

# SUNWAY REAL ESTATE INVESTMENT TRUST

# 5176

As at 31 August 2019

Telephone	03 - 5639 8889
Website	<a href="http://www.sunwayreit.com">www.sunwayreit.com</a>
Address	Level 16, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 47500 Subang Jaya, Selangor Darul Ehsan

## TRADING INFORMATION

Bloomberg Ticker	SREIT MK
Stock Name	SUNREIT
Stock Code	5176
Unit Price (RM) as at 31 August 2019	1.95
52 -weeks High (RM)	1.97
52 -weeks Low (RM)	1.48
52 -weeks Daily Average Trading Volume (Units)	2,126,669

## CORPORATE INFORMATION

Sunway Real Estate Investment Trust (Sunway REIT) has a distinctive portfolio and is one of the largest diversified real estate investment trusts (REITs) in Malaysia with assets that are strategically located across award-winning townships in key locations within Klang Valley, Penang and Perak.

Sunway REIT was listed on the Main Market of Bursa Malaysia Securities Berhad on 8 July 2010 with an initial market capitalization of RM2.4 billion. As at 31 August 2019, the market capitalization of Sunway REIT stood at RM5.7 billion.

With an initial portfolio of 8 assets, Sunway REIT has grown to 17 assets comprising 4 retail malls, 6 hotels, 4 offices, a medical centre, an industrial property and an education asset. The property value has grown by more than 100% from the initial RM3.46 billion to RM8.05<sup>2</sup> billion as at 30 June 2019.

## KEY STATISTICS

(as at 31 August 2019)

Market Capitalisation (RM million)	5,743
NAV per unit <sup>1</sup> (RM)	1.49
Consensus DPU (FY2020) (sen)	9.90
Distribution Yield (%)	5.08
YTD FY2020 Total Return (%)	9.36

<sup>1</sup>NAV per unit as at 30 June 2019

<sup>2</sup>Base on property value as at 30 June 2019

## SALIENT FEATURES

### Investment Objective

To provide Unitholders with an exposure to a diversified portfolio of authorized investments that will provide stable cash distributions with the potential for sustainable growth in net asset value per unit.

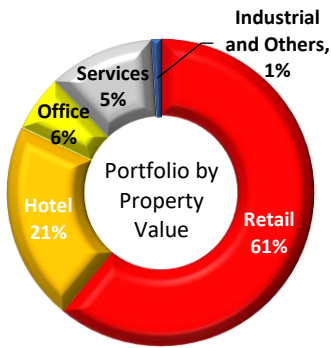
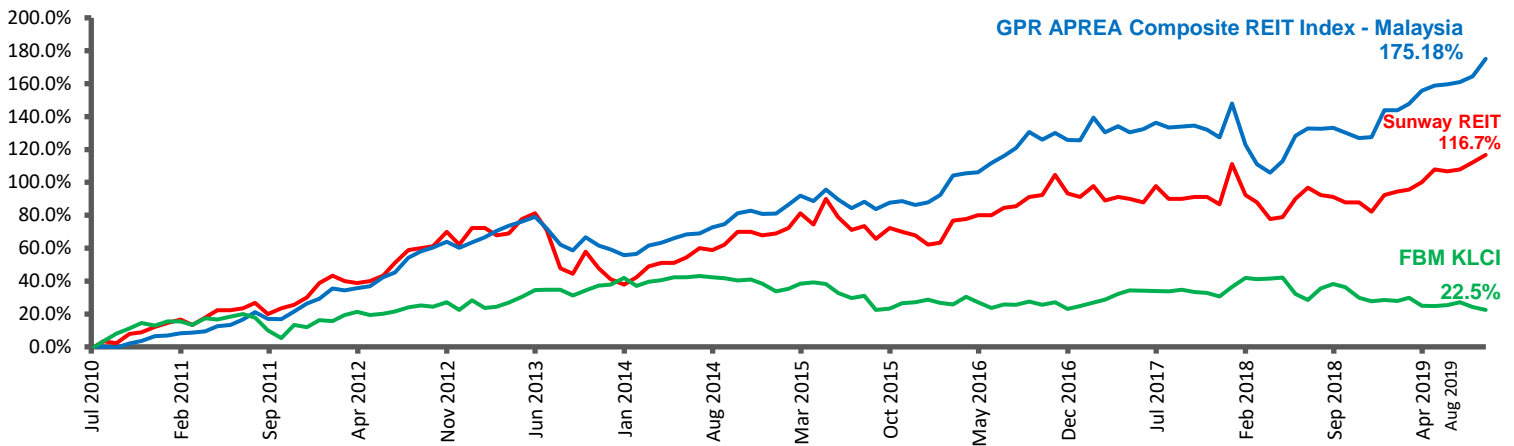
### Distribution Policy

- 100% distributable income since financial period 2011 to financial year 2019 and at least 90% for each subsequent financial year
- Quarterly distribution

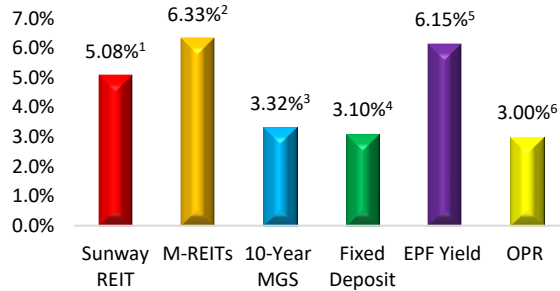
### Financial Year End

30 June

**Unit Price Performance (July 2010 – August 2019)**



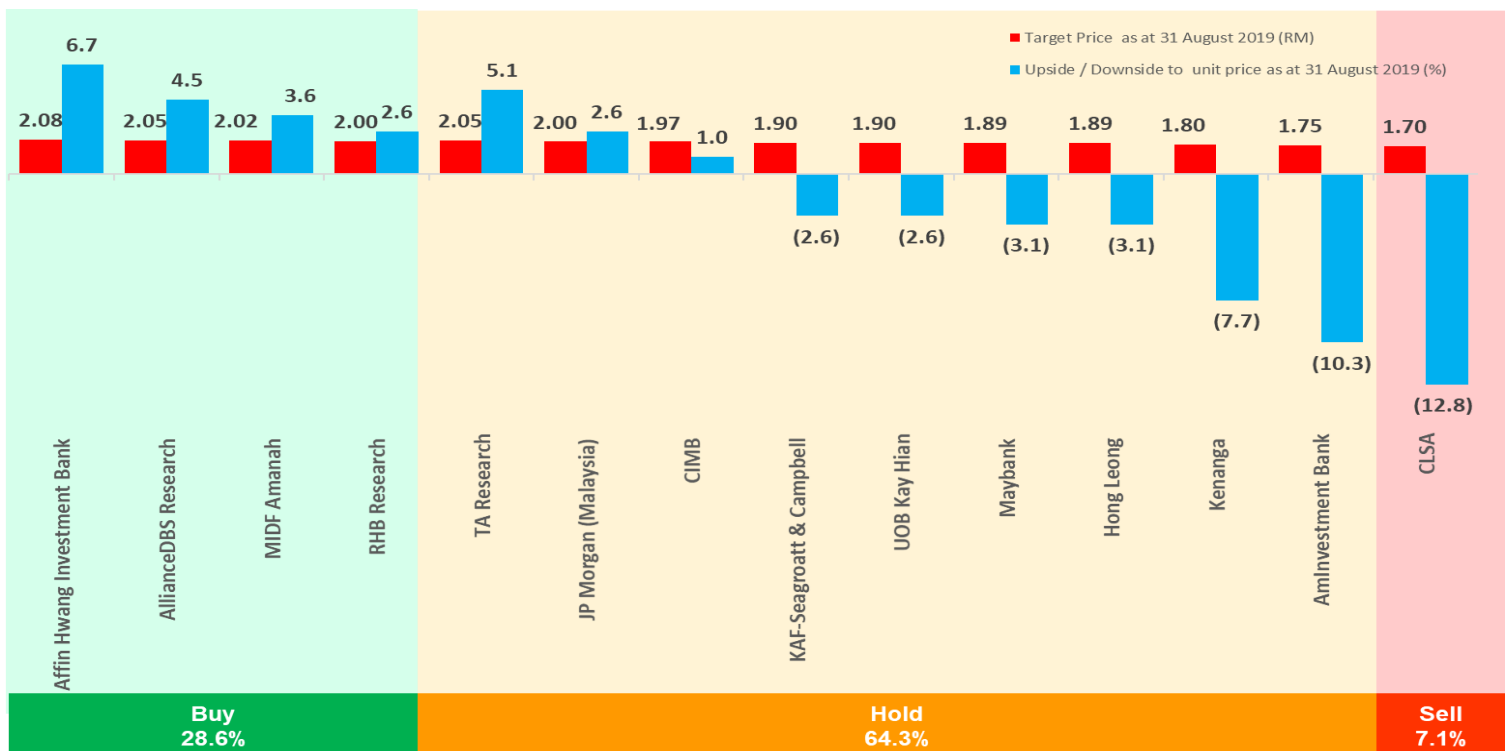
**Distribution Yield Comparison**



Note:

- <sup>1</sup> Distribution yield based on consensus FY2020 DPU forecast of 9.9 sen and unit price as at 31 August 2019 (Source: Bloomberg)
- <sup>2</sup> Information based on consensus FY2019 DPU forecast and unit price as at 31 August 2019 (Source: Bloomberg)
- <sup>3</sup> Information as at 31 August 2019 (Source: Bloomberg)
- <sup>4</sup> 12-Month Fixed Deposit rates offered by commercial banks as at 31 July 2019 (Source: Bank Negara Malaysia)
- <sup>5</sup> Dividend yield declared by Employees Provident Funds for the year 2018 (Source: Employees Provident Fund)
- <sup>6</sup> Overnight Policy Rate as at 9 July 2019 (Source: Bank Negara Malaysia)

**Analyst Recommendation Analysis**



Source: Bloomberg

**Buy**  
28.6%

**Hold**  
64.3%

**Sell**  
7.1%