

You must know REITS as an  
investment tool  
一定要认识REITS这个投资工具



## What is REITs?

CAN YOU INVEST IN REAL ESTATE WITH RM100?

RM100就能投资房地产?



# REITs (Real Estate Investment Trusts) 产业投资信托

Fund or a  
trust

基金或信托



Managed by  
professionals  
or property  
developers

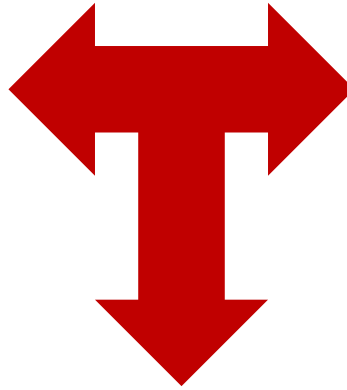
由专业人士或  
房地产开发商  
管理

Example 例如:

- Shopping complexes 购物商场
- Hotels 酒店
- Industrial properties 工业业务
- Office blocks 办公大楼
- Hospitals 医院
- Plantations 种植园



**It means that**  
**意思是说**



REITs provide a way to invest in quality large-scale commercial real estate without having to buy the properties directly.

投资者可以同时拥有多个房地产，成为多个地产的房东



**SUNWAY**<sup>®</sup>  
**REIT**



One of the largest  
diversified REITS in  
Malaysia

马来西亚最大的多元  
化房地产投资信托基  
金之一

来看看 Sunway REITS 有什么类型产业  
Let's take a look at what types of industries Sunway  
REITS has



**SUNWAY**  
**MEDICAL CENTRE**



What are the famous buildings in Malaysia that are REITs Companies?

马来西亚有哪些著名的建筑物是REITs 产业?



KLCC



Mid Valley



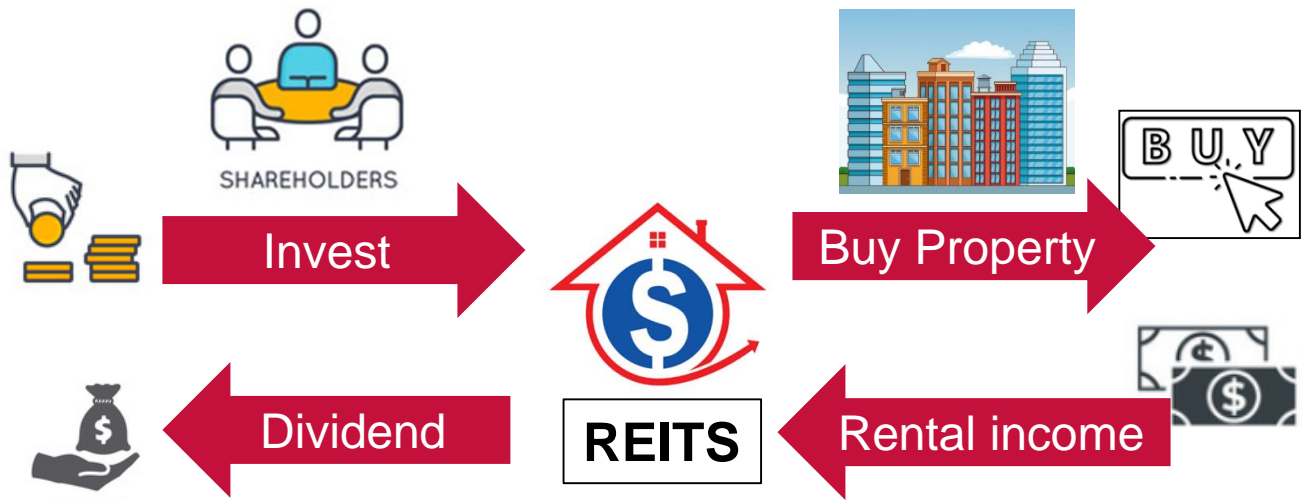
Sunway Pyramid



Pavilion



Investors Invest Money In REITS And Become Shareholders  
投资者将钱投资在REITS成为股东



After REITS earning rental income, investors will received dividend payments  
在赚取租金收益后，REITS会以分配形式派发股息给股东

## What Are The Advantages Of Investing In REITS?

### 投资 REITS 有什么好处?



1) You do not require a huge capital 低成本及负担能力



Low Investment  
costs  
低投资成本

Pay a small part of  
real estate  
支付房地产的一小部分

Become  
shareholders  
成为股东

With as little as RM100, anyone can give it a go  
只要RM100，任何人都可以试一试



## What Are The Advantages Of Investing In REITS?

投资 REITS 有什么好处?



2) High dividend payouts 高股息



The dividends enjoyed by investors are between 5% to 7%  
在马来西亚跟其他公司相比，投资者一年可享有5%-7%股息回馈。





## What Are The Advantages Of Investing In REITS?

### 投资 REITS 有什么好处?



3) REITs are managed by professionals 专业团队管理



Managed by  
professionals  
由专业人员管理



Increase the return  
on investment  
增加投资收益率



In the long term, it's  
good for investors  
长远来看有利于投资者



## What Are The Advantages Of Investing In REITS?

投资 REITS 有什么好处?



4) Easy conversion to cash 现金流动性



Easy to buy and sell  
轻易买卖

VS



Long wait to convert  
assets to cash  
难转售



## What Are The Advantages Of Investing In REITS?

投资 REITS 有什么好处?



### 5) Tax advantage 税收优势

**STAMP DUTY**



No stamp duties when it  
acquires/disposes  
properties

购买/出售产业时不征收印花  
税



REIT does not have to  
pay real properties gains  
tax (RPGT)

REIT不必缴纳产业盈利税  
(RPGT)



## What are the disadvantages of investing in REITs?

投资REITS 有什么风险?



Actual return is dependent on the performance of the property market. Hence, the unit price of REIT may also decrease.

REIT 的总回报是依据房地产市场的表现。因此REIT 的单位价格也可能会下跌。



## What are the disadvantages of investing in REITs?

投资REITS 有什么风险?



REITS



No say over  
management aspects  
没有投资的控制权



Investors have no say and are not involved in any decision-making regarding the property in question

投资者将不会拥有买入或卖出某房地产或将如何管理管理公司投资决策的直接控制权



# Special Tax Treatment of Malaysian REITs

## 马来西亚REIT的税务法则

REITs



If a Malaysian REIT distributes at least 90% of its taxable income, it will not be subject to corporate income tax



如果REIT将纳税收入回馈给投资者高达90%或以上，则无需缴纳公司所得税

Dividend



SHAREHOLDERS

Individual / non-corporate investors  
(resident/non-resident)  
10% withholding tax

Withholding tax

Non-resident company  
24% withholding tax

The withholding tax will be withheld by the REIT before paying out the dividends to unit holders

反之，投资者在收到股息时，则必须交付预提税，而预提税将由REIT代扣代缴



# Investing In Property Vs REITS

Real Estate



VS

REITS



3% – 20%	Return investment 收益率	5% - 7%
High investment costs 高成本	Costs 成本	Low investment costs 低成本
Long processing time 处理时间长	Cash liquidity 现金流动性	Easy conversion to cash 随时可以套现
Self-management 自行管理	Manage 管理	Managed by professionals 专业团队管理
Not diversified 一般人难投资不同产业	Diversified 多元化	Diversified 大公司拥有不同产业



For more clarification, please contact us!  
欲了解更多详情，赶快与我们联系吧！

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