



## Retail Research

**Low Chee Hao, CMT**

lew.chee-hao@ambankgroup.com

+603-2036 2300

20 May 2025

### SUNWAY REIT (SUNREIT | 5176)

Last Price: RM1.98 | Technical Call: **BUY**

SUNWAY REAL ESTATE INVNT TRUST, D, KL

EMA (20, close, 0)

EMA (50, close, 0)

Volume (20)



Support 1: <b>RM1.94</b>	Resistance 1: <b>RM2.10</b>
Support 2: <b>RM1.87</b>	Resistance 2: <b>RM2.20</b>
Shariah Compliant: <b>No</b>	Sector: <b>REITs</b>

**Sunway REIT** may trend higher after it surged to a new multi-year high and closed above the RM1.94 resistance a few sessions ago. With the 20-day EMA remaining above the 50-day EMA since the bullish crossover in mid-April, the uptrend may continue in the near term. A bullish bias may emerge above the **RM1.94** level, with a stop-loss set at **RM1.86**, below the 50-day EMA. On the upside, near-term resistance is seen at **RM2.10**, followed by **RM2.20**.

Entry : **RM1.94–1.98**  
 Target : **RM2.10, RM2.20**  
 Exit : **RM1.86**

## 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.

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>										
APM Automotive	30,000	3.19	95,700.00	<b>3.41</b>	102,300.00	6,600.00	6.9%	-	3.60 - 3.80	2.78
KJTS Group	90,000	1.07	96,300.00	<b>1.02</b>	91,800.00	(4,500.00)	-4.7%	-	1.15 - 1.20	0.99
Pekati Group	160,000	1.190	190,388.00	<b>1.32</b>	211,200.00	20,812.00	10.9%	-	1.30 - 1.40	1.07
Reach Ten	170,000	0.56	95,200.00	<b>0.585</b>	99,450.00	4,250.00	4.5%	-	0.60 - 0.65	0.495
SumiSaujana Group	500,000	0.19	95,000.00	<b>0.190</b>	95,000.00	0.00	0.0%	-	0.205 - 0.22	0.18
<b>Shares bought</b>										
<b>Shares sold</b>										
TechStore	452,500	0.21	95,025.00	<b>0.195</b>	88,237.50	(6,787.50)	-7.1%	-	0.27 - 0.30	0.195
<b>Total dividend</b>					3,808.00					
<b>Realised profits/losses</b>					(61,833.50)					
<b>Cash balance + dividend</b>					369,386.50					
<b>Portfolio returns (YTD)</b>			<b>1,000,000.00</b>		<b>969,136.50</b>	<b>(30,863.50)</b>	<b>-3.1%</b>			
*Assuming no brokerage, fees and duties paid			(Initial Capital)							
<b>Portfolio simulator vs benchmark performance (YTD)</b>			<b>Outperformance</b>	<b>+2.2%</b>						

Source: AmInvestment Bank

**Remarks:** Today, we closed our position on **TechStore** after it hit our stop. We also raise the stop-loss for **KJTS Group** (from RM0.97 to RM0.99) and **SumiSaujana Group** (from RM0.16 to RM0.18).

**DISCLOSURE AND DISCLAIMER**

This report is prepared for information purposes only and it is issued by AmInvestment Bank Berhad (“AmInvestment”) without regard to your individual financial circumstances and objectives. Nothing in this report shall constitute an offer to sell, warranty, representation, recommendation, legal, accounting or tax advice, solicitation or expression of views to influence any one to buy or sell any real estate, securities, stocks, foreign exchange, futures, investment or other products. AmInvestment recommends that you evaluate a particular investment or strategy based on your individual circumstances and objectives and/or seek financial, legal or other advice on the appropriateness of the particular investment or strategy.

The information in this report was obtained or derived from sources that AmInvestment believes are reliable and correct at the time of issue. While all reasonable care has been taken to ensure that the stated facts are accurate and views are fair and reasonable, AmInvestment has not independently verified the information and does not warrant or represent that they are accurate, adequate, complete or up-to-date and they should not be relied upon as such. All information included in this report constitute AmInvestment’s views as of this date and are subject to change without notice. Notwithstanding that, AmInvestment has no obligation to update its opinion or information in this report. Facts and views presented in this report may not reflect the views of or information known to other business units of AmInvestment’s affiliates and/or related corporations (collectively, “AmBank Group”).

This report is prepared for the clients of AmBank Group and it cannot be altered, copied, reproduced, distributed or republished for any purpose without AmInvestment’s prior written consent. AmInvestment, AmBank Group and its respective directors, officers, employees and agents (“Relevant Person”) accept no liability whatsoever for any direct, indirect or consequential losses, loss of profits and/or damages arising from the use or reliance of this report and/or further communications given in relation to this report. Any such responsibility is hereby expressly disclaimed.

AmInvestment is not acting as your advisor and does not owe you any fiduciary duties in connection with this report. The Relevant Person may provide services to any company and affiliates of such companies in or related to the securities or products and/or may trade or otherwise effect transactions for their own account or the accounts of their customers which may give rise to real or potential conflicts of interest.

This report is not directed to or intended for distribution or publication outside Malaysia. If you are outside Malaysia, you should have regard to the laws of the jurisdiction in which you are located.

If any provision of this disclosure and disclaimer is held to be invalid in whole or in part, such provision will be deemed not to form part of this disclosure and disclaimer. The validity and enforceability of the remainder of this disclosure and disclaimer will not be affected.