

MEDIA RELEASE

13 October 2020

SUNWAY REIT PRIVATE PLACEMENT FULLY SUBSCRIBED; SUCCESSFULLY RAISED RM710 MILLION

Bandar Sunway, 13 October 2020 – Sunway REIT Management Sdn. Bhd., the Manager of Sunway Real Estate Investment Trust (“Sunway REIT”), is pleased to announce that Sunway REIT has successfully placed out 479.7 million new units (“New Units”) pursuant to the Private Placement exercise at the issue price of RM1.48 per unit, raising gross proceeds of RM710.0 million.

The Private Placement was fully subscribed with encouraging demand anchored by support from both domestic institutional investors and new foreign institutional investors. Despite challenging market conditions and the Conditional Movement Control Order (“CMCO”) announcement in the midst of the book building period, the success of the transaction is a testament to investors’ confidence in Sunway REIT’s track record and growth trajectory. The proceeds from the Private Placement has been earmarked to fund mainly the acquisition of The Pinnacle Sunway and the expansion of Sunway Carnival Shopping Mall.

Pursuant to the issuance of the New Units, the total number of issued units in Sunway REIT will increase to 3,424.8 million units and Sunway REIT’s market capitalisation shall expand correspondingly from RM4.5 billion to RM5.2 billion based on market closing price of RM1.52 per unit as at 12 October 2020.

Dato’ Jeffrey Ng, Chief Executive Officer of the Manager, commented, “Despite the tough market conditions, the encouraging support from investors reinforces investors’ confidence towards Sunway REIT’s medium to long-term growth trajectory. With the expected completion of the Private Placement, Sunway REIT’s capital base will be strengthened, giving us flexibility to pursue new yield accretive acquisitions and asset enhancement initiatives, in line with our TRANSCEND 2025 strategic direction. Sunway REIT’s gearing is also expected to reduce to 37.6% from 40.7% on a pro forma basis as at 30 June 2020.”

The Private Placement was jointly managed by Credit Suisse (Singapore) Limited, RHB Investment Bank Berhad and Maybank Investment Bank Berhad.

About Sunway Real Estate Investment Trust

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 in Greater Kuala Lumpur, Penang, and Perak.

Sunway REIT was listed on the Main Market of Bursa Malaysia Securities Berhad (Bursa Malaysia) on 8 July 2010. The market capitalisation of Sunway REIT stood at RM4.5 billion as at 12 October 2020.

Sunway REIT is a component of FTSE Bursa Malaysia Mid 70 Index, FTSE Bursa Malaysia Top 100 Index, FTSE Bursa Malaysia Emas Index, FTSE ASEAN All-Share Index, FTSE ASEAN All-Share ex Developed Index, FTSE ASEAN Malaysia Index, FTSE4 Good Bursa Malaysia Index, Bursa Malaysia REIT Index, GPR APREA Composite REIT Index - Malaysia, FTSE EPRA / NAREIT Global REIT Index, FTSE EPRA / NAREIT Global Index, FTSE EPRA / NAREIT Asia ex Japan Index, FTSE EPRA / NAREIT Asia Pacific Index, FTSE EPRA / NAREIT Emerging REIT Index and MSCI Malaysia Small Cap Index.

Sunway REIT owns a portfolio of 17 assets comprising 4 retail malls, 6 hotels, 4 offices, a medical centre, an industrial property and an education asset with a combined property value of RM8.0 billion as at 30 June 2020.

Sunway REIT's assets are primarily in Sunway City where its flagship asset, Sunway Pyramid Shopping Mall, is located. Other assets in Sunway City include Sunway Resort Hotel, Sunway Pyramid Hotel, Sunway Clio Property (comprising Sunway Clio Hotel and Sunway Clio Retail), Menara Sunway, Sunway Medical Centre (Tower A&B) and Sunway university & college campus. In the northern region, Sunway REIT owns SunCity Ipoh Hypermarket in Perak, as well as Sunway Hotel Seberang Jaya, Sunway Hotel Georgetown and Sunway Carnival Shopping Mall in Penang. Sunway REIT also owns two properties in Shah Alam, namely, Wisma Sunway and Sunway REIT Industrial – Shah Alam 1.

Sunway REIT owns four properties in in Kuala Lumpur, namely Sunway Tower and the remaining three assets which constitute part of the 3-in-1 integrated development, Sunway Putra. Sunway Putra consists of Sunway Putra Mall, Sunway Putra Hotel and Sunway Putra Tower.

Important notice

Kindly read this media release in conjunction with the announcement released to Bursa Malaysia dated 12 October 2020 in relation to the Private Placement.

This media release may contain certain forward looking statements due to a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions; interest rate trends; cost of capital and capital availability including availability of financing in the amounts and the terms necessary to support future business; availability of real estate properties; competition from other companies; changes in operating expenses including employee wages, benefits and training, property expenses, government and public policy changes. You are cautioned not to place undue reliance on these forward looking statements which are based on the Management's current view of future events. Past performance is not necessarily indicative of its future performance.

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