

CORPORATE PROFILE

Pavilion Real Estate Investment Trust (Pavilion REIT) has the largest retail mall by valuation (under the listed Malaysian REIT market) and is one of the largest retail-focused real estate investment trust targeting on a diversified portfolio of income producing real estate used solely or predominantly for retail purposes in Malaysia and other countries within the Asia Pacific region.

Pavilion REIT was listed on the Main Market of Bursa Malaysia Securities Berhad on 7 December 2011 with an initial market capitalisation of RM2.83 billion. As at 30 April 2018, the market capitalisation of Pavilion REIT stood at RM4.55 billion.

Listed with a portfolio of 2 assets, Pavilion REIT has acquired additional 2 retail malls in 2016 resulting in 3 retail malls and an office tower under its wing. The property value has grown by 49% from the initial RM3.54 billion to RM5.27 billion as at 31 December 2017.

KEY STATISTICS (as at 30 April 2018)

Market Capitalisation (RM million)	4,552
NAV per unit ¹ (RM)	1.28
Consensus DPU (FY2018) (sen)	8.50
Distribution Yield ² (%)	5.67
YTD Total Return ³ (%)	-1.16

¹ NAV per unit as at 31 March 2018

² Computed based on consensus DPU and unit price as at 30 April 2018

³ For the period from 1 January 2018 - 30 April 2018

SALIENT FEATURES

Investment Objective

To provide unitholders with regular and stable distributions as well as to achieve long-term growth in net asset value per unit, while maintaining an appropriate capital structure

Distribution Policy

- 100% distributable income since financial period 2011 to financial year 2017 and at least 90% for each subsequent financial year
- Half yearly distribution

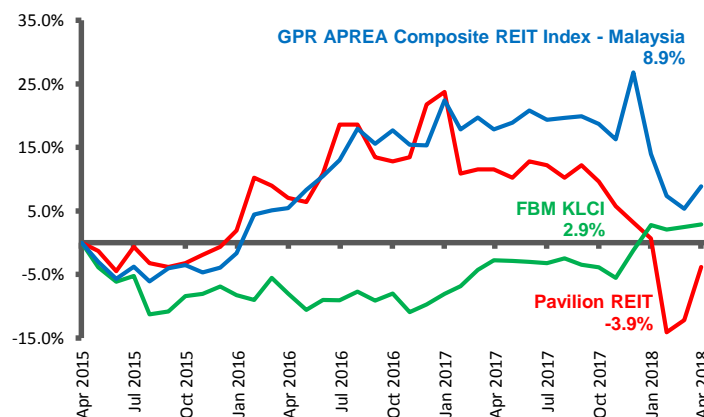
Financial Year End

31 December

TRADING INFORMATION

Stock Name	PAVREIT
Stock Code	5212
Unit Price (RM) as at 30 April 2018	1.50
52-week High (RM)	1.78
52-week Low (RM)	1.32
52-week Daily Average Trading Volume (Units)	823,039

Unit Price Performance (3-year)



Source: Bloomberg

ASSET PORTFOLIO

RETAIL ASSETS



Pavilion Kuala Lumpur Mall



Pavilion Elite Mall



Intermark Mall



DA MEN Mall

OFFICE ASSETS



Pavilion Tower

DISCLAIMER

This factsheet is for information purposes only and does not constitute an offer, solicitation or advertisement with respect to the purchase or sale of any security of the REIT and no part of it shall form the basis of, or be relied on in connection with, any contract, commitment or investment decision whatsoever. The information contained in this factsheet is strictly private and confidential and is being provided to you solely for your information. This factsheet may not be distributed or disclosed to any other person and may not be reproduced in any form, whole or in part. This factsheet may contain forward looking statements which are not subject to change 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 on 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 and property expenses; and regulatory and public policy changes. You are cautioned not to place undue reliance on these forward looking statements which are based on Management's current view of future events. These forward looking statements speak only as at the date of which they are made and none of the REIT, its trustee, any of its or their respective agents, employees or advisors intends or has any duty or obligation to supplement, amend, update or revise any forward looking statement contained herein to reflect any change in circumstances, conditions, events or expectations upon which any such forward looking statement is based. Past performance is not necessarily indicative of its future performance. This factsheet does not constitute an offering circular or a prospectus in whole or in part. The information contained in this factsheet is provided as at the date of this factsheet and is subject to change without notice. No representation or warranty, express or implied, is made as to, and no reliance should be placed on, the accuracy, completeness or correctness of any information, including any projections, estimates, targets and opinions, contained herein. Accordingly, none of Sunway REIT, its trustee, officers or employees accept any liability, in negligence or otherwise, whatsoever arising directly or indirectly from the use of this factsheet.