
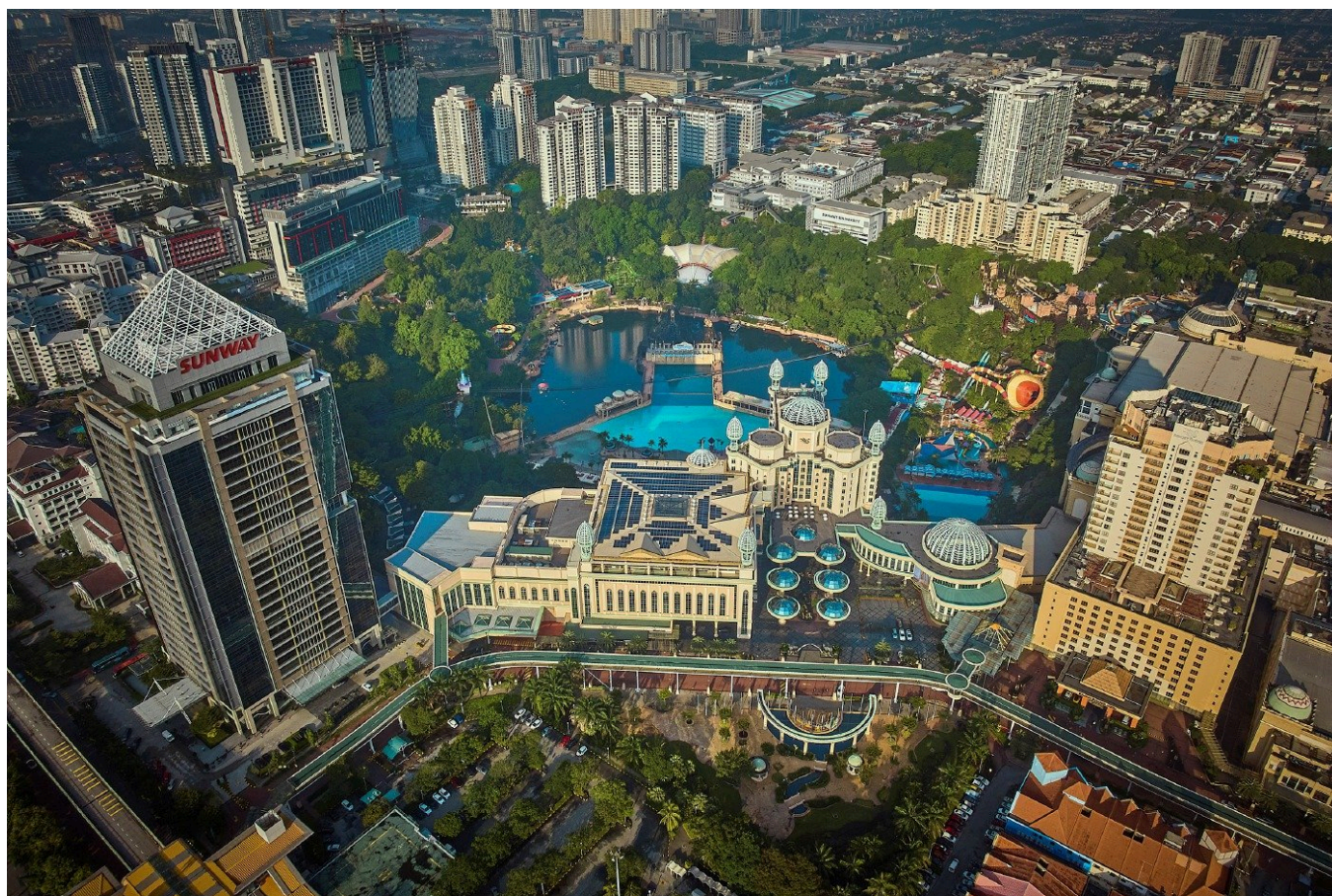


Sunway REIT posts lower net profit of RM178mil in 4Q25

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Sunway Real Estate Investment Trust (REIT) reported a lower net profit of RM178 million in the fourth quarter ended Dec 31, 2025 (4Q25) from RM203.56 million in the same period last year. Pic credit: Sunway REIT

KUALA LUMPUR: Sunway Real Estate Investment Trust (REIT) reported a lower net profit of RM178 million in the fourth quarter ended Dec 31, 2025 (4Q25) from RM203.56 million in the same period last year.

However, revenue for the quarter under review inched up to RM227.64 million from RM220.85 million previously, supported by growth across its retail, hotel, industrial and other segments.

"Revenue for the retail segment in 4Q25 stood at RM173.1 million, representing an increase of 16 per cent or RM24.1 million compared to 4Q24, driven by new income contributions from Sunway Kluang Mall and AEON Mall Seri Manjung, which were acquired in December 2024 and July 2025, respectively.

"The growth was further supported by the full completion of the phased refurbishment of Sunway Carnival Mall's existing wing in May 2025 and the refurbishment of the Oasis precinct at Sunway Pyramid Mall in November 2024," it said in a filing with Bursa Malaysia today.

Sunway REIT said its hotel segment recorded a revenue of RM29.9 million in 4Q25, an increase of seven per cent or RM2.0 million compared to 4Q24, mainly due to improvements in tourism activity, particularly during the festive season and year-end holidays.

For the full year performance, Sunway REIT's net profit rose to RM539.36 million from RM524.75 million in 2024, while revenue grew to RM894.33 million from RM767.15 million last year.

Meanwhile, it said net property income (NPI) edged marginally lower by 0.4 per cent to RM165 million in 4Q25 from RM165.6 million in the corresponding quarter last year.

It said the industrial and others segment recorded a sharp increase in revenue and NPI of 73 per cent and 52 per cent, respectively, for the year-to-date 4Q25, driven by new rental contribution from Sunway REIT Industrial-Prai and improved occupancy rate for Sunway REIT Industrial-Petaling Jaya 1.

In a separate statement, Sunway REIT Management Sdn Bhd chief executive officer Derek Teh Wan Wei, said the trust delivered a record high distribution per unit (DPU) of 14.48 sen for 2025, underpinned by a 15.5 per cent increase in NPI to RM658 million owing to new acquisitions and the successful completion of asset enhancement initiatives for Sunway Carnival Mall.

"Sunway REIT generated a distribution yield of 6.3 per cent and total returns of 31.2 per cent for the financial year, while its unit price rose 24.9 per cent year-on-year to close at RM2.31 as at Dec 31, 2025.

"(This reflects) consistent execution in portfolio management and continued investor confidence in Sunway REIT's strategy," he said.

The trust also proposed a record-high DPU of 8.80 sen for the second half of 2025, of which 3.98 sen for 3Q25 was paid on Dec 24, 2025, with the balance payable on Feb 27, 2026.