

About Us

Founded in 1974, Sunway Group is one of Southeast Asia’s leading conglomerates. Our dedicated 20,000-strong team drives sustainable development and socio-economic progress across diverse sectors, including core interests in real estate, construction, healthcare, education, leisure, retail, and hospitality.

Sunway RE Capital, established in 2018 represents Sunway’s real estate and fund management platform driving regional expansion.

The fund currently manages 5 assets with an AUM of £74.4 mil, across 4 Russell Group university cities in the UK, and targets to continue scaling its portfolio through strategic acquisitions and capital partnerships.



£74.4 mil
Valuation



826
Beds



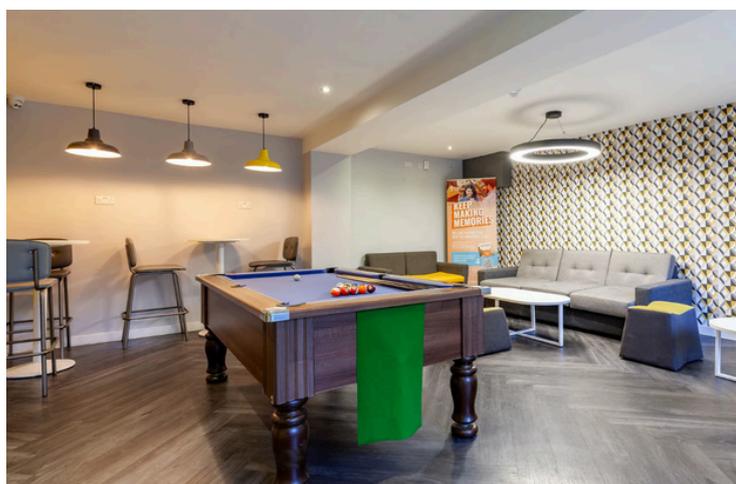
97%
Occupancy



£4.0 mil
NPI

Portfolio Summary

Property	Location	Beds	AY 25/26			Avg. Weekly Rate (£)	Valuation ⁽¹⁾ (£ mil)
			Occupancy	% of Intl Students	% of UK Students		
Allen Court	Manchester	206	99%	35%	65%	£219	23.8
Centre Gate	Bristol	83	99%	94%	6%	£283	13.1
Colston	Bristol	77	100%	97%	3%	£284	12.4
Redvers Tower	Sheffield	227	91% ⁽²⁾	43%	57%	£156	12.8
Green Wood Court	Southampton	233	100%	49%	51%	£137	12.3
Portfolio		826	97%	55%	45%	£191	74.4



(1) Valuation as at 31 Dec 2025.

(2) Occupancy excludes rooms reserved for short-term lets with 3rd party operator (including short-term lets: 95%).

Portfolio of assets well-located in Russell Group cities

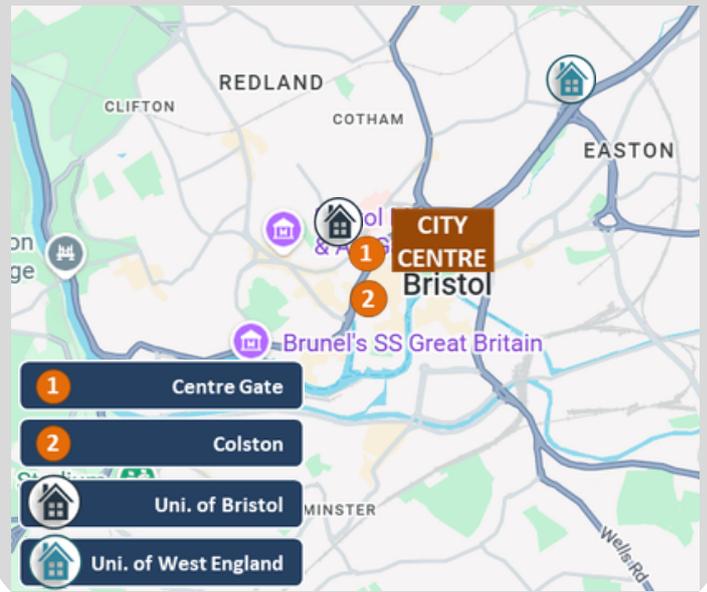
Manchester

Full-Time Students	89,580 (26% international)
Total Demand Pool	60,870
Total Student Beds	28,194
Market Saturation	46.3%



Bristol

Full-Time Students	57,410 (31% international)
Total Demand Pool	40,320
Total Student Beds	21,201
Market Saturation	52.6%



Sheffield

Full-Time Students	51,210 (28% international)
Total Demand Pool	37,020
Total Student Beds	29,832
Market Saturation	80.6%



Southampton

Full-Time Students	29,560 (35% international)
Total Demand Pool	24,110
Total Student Beds	13,796
Market Saturation	57.2%



Source: CBRE database (2025)