

## CORPORATE PROFILE

### Purpose

Empowering businesses  
Curating experiences  
Enriching lives

### Vision

To be a leading diversified REIT in Malaysia committed to enhancing stakeholder value – Sustainable Growth, Environmental Stewardship and Community Engagement

### Mission

To deliver sustainable income distribution over the long-term through responsible business strategies supported by adaptive innovation solutions, management and sustainability practices



# CORE VALUES

## INTEGRITY

We believe in doing the right thing at all times:

- » We conduct ourselves in an honest and trustworthy manner
- » We act professionally, ethically and honourably
- » We ensure our actions are consistent with our words

## HUMILITY

We believe in being humble, polite and respectful:

- » We never stop learning
- » We care for and respect the people and the environment
- » We seek first to understand, then to be understood

## EXCELLENCE

We take pride in all that we do:

- » We strive to deliver high quality products and services
- » We continuously innovate and improve for greater progress
- » We seek to inspire others to excel

## CORPORATE PROFILE

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 across Greater Kuala Lumpur, Penang and Perak.

Sunway REIT was listed on the Main Market of Bursa Malaysia Securities Berhad ("Bursa Malaysia") on 8<sup>th</sup> July 2010. The market capitalisation of Sunway REIT stood at RM5.3 billion and a property value of RM9.0 billion as of 31<sup>st</sup> December 2023, with a property portfolio of 19 assets comprising of five retail properties, six hotels, five offices, two industrial properties and an education asset.



- Sunway Carnival Mall
- Sunway Hotel Georgetown
- Sunway Hotel Seberang Jaya



- SunCity Ipoh Hypermarket



**SELANGOR  
KUALA LUMPUR**

- Sunway Pyramid Mall
- Sunway Putra Mall
- Sunway Pier
- Sunway Resort Hotel
- Sunway Pyramid Hotel
- Sunway Lagoon Hotel
- Sunway Putra Hotel
- Menara Sunway
- Sunway Tower
- Sunway Putra Tower
- Wisma Sunway
- Sunway Pinnacle
- Sunway university & college campus
- Sunway REIT Industrial – Shah Alam 1
- Sunway REIT Industrial – Petaling Jaya 1

## SALIENT FEATURES

<b>Name of Fund</b>	<b>Sunway REIT</b>
<b>Type of Fund</b>	Income and Growth
<b>Category of Fund</b>	Real Estate Investment Trust
<b>Duration of Fund/ Termination Date</b>	The earlier of: <ul style="list-style-type: none"> <li>the occurrence of the Termination Events as listed in the deed dated 20 May 2010, a supplemental deed dated 10 June 2010 and an amended and restated deed dated 18 September 2018 (collectively referred to as "Deed");</li> <li>the 999 years after the date of the registration of the Deed; or</li> <li>the date on which the Fund is terminated by the Manager in such circumstance as set out in the Deed</li> </ul>
<b>Investment Objective</b>	To provide the Unitholders with an exposure to a diversified portfolio of authorised investments that will provide stable cash distributions with the potential for sustainable growth of the net asset value per unit
<b>Investment Policy</b>	At least 75% of the Fund's total asset value must be invested in real estate and/or single purpose companies at all times, and not more than 25% of the total asset value is invested in non-real estate, cash, deposit and/or money market instruments
<b>Key Acquisition Criteria</b>	<ul style="list-style-type: none"> <li>Diversified asset classes</li> <li>High growth cities and townships in Malaysia</li> <li>Compatibility and synergistic with asset portfolio</li> </ul>
<b>Distribution Policy</b>	<ul style="list-style-type: none"> <li>100% of distributable income in each financial year (at least 90% of distributable income in FY2020 and FP2021)</li> <li>Semi-annual distribution</li> </ul>
<b>Revaluation Policy</b>	At least once a financial year by independent registered valuer
<b>Gearing Policy</b>	Not exceeding 50% of the Fund's total asset value
<b>Manager's Fees</b>	<ul style="list-style-type: none"> <li>Base Fee: 0.3% per annum of total asset value</li> <li>Performance Fee: 3% per annum of net property income, but before deduction of fees payable to the Property Manager pursuant to the Property Management Agreement</li> <li>Acquisition Fee: 1% of acquisition price</li> <li>Divestment Fee: 0.5% of sale price</li> </ul>
<b>Trustee's Fee</b>	Up to 0.015% per annum of the Fund's net asset value subject to a maximum limit of RM700,000 per annum
<b>Financial Year End</b>	31 December
<b>Board Lot</b>	100 units per board lot
<b>Listing</b>	Main Market of Bursa Malaysia Securities Berhad
<b>Stock Name</b>	SUNREIT
<b>Stock Code</b>	5176
<b>Date of Listing</b>	8 July 2010
<b>Initial Public Offering Price</b>	<ul style="list-style-type: none"> <li>RM0.88 – retail</li> <li>RM0.90 – institutional</li> </ul>