

FAIR VALUE OF INVESTMENT PROPERTIES

In RM'million		RETAIL	HOTEL	OFFICE	SERVICES	INDUSTRIAL & OTHERS	Fair Value of Investment Properties
		FAIR VALUE	FY2023	5,413	1,855	958	580
	FY2022	5,175	1,812	948	1,005	161	9,101

		RETAIL	HOTEL	OFFICE	SERVICES	INDUSTRIAL & OTHERS	Property Yield of Investment Properties
		PROPERTY YIELD	FY2023	5.9%	4.4%	5.4%	6.5%
	FY2022	5.9%	3.3%	5.5%	6.3%	4.2%	5.4%

TRADING PERFORMANCE

Sunway REIT's Unit Price Performance vs Performance Benchmarks in FY2023

FY2023

YTD Q1

Sunway REIT
+9.6%
BM REIT
+3.4%
FBM KLCI
-4.9%

Sunway REIT's unit price rebounded in January 2023 buoyed by the temporary halt in interest rate hike and increase anticipation of the return of Chinese tourist arrivals. Sunway REIT's unit price peaked at RM1.66 on 7 February 2023.

YTD Q2

Sunway REIT
+6.8%
BM REIT
+0.5%
FBM KLCI
-7.9%

Sunway REIT's unit price demonstrated positive movement in 1H2023, however it declined gradually starting in May 2023 due to an OPR hike announced on 3 May 2023 as well as the continued tight monetary policy globally.

YTD Q3

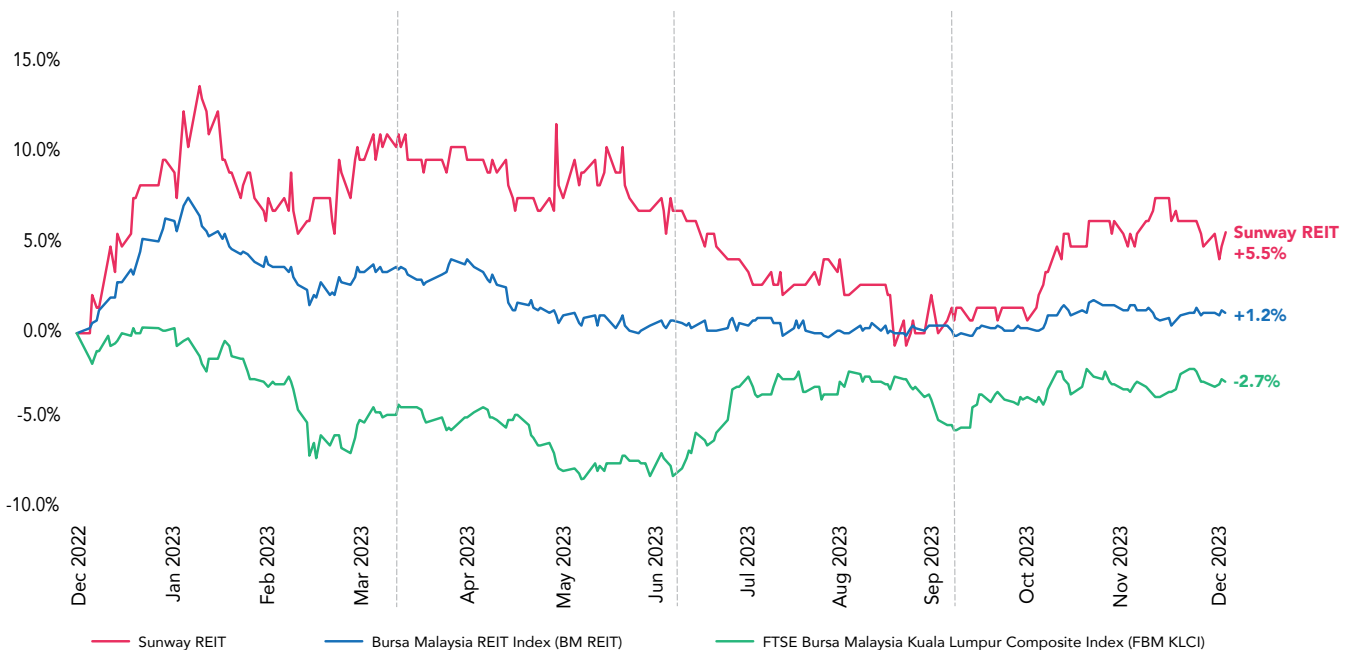
Sunway REIT
+0%
BM REIT
+0.4%
FBM KLCI
-4.8%

Sunway REIT's unit price held up despite foreign institutional selling, prompted by the exclusion of Sunway REIT from the FBM Emas Index in June 2023, and negative market sentiment from BNM's continued tight monetary policy.

YTD Q4

Sunway REIT
+5.5%
BM REIT
+1.2%
FBM KLCI
-2.7%

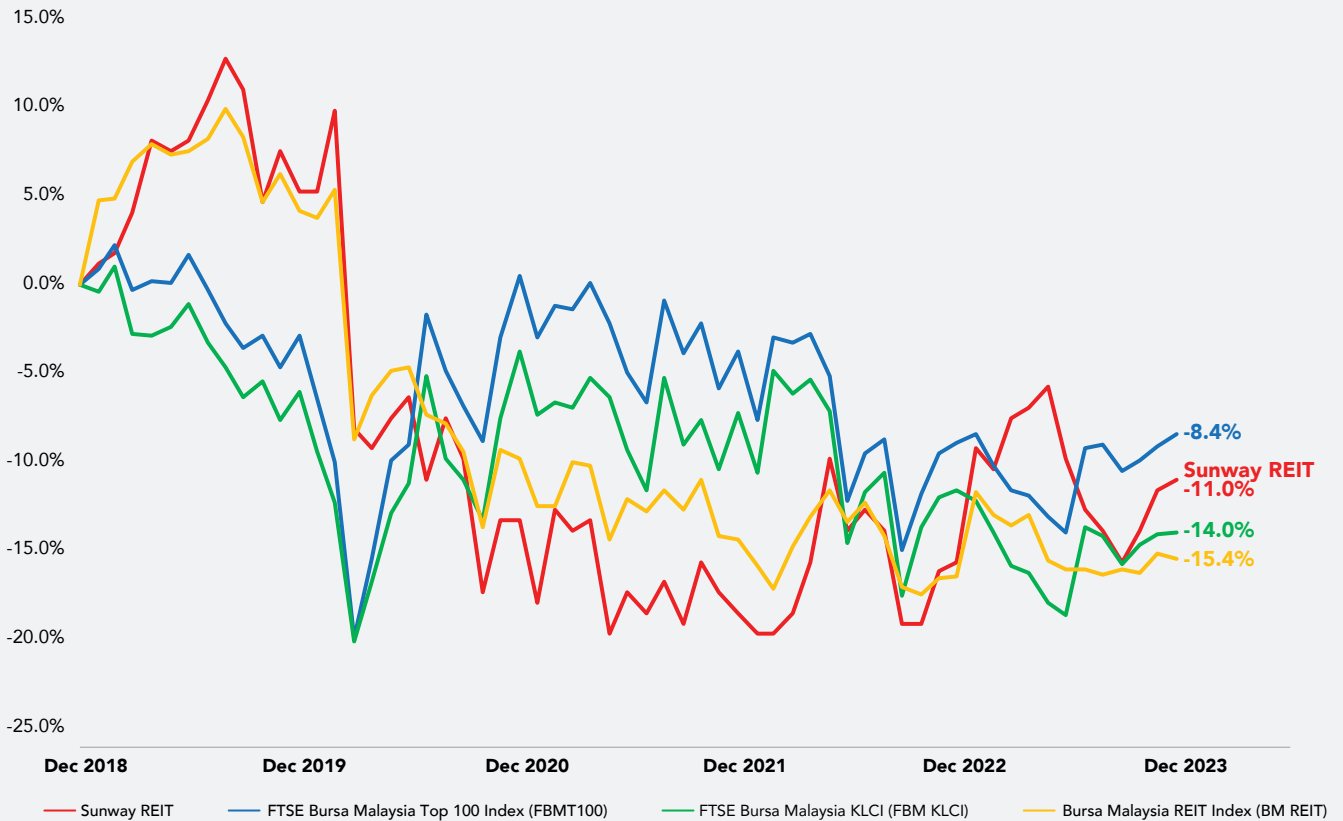
Sunway REIT's unit price rebounded from the previous quarter's sell-down, supported by positive sentiment of a soft landing worldwide and the anticipated rate cut by the United States Federal Reserve in 2024.



Source: Sunway REIT, Bloomberg

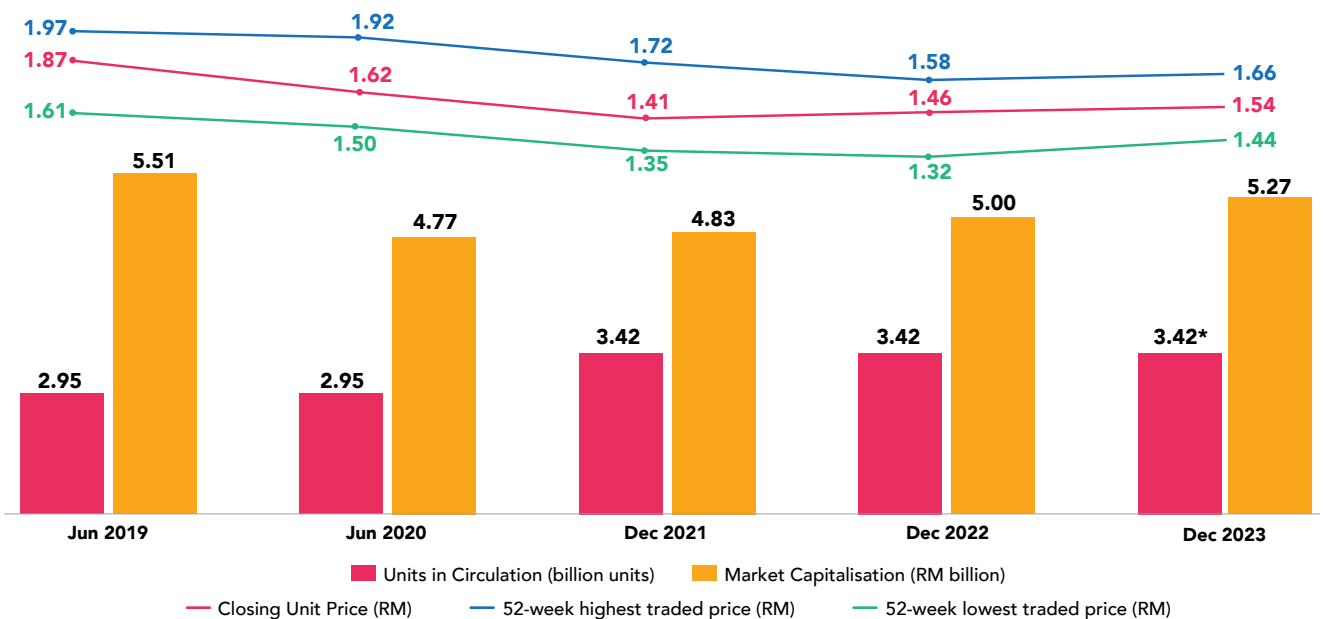
TRADING PERFORMANCE

Sunway REIT's Five-year Unit Price Performance vs Benchmark Indices



Source: Sunway REIT, Bloomberg

Market Capitalisation, Unit Price and Units In Circulation



* Free-float comprises 59.1% (2,024,061,350 units) of 3,424,807,700 units in circulation.

Source: Sunway REIT, Bloomberg