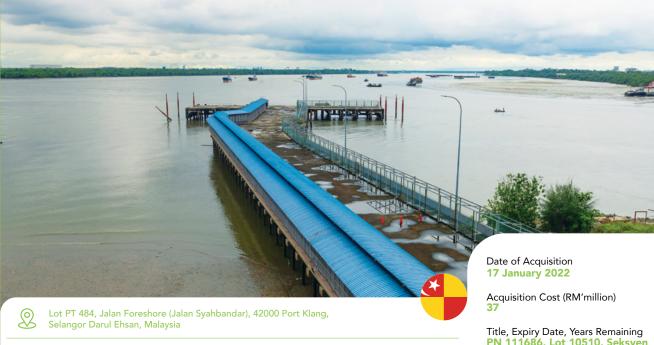
#### PROPERTY DETAILS



#### **RETAIL**



# **SUNWAY PIER**

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

PN 111686, Lot 10510, Seksyen 48, 13 December 2108, 85

Bandar Port Swettenham, Daerah Klang, Negeri Selangor

Tenure 99 years

Encumbrance

Year of Completion **Under development plan** 

Appraised Value (RM'million)

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.

Circa 470,000 sq.ft. of the land area is submerged underwater

The building will be demolished to make way for the redevelopment of Sunway Pier

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

#### PROPERTY DETAILS

#### **HOTEL**





Website www.sunwayhotels.com

M Email

& Phone

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.) 376,274 Average Price per Room 1,576,674

GFA (sq.ft.) 1,076,790

Capitalisation / 6.75 / 9.00

Number of Rooms 460 rooms and 3 villas Discount Rate (%)

No. of Parking Bays > 550

Master Lease Details:-

**Sunway Resort Hotel Sdn Bhd** Master Lessee

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

another 10 years

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







Website www.sunwayhotels.com

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& 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.) - 1

Average Price per Room 611,702

(RM)

GFA (sq.ft.) Number of Rooms 356,888 564

Capitalisation / Discount Rate (%) 7.00 / 9.00

No. of Parking Bays

> 550

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 GOP

Date of Acquisition 8 July 2010

Acquisition Cost (RM'million)

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
- ii. 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>&</sup>lt;sup>1</sup> The hotel is on a strata title