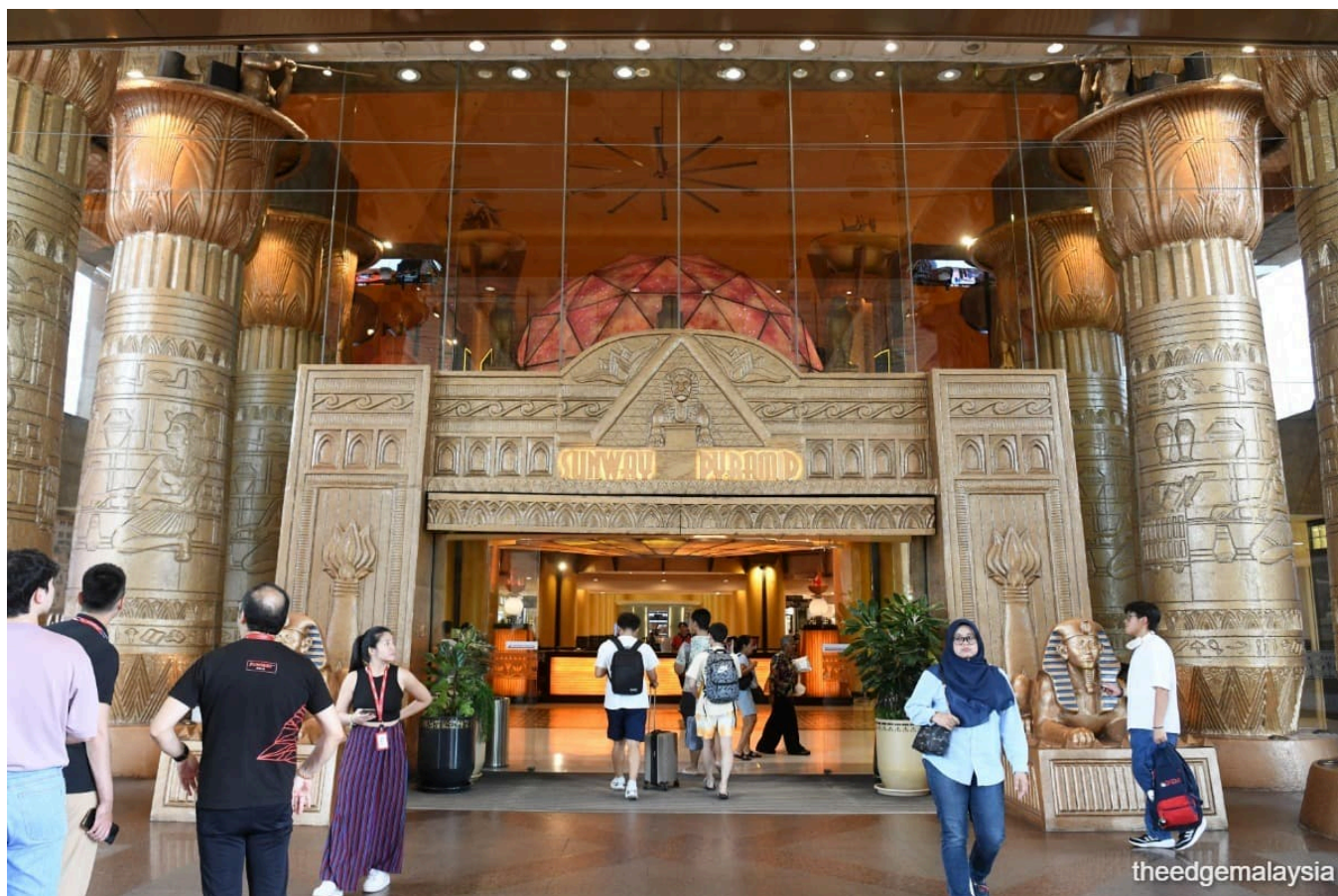


Sunway REIT declares record high DPU for FY2025 as net property income rises 15.5%

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29 January 2026



KUALA LUMPUR (Jan 29): Sunway Real Estate Investment Trust (KL:SUNREIT) posted a marginal 0.36% fall in net property income (NPI) to RM164.96 million for the fourth quarter compared with RM165.55 million a year earlier.

Revenue for the quarter ended Dec 31, 2025 (4QFY2025) edged up 3.1% to RM227.64 million from RM220.85 million previously, according to the trust's filing with Bursa Malaysia.

The lower quarterly NPI despite the rise in revenue was partially due to a 12.6% increase in other property operating expenses to RM56.98 million from RM50.58 million.

Sunway REIT announced a final income distribution per unit (DPU) of 4.82 sen, payable on Feb 27. This brings the total DPU for FY2025 to a record-high of 14.48 sen, up from 10 sen paid in the previous year.

The REIT's NPI for the full year rose 15.5% to RM657.96 million from RM569.7 million in FY2024, as revenue increased 16.6% to RM894.33 million from RM767.15 million.

The improved full-year performance was driven by contributions from new acquisitions and strong performance across the retail and industrial & others segments.

Sunway REIT Management Sdn Bhd chief executive officer Derek Teh Wan Wei, in a statement, said Sunway REIT had completed the acquisition of AEON Mall Seri Manjung on July 25, 2025, marking its second property in Perak.

He noted that the trust also recorded a gain of RM41 million after the completion of the disposal of the Sunway University & College campus on Sept 30, 2025. This included RM20 million of cumulative fair value gains recognised over prior years and a disposal gain of RM21 million from the disposal considerations of RM613 million.

In addition, Sunway REIT had announced the proposed disposal of Sunway Hotel Seberang Jaya to Sunway Medical Penang Sdn Bhd to facilitate the development of a new Sunway Hotel Seberang Jaya integrated atop the Sunway Carnival Mall, which is expected to enhance guest convenience and drive higher footfall to the mall. The disposal is expected to be completed in the fourth quarter of 2027.

Looking ahead, Teh said the trust remain focused on disciplined capital management, proactive asset optimisation and selective acquisitions to sustain income resilience and long-term growth.

“Supported by a diversified, high-quality portfolio and a strong balance sheet, Sunway REIT is well-positioned to navigate market uncertainties while continuing to deliver stable distributions and value creation for our unitholders,” he added.

Sunway REIT's units ended three sen or 1.21% higher at RM2.51 on Thursday, valuing the investment trust at RM8.6 billion. The trust has gained 33% over the past one year.