

## PROPERTY DETAILS



## RETAIL



Lot PT 484, Jalan Foreshore (Jalan Syahbandar), 42000 Port Klang, Selangor Darul Ehsan, Malaysia



Date of Acquisition  
**17 January 2022**

Acquisition Cost (RM'million)  
**37**

Title, Expiry Date, Years Remaining  
**PN 111686, Lot 10510, Seksyen 48, 13 December 2108, 85**

Bandar Port Swettenham, Daerah Klang, Negeri Selangor

Tenure  
**99 years**

Encumbrance  
**Nil**

Year of Completion  
**Under development plan**

Appraised Value (RM'million)  
**33<sup>3</sup>**

Date of Latest Valuation  
**1 December 2023**

Valued by  
**Knight Frank Malaysia Sdn Bhd**

Age of Building  
**This property was bought through an auction on an "as is where is basis". As such, it was unable to obtain copies of Certificate of Completion and Compliance ("CCC") and the approved building plans to verify the age of this building.**

## SUNWAY PIER

Sunway Pier is currently slated for a planned redevelopment to create an international seafront tourist destination with food and beverage ("F&B"), retail and leisure offerings. Presently, the 18-acre site hosts a four-storey terminal complex building with a jetty head and approach bridge for ferries.

This property is easily accessible via the KTM Komuter station, which is just opposite the asset, and also via the existing networks of roads and highways, making it a convenient drive to and from the capital city and the population catchments of Klang Valley.

Land Area (sq.ft.)	<b>783,074<sup>1</sup></b>	No. of Parking Bays	<b>250</b>
GFA (sq.ft.)		No. of Tenancies	<b>Nil</b>
Terminal Building (sq.ft.)	<b>132,643<sup>2</sup></b>	Value per sq.ft. (RM)	<b>104</b> (dry land area only)
Jetty Head (sq.ft.)	<b>17,805</b>		
Approached Bridge	<b>41,706</b>		

<sup>1</sup> Circa 470,000 sq.ft. of the land area is submerged underwater

<sup>2</sup> The building will be demolished to make way for the redevelopment of Sunway Pier

<sup>3</sup> Valuation on the basis as a parcel of vacant commercial redevelopment land

## PROPERTY DETAILS

## HOTEL



Persiaran Lagoon, Bandar Sunway, 47500 Subang Jaya, Selangor Darul Ehsan, Malaysia



[www.sunwayhotels.com](http://www.sunwayhotels.com)



[srhs.enquiry@sunwayhotels.com](mailto:srhs.enquiry@sunwayhotels.com)



+603 7492 8000

## SUNWAY RESORT HOTEL

Sunway Resort Hotel is the flagship five-star hotel located at the core of Sunway City. One of the most iconic hotels in Klang Valley, it is part of a central cluster of three hotels, a large convention centre, a landmark shopping mall, a medical centre and a popular theme park in the 800-acre integrated township, just minutes away from the capital city of Kuala Lumpur.

Upon the completion of phased refurbishment works, Sunway Resort Hotel reopened with 460 guest rooms, suites and pool villas with commanding scenic views of the theme park and the resort city skyline. Well-equipped with modern conveniences and amenities, the hotel is the preferred choice for business, leisure and medical travellers.

Land Area (sq.ft.)	<b>376,274</b>	Average Price per Room (RM)	<b>1,576,674</b>
GFA (sq.ft.)	<b>1,076,790</b>	Capitalisation / Discount Rate (%)	<b>6.75 / 9.00</b>
Number of Rooms	<b>460 rooms and 3 villas</b>		
No. of Parking Bays	<b>&gt; 550</b>		

Master Lease Details:-  
Master Lessee

**Sunway Resort Hotel Sdn Bhd**

Duration

**10 years from 8 July 2020 with an option to renew for another 10 years**

Total Rent

**90% of Gross Operating Profit ("GOP")**

Date of Acquisition  
**8 July 2010**

Acquisition Cost (RM'million)  
**445**

Title, Expiry Date, Years Remaining

- PN 9492 Lot 35, 1 April 2097, 73**
- PN 9498 Lot 51173, 1 April 2097, 73**

All in Bandar Sunway, Daerah Petaling, Negeri Selangor

Tenure  
**99 years**

Encumbrance

- Charged to Public Investment Bank Berhad**
- 10 years lease to Sunway Resort Hotel Sdn Bhd expiring 7 July 2030**

Year of Completion

**Sunway Resort Hotel: 1997 (Refurbished in 2022)  
Three Villas: 2004 (Rebuilt in 2023)**

Appraised Value (RM'million)  
**730**

Date of Latest Valuation  
**1 December 2023**

Valued by  
**CBRE WTW Valuation & Advisory Sdn Bhd**

Age of Building

- Sunway Resort Hotel: 26 years**
- Three Villas: 1 year**

*Note : The villas were demolished and reconstructed.*

Green Building Certification:



## PROPERTY DETAILS

## HOTEL



Persiaran Lagoon, Bandar Sunway, 47500 Subang Jaya, Selangor Darul Ehsan, Malaysia



Website

[www.sunwayhotels.com](http://www.sunwayhotels.com)



Email

[srhs.enquiry@sunwayhotels.com](mailto:srhs.enquiry@sunwayhotels.com)



Phone

+603 7492 8000

## SUNWAY PYRAMID HOTEL

Sunway Pyramid Hotel forms part of the cluster of hotels in Sunway City, and is well connected to surrounding attractions and landmarks such as Sunway Lagoon theme park and Sunway Pyramid Mall. The four-star hotel offers 564 rooms, including Family Rooms and Suites purpose-built to accommodate the increasing number of family and leisure guests.

Guest rooms and suites in Sunway Pyramid Hotel are equipped with technology-enhanced features and amenities such as complimentary Wi-Fi, smart lighting, bedside USB charger outlets, high-pressure walk-in showers and LED Smart TVs with satellite news, sports and movie channels.

Land Area (sq.ft.)	- <sup>1</sup>	Average Price per Room (RM)	<b>611,702</b>
GFA (sq.ft.)	<b>356,888</b>	Capitalisation / Discount Rate (%)	<b>7.00 / 9.00</b>
Number of Rooms	<b>564</b>		
No. of Parking Bays	<b>&gt; 550</b>		

### Master Lease Details:-

Master Lessee	<b>Sunway Resort Hotel Sdn Bhd</b>
Duration	<b>10 years from 8 July 2020 with an option to renew for another 10 years</b>
Total Rent	<b>90% of GOP</b>

Date of Acquisition  
**8 July 2010**

Acquisition Cost (RM'million)  
**250**

Title, Expiry Date, Years Remaining  
**PN 17415/M1/1/1 Lot 62060, 21 February 2102, 78**

Bandar Sunway, Daerah Petaling, Negeri Selangor

Tenure  
**99 years**

### Encumbrance

- Charged to Public Investment Bank Berhad**
- 10 years lease to Sunway Resort Hotel Sdn Bhd expiring 7 July 2030**

Year of Completion  
**2004**

**Refurbished in 2016**

Appraised Value (RM'million)  
**345**

Date of Latest Valuation  
**1 December 2023**

Valued by  
**CBRE WTW Valuation & Advisory Sdn Bhd**

Age of Building  
**19 years**

<sup>1</sup> The hotel is on a strata title