement to Bursa Malaysia Securities Berhad

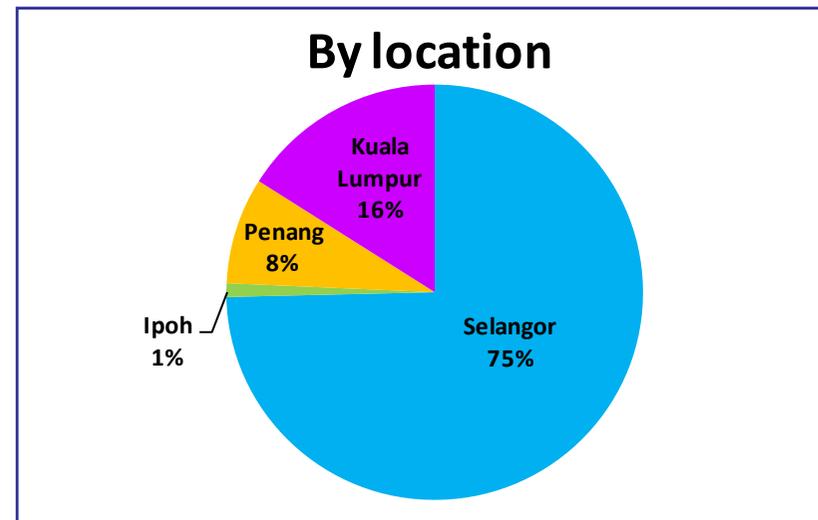
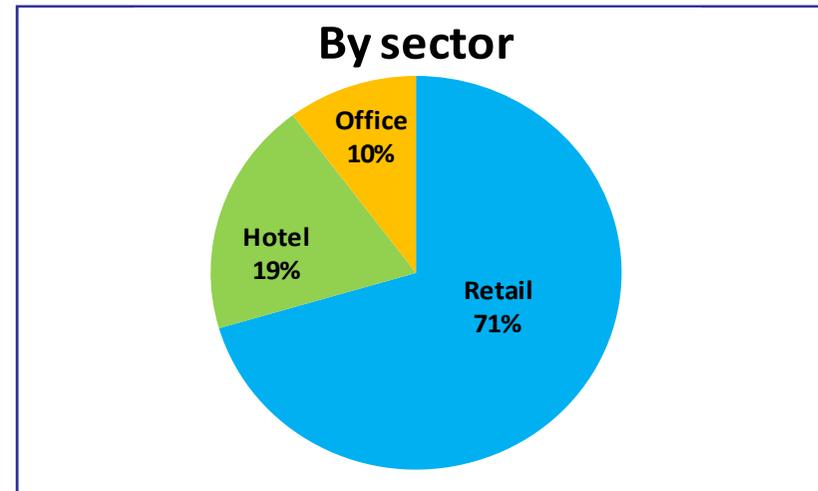
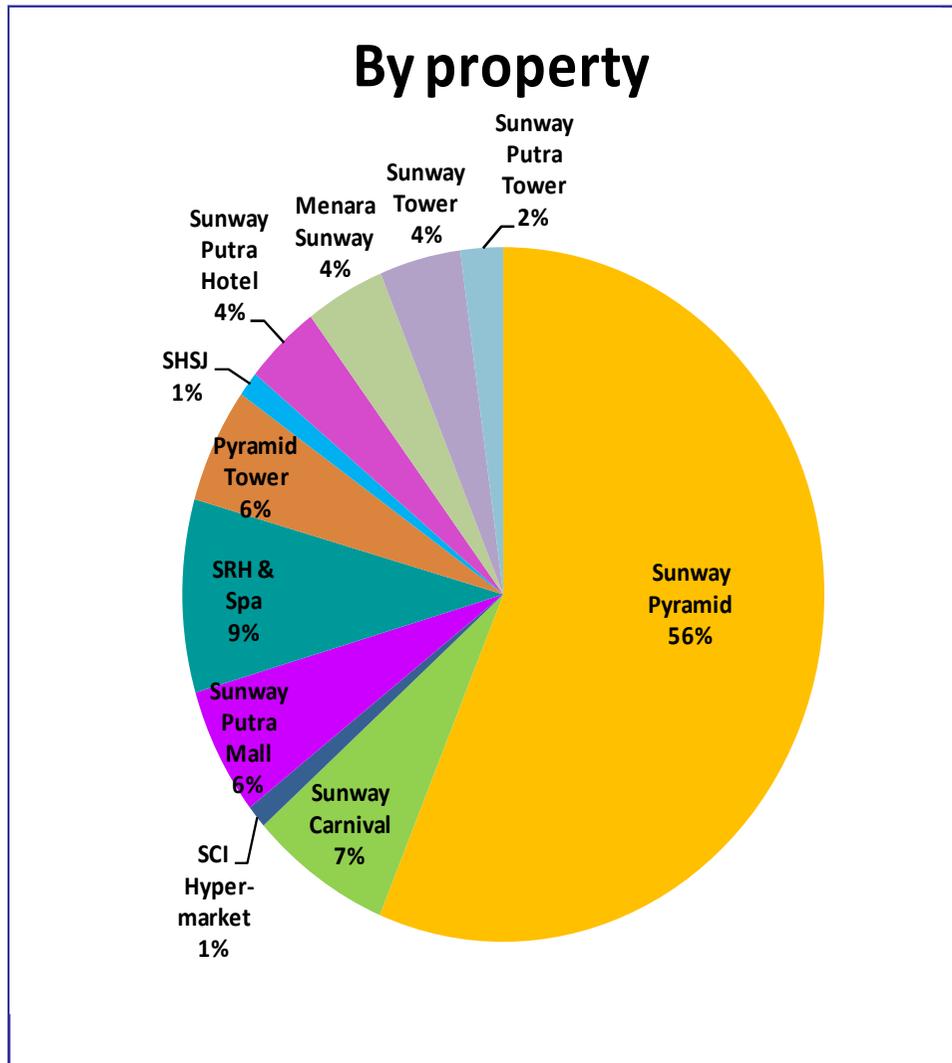
4Q 2012 REVENUE CONTRIBUTION

■ 4Q 2012 (RM'mil)	102.6
■ 4Q 2011 (RM'mil)	87.3



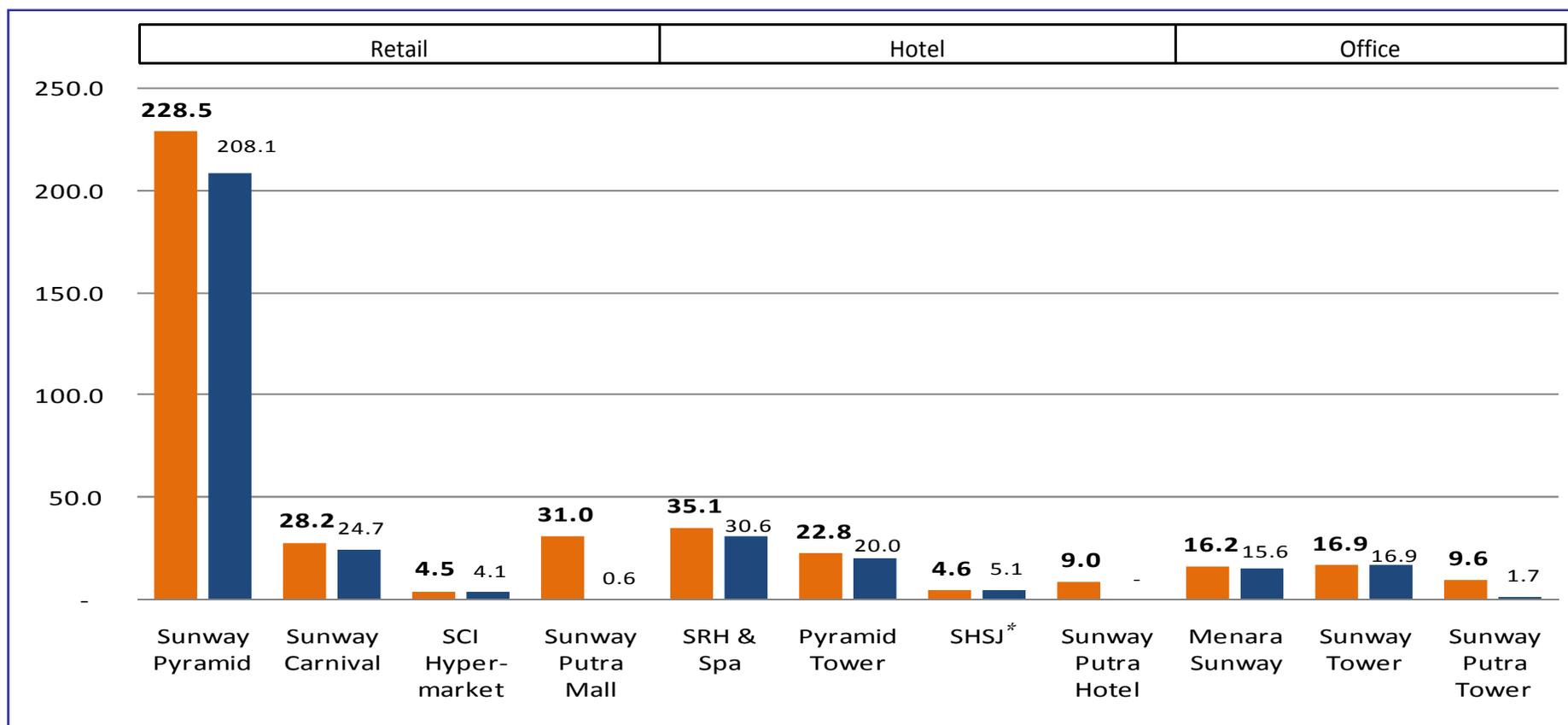
* SHSJ's performance is lower compared to preceding year corresponding period due to ongoing refurbishment.

4Q 2012 REVENUE CONTRIBUTION



YTD 4Q 2012 REVENUE CONTRIBUTION

■ YTD 4Q 2012 (RM'mil)	406.4
■ YTD 4Q 2011 ¹ (RM'mil)	327.4

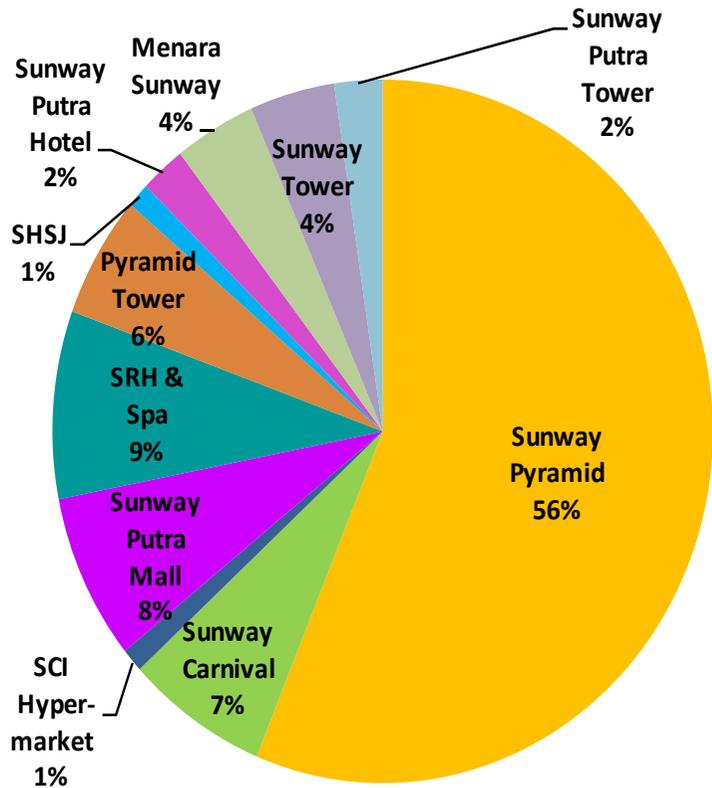


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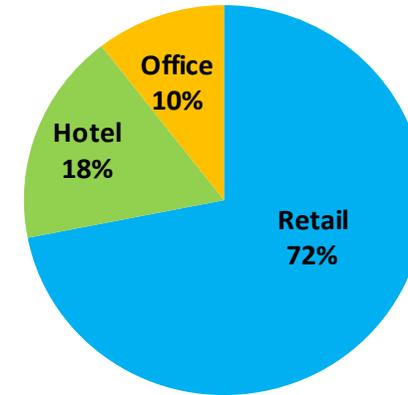
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YTD 4Q 2012 REVENUE CONTRIBUTION

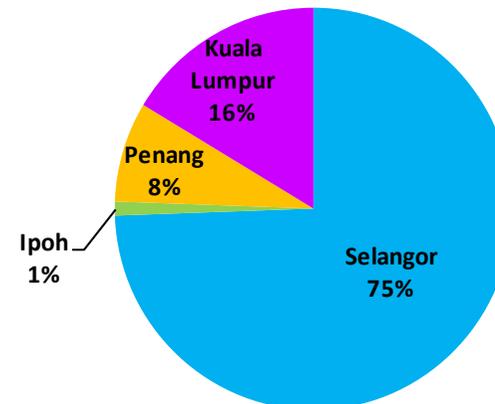
By property



By sector

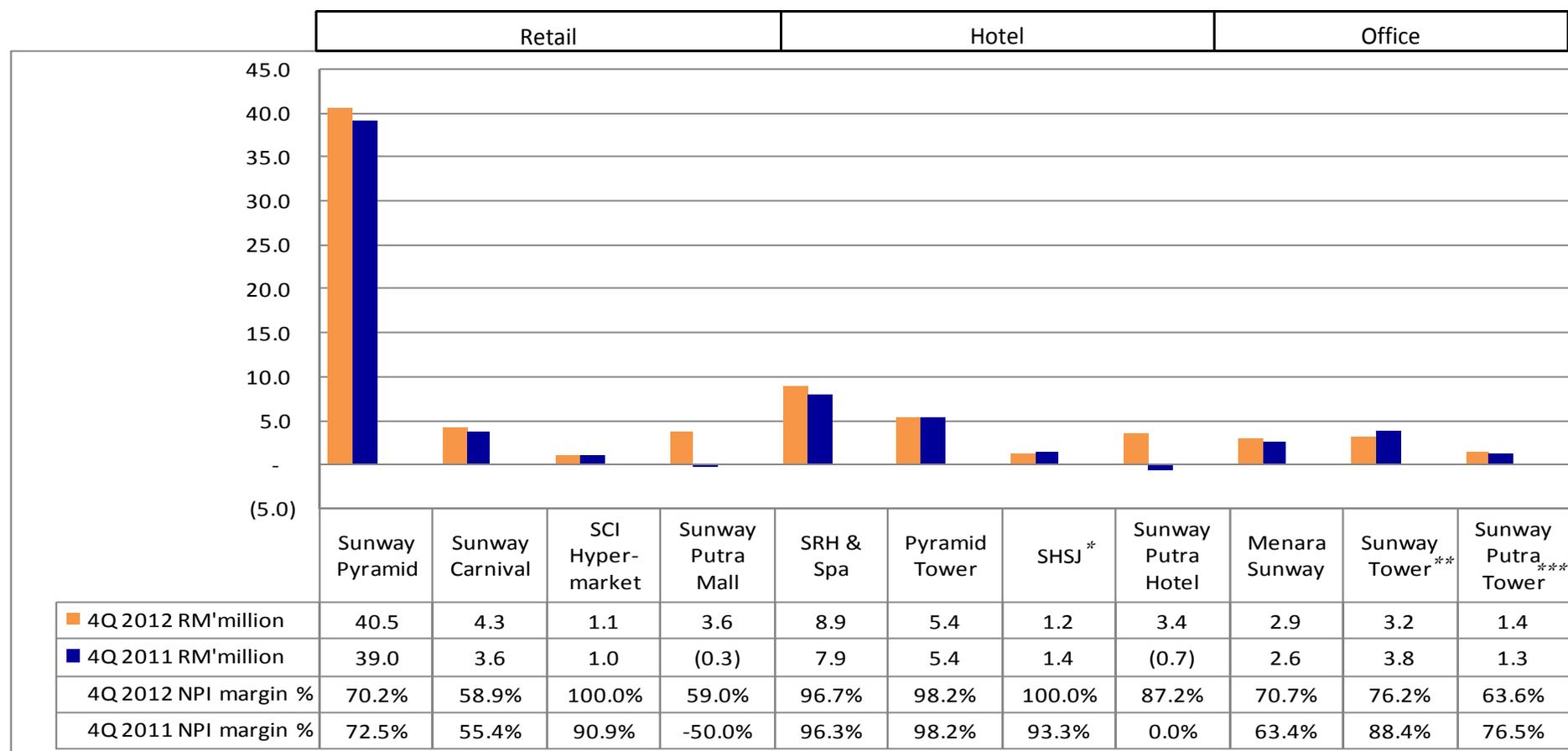


By location



4Q 2012 NPI CONTRIBUTION

	<u>NPI</u>	<u>Margin</u>
4Q 2012 (RM'mil)	75.9	74.0%
4Q 2011 (RM'mil)	65.0	74.5%



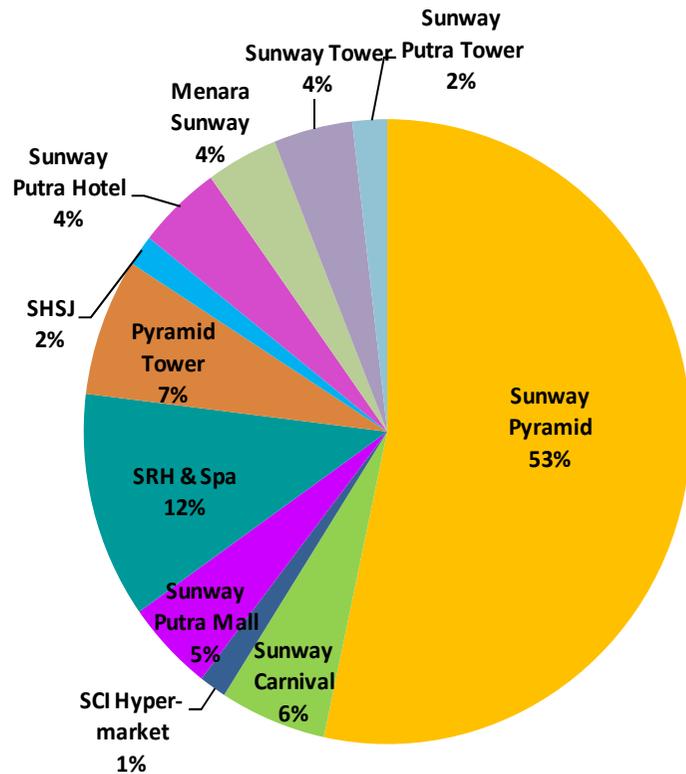
* SHSJ's performance is lower compared to preceding year corresponding period due to ongoing refurbishment.

** Sunway Tower's NPI is lower compared to preceding year corresponding period mainly due to lower other income from tenants and lower occupancy.

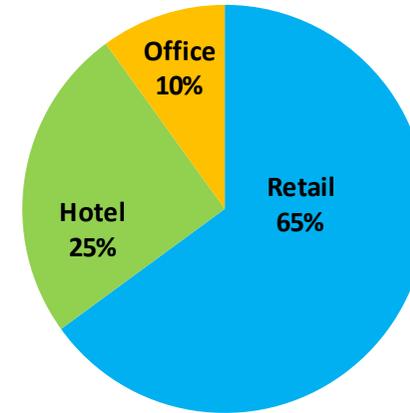
*** Sunway Putra Tower's NPI margin is lower compared to last year as there was a drop in occupancy.

4Q 2012 NPI CONTRIBUTION

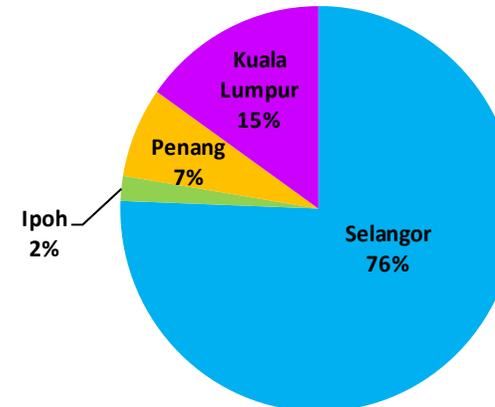
By property



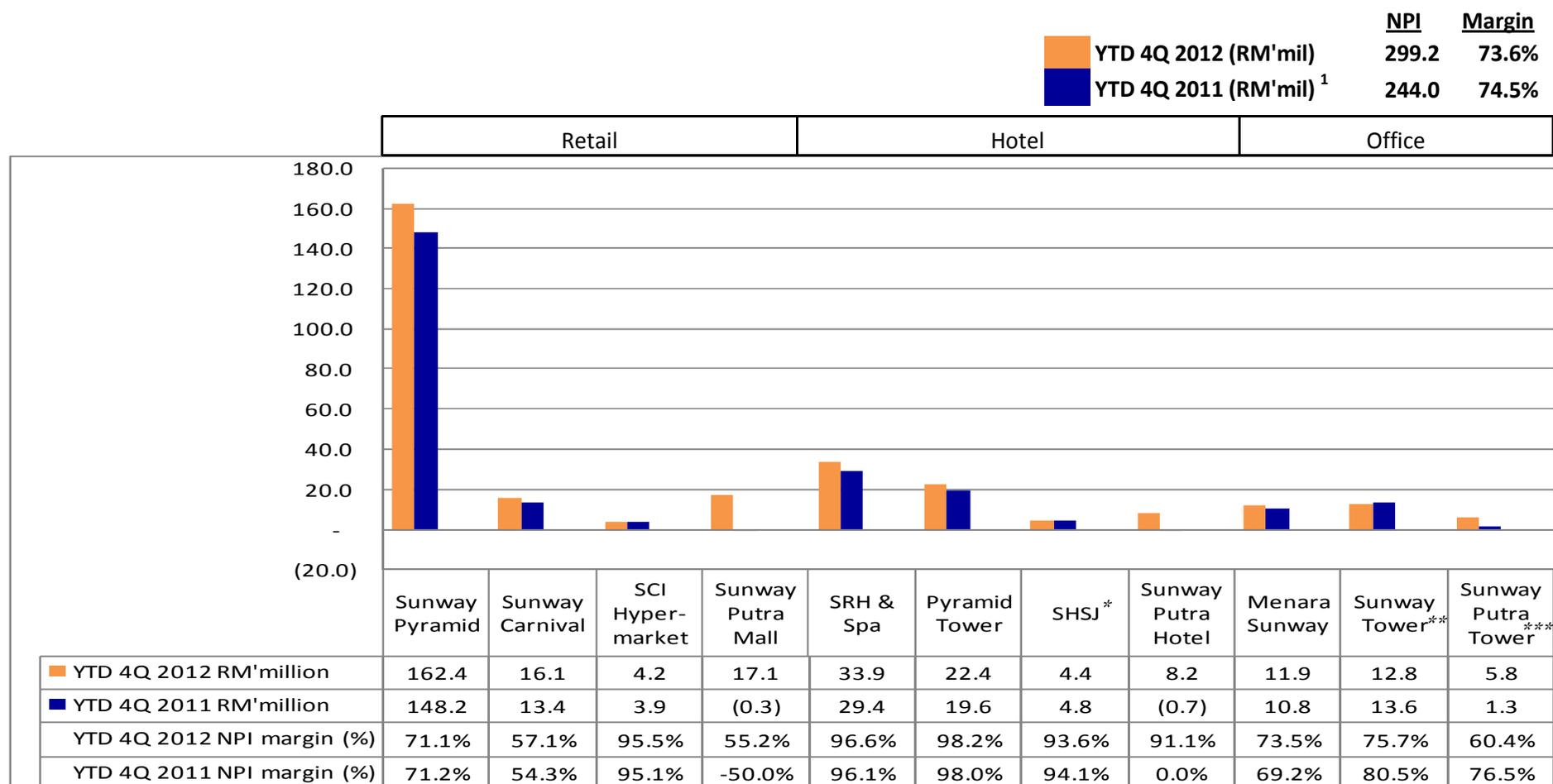
By sector



By location



YTD 4Q 2012 NPI CONTRIBUTION



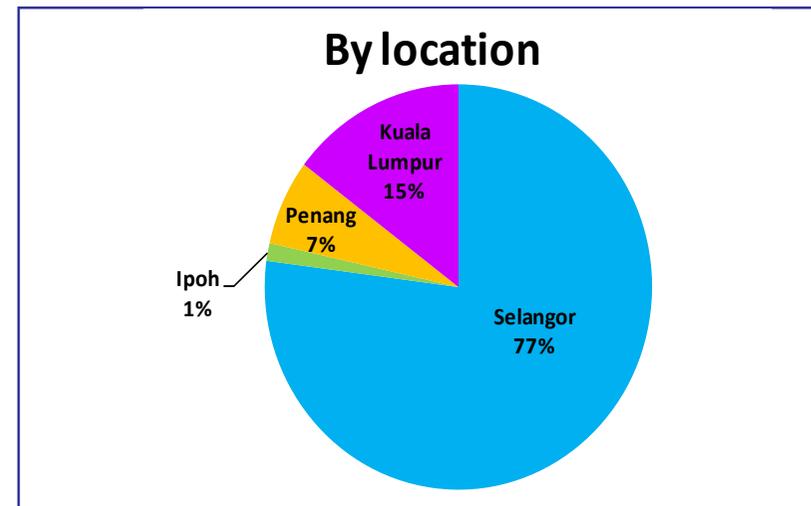
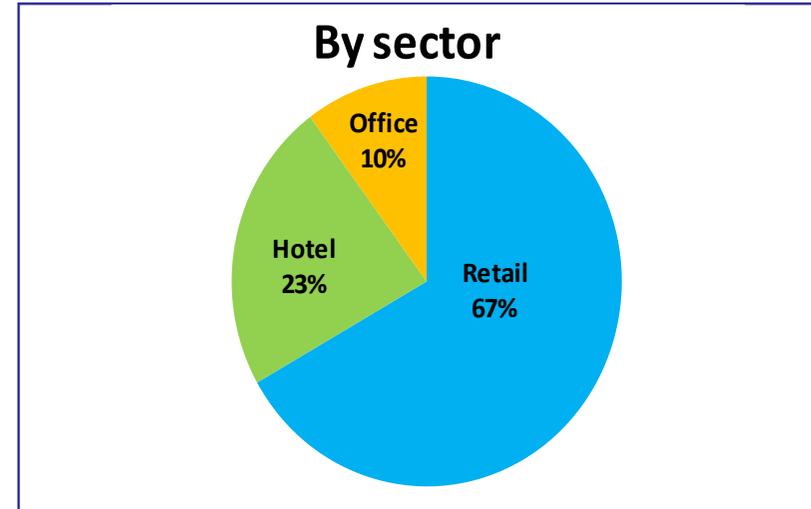
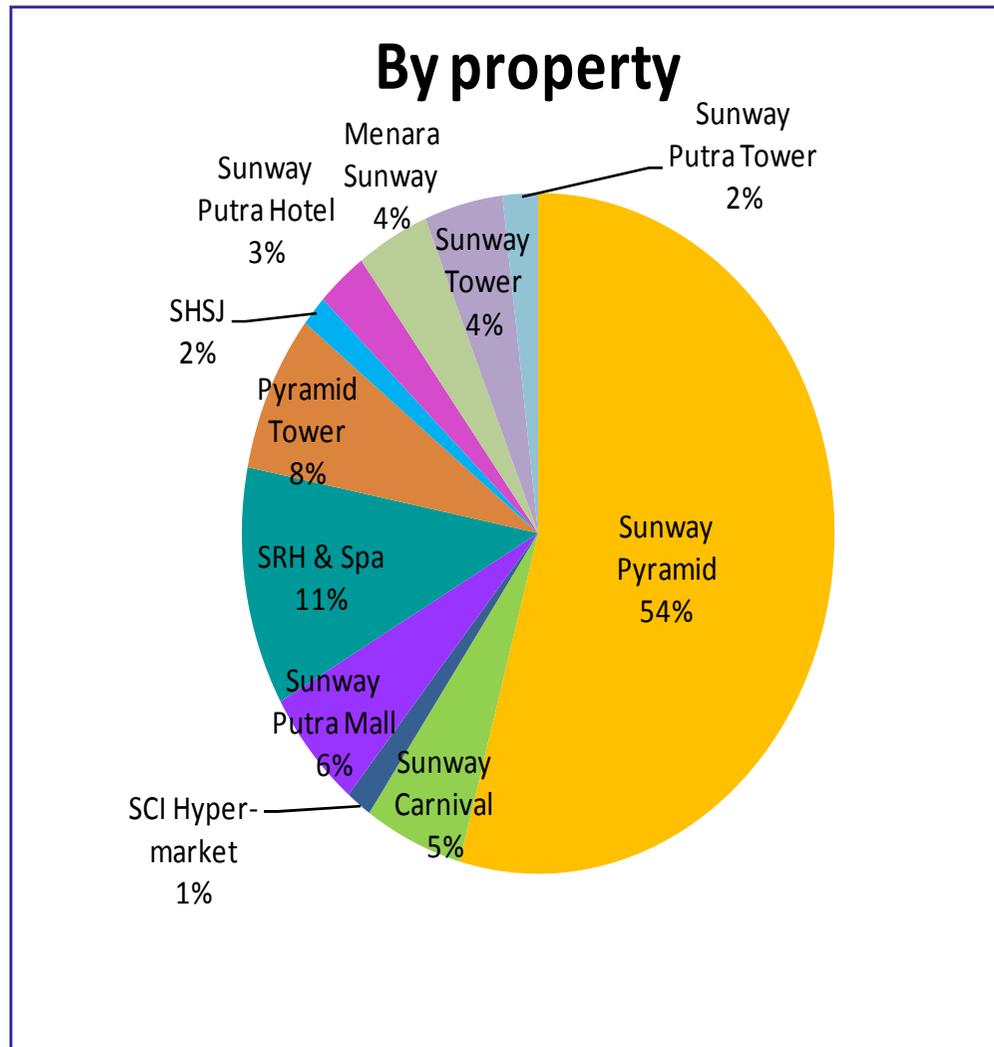
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^{*} SHSJ's performance is lower compared to preceding year due to ongoing refurbishment.

^{**} Sunway Tower's NPI is lower compared to preceding year corresponding period mainly due to lower other income from tenants and lower occupancy.

^{***} Sunway Putra Tower's NPI margin is lower compared to last year as there was a drop in occupancy.

YTD 4Q 2012 NPI CONTRIBUTION



FAIR VALUE OF INVESTMENT PROPERTIES

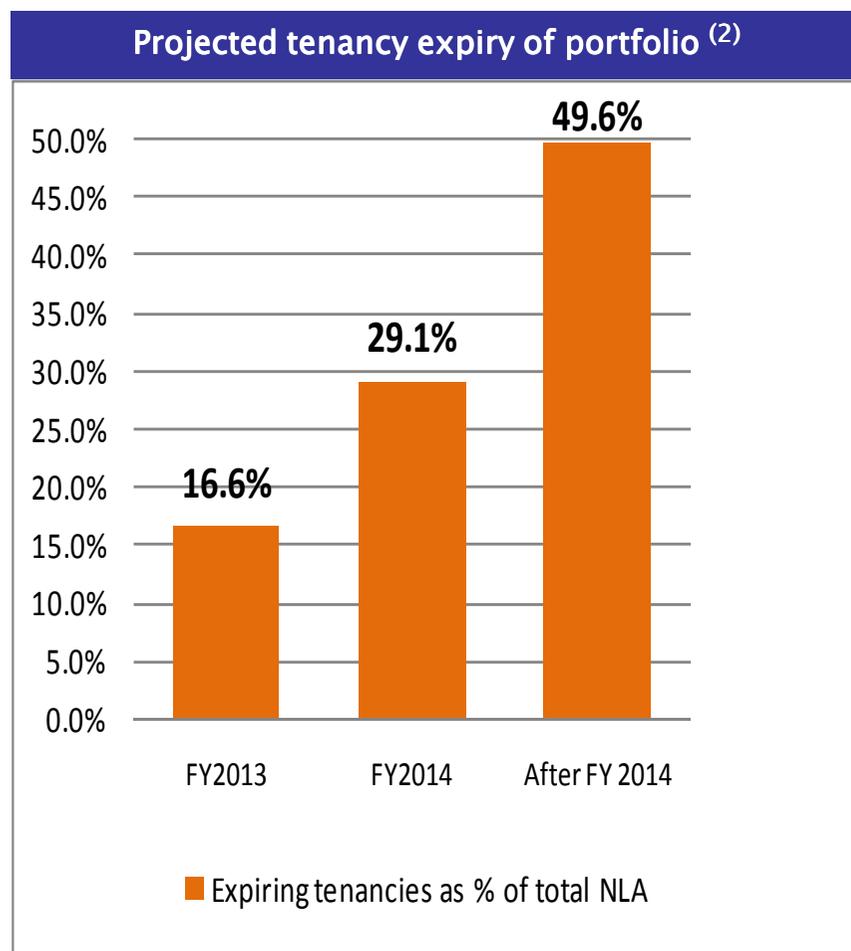
Property	Fair value @ 30.06.2011	Fair value @ 30.06.2012	Increase	Property yield	NPI @ 30.06.2011	Property yield	NPI @ 30.06.2012
	RM'000	RM'000	RM'000	%	RM'000	%	RM'000
Retail							
Sunway Pyramid Shopping Mall	2,345,000	2,540,000	195,000	6.45%	151,264	6.39%	162,299
Sunway Carnival Shopping Mall	250,000	257,000	7,000	5.45%	13,633	6.25%	16,050
Suncity Ipoh Hypermarket	50,000	55,000	5,000	7.80%	3,899	7.68%	4,222
Sunway Putra Mall	246,000	248,000	2,000	Note 1		6.90%	17,120
	2,891,000	3,100,000	209,000	5.84%	168,796	6.44%	199,691
Hotel							
Sunway Resort Hotel & Spa	495,000	508,000	13,000	6.05%	29,945	6.70%	34,042
Pyramid Tower Hotel	280,000	295,000	15,000	7.16%	20,043	7.59%	22,376
Sunway Hotel Seberang Jaya	56,000	57,000	1,000	8.86%	4,960	7.73%	4,405
Sunway Putra Hotel	240,000	240,000	-	Note 1		3.40%	8,150
	1,071,000	1,100,000	29,000	5.13%	54,949	6.27%	68,973
Office							
Menara Sunway	138,000	150,000	12,000	7.92%	10,936	7.92%	11,881
Sunway Tower	189,000	190,000	1,000	7.36%	13,903	6.72%	12,775
Sunway Putra Tower	90,000	90,000	-	Note 1		6.53%	5,877
	417,000	430,000	13,000	5.96%	24,838	7.10%	30,533
TOTAL PORTFOLIO	4,379,000	4,630,000	251,000	6.54%	248,583	6.46%	299,197
Less: Capital expenditure			(20,849)				
Fair value gain			230,151				

Note 1: The NPI yield is not reflective due to lack of accurate financial numbers in prior year.

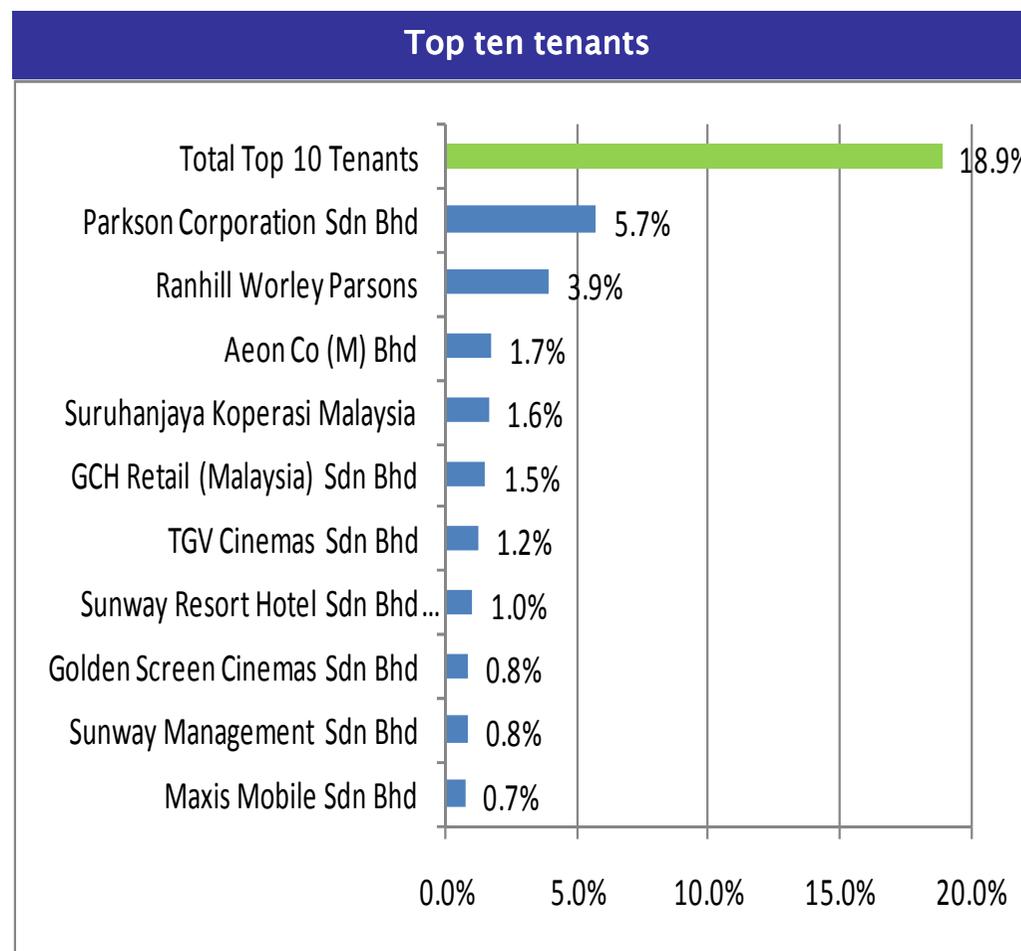
RESILIENT INCOME STREAM

Well spread-out lease expiry profile and diverse tenant base

WALE⁽¹⁾ as at 30 June 2012 -2.32 years



Top 10 tenants comprise approximately 18.9% of total revenue



(1) Calculated based on gross rental income.

(2) Calculated using NLA for the Retail and Office Properties and GFA for the Hospitality Properties.

YTD 4Q 2012 RENTAL REVERSION

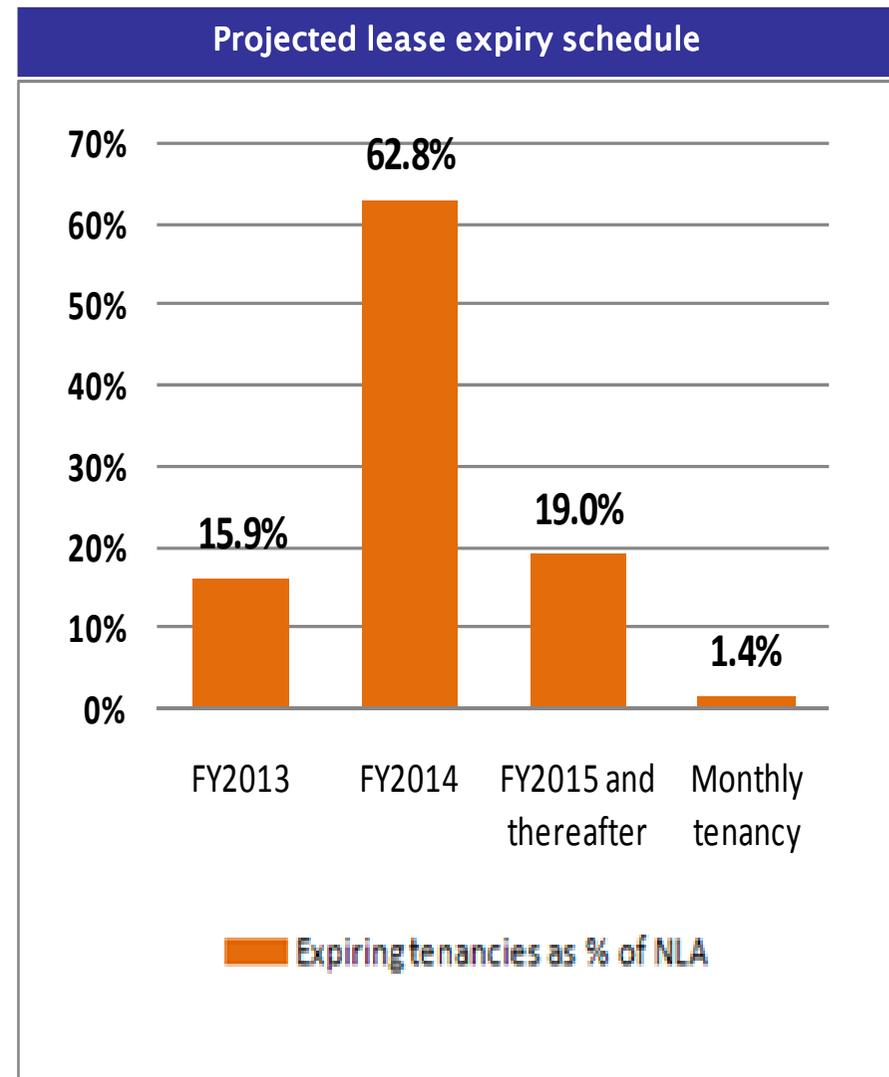
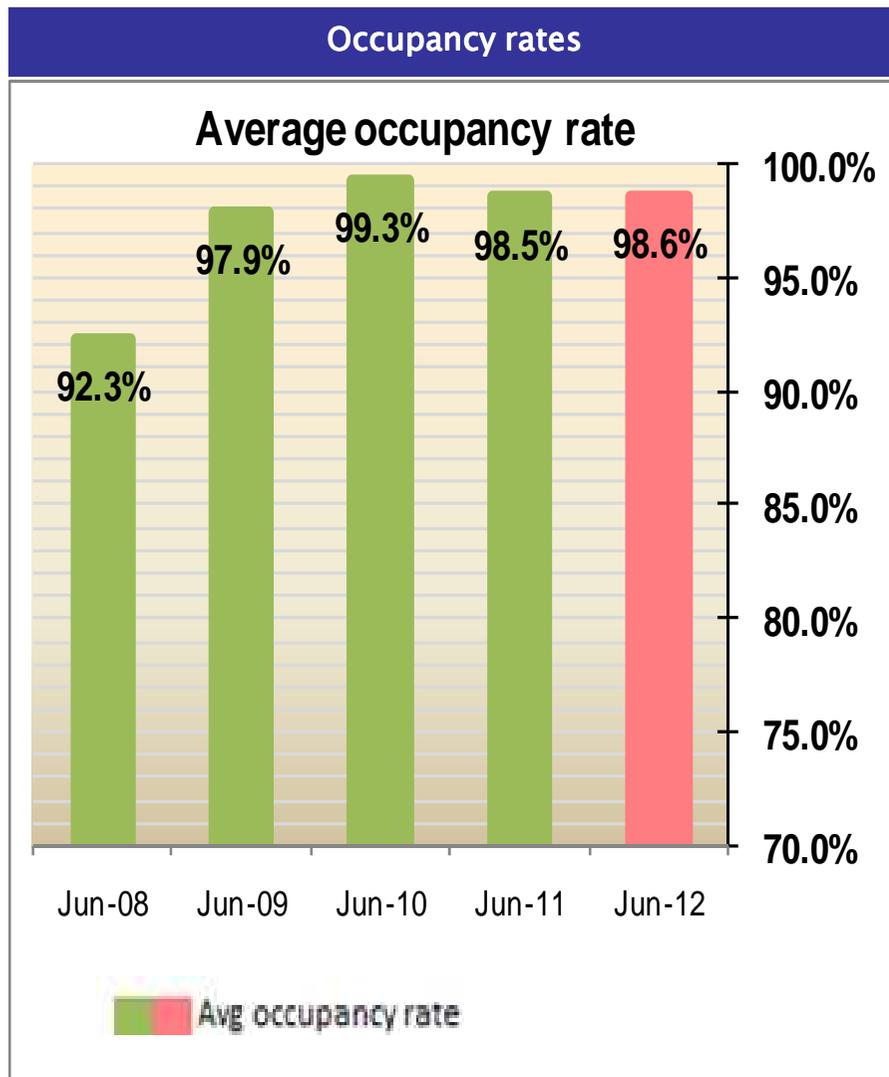
Properties	New and renewed tenancies		Due for renewal		Retention rate	Total rental increase in 3 years
	Number	NLA sq.ft.	NLA sq. ft.	% of Property NLA		
Sunway Pyramid Shopping Mall	207	327,326	327,326	19.2%	100.0%	16.3%
Sunway Carnival Shopping Mall	49	81,636	81,636	16.7%	100.0%	10.6%
Sunway Putra Mall	24	27,393	27,393	5.4%	100.0%	28.2% ¹
Menara Sunway	14	83,035	86,057	31.1%	96.5%	4.8%
Sunway Tower	10	199,727	241,562	90.0%	82.7%	4.5%
Sunway Putra Tower	2	14,333	53,276	16.8%	26.9%	17.4% ¹
Total Portfolio	306	733,450	817,250	23.0%	89.7%	13.3%

Note: The hotel properties are under a 10-year hotel master lease (HML). HML for Sunway Resort Hotel & Spa, Pyramid Tower Hotel and Sunway Hotel Seberang Jaya will be due in July 2020. As for Sunway Putra Hotel, HML will be due in Sept 2021.

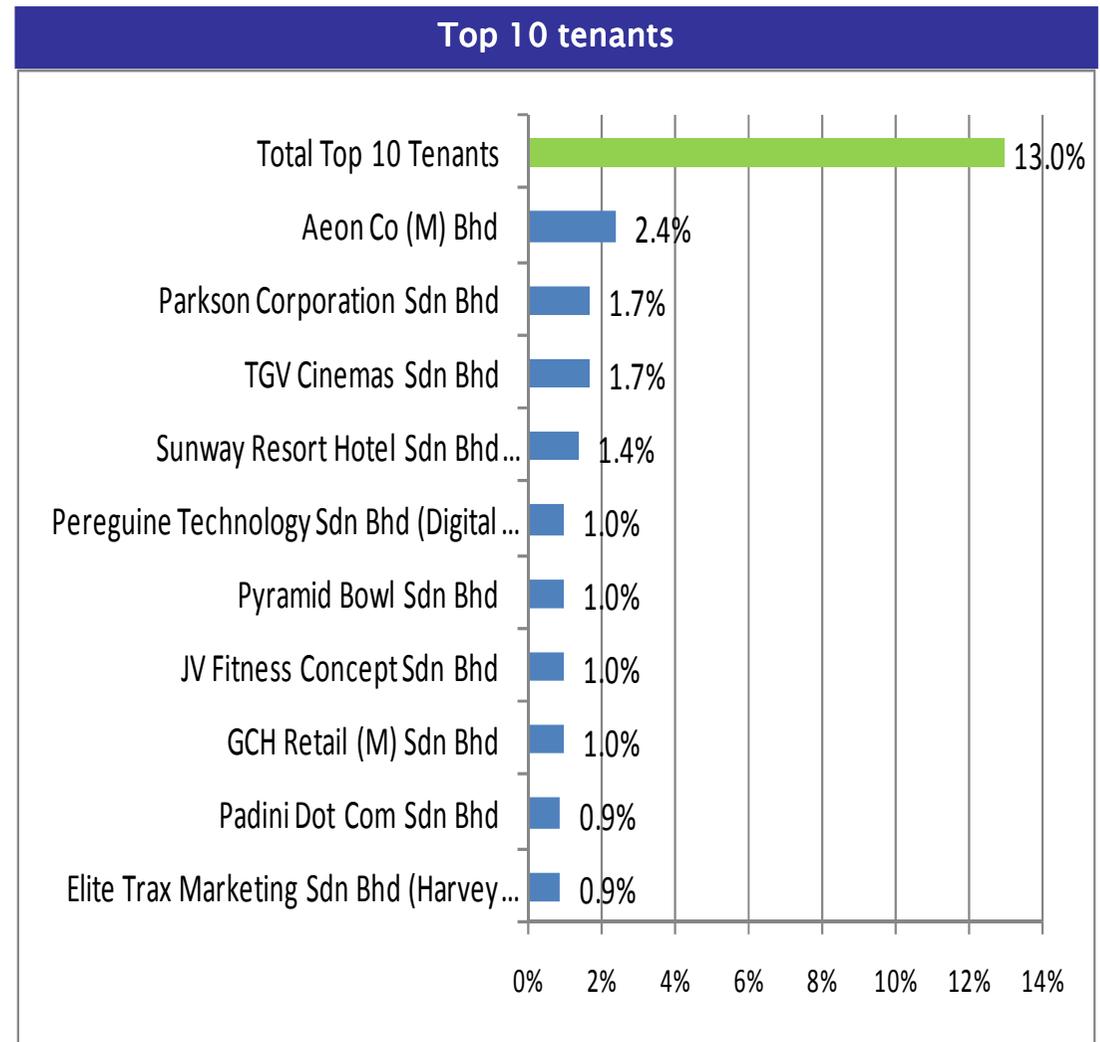
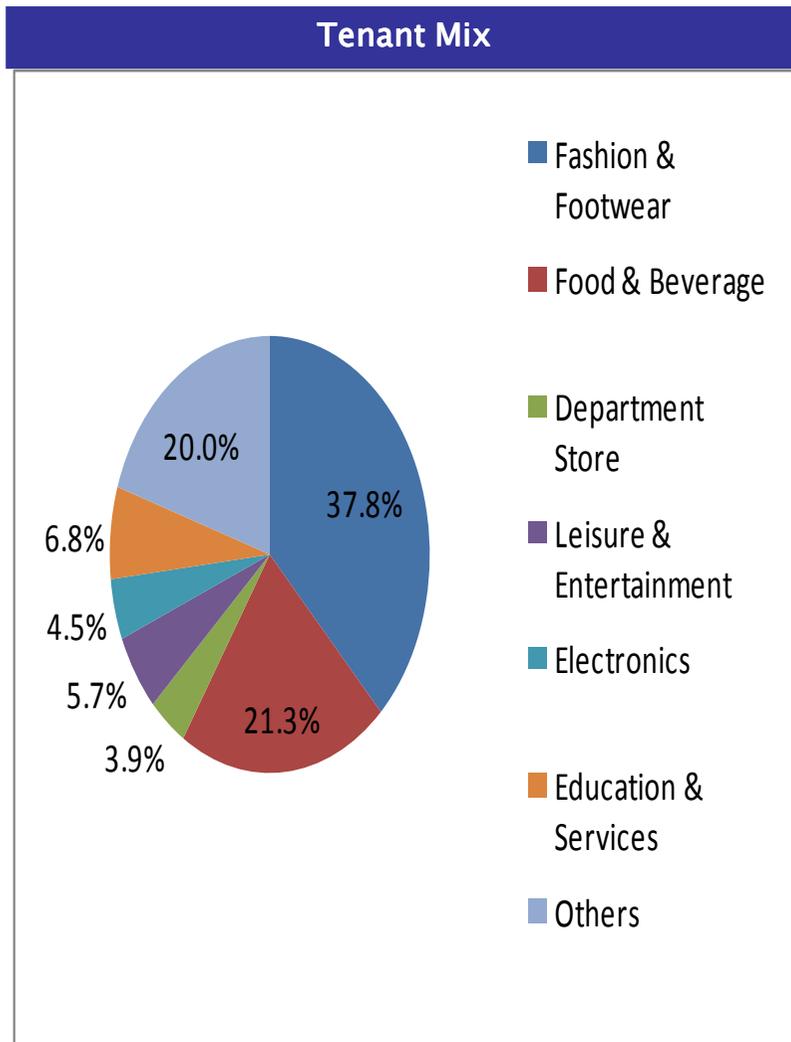
1. The substantial increase is due to alignment of current low rental rates to market rent.

4Q 2012 PROPERTY PERFORMANCE

RETAIL PROPERTIES – SUNWAY PYRAMID SHOPPING MALL

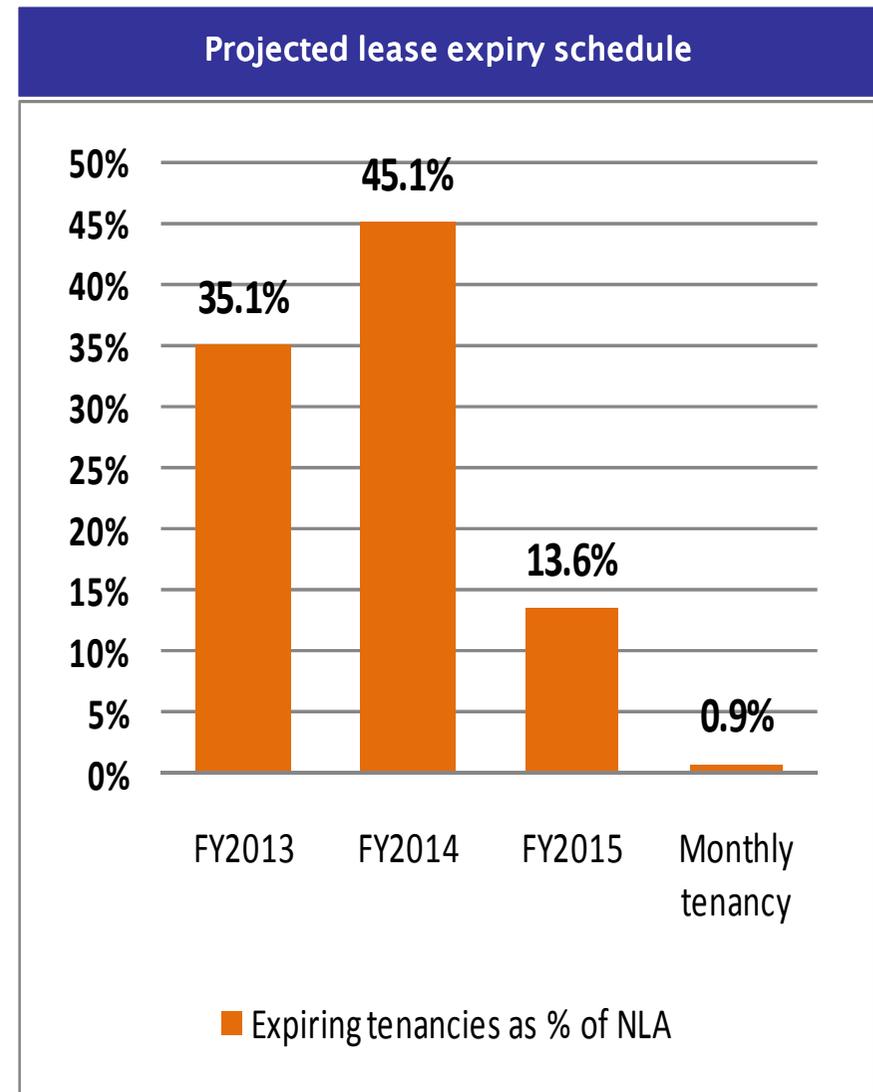
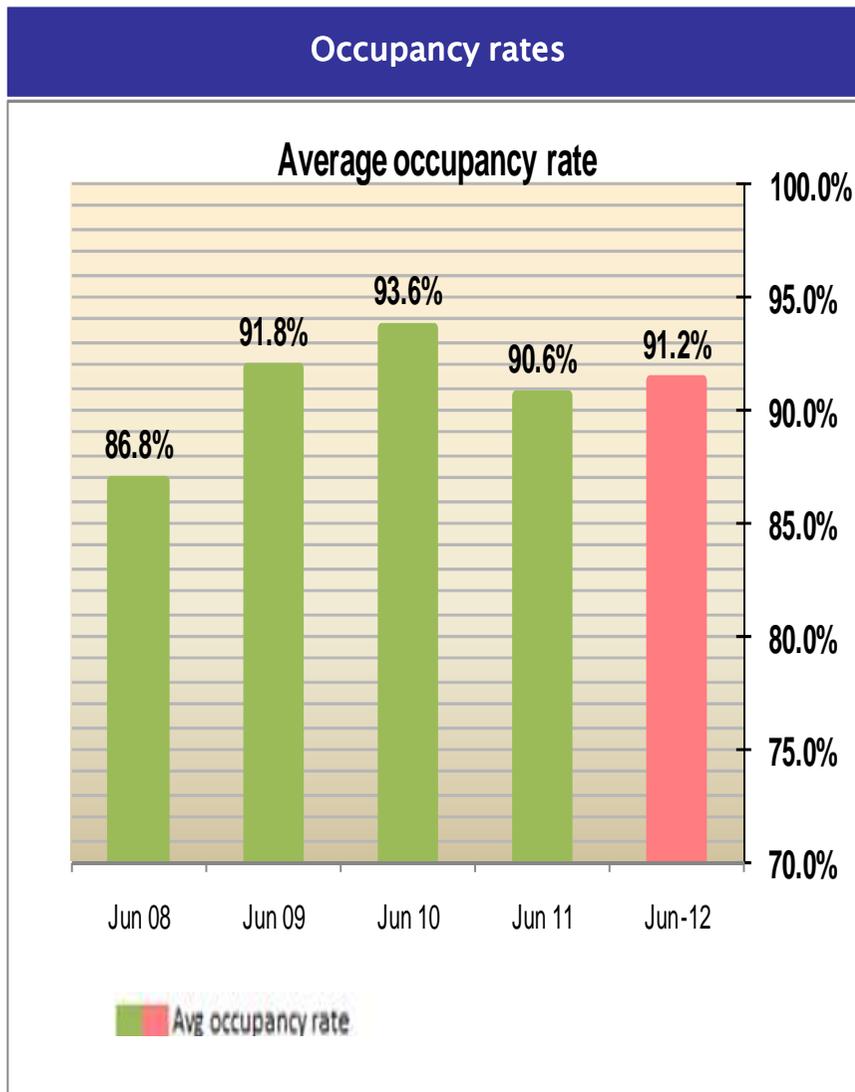


RETAIL PROPERTIES – SUNWAY PYRAMID SHOPPING MALL (Cont'd)

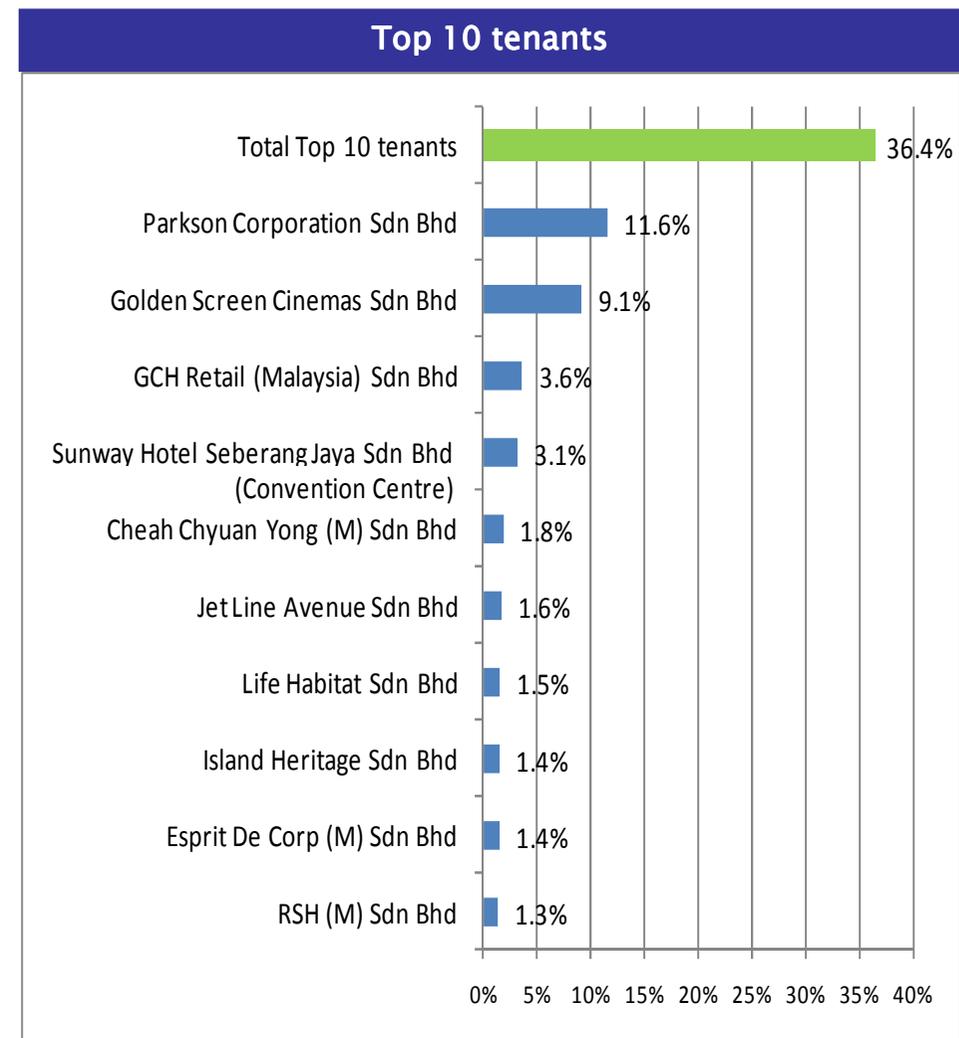
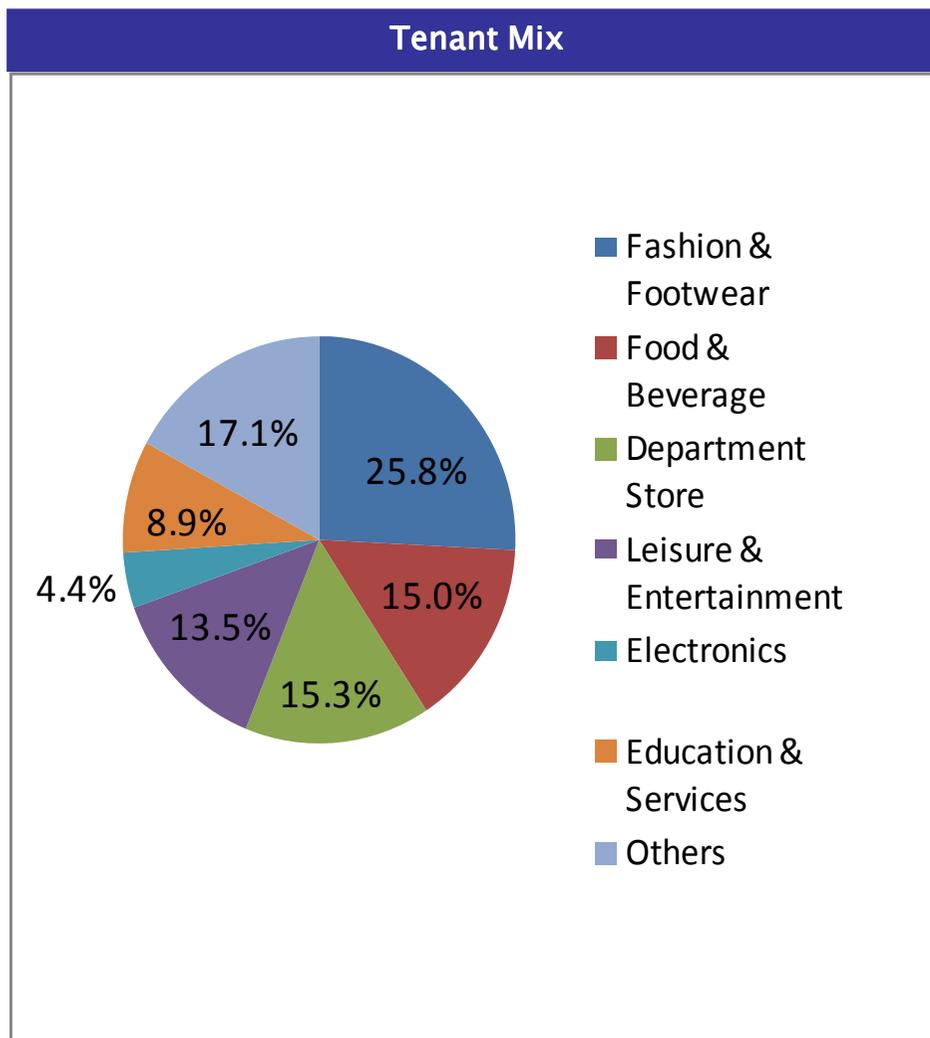


Note: Based on gross rental income for the month of June 2012.

RETAIL PROPERTIES – SUNWAY CARNIVAL SHOPPING MALL

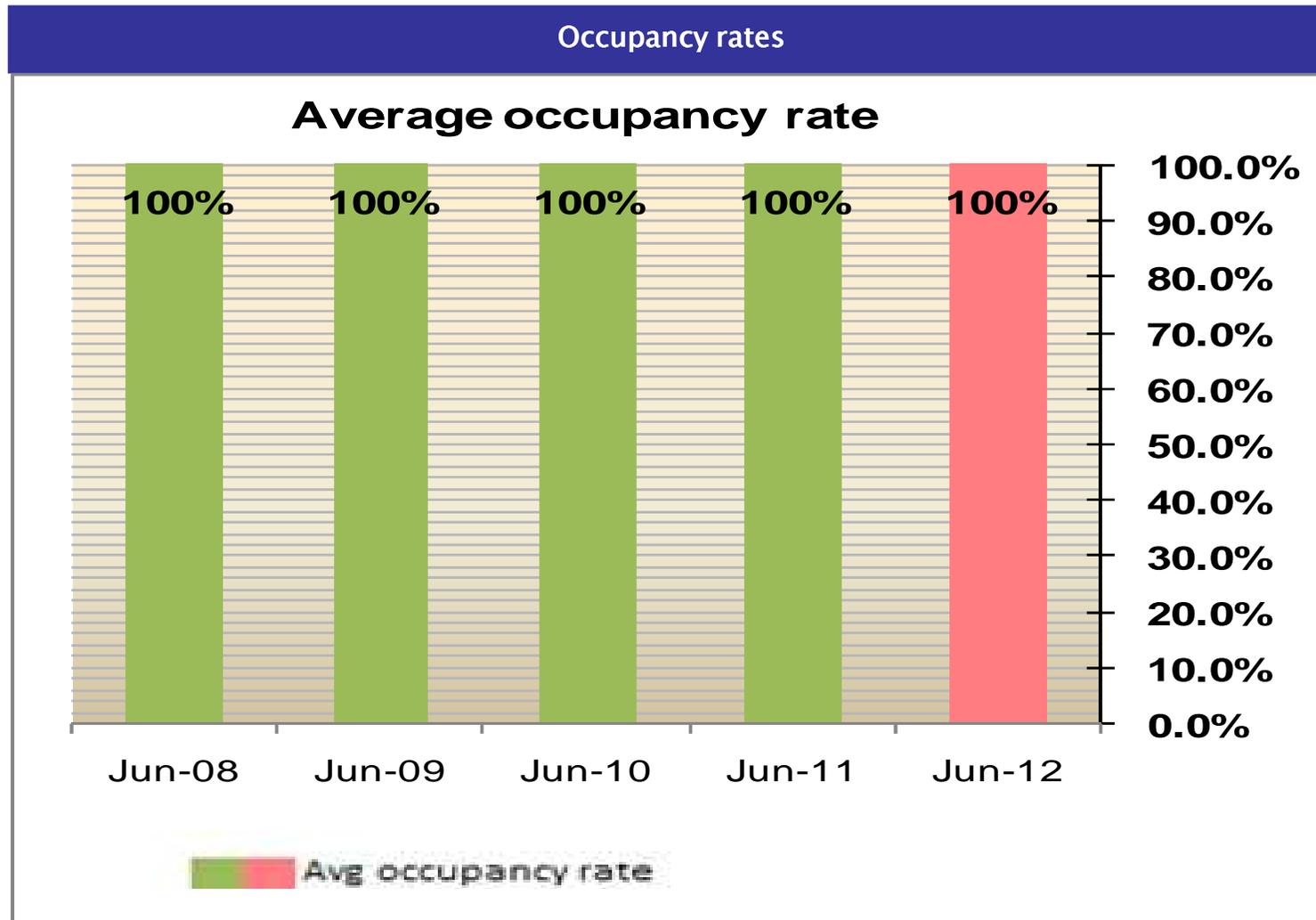


RETAIL PROPERTIES – SUNWAY CARNIVAL SHOPPING MALL (Cont'd)



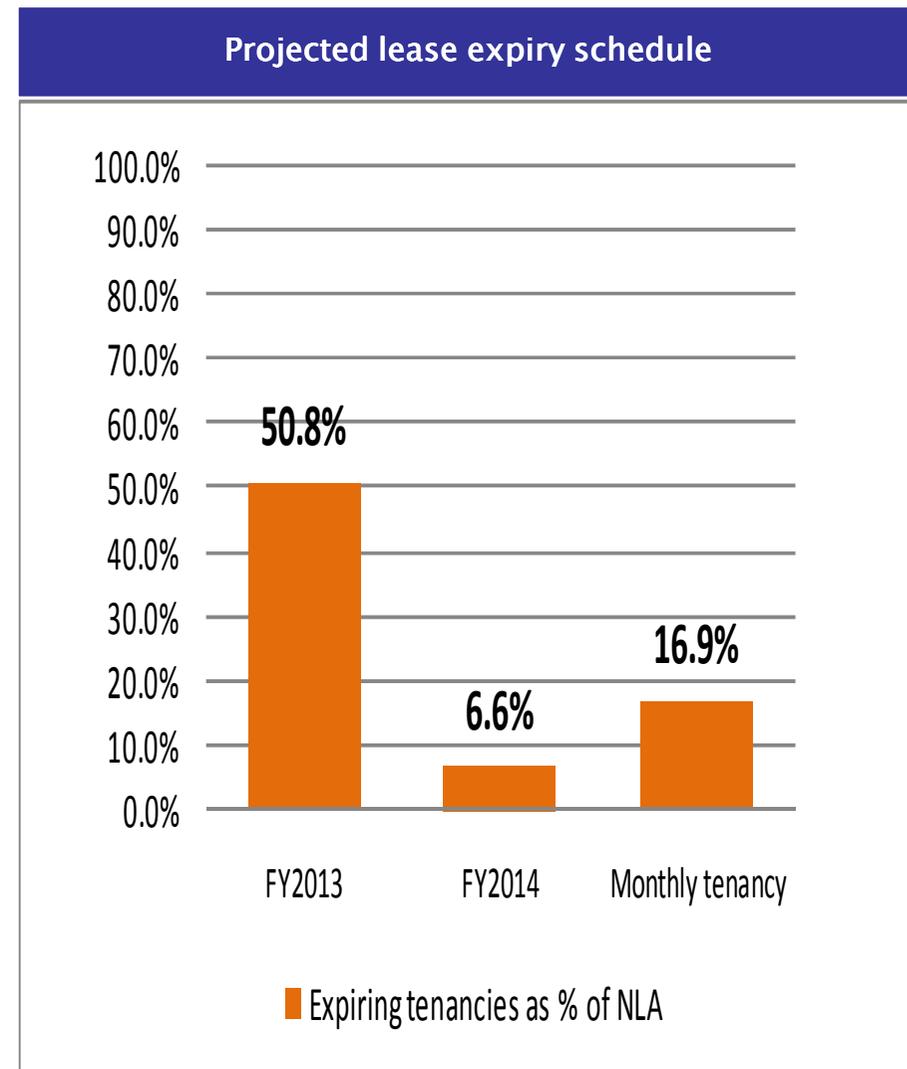
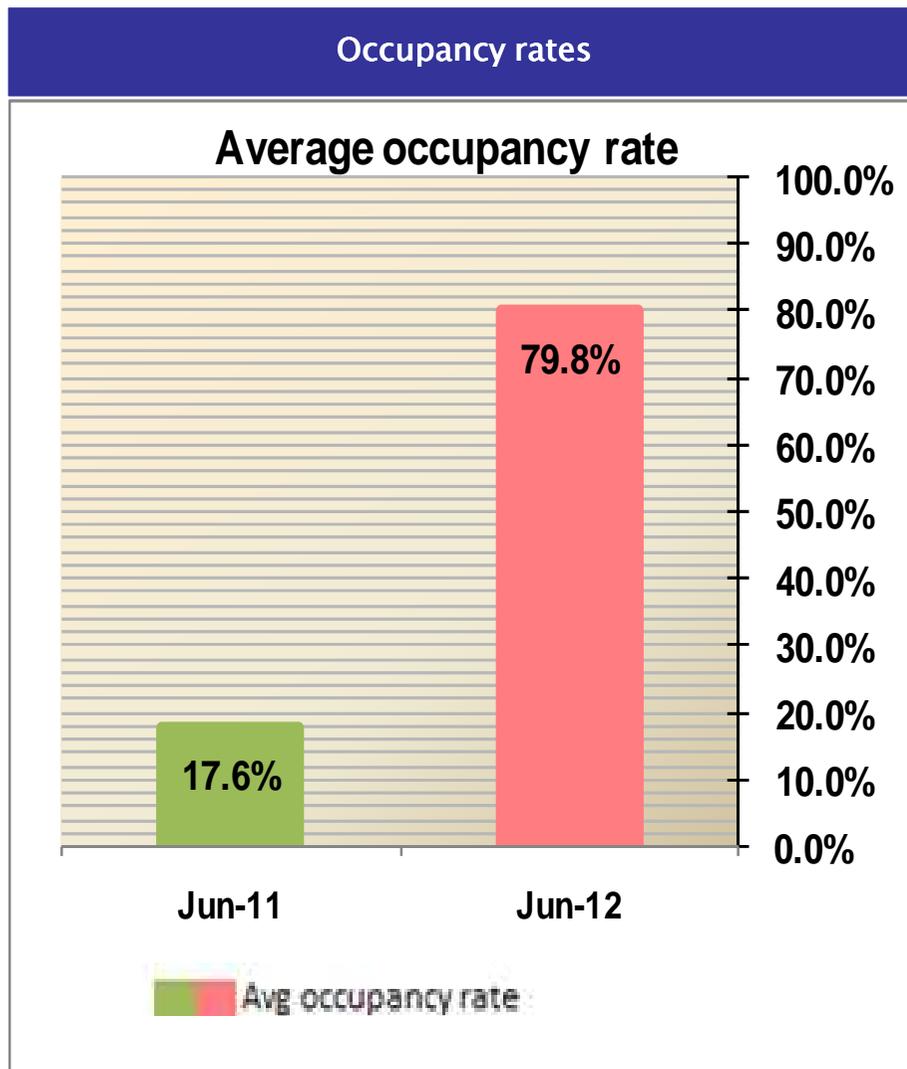
Note: Based on gross rental income for the month of June 2012.

RETAIL PROPERTIES – SUNCITY IPOH HYPERMARKET



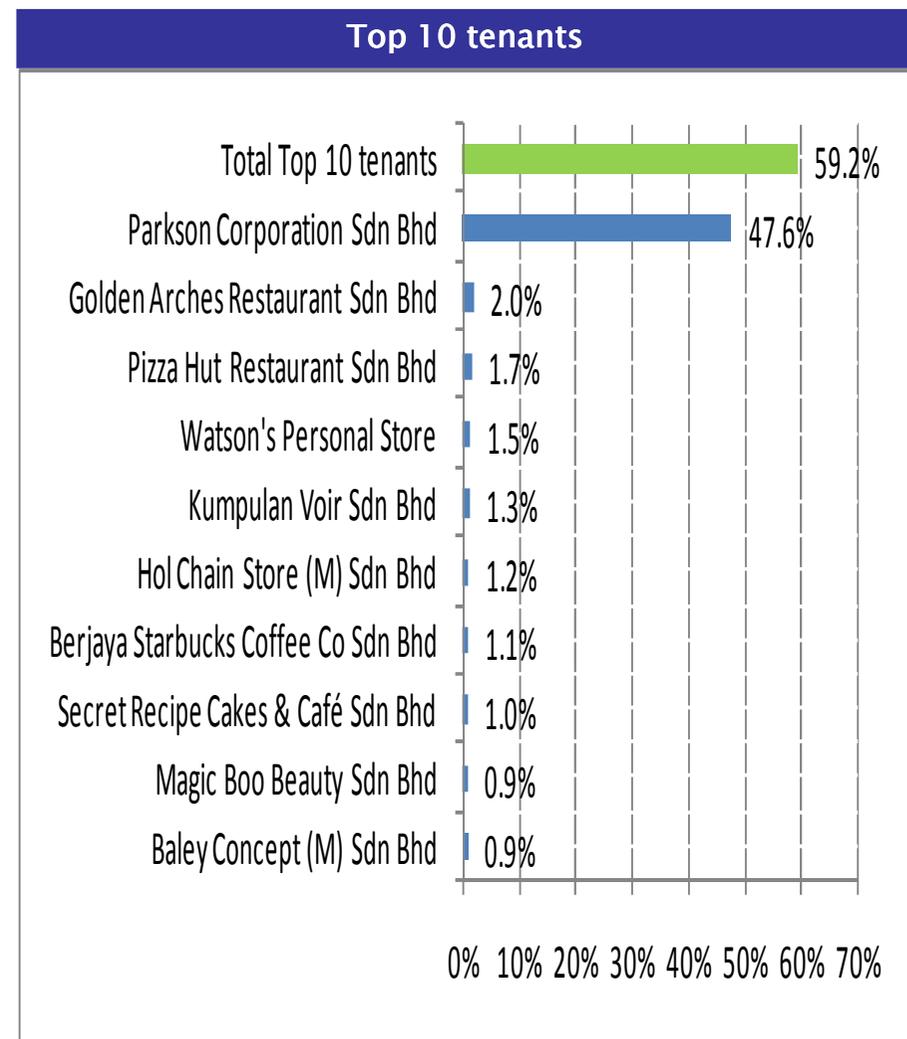
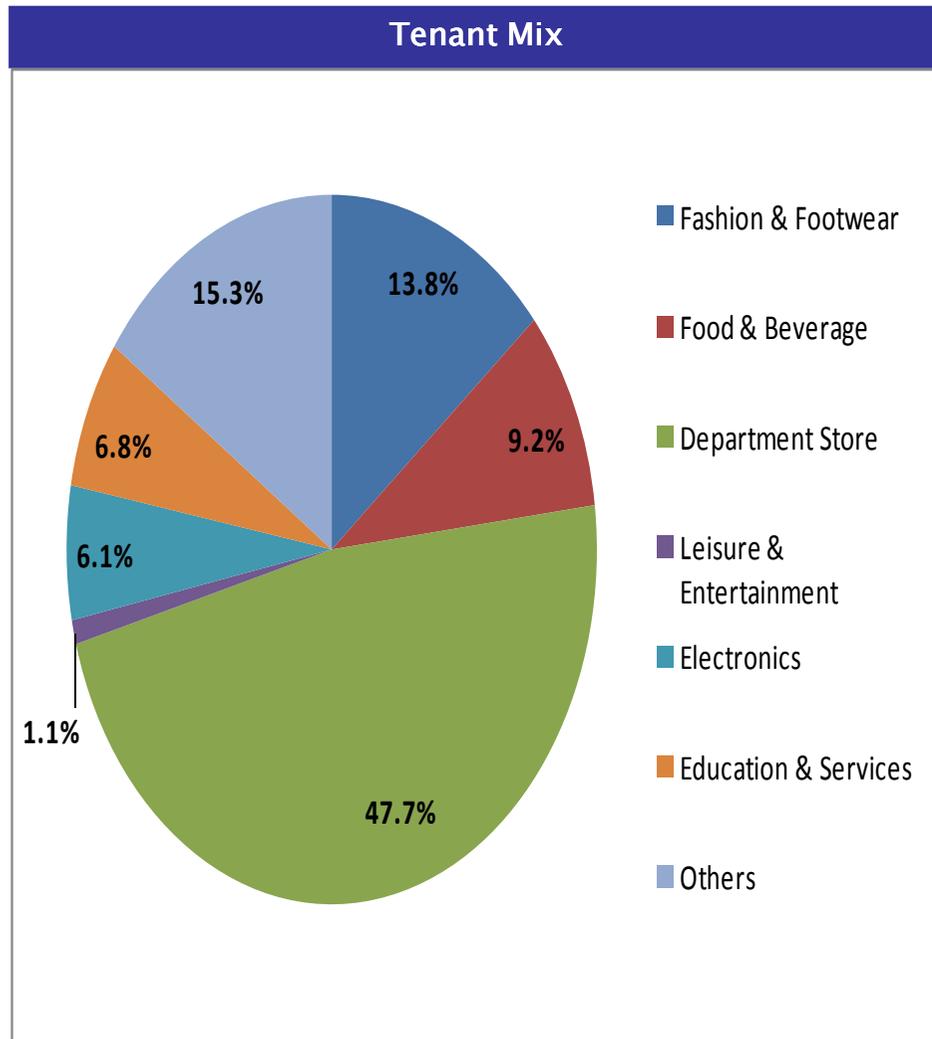
Suncity Ipoh Hypermarket is tenanted to a single tenant, a major hypermarket and retailer chain operating under the “Giant” brand in Malaysia, Singapore, Indonesia and Brunei Darulsalam. The tenancy expires in FY2014.

RETAIL PROPERTIES – SUNWAY PUTRA MALL



Note: Anchor tenant and other tenancies subject to 3 months and 6 months termination notice respectively for refurbishment.

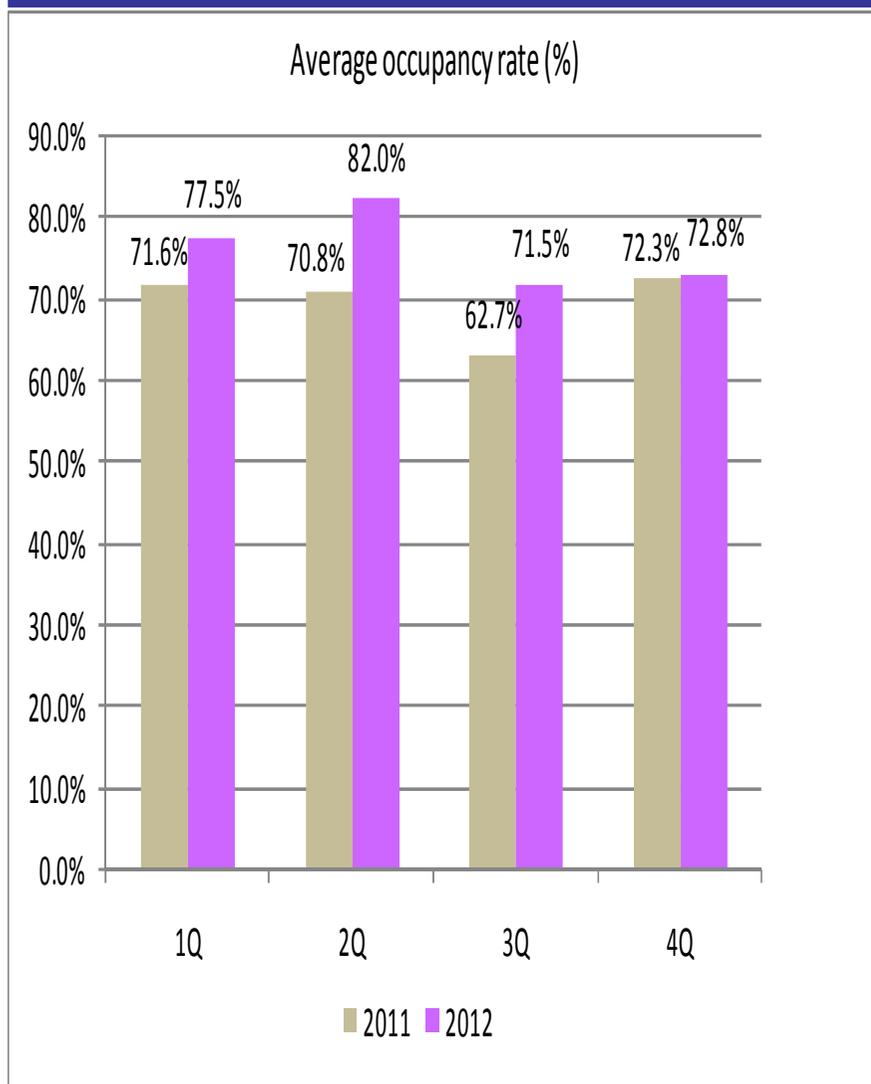
RETAIL PROPERTIES – SUNWAY PUTRA MALL (Cont'd)



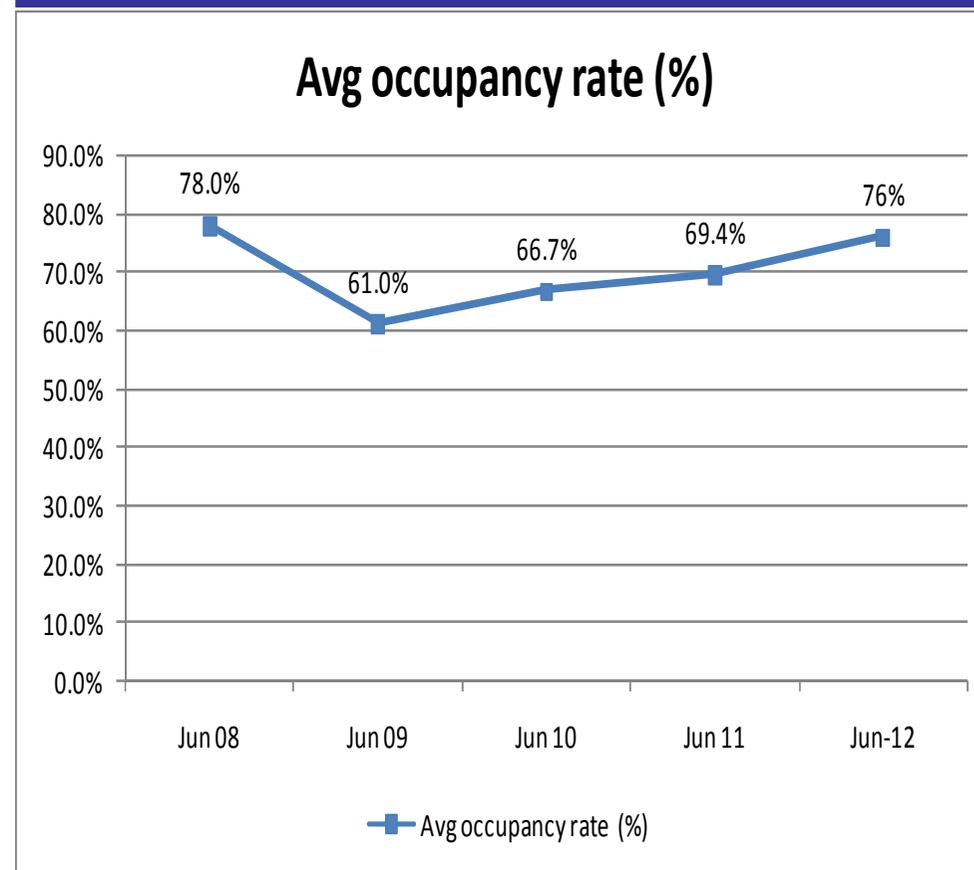
Note: Based on gross rental income for the month of June 2012.

HOSPITALITY PROPERTIES – SUNWAY RESORT HOTEL & SPA

Occupancy rates (Q on Q comparison)



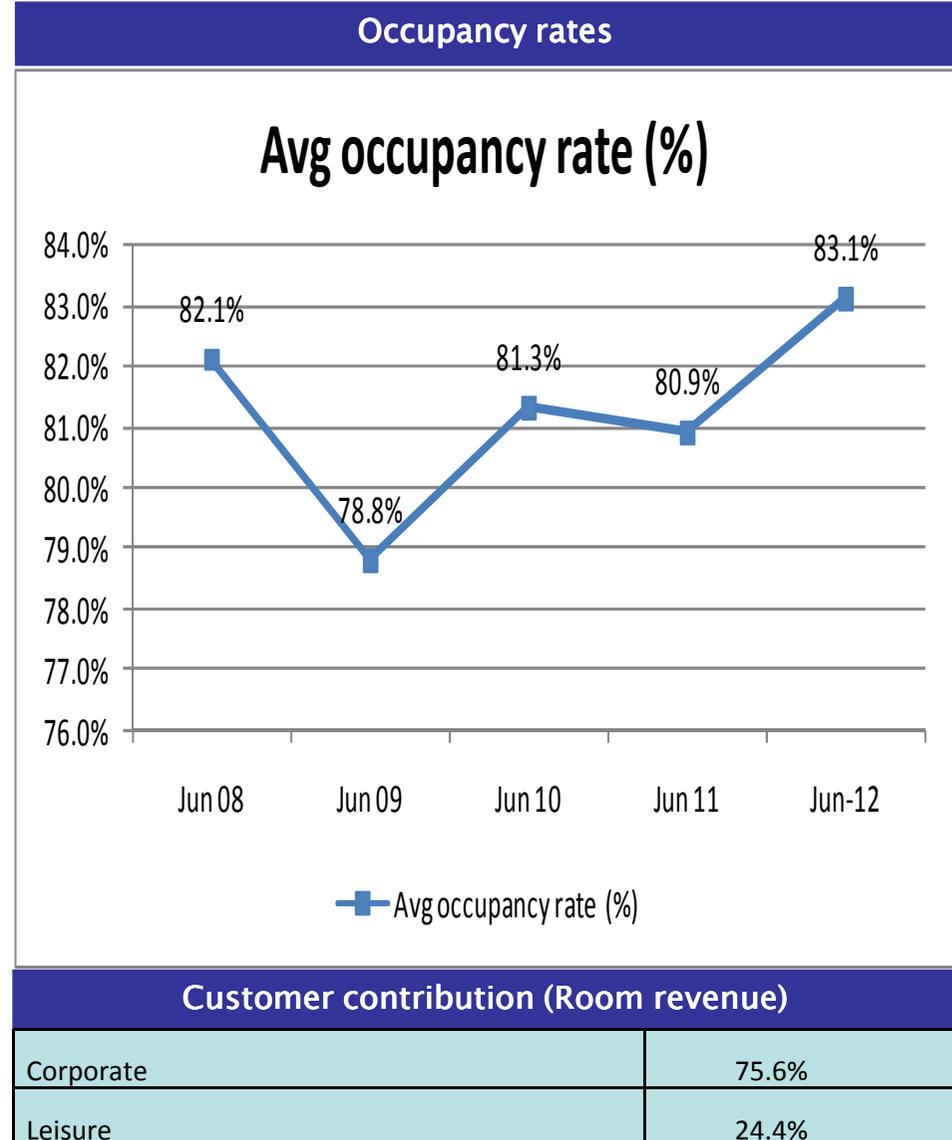
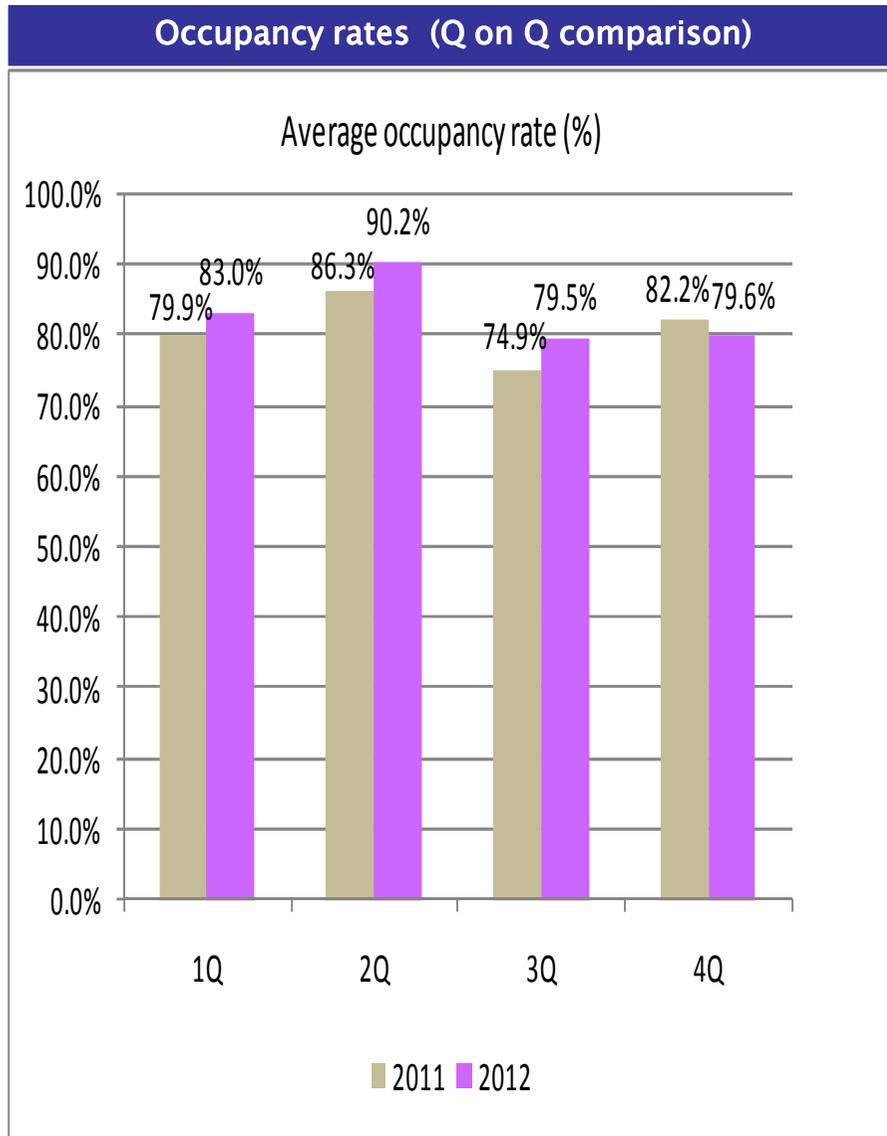
Occupancy rates



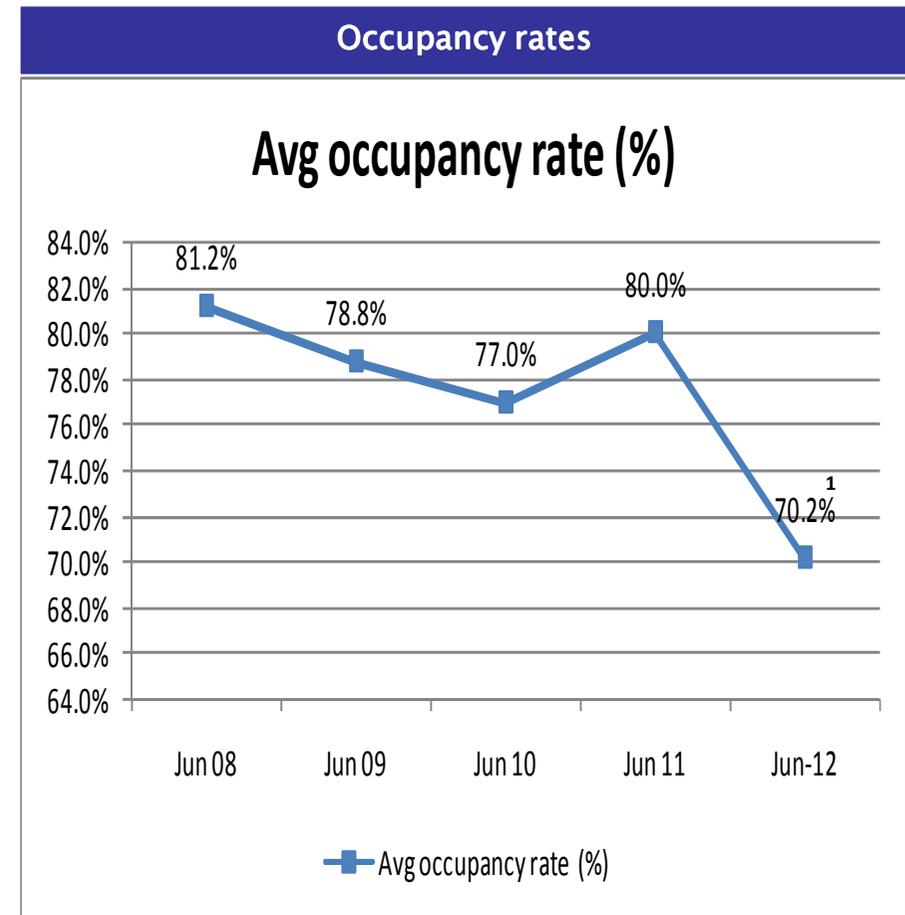
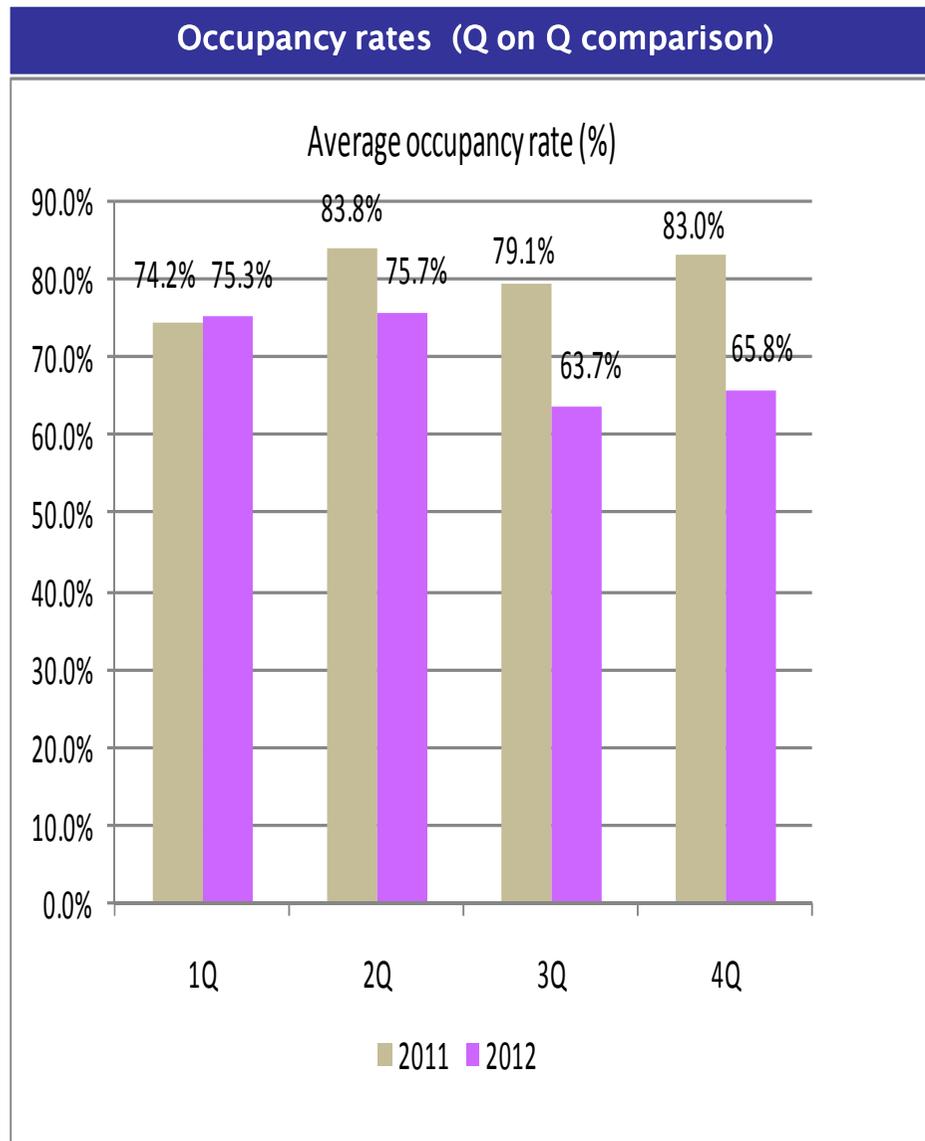
Customer contribution (Room revenue)

Corporate	66.1%
Leisure	33.9%

HOSPITALITY PROPERTIES – PYRAMID TOWER HOTEL



HOSPITALITY PROPERTIES – SUNWAY HOTEL SEBERANG JAYA

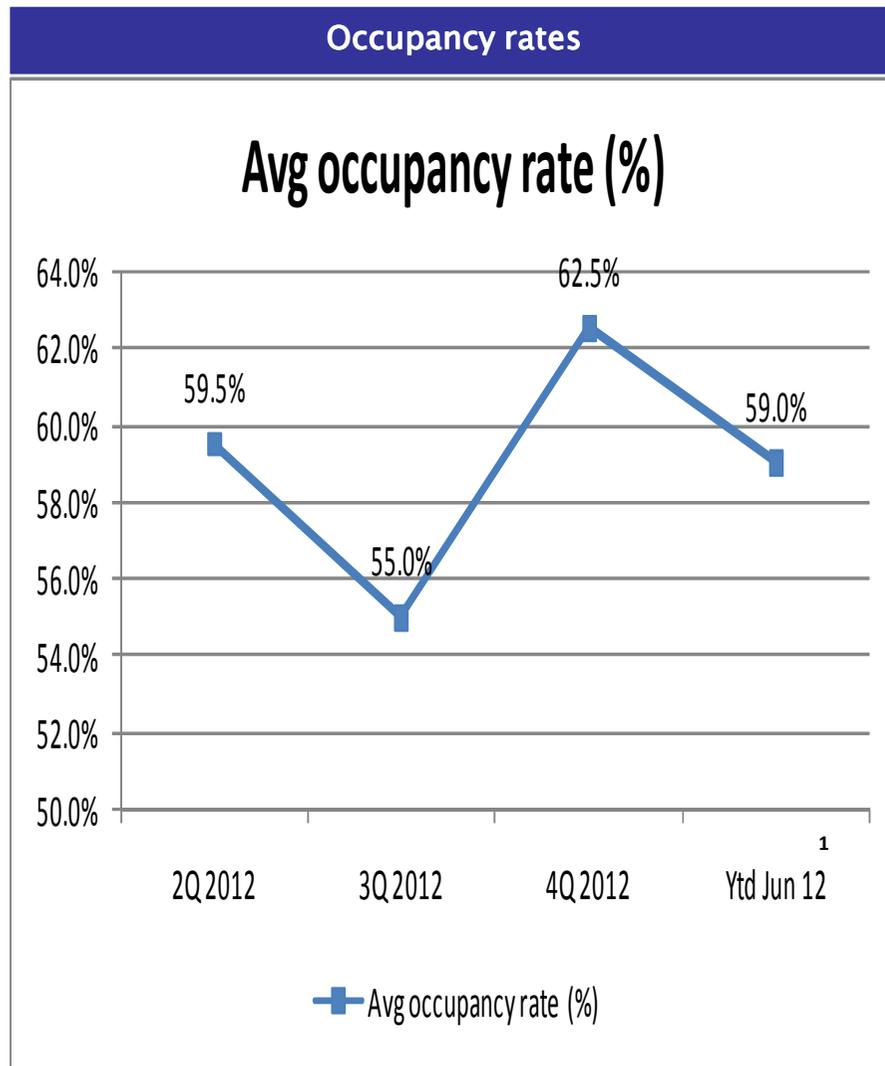


1. Lower occupancy was due to on going refurbishment.

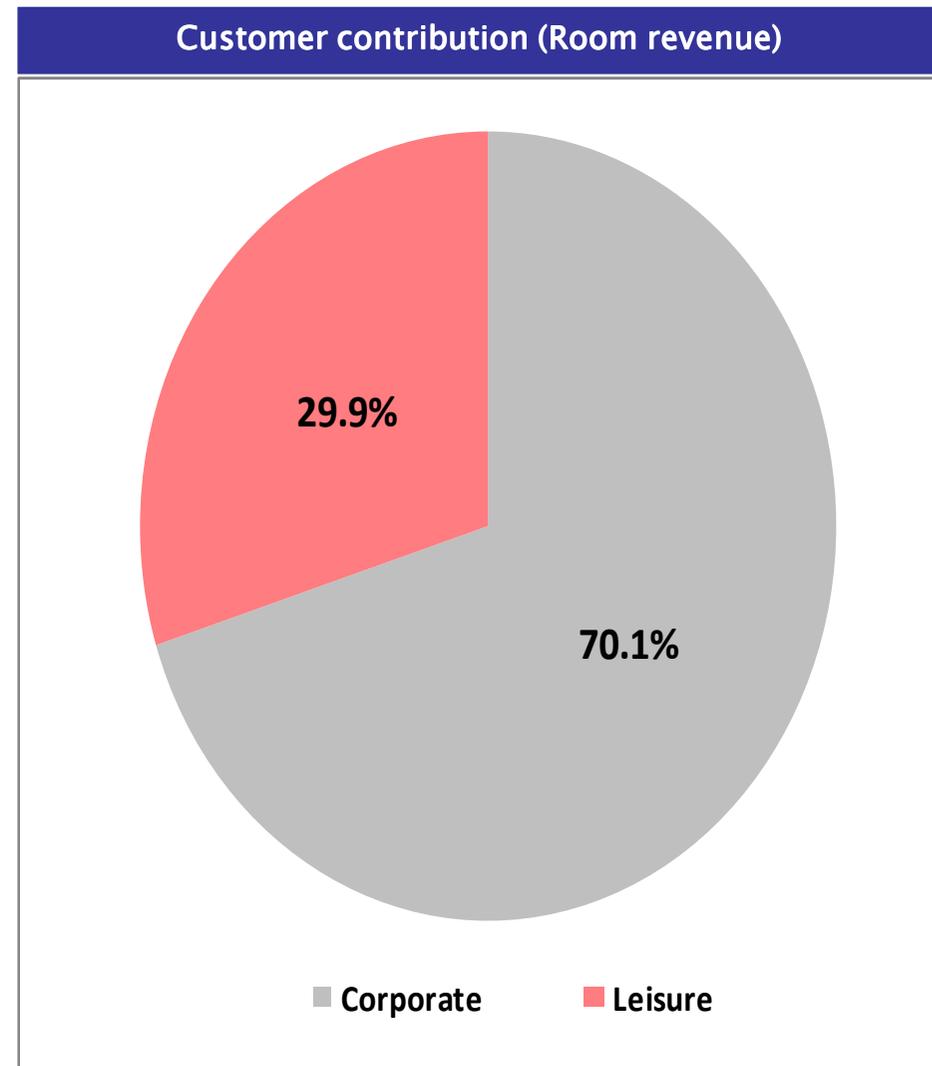
Customer contribution (Room revenue)

Corporate	91.2%
Leisure	8.8%

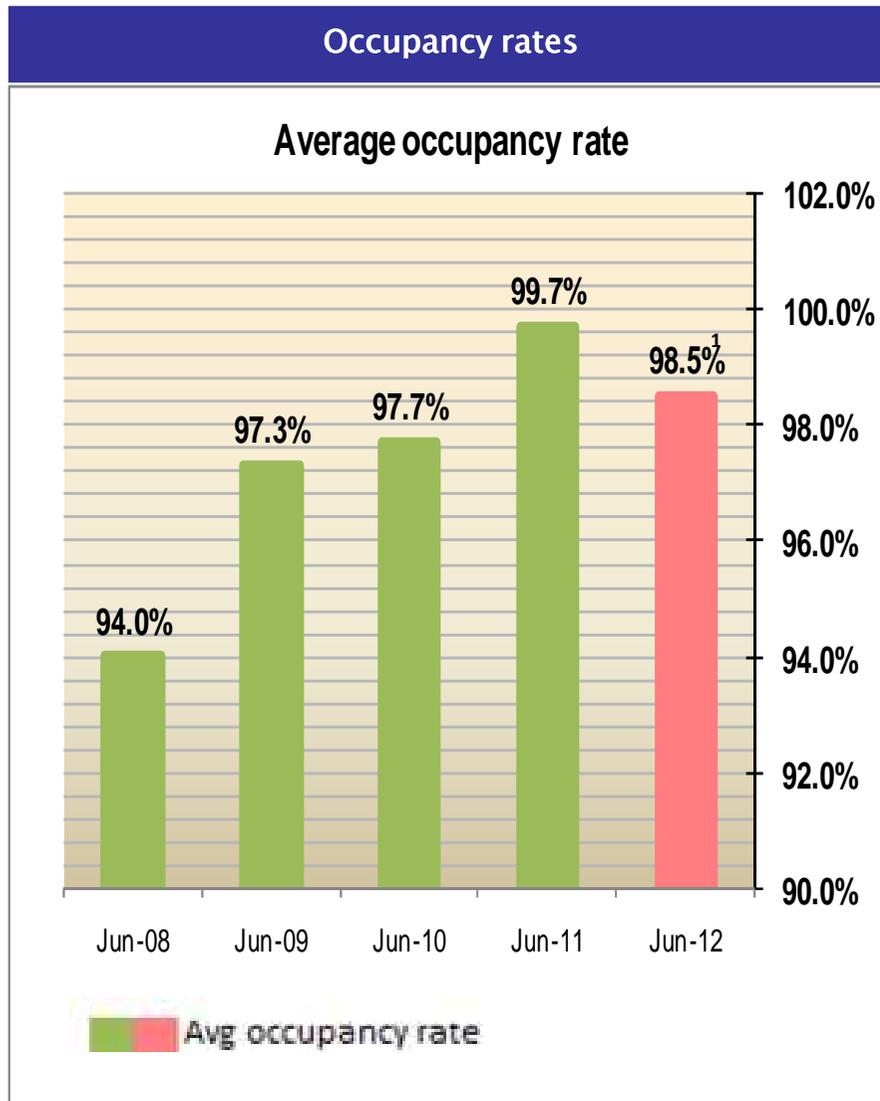
HOSPITALITY PROPERTIES – SUNWAY PUTRA HOTEL



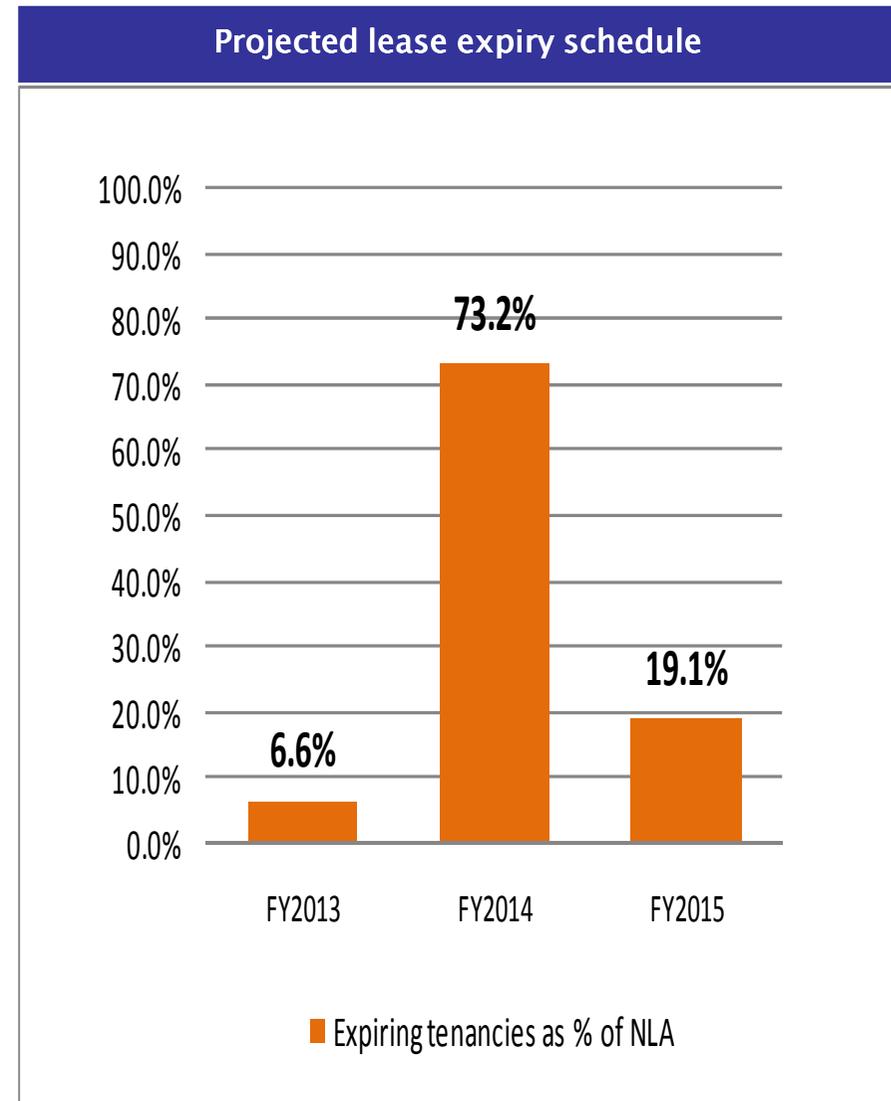
1. For the period representing full possession and control on 28 Sept 2011 to 30 June 2012.



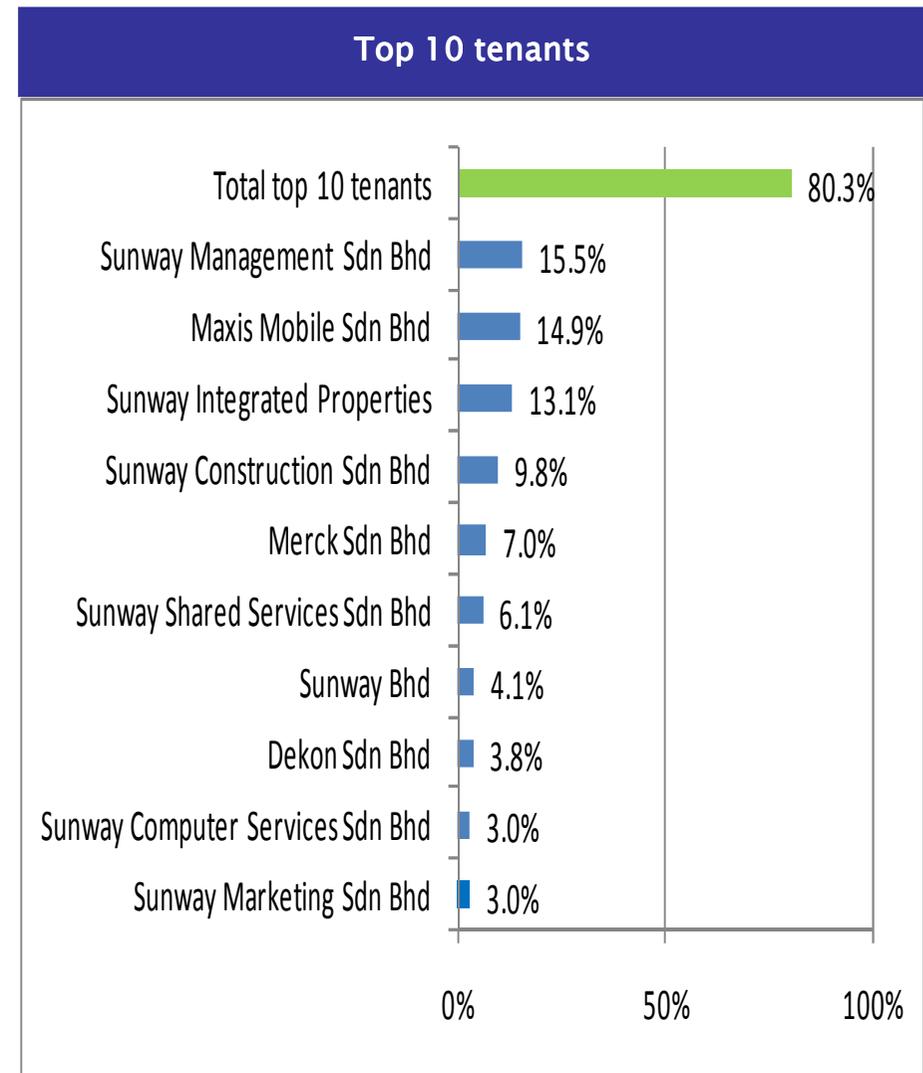
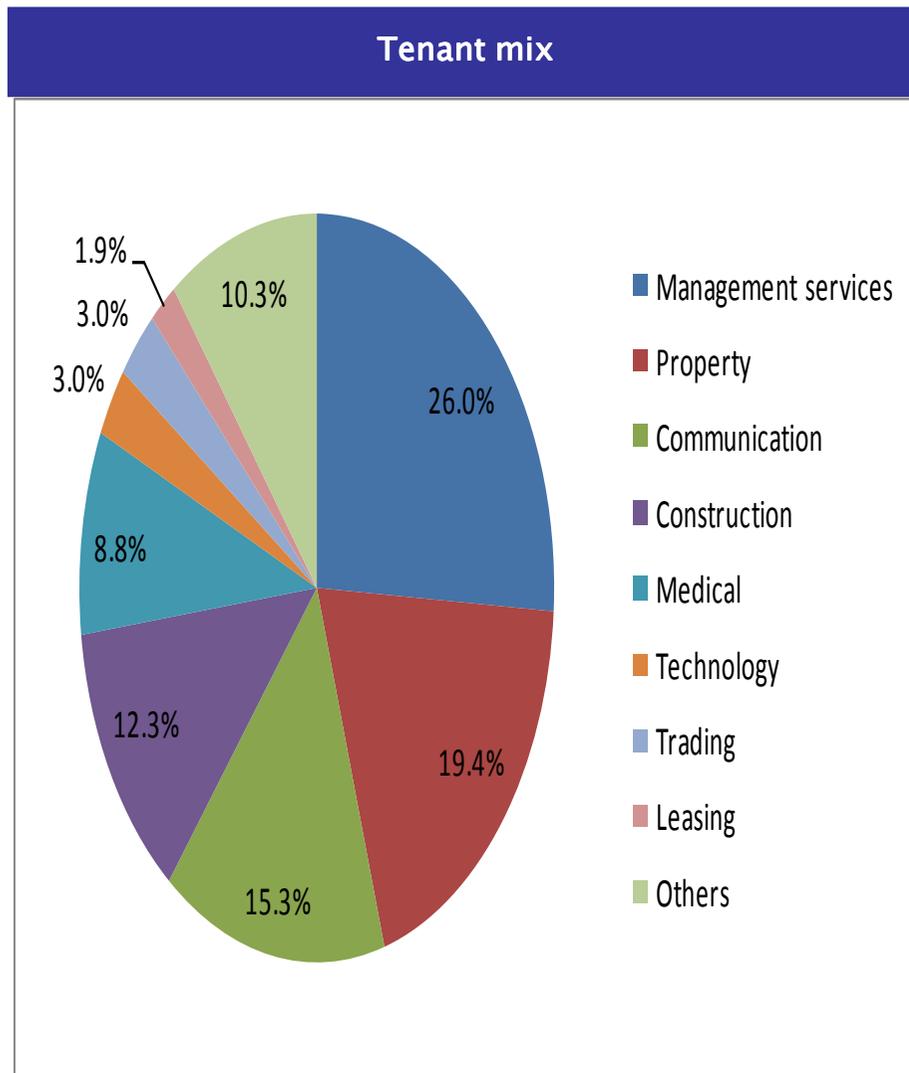
OFFICE PROPERTIES – MENARA SUNWAY



(1) Drop in average occupancy was due to non renewal by tenants. Vacant lots have been subsequently taken up.

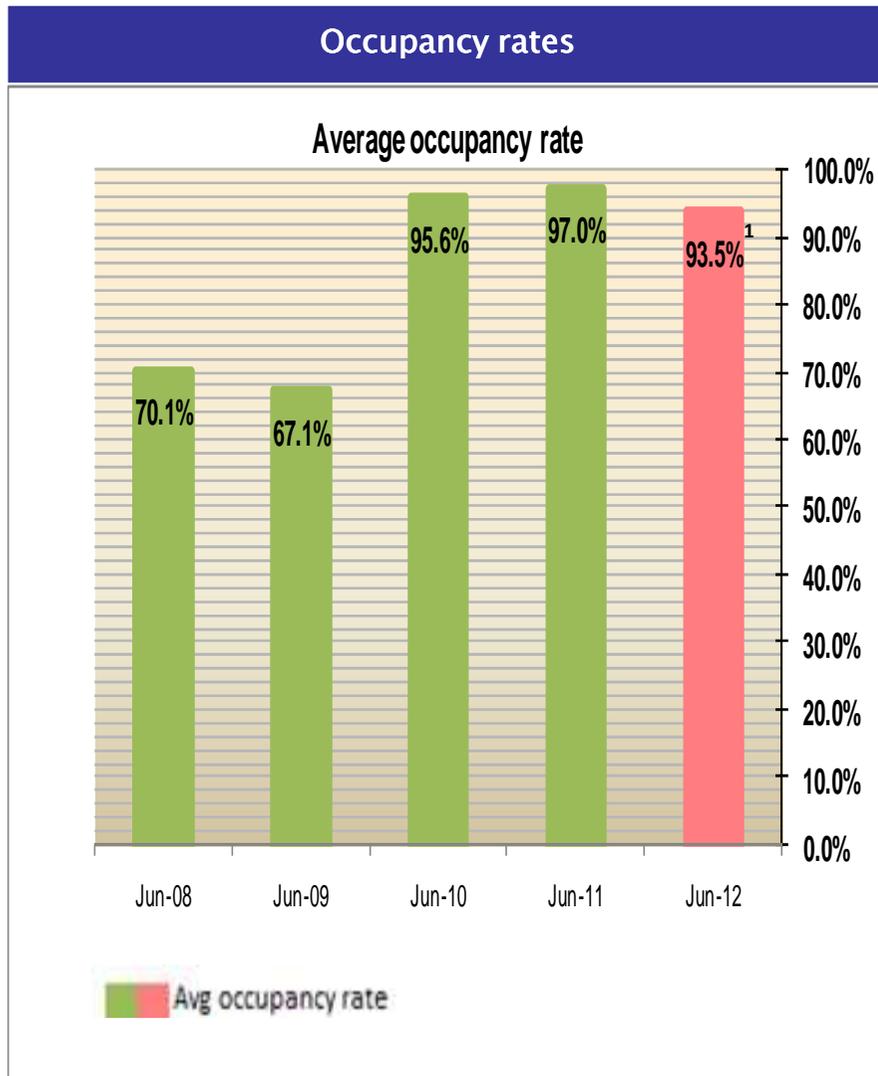


OFFICE PROPERTIES – MENARA SUNWAY (Cont'd)

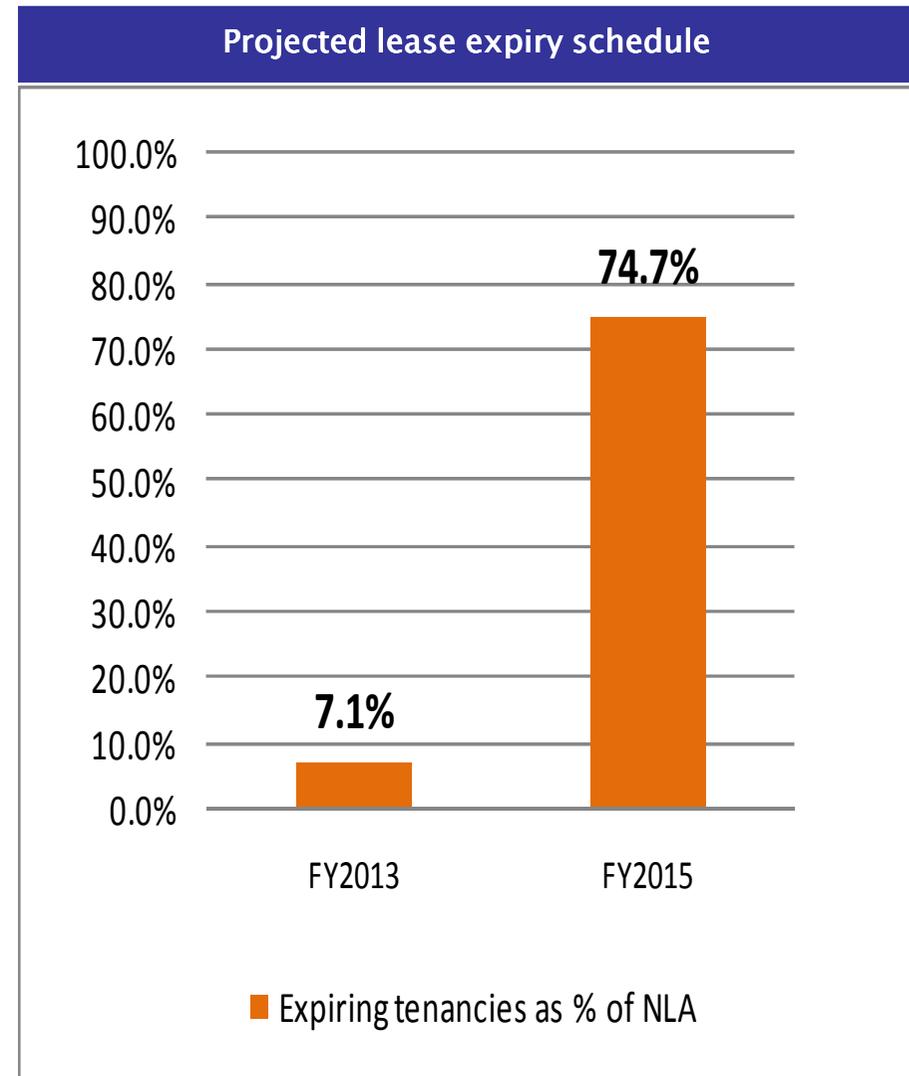


Note: Based on gross rental income for the month of June 2012.

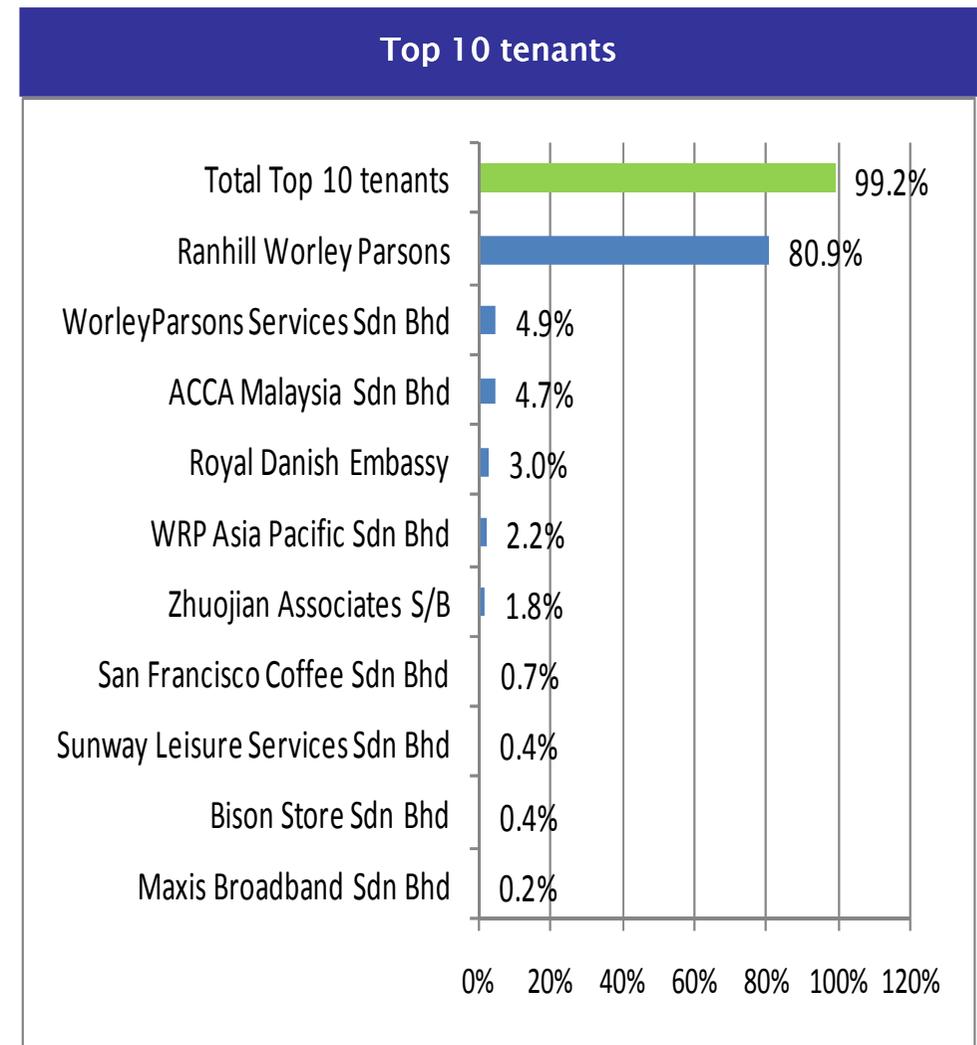
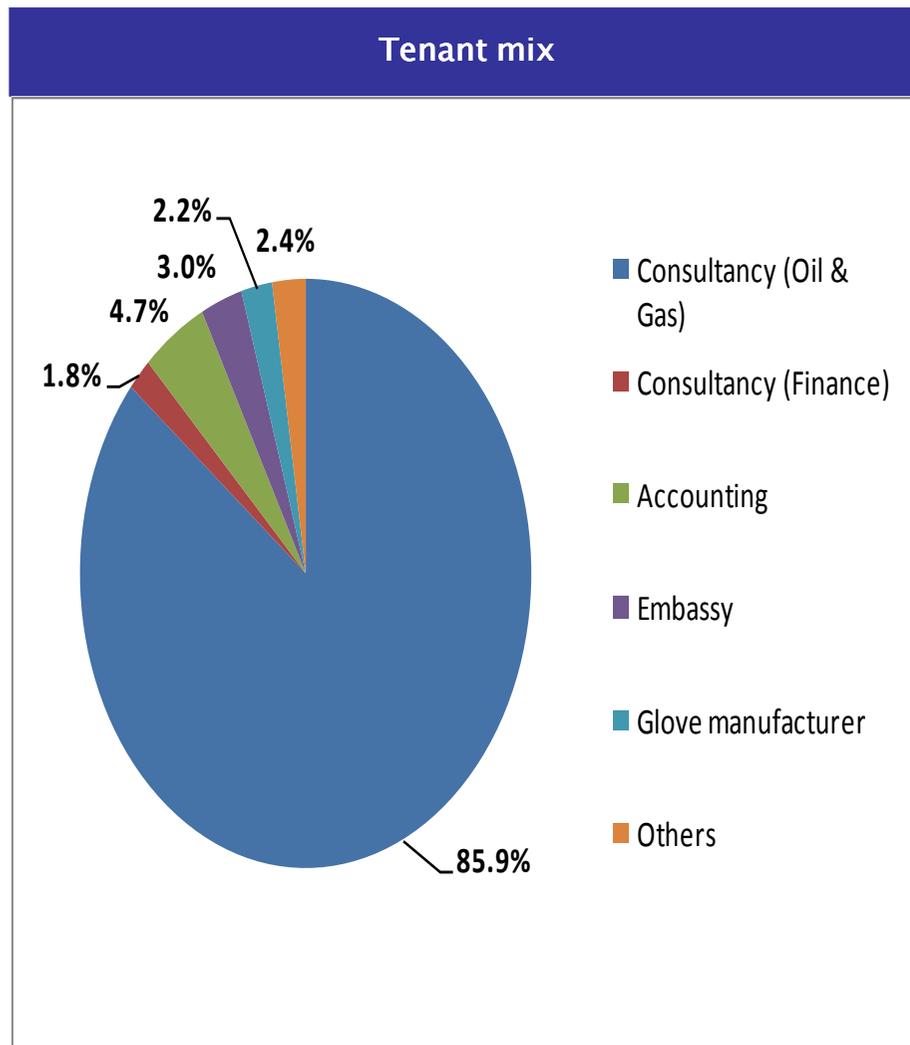
OFFICE PROPERTIES – SUNWAY TOWER



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

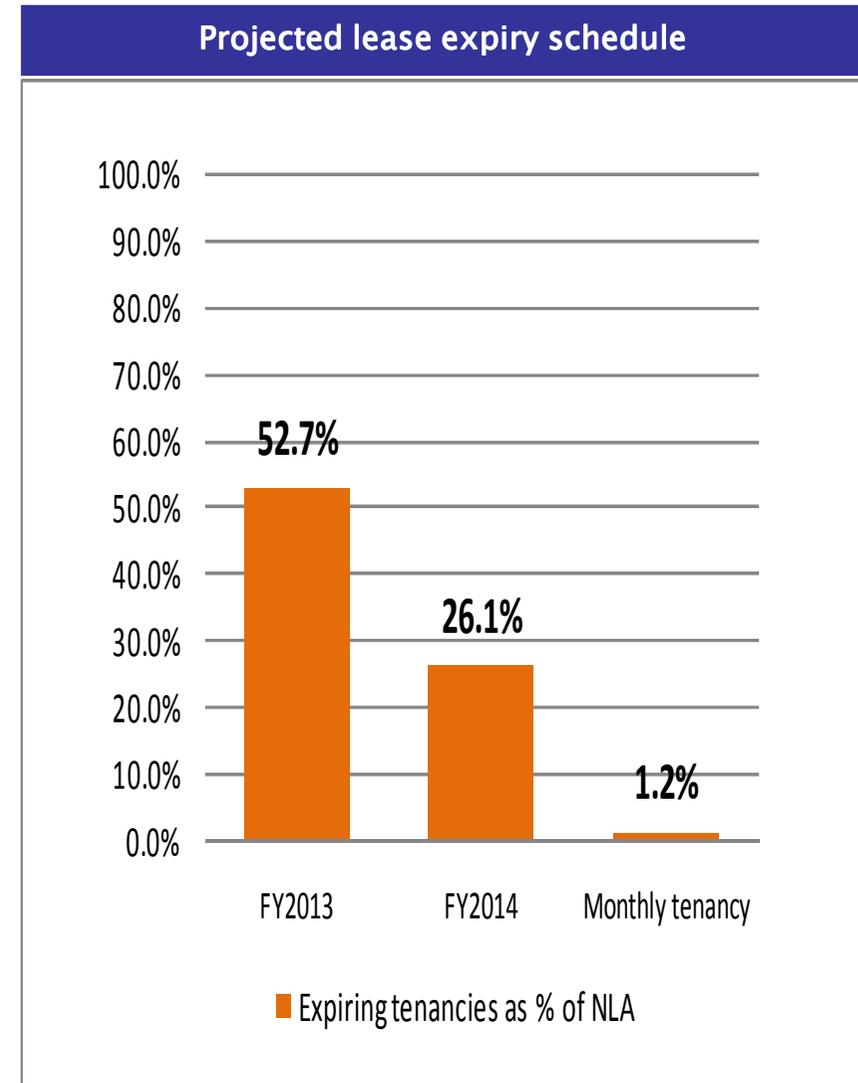
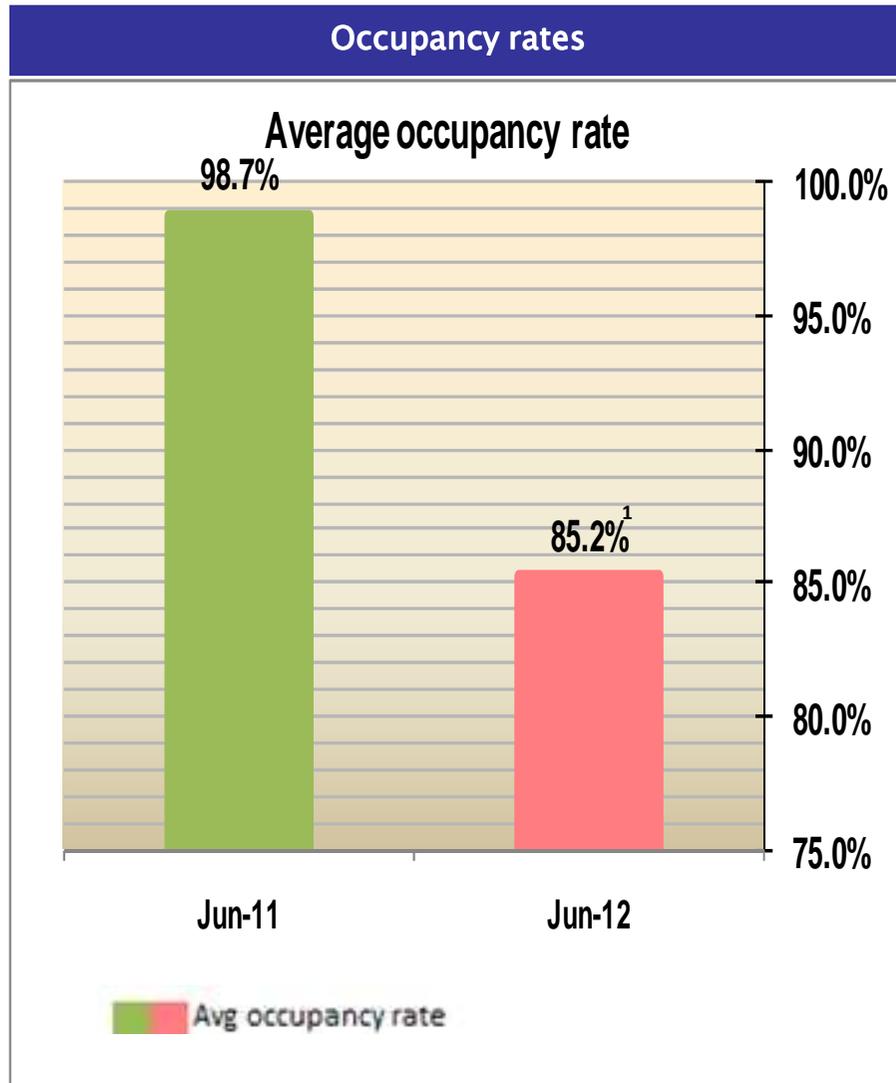


OFFICE PROPERTIES –SUNWAY TOWER (Cont'd)



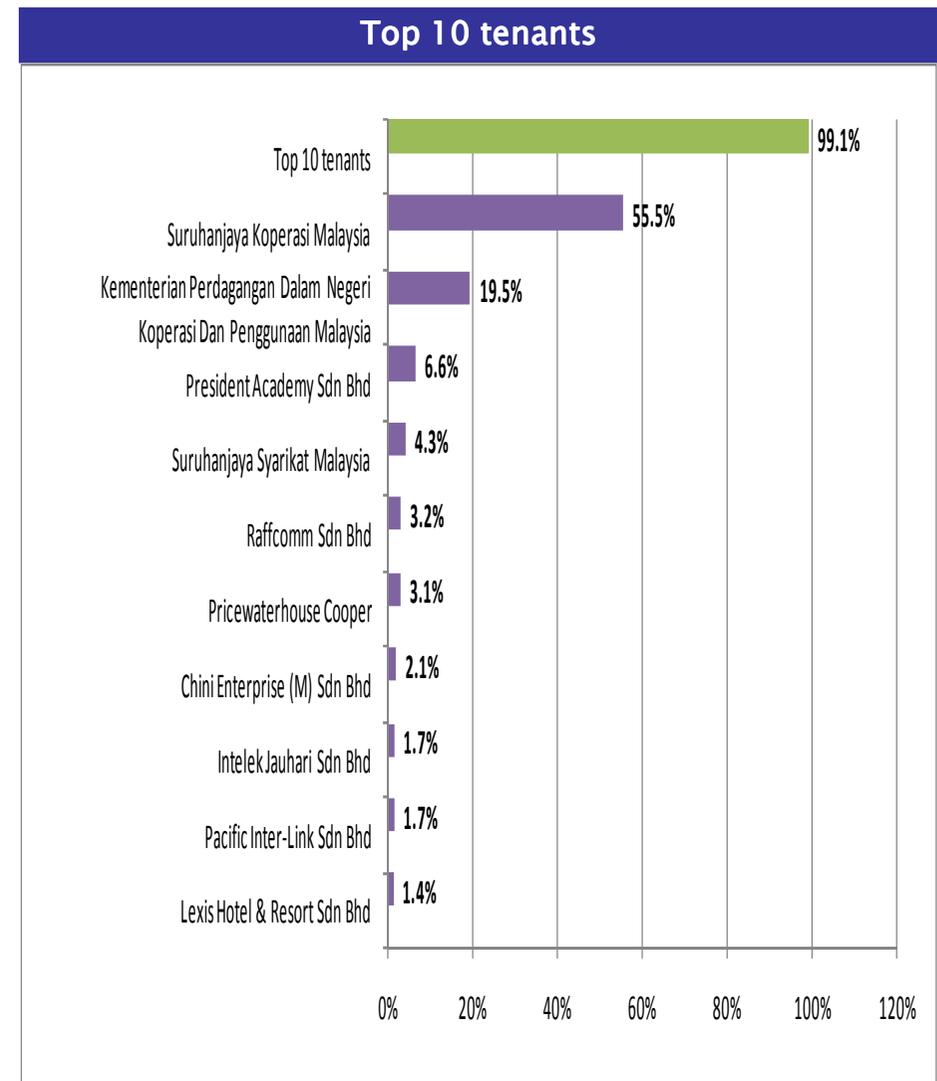
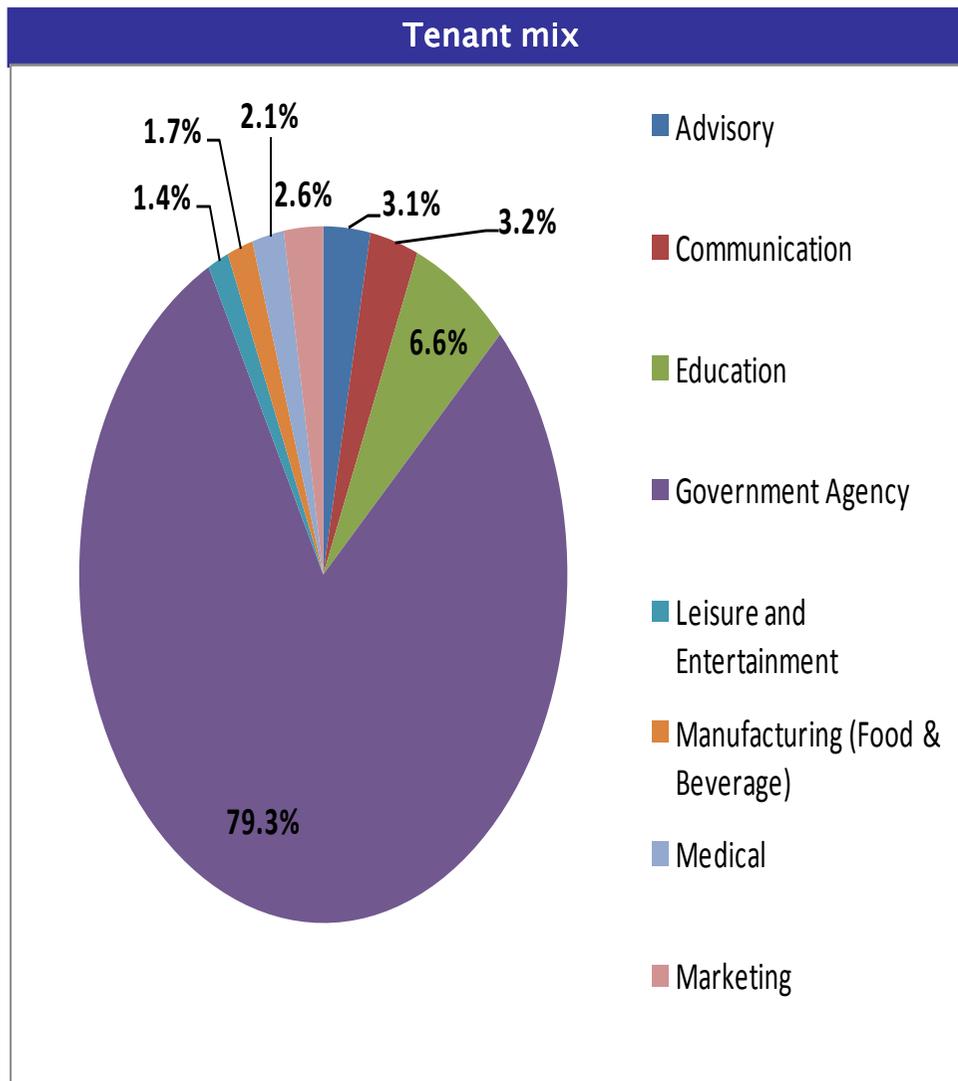
Note: Based on gross rental income for the month of June 2012.

OFFICE PROPERTIES – SUNWAY PUTRA TOWER



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

OFFICE PROPERTIES – SUNWAY PUTRA TOWER (Cont'd)



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

MARKET OUTLOOK

GENERAL OUTLOOK

- The global economic landscape premises on ongoing development in the Euro zone and speed of recovery in the U.S. Whilst recovery in the U.S. remains soft, Asian economies are more resilient albeit at a slower pace.
- On the domestic front, domestic demand provided the support to sustain the economy. Amidst softer external demand, Malaysian economy expanded at a slower rate of 4.7% in 1Q2012 (4Q2011: 5.2%). Bank Negara Malaysia (BNM) expects the economy to expand by 4.0% – 5.0% in 2012, anchored by domestic demand
- The public sector will remain supportive of growth in 2012, with higher capital expenditure by Federal Government. The implementation of Special Stimulus Package through Private Financing Initiative that was announced in the 2012 Budget would also provide further impetus to real activity during the year.
- Headline inflation is expected to moderate in 2012, averaging between 2.5% – 3.0%. The lower inflation projection reflects the moderation in global commodity prices and weaker global growth outlook.

GENERAL OUTLOOK

- In an environment of moderating growth and softer inflation, monetary policy will focus on supportive of growth. At the prevailing overnight policy rate (OPR) of 3.0%, monetary conditions remain supportive of economic activity. BNM has the flexibility to respond to monetary accommodation should growth weakens further.
- While the Manager taken cognisant of with the overall softer economic landscape, the Manager expects the distributable income to be sustained for FY 2013 despite the loss of income contribution from Sunway Putra Mall upon the closure of the mall, cushioned by interest savings from the capital management programme. The Manager expects the business performance of the retail assets and hotel assets to register healthy growth whilst office sector will remain challenging. The Manager will actively seek acquisition opportunities in this financial year.
- The Manager will continue with its capital management programme in view of the accommodative monetary policy.
- The Manager is committed to distribute 100% of its distributable net income for the financial year ending June 2013.

RETAIL

- Following the higher than anticipated retail sales growth of 8.1% in 2011, retail sales growth is expected to moderate to 6.0% in 2012 to RM88.2 billion, according to Malaysia Retailers Association (MRA). For the period between January to March 2012, retailers saw sales rising by 12.1%. We expect retail sales to remain buoyant for the rest of the year supported by traditional strong retail and tourism related activities in the Klang Valley.
- For the full financial year ended June 2012, Sunway Pyramid Shopping Mall average occupancy rate remained largely unchanged at 98.6% compared to the previous year. A total of 327,326 sq. ft representing 19.2% of total NLA was renewed at 16.3% over a period of three years.
- Despite entry of new players in Selangor, the Manager does not expect significant threat to Sunway Pyramid Shopping Mall as the Manager strongly believes Sunway Pyramid will remain as the market leader. In maintaining Sunway Pyramid Shopping Mall's position as Malaysia's Most Favourite Mall, the asset manager will continue to introduce fresh attractions, higher standards of customers service and aggressive marketing promotions.

RETAIL

- Sunway Carnival Shopping Mall's average occupancy rate improved to 91.2% for FY 2012 compared to 90.6% in the previous financial year. Occupancy rate stood at 94.7% as at 30 June 2012. A total of 81,636 sq. ft representing 16.7% of total NLA was renewed at 10.6% over a period of three years. The improvement is attributable to positive business environment.
- Over in the mainland of Penang, Sunway Carnival Shopping Mall has established its position as one of the leading mall in the mainland and will focus on operational efficiencies in this financial year.

HOTEL

- Malaysia tourist arrival was largely unchanged at 24.7 million in 2011. However, tourist receipts rose 3.2% to RM58.3 billion. YTD till May 2012, tourist arrival grew 1.2% vis-à-vis the corresponding period last year with notable drop in tourist arrival from Singapore. Meanwhile, tourist arrivals from China, Indonesia and India continued to experience healthy growth.
- The Malaysian Tourism Industry forecasts international tourist arrivals in Malaysia to grow at a CAGR of approximately 8% for the period 2011 – 2013 and tourism receipts from overseas tourists are expected to surpass RM70 billion. The projection on tourist arrival appears to be highly optimistic judging on the data in 2011 and YTD 2012. Notwithstanding the above, business and consumer sentiment is expected to remain strong this year.
- Sunway Resort Hotel & Spa continued to experience strong occupancy rate for FY2012 with average occupancy rate of 76.0% vis-à-vis 69.4% in the previous year. This was attributable to improvement in the commercial meeting groups, wholesale and commercial FIT.
- Strong performance was achieved for Pyramid Tower Hotel in FY2012. Average occupancy rate rose to 83.1% for FY2012 compare to 80.9% for FP2011. This was contributed mainly by commercial meeting groups, wholesale and commercial FIT.

HOTEL

- Despite the moderation in growth in tourist arrivals, the strong business performances for Sunway Resort Hotel & Spa and Pyramid Tower Hotel were underpinned by Sunway Resort City's (SRC) strategic location in Klang Valley and vibrancy of the township.
- Performance of Sunway Hotel Seberang Jaya was adversely affected by the ongoing refurbishment activities. Average occupancy rate dropped to 70.2% for FY2012 compared to 80.0% in the previous financial year. The drop in business performance is expected to be temporary and business is expected to fully recover upon the completion of the refurbishment. The refurbishment is expected to be completed by 3QFY2013.
- The Manager expects the strong business performance of the 2 hotels in SRC to remain strong in view of the market dominance of the hotels. Meetings, Incentives, conferencing, exhibitions (MICE) business as well as rooms demand from corporates are expected to further drive the business performance of the hotels.
- Meanwhile, occupancy of Sunway Hotel Seberang Jaya is expected to recover in 2QFY2012 with the progressive completion of the room refurbishment.

OFFICE

- The current stock in Klang Valley stood at 64.6 million sq. ft. with additional 12.0 million coming on stream over the next 3 years. The oversupply situation is exacerbated by mega projects such as KL International Financial District, KL Metropolis and Warisan Merdeka. The oversupply situation coupled with softer economic climate will inevitably place downward pressure on rental with potential risk on occupancy rate.
- Menara Sunway experienced a slight drop in average occupancy for FY2012 from 99.7% in the preceding year to 98.5% mainly due to delay in a tenant occupying a committed space.
- Meanwhile, average occupancy rate at Sunway Tower dropped to 93.5% for FY2012 from 97.0% in the preceding year due to non renewal of a tenant.
- The Manager expects the performance of Menara Sunway to be maintained due to the captive market positioning that Menara Sunway enjoys. Meanwhile, Sunway Tower is expected to register marginally lower income due to lower occupancy.

SUNWAY PUTRA PLACE

- Business performance of Sunway Putra Place is in line with the Manager's expectation for FY2012.
- Sunway Putra Mall managed to maintain its average occupancy rate close to 80.0%. The occupancy rate is expected to remain at this level and may decline in anticipation of the closure of the mall. The mall is expected to close by 3QFY2013 pending approval from authorities for the proposed major refurbishment.
- Sunway Putra Hotel's occupancy rate averaged at 59.0% for the period from full possession and control effective 28 September 2011 to 30 June 2012. We expect the business performance to be maintained for FY2013 subject to commencement of the proposed refurbishment plan.
- Meanwhile, Sunway Putra Tower's average occupancy rate slipped to 85.2% for FY2012 compared to 98.7% in the preceding year. The lower occupancy rate was due to non renewal of a tenant. Sunway Putra Tower is due for a major tenant renewal in FY2013 involving 56.8% of total NLA. In view of this, the Manager intends to engage the tenant ahead and closely monitor the progress of the renewal status.

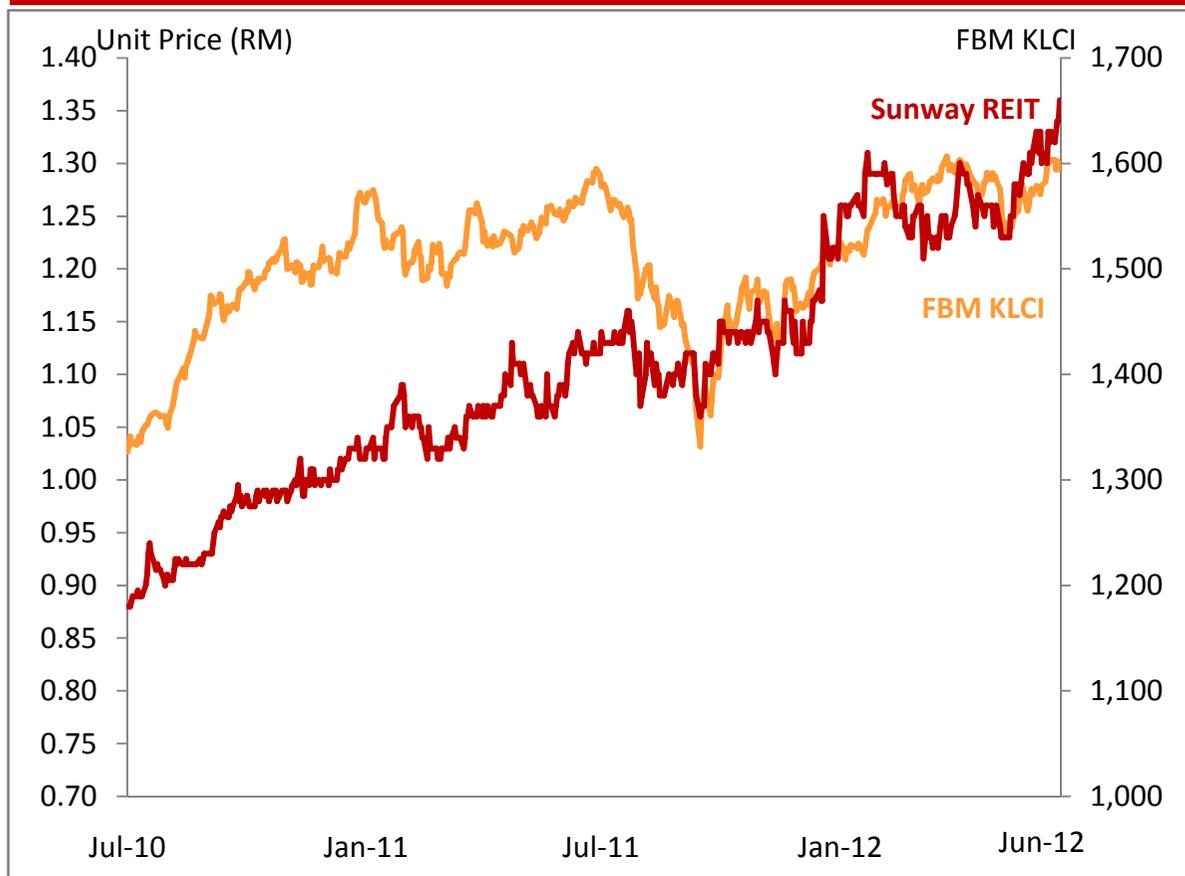
SUNWAY PUTRA PLACE

- The manager will undertake planning for refurbishment for the hotel and office during FY2013. Commencement of refurbishment is expected in 2HFY2013.
- Overall, the Manager expects stable business performance for Sunway Putra Place in 1HFY2013 prior to the closure of the mall. Business performance in 2HFY2013 is expected to be adversely impacted by the closure of the mall.

INVESTOR RELATIONS

Unit Price Performance (IPO to 4Q FYE June 2012)

Sunway REIT vs FBM KLCI (8 July 2010 – 30 June 2012)



Source: Bloomberg

Performance Statistics*

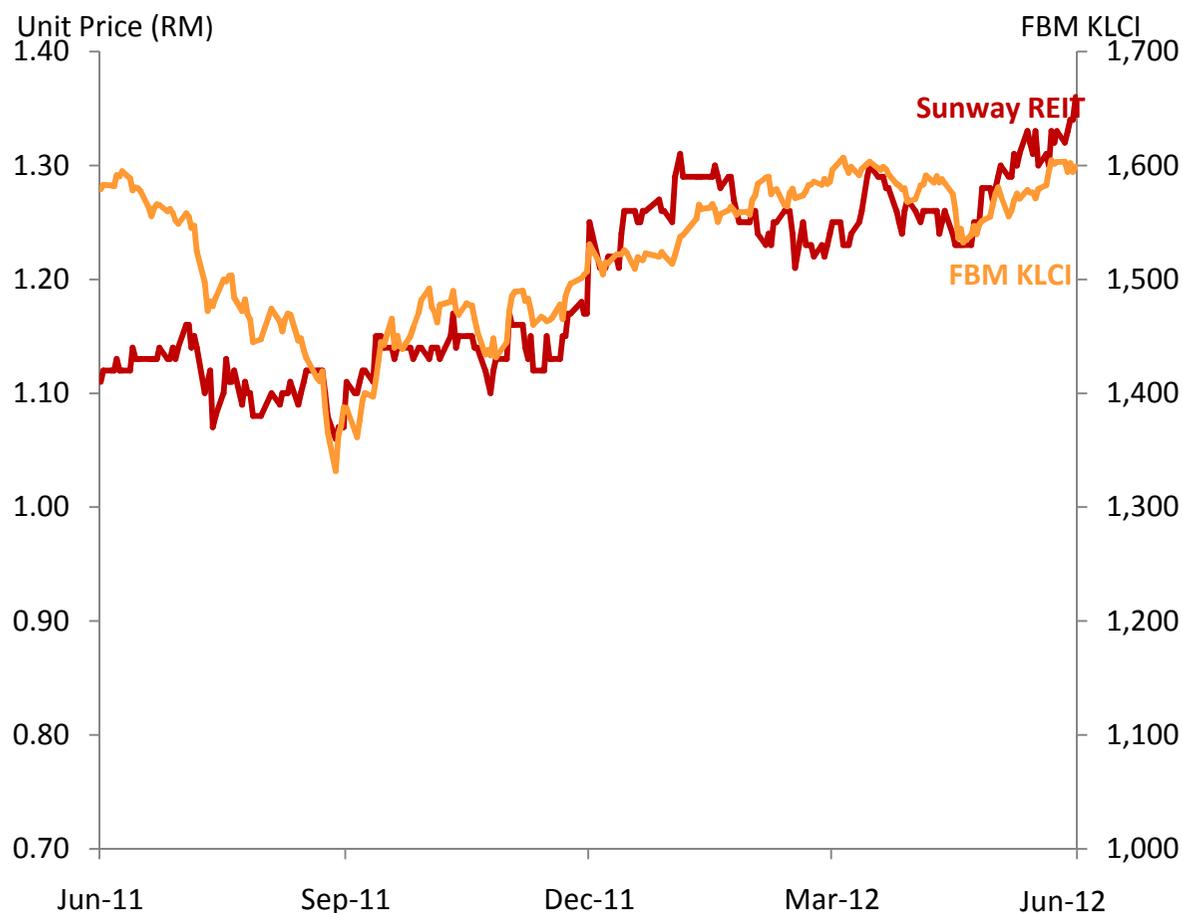
Price	(as at	RM0.90
	8/7/2010)	
Closing Price	(as at	RM1.36
	30/6/2012)	
Highest Price	:	RM1.36
Lowest Price	:	RM0.88
Daily Average	:	2.12mil units
Volume		
% Change in Unit	:	53.7%
Price		
% Change in FBM	:	21.5%
KLCI		

Source: Bloomberg

*Computed for the period 8 July 2010 – 30 June 2012

Unit Price Performance (Financial FYE June 2012)

Sunway REIT vs FBM KLCI (30 June 2011 – 30 June 2012)



Source: Bloomberg

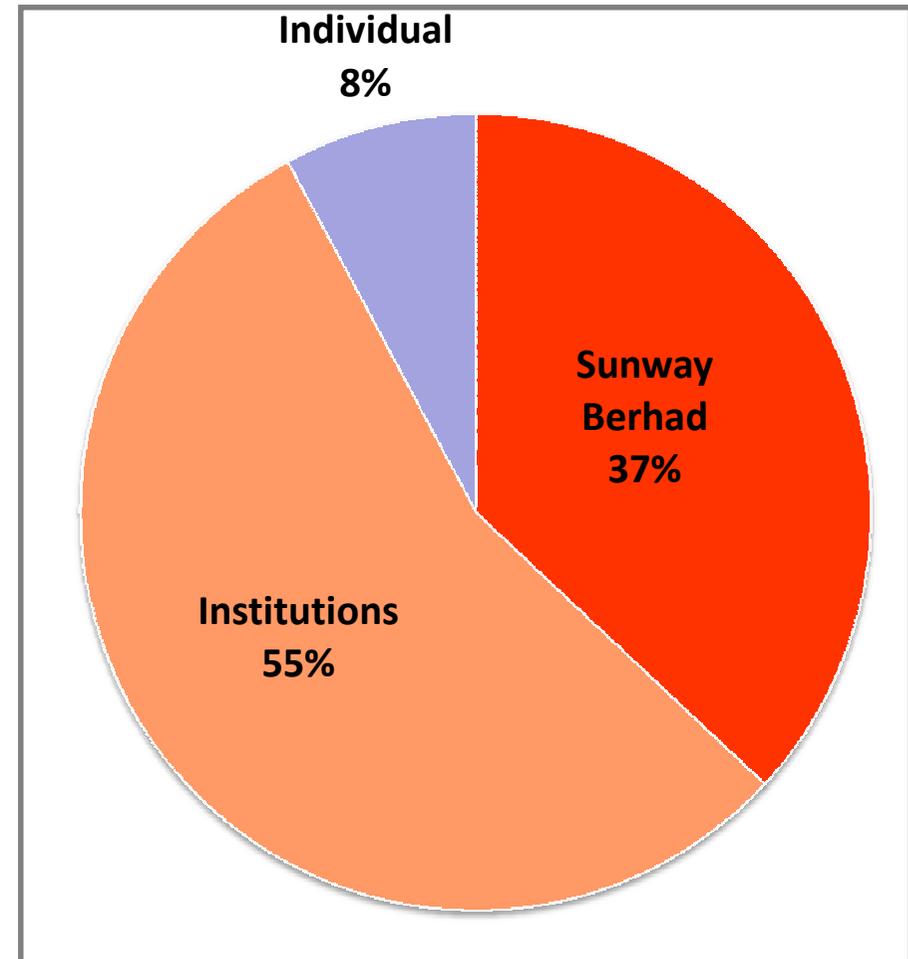
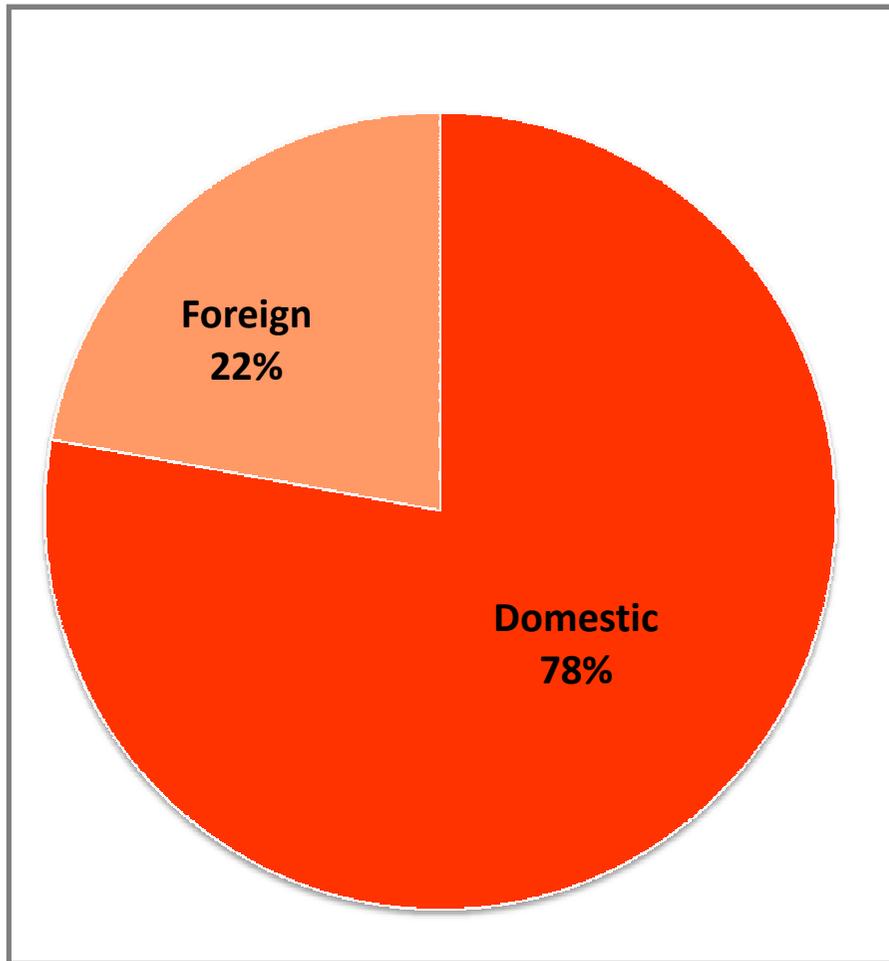
Performance Statistics*

Price	(as at	RM1.11
30/6/2011)		
Closing Price	(as at	RM1.36
30/6/2012)	:	
Highest Price	:	RM1.36
Lowest Price	:	RM1.06
Daily Average	:	1.31mil units
Volume		
% Change in Unit	:	22.52%
Price		
% Change in FBM	:	1.27%
KLCI		

Source: Bloomberg

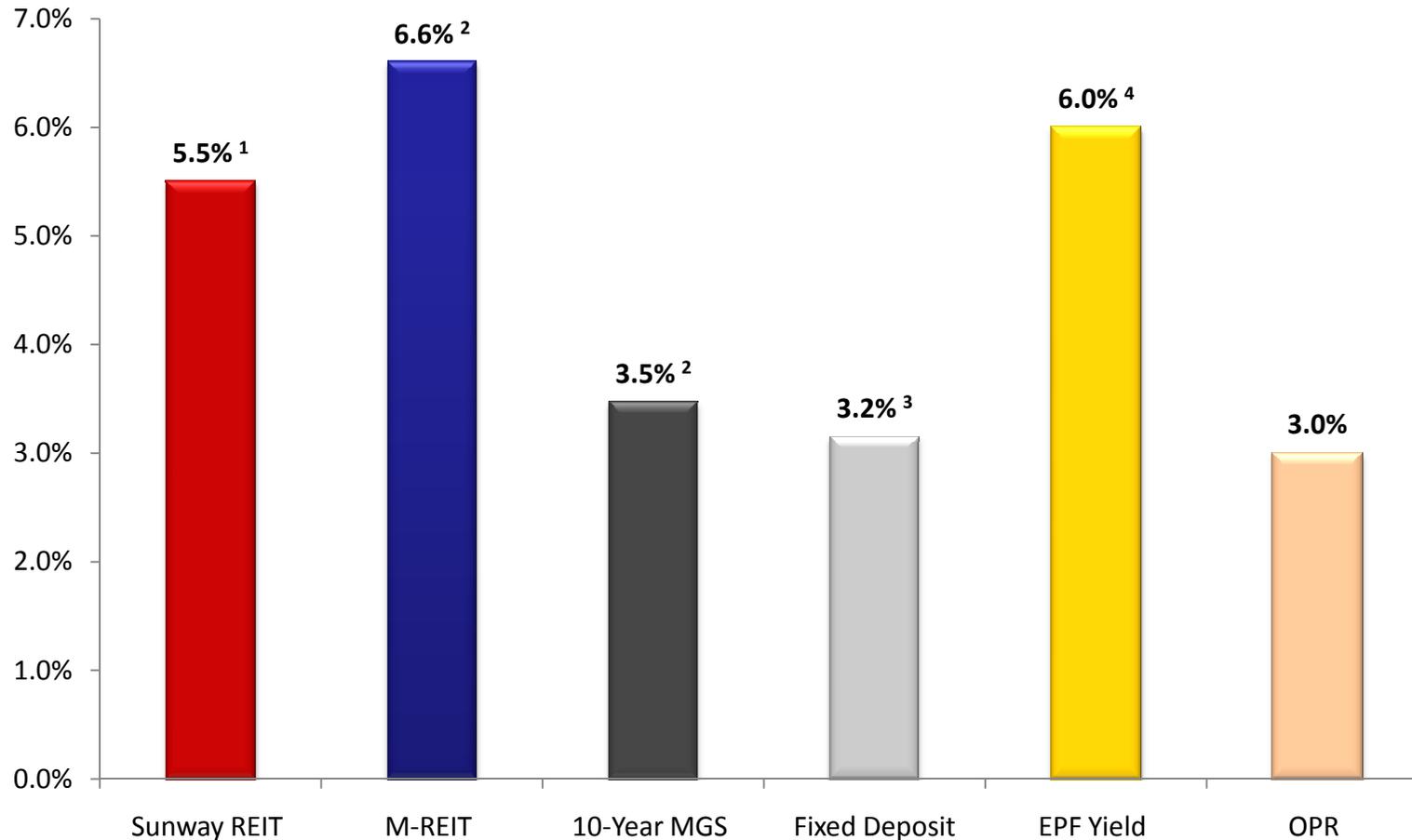
*Computed for the period 1 July 2011 – 30 June 2012

Unitholders' Composition – As at 30 June 2012



Total number of unit holders as at 30 June 2012: 6,407 (6,375 as at 31 March 2012)

Comparative Yields for Various Assets



Note:

1. Dividend yield based on DPU declared for the period 1/7/2011–30/6/2012
2. Information as at 30 June 2012 (Source: Bloomberg)
3. 12-Month Fixed Deposit rates offered by commercial banks as at 30 June 2012 (Source: BNM)
4. Dividend yield declared by Employees Provident Funds for the year 2011

THANK YOU