

Sunway REIT FY25 Profit Improves To RM539 Million, Declares 8.8 sen For 1H DPU

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Sunway REIT Management released its financial results for the fourth quarter ended 31 December 2025 recording revenue growth of 3.1% in Q4 2025 to RM227.6 million, compared with RM220.9 million in Q4 2024.

Net property income, however, edged marginally lower by 0.4% to RM165.0 million from RM165.6 million in the corresponding quarter last year. For the financial year ended 31 December 2025 ("FY2025"), Sunway REIT reported revenue of RM894.3 million and NPI of RM658.0 million. The strong full-year performance was primarily driven by full-year contributions from properties acquired in 2024, the acquisition of AEON Mall Seri Manjung during the year, and robust performances across the Retail and Industrial & Others segments.

In Q4 2025, the Retail segment sustained its strong growth momentum, with revenue rising 16.2% to RM173.1 million from RM149.0 million in Q4 2024. The increase was primarily driven by new income contributions from Sunway Kluang Mall and AEON Mall Seri Manjung, acquired in December 2024 and July 2025 respectively.

The Hotel segment recorded a 7.2% increase in revenue to RM29.9 million in Q4 2025, up from RM27.9 million in Q4 2024, driven by stronger tourism activity, particularly during the festive season and year-end holidays. Correspondingly, NPI rose by 7.3% to RM28.7 million from RM26.8 million a year earlier.

In Q4 2025, the Office segment recorded a slight revenue decline of 3.0% to RM19.9 million, compared with RM20.5 million in the corresponding quarter last year. NPI also fell by 6.8% to RM11.5 million from RM12.4 million. The softer performance was mainly attributable to the non-renewal of a tenant at Wisma Sunway in June 2025, as well as a temporary dip in occupancy at Sunway Putra Tower during the year.

Following the disposal of Sunway university & college campus on 30 September 2025, there was no income reported in the Services segment for Q4 2025.

In Q4 2025, the Industrial & Others segment delivered strong growth, with revenue and NPI rising by 34.9% and 20.1% to RM4.7 million and RM3.5 million respectively. The improved performance was driven by rental contributions from new tenants at Sunway REIT Industrial – Petaling Jaya 1, as well as a full-quarter contribution from Sunway REIT Industrial – Prai.

The Manager proposed a record-high distribution per unit of 8.80 sen for the second half of FY2025, of which 3.98 sen for Q3 2025 was paid on 24 December 2025, with the balance payable on 27 February 2026.

This brings the total DPU for the full financial year to 14.48 sen, exceeding the realised earnings per unit attributable to unitholders of 13.18 sen.