

MEDIA RELEASE

29 January 2024

## SUNWAY REIT ACQUIRES 163 RETAIL PARK IN MONT' KIARA FOR RM215 MILLION

- *Sunway REIT proposes to acquire 163 Retail Park, a freehold prime retail mall centrally located at Mont' Kiara, Kuala Lumpur for a purchase consideration of RM215 million.*
- *The Property is 94% occupied with over 100 tenants across a wide array of tenancy mix serving an affluent captive market catchment.*

**Sunway City Kuala Lumpur, 29 January 2024** – Sunway REIT Management Sdn. Bhd., the Manager of Sunway Real Estate Investment Trust (“Sunway REIT”), is pleased to inform that RHB Trustees Berhad, the trustee of Sunway REIT, has entered into a conditional sale and purchase agreement (“SPA”) with D’Kiara Place Sdn Bhd., a wholly owned subsidiary of YNH Property Bhd, to acquire a retail asset known as “163 Retail Park” (“Property”) located at Mont Kiara, Kuala Lumpur for a purchase consideration of RM215 million (“Proposed Acquisition”).

The Property is centrally situated within the heart of the residential enclave of Mont’ Kiara, which is 11-kilometres from Kuala Lumpur City Centre and easily accessible via several highways, including Sprint Expressway and Duta-Ulu Kelang Expressway (“DUKE”). Nestled within an affluent neighbourhood in Kuala Lumpur, Mont’ Kiara is a prime residential area for expatriates and upper-middle-class families.

The Property is a stratified seven-storey retail mall and is the centrepiece component of a mixed integrated development known as Kiara 163. The Property has a gross floor area of approximately 76,146 sq. m., which comprises a net lettable area of approximately 23,740 sq. m. and 1,085 car park bays. The Property is 94% occupied with over 100 tenants and brands across a wide array of tenancy mix serving a captive affluent market catchment within the vicinity of Mont’ Kiara, Hartamas and Segambut. In fulfilling the diverse needs of the surrounding community, the retail mall is anchored by Jaya Grocer, an established premium grocer, and supplemented by a diverse range of food and beverages (“F&B”) outlets, as well as lifestyle and entertainment offerings such as health and beauty services, cinema, ice skating rink and many more.

Clement Chen, the Chief Executive Officer of Sunway REIT Management Sdn. Bhd., remarked, “We are delighted to have the opportunity to acquire what we feel is the best retail asset in the Mont’ Kiara neighbourhood. While competition in the retail industry in Klang Valley is rising, we believe 163 Retail Park is fulfilling the every day requirements of a niche market and whose income will be resilient and less impacted by new mall openings.”

He added, “We are anticipating an initial Net Property Income (“NPI”) yield of 6.5% from the Property which shall be yield-accretive to the Sunway REIT’s portfolio. Surrounded by a substantial captive population comprising both locals and expatriates and coupled with our strong branding and track record in mall management, we believe the mall can be further enhanced as a premium lifestyle hub and NPI increased through tenant mix optimisation and asset enhancement initiatives.”

The Proposed Acquisition will be fully funded by Sunway REIT’s existing debt facilities and is targeted to be completed by the second quarter of 2024, subject to fulfilment of the conditions precedent of the SPA. Upon completion of the Proposed Acquisition, Sunway REIT’s assets under management (“AUM”) will increase to RM9.1 billion<sup>1</sup>, maintaining its position as the second largest listed REIT in Malaysia, measured by AUM.

<sup>1</sup> Based on the unaudited AUM as at 30 September 2023 and does not include the effect of the proposed acquisition of six hypermarkets of RM520.0 million announced on 16 March 2023 and the proposed acquisition of an industrial asset in Prai of RM66.8 million announced on 18 December 2023, which are pending for completion.

Photos



**About Sunway Real Estate Investment Trust**

Sunway Real Estate Investment Trust (Sunway REIT or Trust) is one of the largest diversified real estate investment trusts (REITs) in Malaysia with a diverse portfolio strategically located across award-winning integrated townships in key locations in Greater Kuala Lumpur, Penang, and Perak.

Sunway REIT was first listed on the Main Market of Bursa Malaysia Securities Berhad (Bursa Malaysia) on 8 July 2010. The market capitalisation of Sunway REIT stood at RM5.3 billion as at 31 December 2023.

Sunway REIT owns a diversified portfolio of 19 properties comprising 5 retail properties (including a property designated for re-development into a retail-centric tourist destination), 6 hotels, 5 offices, an education property and two industrial properties, with a combined property value of RM8.86 billion as at 30 September 2023.

Sunway REIT's properties are primarily in Sunway City where its flagship retail property, Sunway Pyramid Mall, is located. Other properties in Sunway City include Sunway Resort Hotel, Sunway Pyramid Hotel, Sunway Lagoon Hotel, Menara Sunway, Sunway Pinnacle and Sunway university & college campus.

Sunway REIT owns four properties in Kuala Lumpur, namely Sunway Tower and the remaining three properties which constitute part of the 3-in-1 integrated development, Sunway Putra. Sunway Putra consists of Sunway Putra Mall, Sunway Putra Hotel, and Sunway Putra Tower.

Sunway REIT also owns four properties in Selangor, namely Wisma Sunway, Sunway REIT Industrial – Shah Alam 1, Sunway Pier (which is planned for re-development into a retail-centric tourist destination) and Sunway REIT Industrial – Petaling Jaya 1.

In the northern region, Sunway REIT owns SunCity Ipoh Hypermarket in Perak, as well as Sunway Hotel Seberang Jaya, Sunway Hotel Georgetown and Sunway Carnival Mall in Penang.

**Important notice**

This media release 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 the Management's current view of future events. Past performance is not necessarily indicative of its future performance.

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