

NOTICE ACCOMPANYING THE ELECTRONIC PROSPECTUS OF SUNWAY REAL ESTATE INVESTMENT TRUST (“SUNWAY REIT”) DATED 15 JUNE 2010 (“ELECTRONIC PROSPECTUS”)

(Unless otherwise indicated, specified or defined in this notice, the definitions in the Prospectus shall apply throughout this notice)

Website

This Electronic Prospectus can be viewed or downloaded from Bursa Malaysia Securities Berhad’s (“**Bursa Securities**”) website at www.bursamalaysia.com (“**Website**”).

Availability and Location of Paper/Printed Prospectus

Any applicant in doubt concerning the validity or integrity of the Electronic Prospectus should immediately request a paper/printed copy of the Prospectus directly from the Company, RHB Investment Bank Berhad (“**RHB**”) or MIDF Consultancy & Corporate Services Sdn Bhd. Alternatively, the applicant may obtain a copy of the Prospectus, subject to availability, from participating organisations of Bursa Securities, members of the Association of Banks in Malaysia and members of the Malaysian Investment Banking Association. Prospective investors should note that the Application Forms are not available in electronic format.

Jurisdictional Disclaimer

This distribution of the Electronic Prospectus and the sale of the Offer Units are subject to Malaysian law. Bursa Securities, RHB and the Company take no responsibility for the distribution of the Electronic Prospectus and/or the sale of the Offer Units outside Malaysia, which may be restricted by law in other jurisdictions. The Electronic Prospectus does not constitute and may not be used for the purpose of an offer to sell or an invitation of an offer to buy any Offer Units, to any person outside Malaysia or in any jurisdiction in which such offer or invitation is not authorised or lawful or to any person to whom it is unlawful to make such offer or invitation.

Close of Application

Applications for the Offer Units offered under the Retail Offering will open at **10.00 a.m. (Malaysian time)** on **15 June 2010** and will remain open until **5.00 p.m. (Malaysian time)** on **22 June 2010**, or such later date(s) as the Directors of the Manager and the Joint Underwriters in their absolute discretion may mutually decide.

The Electronic Prospectus made available on the Website after the closing of the Retail Offering is made available solely for informational and archiving purposes. No securities will be allotted or issued on the basis of the Electronic Prospectus after the closing of the Retail Offering.

Persons Responsible for the Internet Site in which the Electronic Prospectus is Posted

The Electronic Prospectus which is accessible at the Website is owned by Bursa Securities. Users’ access to the Website and the use of the contents of the Website and/or any information in whatsoever form arising from the Website shall be conditional upon acceptance of the terms and conditions of use as contained in the Website.

The contents of the Electronic Prospectus as provided by the Company to Bursa Securities are for informational and archiving purposes only and are not intended to provide investment advice of any form or kind, and shall not at any time be relied upon as such.