

# SUNWAY REIT

**BUY**

(Technical)

Rationale for report: Technical Update

## Analyst (s)

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## EXHIBIT 1. Daily Chart



Source: AmInvestment Bank

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

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
<b>Current holdings</b>										
Aquawalk Group	256,000	0.39	99,840.00	<b>0.395</b>	101,120.00	1,280.00	1.3%	-	0.45 - 0.50	0.35
Life Water	68,000	1.47	99,960.00	<b>1.52</b>	103,360.00	3,400.00	3.4%	-	1.60 - 1.70	1.34
Malayan Cement	12,800	7.79	99,712.00	<b>8.02</b>	102,656.00	2,944.00	3.0%	-	8.50 - 9.00	7.18
<b>Shares bought</b>										
Northeast Group	111,000	0.90	99,900.00	<b>0.900</b>	99,900.00	0.00	0.0%	-	0.95 - 1.00	0.825
<b>Shares sold</b>										
<b>Total dividend</b>										
<b>Realised profits/losses</b>										
<b>Cash balance + dividend</b>										
<b>Portfolio returns (YTD)</b>										
*Assuming no brokerage, fees and duties paid.										
<b>FBM KLCI (YTD)</b>										
1,680.11 (As at 31 Dec 2025)										
<b>Portfolio Simulator vs FBM KLCI Performance (YTD)</b>										
Outperformance										
+0.7%										

Source: AmlInvestment 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 AmlInvestment 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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