

SUNWAY REIT

BUY

(Technical)

Rationale for report: Technical Update

Analyst (s)

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03-20362300

EXHIBIT 1. Daily Chart

SUNWAY REAL ESTATE INVT TRUST.KL Daily T: 2026/01/05 O: 2.35 H: 2.41 L: 2.35 C: 2.4 V: 7,251 Chg: 0.05 (2.13%)
 Volume_M Volume: 7,251
 EMA(21) EMA1: 2.273
 EMA(50) EMA1: 2.236



Source: AmInvestment Bank

Bursa Code: SUNREIT 5176	Sector: REITs
Shariah Compliant: No	Market Cap: RM8.2bil
Support 1: RM2.33	Resistance 1: RM2.60
Support 2: RM2.20	Resistance 2: RM2.80

Share Price: **RM2.40**

Entry: **RM2.33-2.40**

Target: **RM2.60, RM2.80**

Exit: **RM2.18**

Sunway REIT may trend higher after surging to a new multi-year high and closing above the RM2.33 resistance two sessions ago. The stock also posted two consecutive bullish candles, supported by rising EMAs, suggesting that upward momentum is picking up. A bullish bias could emerge above the **RM2.33** level, with a stop-loss set at **RM2.18**, below the 50-day EMA. On the upside, near-term resistance is seen at **RM2.60**, followed by **RM2.80**.

EXHIBIT 2. Portfolio Simulator

Stock	Quantity	Bought price	Total cost	Current price	Market value	Gain/loss	Gain/loss	Dividend	Target	Stop loss
		RM	RM	RM	RM	RM	%	RM	RM	RM
Current holdings										
Aquawalk Group	256,000	0.39	99,840.00	0.395	101,120.00	1,280.00	1.3%	-	0.45 - 0.50	0.35
Life Water	68,000	1.47	99,960.00	1.52	103,360.00	3,400.00	3.4%	-	1.60 - 1.70	1.34
Malayan Cement	12,800	7.79	99,712.00	8.02	102,656.00	2,944.00	3.0%	-	8.50 - 9.00	7.18
Shares bought										
Northeast Group	111,000	0.90	99,900.00	0.900	99,900.00	0.00	0.0%	-	0.95 - 1.00	0.825
Shares sold										
Total dividend										
					-					
Realised profits/losses					0.00					
Cash balance + dividend					600,588.00					
Portfolio returns (YTD)		1,000,000.00		1,007,624.00		7,624.00	0.8%			
*Assuming no brokerage, fees and duties paid		(Initial Capital in 2026)								

FBM KLCI (YTD)		1,680.11		1,680.32		0.21	0.0%			
		(As at 31 Dec 2025)								
Portfolio Simulator vs FBM KLCI Performance (YTD)					Outperformance		+0.7%			

Source: AmInvestment Bank

PORTFOLIO SIMULATOR**Description**

Portfolio Simulator is a "virtual portfolio" that recommends stocks purely based on technical analysis. Most of the Bursa-listed companies recommended in the portfolio are selected based on the author's trading strategy, which leans towards a growth investing approach. Stock picks must be those under the coverage of the Equity Research team and these include one-time coverage stocks and stocks on radar. Stock prices shall be adjusted accordingly in the event of corporate exercises. Any changes in the portfolio will be stated in the "Remarks" section. Investors should be mindful of the risks involved. This virtual portfolio should not be interpreted as AmInvestment Bank having taken a position. Note that this virtual portfolio starts at RM1mil as our initial capital. The portfolio is for educational purposes only.

Remarks:

Today, we added **Northeast Group** to our portfolio.

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