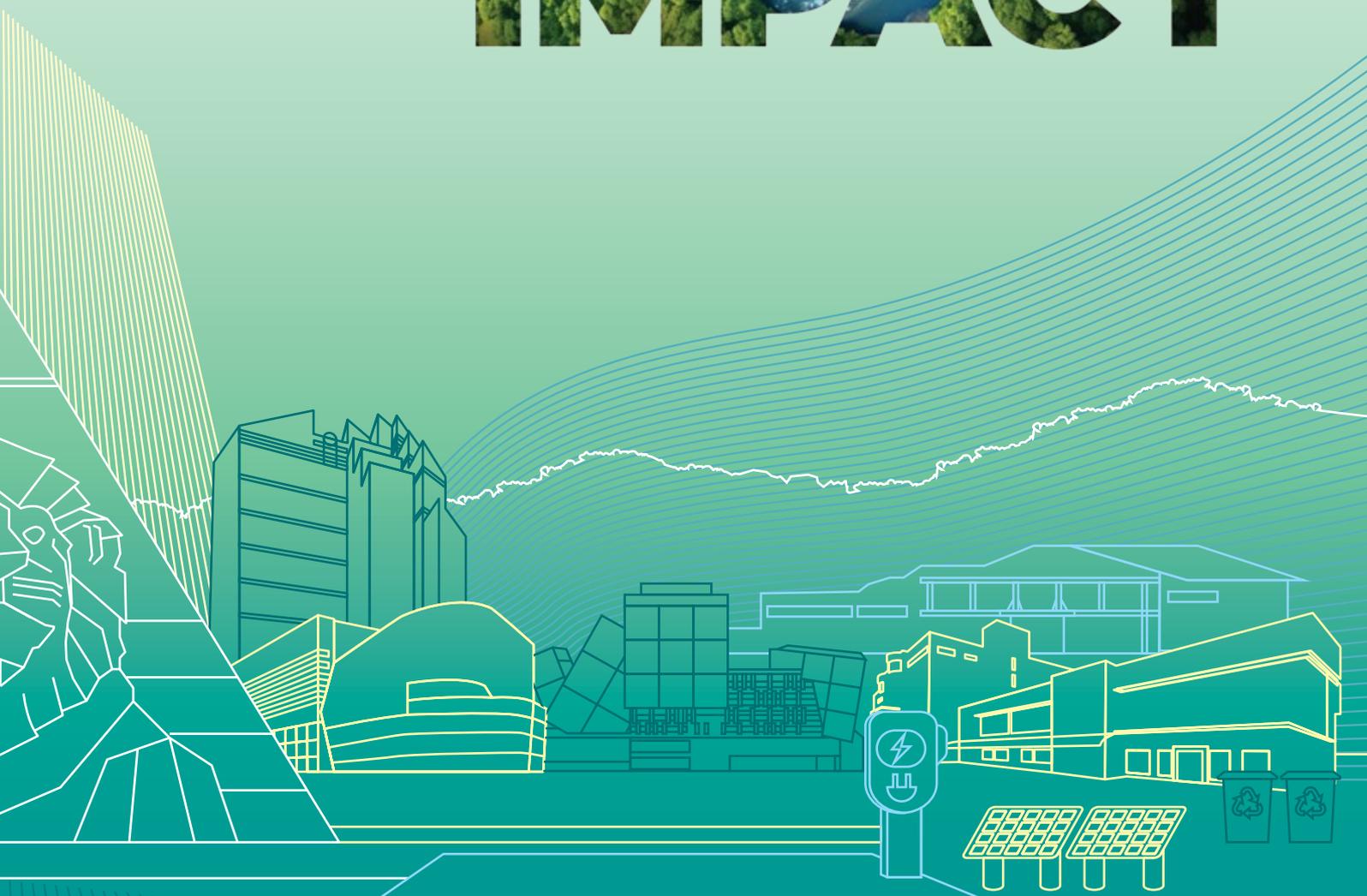


REIMAGINE IMPACT



INSIDE THIS REPORT

INTRODUCTION

| | |
|----------------------|----|
| About this Report | 4 |
| About Sunway REIT | 6 |
| 2024 Key Highlights | 9 |
| Awards and Accolades | 10 |

LEADERSHIP

| | |
|---------------------------|----|
| CEO's Statement | 12 |
| Sustainability Governance | 16 |

PRIORITIES

| | |
|-------------------------------|----|
| Materiality | 18 |
| 2024 Sustainability Scorecard | 26 |
| Sustainable Finance | 28 |

APPENDICES

| | |
|--|-----|
| Memberships in Associations | 103 |
| Bursa Malaysia's Common and Sector-Specific Indicators | 104 |
| Key Performance Indicators | 106 |
| IFRS S1 Content Index | 123 |
| IFRS S2 Content Index | 127 |
| GRI Content Index | 133 |
| Abbreviation | 139 |
| Assurance Statements | 141 |

GOAL 1



TRANSFORMING OUR PORTFOLIO TO LOW-CARBON ASSETS

| | |
|----|---|
| 31 | Climate Report: Net Zero Carbon Emissions by 2050 |
| 42 | Transforming Cities with Sustainable Buildings |
| 50 | Blueprint for Efficiency |

GOAL 2



ADVOCATING A RESPONSIBLE VALUE CHAIN

| | |
|----|------------------------------------|
| 69 | Supply Chain Resilience |
| 72 | Tenants and Customers Satisfaction |

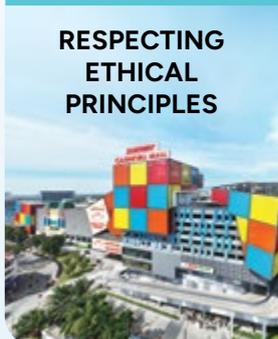
GOAL 3



INVESTING IN COMMUNITY INCLUSIVITY

| | |
|----|--|
| 79 | Upholding Human Rights |
| 80 | People at the Core |
| 86 | Safeguarding Health and Safety of Our People |
| 92 | Community Engagement & Social Impacts |

GOAL 4



RESPECTING ETHICAL PRINCIPLES

| | |
|----|------------------------------------|
| 97 | Business Ethics and Governance |
| 98 | Risk Management & Internal Control |
| 99 | Securing Digital Landscape |

INSIDE THIS REPORT

REIMAGINE IMPACT



The theme of Reimagine Impact underscores Sunway REIT's vision for sustainability, where growth and progress go hand in hand with environmental stewardship. It represents a proactive approach to reducing its ecological footprint that prioritises resource efficiency, climate resilience, and innovative solutions to deliver long-term value to its stakeholders. By reimagining its impact, Sunway REIT remains committed to creating a more sustainable and climate-conscious future.

FEEDBACK CHANNEL

The Manager welcomes any feedback and queries from all stakeholders as we continue to enhance its sustainability journey. All feedback, comments and questions can be sent to:

Sunway REIT Sustainability Department

Sunway REIT Management Sdn Bhd
Level 15, Menara Sunway,
Jalan Lagoon Timur, Bandar Sunway,
47500 Subang Jaya,
Selangor Darul Ehsan,
Malaysia

✉ swreitsustainability@sunway.com.my

CROSS REFERENCES

➔ Connect to more information in **Integrated Annual Report 2024 (IAR)**

➔ Connect to more information in **Sustainability Report 2024 (SR)**

🌐 Refer to Sunway REIT's website

BUSINESS SEGMENTS



Retail



Services



Office

Industrial
& Others

Hotel

STAKEHOLDERS

Board of
DirectorsSenior
ManagementEmployees and
Asset ManagersTenants and
LesseesUnitholders, Financiers and
Investment CommunityRegulators and
Industry Associations

Suppliers

ABOUT THIS REPORT

GRI 2-3, 2-5

This is Sunway Real Estate Investment Trust ("Sunway REIT" or "the Trust") annual Sustainability Report ("SR 2024") for the financial year 2024 ("FY2024"). This report outlines the sustainability initiatives that Sunway REIT have implemented in its business operations to deliver sustainable impacts and value for the environment and stakeholders. It provides a transparent and balanced overview of Sunway REIT's sustainability performance strategies and progress in advancing sustainable development across the diversified asset portfolio. Additionally, this report illustrates Sunway REIT's approach to navigating sustainability and climate risk and opportunities impacting the business operations while stepping up climate action to build a sustainable future for the business and communities.



ABOUT THIS REPORT

REPORTING SCOPE AND BOUNDARIES

Sunway REIT is listed on the Main Market of Bursa Malaysia Securities Berhad. The scope of this report covers the period from 1 January 2024 to 31 December 2024, unless stated otherwise. Data, information and disclosures have been scoped to all Sunway REIT's diversified asset portfolio and operations, which include Retail, Hotel, Office, Services, and Industrial and Others assets primarily located in Malaysia, unless stated otherwise. It focuses on properties where the Trust has full operational control and, where relevant, extends to tenants and community engagement initiatives. A note will be disclosed for properties where data is limited.

The Trust does not have any employees as the Trust is managed by the Manager and overseen by the Trustee. Therefore, the information reported in this report about employees refers to the employees of the Manager. Sunway REIT is further supported by the Sponsor ("Sunway Berhad").

GUIDELINES AND STANDARDS

The content in this report has been benchmarked against the highest reporting standards and best industry practices. This report adheres to the following:

Global Goals:

- Intergovernmental Panel on Climate Change ("IPCC")
- UN Sustainable Development Goals ("UN SDGs")

REPORTING FRAMEWORKS

Local:

- Main Market Listing Requirements of Bursa Malaysia Securities Berhad on Sustainability Reporting
- Malaysian Code on Corporate Governance ("MCCG") 2021

Global:

- Global Reporting Initiative ("GRI") Standards
- Sustainability Accounting Standards Board ("SASB")
- International Financial Reporting Standards ("IFRS") Sustainability Disclosure Standards
- IFRS's Foundation's International Integrated Reporting <IR> Framework
- National Sustainability Reporting Framework ("NSRF")

Rating Tools:

- Carbon Disclosure Project ("CDP")
- Financial Times Stock Exchange ("FTSE") Russell ESG Ratings
- Global Real Estate Sustainability Benchmark ("GRESB")
- Morgan Stanley Capital International ("MSCI") ESG Ratings
- S&P Global ESG Ratings
- Sustainalytics

LIMITATIONS

Sunway REIT has exercised best efforts in providing the most accurate, relevant and timely data in this report. However, the Manager acknowledges that there may be gaps in certain indicators. Sunway REIT remains committed to continuously refining the data collection process and mechanisms to provide comprehensive information for future reports that will better aid the sustainability goals and targets.

PROGRESSIVE STATEMENT

This report contains progressive statements concerning our objectives, strategies, plans and future initiatives that are interconnected with Sunway REIT's business, financial and non-financial performance. These statements include words and phrases like 'expects', 'targets', 'intends', 'anticipates', 'believes', 'estimates', 'may', 'plans', 'projects', 'should', 'would', and 'will'. It is important to note that these statements should not be interpreted as a guarantee of future operational or financial performance, as they may carry potential risks or unforeseen repercussions to Sunway REIT. Factors that might lead to actual results to differ materially from those outlined in progressive statements include global, national, and regional economic and social conditions or matters that have not been reviewed or reported on by Sunway REIT's auditors.

ASSURANCE

In strengthening the credibility and reliability of this Sustainability Report, this report has been subjected to the following:

- An internal review by Sunway REIT's internal auditors for all Common Sustainability Matters and accompanying Indicators identified by Bursa Malaysia for FY2024
- Independent assurance in accordance with recognised assurance standards for all indicators by Standard and Industrial Research Institute of Malaysia ("SIRIM") Quality Assurance Services ("QAS") International Sdn Bhd
- Independent assurance in accordance with ISAE 3410 for Greenhouse Gases ("GHG") emissions for FY2023 and FY2024 by BDO PLT

Please refer to page 141-149 for the Independent Assurance Statement.

BOARD'S RESPONSIBILITY STATEMENT

This Sustainability Report has been reviewed by the Sustainability Committee before being recommended to the Board of Directors for approval. Additionally, the Sustainability Committee oversees this report, ensuring adherence to good corporate governance practices through internal and external assurance processes.

ABOUT SUNWAY REIT

GRI 2-1, 2-2, 2-6, 203-1

Established on 8 July 2010, Sunway REIT is one of Malaysia's leading real estate investment trusts, listed on the Main Market of Bursa Malaysia Securities Berhad ("Bursa Malaysia"). Its assets are strategically located across award-winning integrated townships in key locations in Greater Kuala Lumpur, Penang, Perak and Johor.

As of 31 December 2024, Sunway REIT holds a diversified portfolio of 28 properties comprising 13 retail properties (including a property designated for re-development into a retail-centric tourist destination and seven hypermarkets), six hotels, five offices, an education property and three industrial properties.

Listed on
Bursa Malaysia
Main Market

8th JULY
2010

No. of
Assets

28

Property Value

RM10.5
BILLION

Market
Capitalisation

RM6.3
BILLION

Total GFA

> 22
MILLION
SQ. FT.

VISION

To be a leading diversified REIT in Malaysia committed to enhancing stakeholder value – Sustainable Growth, Environmental Stewardship and Community Engagement

MISSION

To deliver sustainable income distribution over the long term through responsible business strategies supported by adaptive innovation solutions, management and sustainability practices

CORE VALUES

Integrity

We believe in doing the right thing at all times:

- We conduct ourselves in an honest and trustworthy manner
- We act professionally, ethically and honourably
- We ensure our actions are consistent with our words

Humility

We believe in being humble, polite and respectful:

- We never stop learning
- We care for and respect the people and the environment
- We seek first to understand, then to be understood

Excellence

We take pride in all that we do:

- We strive to deliver high quality products and services
- We continuously innovate and improve for greater progress
- We seek to inspire others to excel

DRIVEN BY 4 STRATEGIC PILLARS

TRANSCEND 2027



A Leading
M-REIT



Growing
Portfolio Size



Focused
Growth

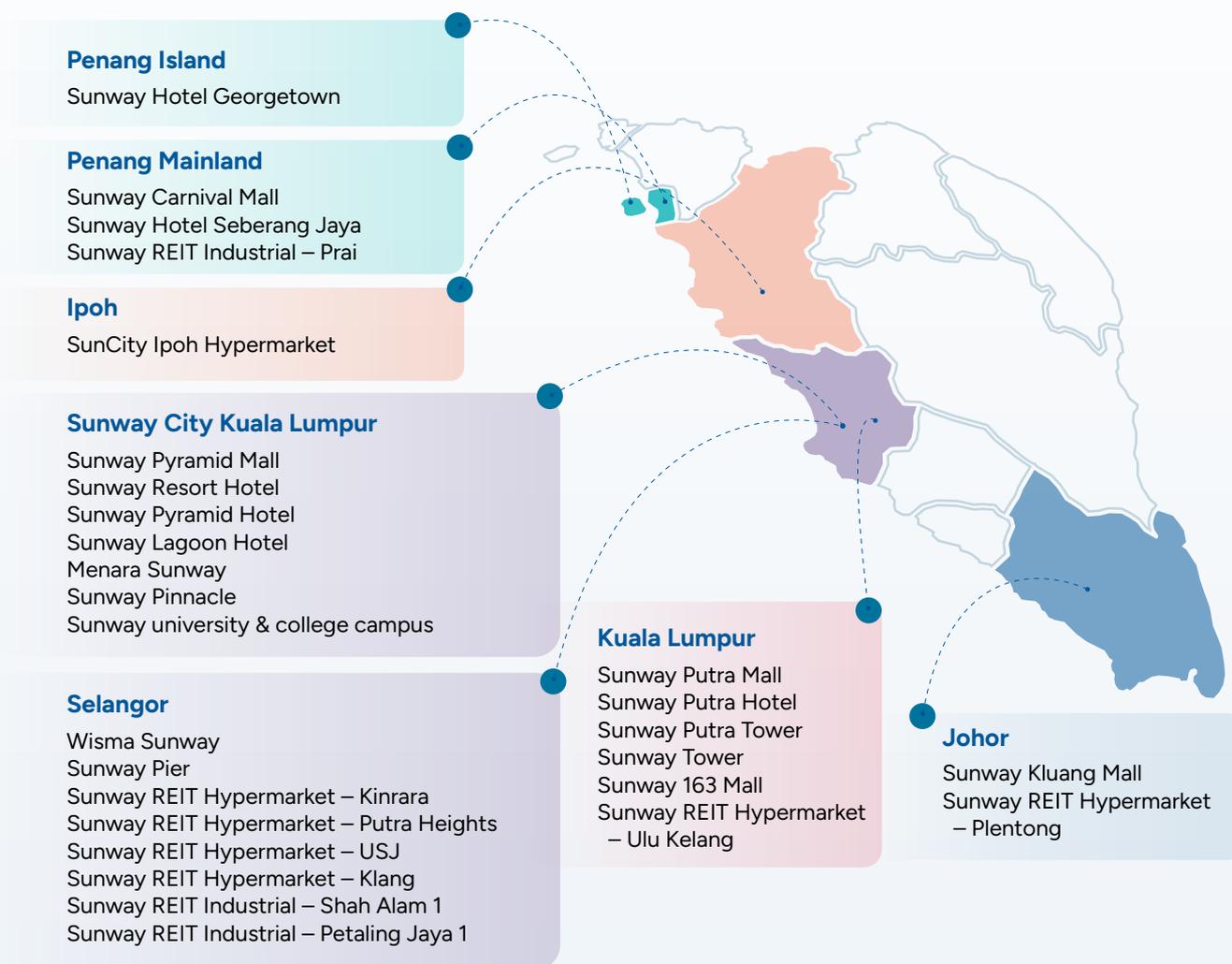


Targets

Sunway REIT is managed by Sunway REIT Management Sdn Bhd ("the Manager"), 80% owned by Sunway Berhad. Guided by strategic vision and commitment to sustainable growth, Sunway REIT leverages on the diversified asset portfolio to deliver long-term value to the unitholders and stakeholders.

➔ For more information on the Sunway REIT Organisation Structure and Trust Structure, please refer to the Human Capital section in Sunway REIT Integrated Annual Report 2024.

ABOUT SUNWAY REIT



Sunway REIT's properties are primarily in Sunway City Kuala Lumpur ("SCKL") where its flagship retail property, Sunway Pyramid Mall, is located. Other properties in SCKL include Sunway Resort Hotel, Sunway Pyramid Hotel, Sunway Lagoon Hotel, Menara Sunway, Sunway Pinnacle and Sunway university & college campus.

Within the capital city of Kuala Lumpur, Sunway REIT owns Sunway 163 Mall, Sunway Tower, Sunway REIT Hypermarket – Ulu Kelang and a three-in-one integrated development called Sunway Putra which consists of Sunway Putra Mall, Sunway Putra Hotel and Sunway Putra Tower.

In the state of Selangor, Sunway REIT owns eight properties in Selangor, namely Wisma Sunway, Sunway REIT Industrial – Shah Alam 1, Sunway Pier (which is planned for re-development into a retail-centric tourist destination), Sunway REIT Industrial – Petaling Jaya 1 and four Sunway REIT Hypermarkets in Kinrara, USJ, Putra Heights and Klang.

In the northern region, Sunway REIT owns SunCity Ipoh Hypermarket in Perak, as well as Sunway Hotel Seberang Jaya, Sunway Hotel Georgetown, Sunway Carnival Mall and Sunway REIT Industrial – Prai in Penang.

In the southern region, Sunway REIT owns Sunway Kluang Mall and Sunway REIT Hypermarket – Plentong in Johor.

The asset portfolio is diversified in terms of types of assets, sectoral exposure as well as geographic location. This reduces dependence on any specific asset class and enables Sunway REIT to leverage on emerging opportunities while also benefitting from cross-functional business and operational synergies between its portfolio of assets.

2013

- Obtained **1st green building certification** from Malaysia Green Building Index ("GBI") for Sunway Lagoon Hotel

2015

- Established **Sustainability Working Group ("SWG")**
- Supported **United Nation Sustainable Development Goals ("UN SDGs")**

2016

- Incorporated **Sustainability Statement** for the **1st** time into Sunway REIT Integrated Annual Report
- Constituent of **FTSE4Good** Bursa Malaysia Index

SUNWAY REIT SUSTAINABILITY MILESTONES

2018

- Installed **1st solar PV** at Sunway university & college campus

2019

- **1st Malaysia REIT** to implement food waste composting in hotels and shopping malls

2021

- **Set up Sustainability Committee**
- Aimed to achieve **Net Zero Carbon Emissions by 2050** and **charted 2030 Sustainability Goals & Targets**
- **1st Malaysia REIT** to venture into sustainability-linked bonds through a **collaboration with a financial institution**
- Supported recommendations of **Task Force on Climate-related Financial Disclosures ("TCFD")**

2022

- Incorporated **Sustainability Key Performance Indicators ("KPIs")** into the performance evaluation of the senior management
- Implemented Sunway **Green Lease Partnership Programme** for Retail, Office & Hotel Segments

2024

2023

- Published Sunway REIT's **1st standalone Sustainability Report**
- **Converted and certified 2** existing buildings to Green Buildings
- Established **10-year Green Building Roadmap**

- Adopted **IFRS S2** climate-related disclosures
- Obtained GreenRE Silver (Provisional) for Sunway Pier
- **37%** of the total GFA managed are now **green certified**
- Achieved **4-star rating** from GRESB
- Remained **MSCI rating** at 'A'
- Extended green lease clauses to **Industrial & Others** Segment

2024 KEY HIGHLIGHTS

ENVIRONMENTAL

37%

of the total portfolio's GFA are green certified

15%

water sourced via alternative water sources

Adopted
IFRS S2
Climate-related Disclosures

98%

of Sunway REIT's borrowings were structured with sustainable finance mechanism

SOCIAL

91%

Retail and Office tenants

40%

Industrial & Others tenants

100%

Hotel Master Lessee

participation in Green Lease combined from both Retail and Office

43%

of women in Board of Directors

30%

of the total portfolio's GFA carried out full IAQ audits

1

social impact initiatives at REIT level

100%

of suppliers disclose in accordance with ESG standards and framework

GOVERNANCE



MSCI 'A'



GRESB 4-star and 'A' for Public Disclosure



FTSE4Good Score 3.6 (ESG Grading Band 3)



Sustainalytics Negligible ESG Risk Rating



C Climate Change 2024
B- Water Security 2024

AWARDS AND ACCOLADES

The Star

SILVER

The Star ESG Positive Impact Awards 2023
Innovative Partnerships



National Corporate Governance & Sustainability Awards

National Corporate Governance & Sustainability Awards ("NACGSA") 2024
REITs Excellence Award



Malaysia Shopping Malls Association

GOLD

SILVER

The biggest winners at the Malaysia Shopping Malls Association ("PPK") Awards 2023-2024:



(Category B)

Best Experiential Marketing Award
Sunway Carnival Mall

Campaign Name:
Fostering A Love for Reading with Le Petit Prince



(Category B)

Top Sustainability Practices
Sunway Carnival Mall

Project Name:
Empowering Communities for Sustainable Growth



(Category C)

Top Sustainability Practices
Sunway Pyramid Mall

Project Name:
Sustainability Collaboration Alliance Network & Retail Extended Learning

AWARDS AND ACCOLADES

The Edge

GOLD

The Edge ESG Awards 2024 REIT Category



Australasian Reporting Awards

GOLD

BRONZE

Australasian Reporting Awards ("ARA") 2024

Distinguished Achievement in Reporting
Distinguished Achievement in Sustainability Reporting



Motherhood Choice Awards

Motherhood Choice Awards 2024 Sunway Pyramid Mall - Best Shopping Mall



GreenRE Sustainable Development Awards

GreenRE Sustainable Development Awards 2024



Best Commercial Development (Shopping Mall)
- Sunway Putra Mall



Best Commercial Development (Hotel)
- Sunway Resort Hotel

CEO's STATEMENT

GRI 2-22

DEAR VALUED STAKEHOLDERS,

It gives me great pleasure to present Sunway REIT's 2024 Sustainability Report which highlights our ongoing progress in sustainability for the financial year 2024 ("FY2024"). This report seeks to illustrate our steadfast commitment in advancing our sustainability agenda while pursuing stakeholder value enhancement, with a focus on creating positive, long-term impact. It underscores our vision 'To be a leading diversified REIT in Malaysia committed to enhancing stakeholder value through Sustainable Growth, Environmental Stewardship and Community Engagement' and our continued dedication to progress the four key pillars of our sustainability agenda.

OUR SUSTAINABILITY AGENDA

We focus on achieving four key Sustainability Goals. In this report, we will share our efforts and progress in achieving the goals outlined below:

ENVIRONMENT

GOAL 1: Transforming Our Portfolio To Low-Carbon Assets

GOAL 2: Advocating A Responsible Value Chain

SOCIAL

GOAL 3: Investing In Community Inclusivity

GOVERNANCE

GOAL 4: Respecting Ethical Principles



Today, sustainability is driven by market and investor demand and is becoming essential for future market competitiveness. We are taking proactive measures to prepare for the evolving market landscape by embedding sustainability into our business strategy and having sustainability as a critical consideration in decision-making. In addition, we remain cognisant of the importance of promoting good sustainability practices that positively impact both the environment and society at large.

CEO's STATEMENT

STEERING TOWARDS A LOW CARBON FUTURE

Sunway REIT is dedicated to advancing towards building energy intensity targets outlined in our 2030 Goals and honouring our pledge to achieve Net Zero Carbon Emissions by 2050.

In exhibiting our commitment to climate action, we have invested in equipment upgrades to enhance our buildings' energy efficiency and water conservation. In 2024, Sunway REIT spent approximately RM3.8 million for lift replacements at Menara Sunway and Air Handling Unit ("AHU") upgrades at Sunway Putra Hotel lobby. In addition, as part of the Oasis precinct refurbishment at Sunway Pyramid Mall, we have completed replacement of ageing escalators and Air Conditioning and Mechanical Ventilation ("ACMV") equipment in the precinct. All lighting has also been replaced with energy saving LED lighting. These initiatives constitute about RM6.8 million of the refurbishment cost. Similarly, in conjunction with the refurbishment of the existing wing of Sunway Carnival Mall, Sunway REIT has invested and will continue to invest up to RM14.7 million to replace ageing escalators, lifts, lighting and ACMV equipment.

In anticipation of the upcoming Energy Efficiency Conservation Act ("EECA"), which comes into force in January 2025, we have applied and attained Building Energy Intensity ("BEI") Labelling from Suruhanjaya Tenaga ("ST") Malaysia for four of our office properties – Menara Sunway, Sunway Pinnacle, Wisma Sunway and Sunway Tower. We are pleased that Sunway Pinnacle, Sunway Tower and Wisma Sunway have received the maximum 5-star BEI Label, while Menara Sunway received a 4-star BEI Label, validating our energy efficiency efforts and practices.

In response to the growing demand for energy-efficient and green buildings, Sunway REIT had previously launched Green Building Roadmap 2034, with the ultimate aim of certifying all our portfolio properties to be green by 2034. I am pleased to share that we have made continued progress as per our roadmap. During the year, Sunway University was awarded the GreenRE Platinum status, while Sunway Putra Hotel has secured GreenRE Gold status. Additionally, the plans of Sunway Pier earned GreenRE Silver (provisional) status.

As at the end of 2024,
37% of the total gross floor area of our managed portfolio
is now green certified
 (2023: 35%).

ENHANCED REPORTING STANDARDS AND SUSTAINABILITY RISK MANAGEMENT

In alignment with the newly introduced National Sustainability Reporting Framework ("NSRF") by Securities Commission ("SC") Malaysia in September 2024 as well as International Financial Reporting Standards ("IFRS") S2 standards issued by the International Sustainability Standards Board ("ISSB"), we have engaged Jeffrey Sachs Centre ("JSC") to conduct an updated and comprehensive Climate Value-at-Risk ("VaR") assessment. Various climate-related risks that could potentially impact the business have been identified, as well as the strategies to address them.

The findings indicate Sunway REIT's properties and business activities are exposed to low physical climate risk. There may be potential transition risks as well, particularly those arising from potential changes in the regulatory environment in relation to energy usage. A substantial increase in utility costs, for instance, could negatively impact our financial performance, especially over the medium to long-term.

Another key initiative carried out this year in terms of risk management was the appointment of an independent consulting firm to conduct a refreshed Materiality Assessment for Sunway REIT with the previous assessment done in 2021. The assessment engaged over 200 of our key stakeholders, including our tenants, suppliers, investors, media, employees and management, to ensure Sunway REIT's priorities are aligned with stakeholder expectations and latest global developments. This process allowed us to identify emerging risks and opportunities while redirecting our strategic focus on key sustainability issues. This year, we adopted a double materiality approach, considering both the impact and financial perspectives of material issues.

In FY2024, we expanded the scope of our materiality assessment to 21 material issues, up from 18 in FP2021. This expansion reflects the evolving operating landscape and the integration of new priorities. 6 new material issues were introduced, including Business Performance, Business Resilience, Interest Rate, Macroeconomics Issue, Supply / Value Chain Management and Brand Awareness and Reputation, while 10 material issues were redefined to better address current challenges. Additionally, 5 were retained due to their ongoing relevance. From this process, 6 critical material issues emerged and will be our key focus areas moving forward. Notably, in response to Tenaga Nasional Berhad's ("TNB") recent announcement of an impending electricity tariff increase (post survey), Energy Management has been elevated as a critical action item, demonstrating our commitment to adaptability and proactive risk management in a rapidly changing environment.

CEO's STATEMENT

SUSTAINABLE SUPPLY CHAIN

With stakeholders having greater focus on Scope 3 emissions, our need to have better control over a sustainable supply chain has increased in significance.

In line with that,
we have adopted Simplified ESG Disclosure Guide ("SEDG")

ESG disclosures into
our Supplier Risk Assessment ("SRA")
 with the aim of encouraging our suppliers and vendors to advance their sustainability journey through ESG disclosures.

The SEDG was developed by Capital Markets Malaysia ("CMM"), an affiliate of Securities Commission Malaysia, to support local small and medium enterprises ("SMEs") within global supply chains on their ESG disclosure journey.

To reinforce the adoption of SEDG, CMM introduced the SEDG Adopter Programme. The Sunway Berhad Group of Companies including Sunway REIT is pleased to have played a pivotal role in this initiative as one of the first adopters of this programme and hosting a curated workshop together with CMM to guide our suppliers on standardised disclosure guidelines. The workshop invitations were extended to our retail and office tenants, fostering greater participation and alignment across our value chain.

With regards to our avant-garde
Green Lease Partnership Programme,
 we are pleased to report continued increase in the take up rates. As of December 2024, we have recorded tenant participation of
91% from both **Retail** and **Office** tenants,
 and **40%** from newly included **Industrial and Others.**

This collaborative approach reflects Sunway REIT's commitment to embedding sustainability at the core of our business practices, ensuring that our tenants, suppliers, and vendors are equipped with knowledge for ESG disclosures and aligned with our vision moving forward.

As part of the programme, we are continuing to collect energy, water and waste data to set baseline benchmarks and organising workshops such as the one in collaboration with CMM to further improve ESG awareness.

NURTURING A CONDUCTIVE WORKFORCE

Our employees are the backbone of Sunway REIT's growth and achievements. We consistently prioritise their health and well-being, while ensuring that their training and upskilling needs are met, empowering them to reach their full potential.

In FY2024, we organised numerous team-building events to keep our employees engaged. Our efforts to foster a positive and inclusive work environment have been well received, as demonstrated by an improvement in our Employee Engagement Survey score, rising to 72% from 68% in FY2023.

The safety and health of our employees are also of utmost priorities. Following the enactment of the Occupational Safety and Health (Amendment) Act 2022, which took effect on 1 June 2024, we have appointed an Occupational Safety and Health Coordinator ("OSH-C") to oversee and promote a safe and healthy working environment for the Manager's employees.

In FY2024, **74% of our employees,** including our senior management team, have **completed Occupational Health and Safety ("OHS") training** to ensure they are equipped with the necessary knowledge and skills to effectively manage workplace hazards.

Furthermore, we conducted OHS Senior Management walkabout as part of our continuous efforts to maintain a hazard-free environment for our employees, tenants, visitors and the surrounding communities. We closely monitored lost time injury ("LTI") and accidents to ensure timely and effective responses to any incidents. Occupational Health, Safety and Environment ("OHSE") corporate audits were also carried out throughout the year at all our properties.

CEO'S STATEMENT

SUSTAINABLE FINANCE

We have continued to make great strides in terms of sustainable finance.

98% of Sunway REIT's corporate borrowings were on the **sustainable finance mechanism**.

More importantly, in FY2024, Sunway REIT has demonstrated its strength in corporate finance innovation with two landmark debt capital market transactions. First, we raised RM400.0 million of Medium Term Notes ("MTN") in July 2024, the first ever rated sustainability-linked MTN issuance by a REIT in Malaysia. It was then followed in October 2024 with the issuance of RM500.0 million rated perpetual bonds which are the first ever sustainability-linked perpetual bonds in Malaysia and the first ever perpetual bonds issued by a REIT in Malaysia.

AWARDS AND RECOGNITION

Our dedication and efforts in sustainability have earned notable recognition from various rating agencies this year.

In particular, in our second year of participation in the **GRESB Real Estate Assessment**, we are pleased to record further improvements in our GRESB rating for Standing Investment category, which increased from 3-Star in 2023 to **4-Star in 2024**, while maintaining an **'A' rating for Public Disclosure**.

This recognition now places Sunway REIT firmly within the top 25 of Asia's best property companies in the GRESB universe and endorses our ESG initiatives as being in line with global best practices. In August 2024, we also retained our 'A' rating for the MSCI Environmental, Social and Governance ("ESG") Ratings. These accolades validate our unwavering commitment to excellence in advancing sustainability.

Domestically, we are also humbled to have received a Silver award under the Innovative Partnership category at The Star ESG Positive Impact Awards 2023 and Gold award in the REIT category at The Edge Malaysia ESG Awards 2024, solidifying our position as a sustainability leader in the Malaysian REIT industry.

Furthermore, in terms of green building excellence, we are delighted that our Sunway Putra Mall and Sunway Resort Hotel were honoured with GreenRE Sustainable Development Awards 2024 in the categories of Best Commercial Development (Shopping Mall) and Best Commercial Development (Hotel) respectively following their green building certifications in 2023. This reflects Sunway REIT's efforts to do beyond the minimum in our green building initiatives.

SHAPING A SUSTAINABLE FUTURE

While we have made noteworthy advancement in our sustainability efforts, we acknowledge that sustainability is a continuous journey. Looking ahead, our primary focus remains on achieving Net Zero Carbon Emissions by 2050, with a strong emphasis on reducing residual emissions through efficiency enhancement and energy substitution. We remain steadfast in collaborating with our Business Unit Management Teams to further improve asset-level energy efficiency.

As we adapt to the ever-evolving sustainability landscape, we remain steadfast in ensuring compliance with all relevant regulations and guidelines.

We have adopted **IFRS S2** climate-related disclosures this year.

Moving forward, we will include IFRS S1 standards as well as the requirements set out by NSRF in our 2025 Sustainability Report. We pledge to continuously improve our sustainability reporting practices, reaffirming our commitment to greater transparency, accountability, and alignment with global standards. These efforts will further strengthen our efforts to drive long-term positive sustainability impact and shape a sustainable future for all our stakeholders.

Yours Sincerely,

Clement Chen Kok Peng

Chief Executive Officer

Sunway REIT Management Sdn Bhd



SUSTAINABILITY GOVERNANCE

GRI 2-3, 2-9, 2-12, 2-13, 2-14, 2-17, 2-18

Sunway REIT maintains a comprehensive sustainable governance framework ensuring accountability in identifying and addressing sustainability matters. This framework is deeply integrated into Sunway REIT's corporate strategy, embedding sustainability considerations at every level of decision-making. By going beyond compliance, this structured approach reinforces business integrity, resilience, and long-term value creation while driving positive change across operations and the broader value chain.

At the core of this framework lies a multi-tiered governance structure, comprising the Board of Directors, Sustainability Committee, Sustainability Department and Sustainability Working Group ("SWG"). Each plays a distinct role in ensuring sustainability risks and opportunities are effectively integrated into business strategy, risk management, and stakeholder engagement.

SUSTAINABILITY GOVERNANCE STRUCTURE



SUSTAINABILITY GOVERNANCE

Sunway REIT integrates sustainability considerations into its performance evaluation and remuneration frameworks, ensuring alignment between business strategy and sustainability commitments. The remuneration of Executive Director and Senior Management, including C-Suite executives, incorporates key sustainability and climate-related performance metrics. This approach reinforces accountability and drives collective progress towards sustainability goals.

ROBUST GOVERNANCE POLICIES

The governance of sustainability at Sunway REIT is further supported by a comprehensive suite of policies, codes, charters, and terms of reference that provide guidance on expected behaviours and responsibilities in all sustainability-related interactions.

Governance Instruments

Constitution

Board Charter

Code of Conduct and Business Ethics

Terms of Reference of Audit Committee

Terms of Reference of Nomination and Remuneration Committee

Terms of Reference of Risk Management Committee

Terms of Reference of Sustainability Committee

Policies

Board Policies

- Directors' and Senior Management's Remuneration Policy
- Fit and Proper Policy
- Non-Audit Services Policy
- Conflict of Interest Policy
- Policy on Selection and Assessment of Members of the Board of Directors and Board Composition
- External Auditors Selection Policy
- Insider Trading Policy

Corporate Policies

- Anti-Bribery and Corruption Policy ("ABC")
- Anti-Money Laundering, Countering Financing of Terrorism and Countering Proliferation Financing Policy
- Whistleblowing Policy and Procedure
- Occupational Health, Safety and Environment Policy
- IT General Control Policy

Sustainability Policies

- Sustainability Policy
- Donations, Sponsorships & Corporate Responsibility Policy
- Biodiversity Policy
- Diversity & Inclusion Policy
- Green Building Policy
- Human Rights Policy
- Water Management Policy
- Sustainable Procurement Policy
- Sustainable Events Management Policy
- Universal Accessibility Policy

 Sunway REIT's Governance Instruments:
<https://www.sunwayreit.com/about-us/corporate-governance/>

 Sunway REIT's Policies:
<https://www.sunwayreit.com/about-us/corporate-governance/>

The governance instruments and policies are reviewed regularly to ensure continued relevance, effectiveness, and alignment with evolving regulatory requirements and industry best practices.

Key policies updated in FY2024 under review include:

- Policies in Policy Manual,
- Board Charter,
- Term of References of the Board Committees,
- Conflict of Interest Policy,
- Anti-Money Laundering, Countering Financing of Terrorism, and Countering Proliferation Financing Policy, and
- Remuneration Policy for Directors and Senior Management

MATERIALITY

GRI 2-16, 3-1, 3-2, 3-3

Sunway REIT recognises that material issues can significantly impact the ability to create long-term value for the organisation and its stakeholders. The last comprehensive materiality assessment was conducted in FP2021.

In FY2024, Sunway REIT engaged an external consultant to undertake a comprehensive materiality assessment to understand the impacts of the current operating environment on the business model and future orientation. To ensure relevance, Sunway REIT reviews its material issues once a year to address stakeholder concerns, mitigate risks and capture opportunities.

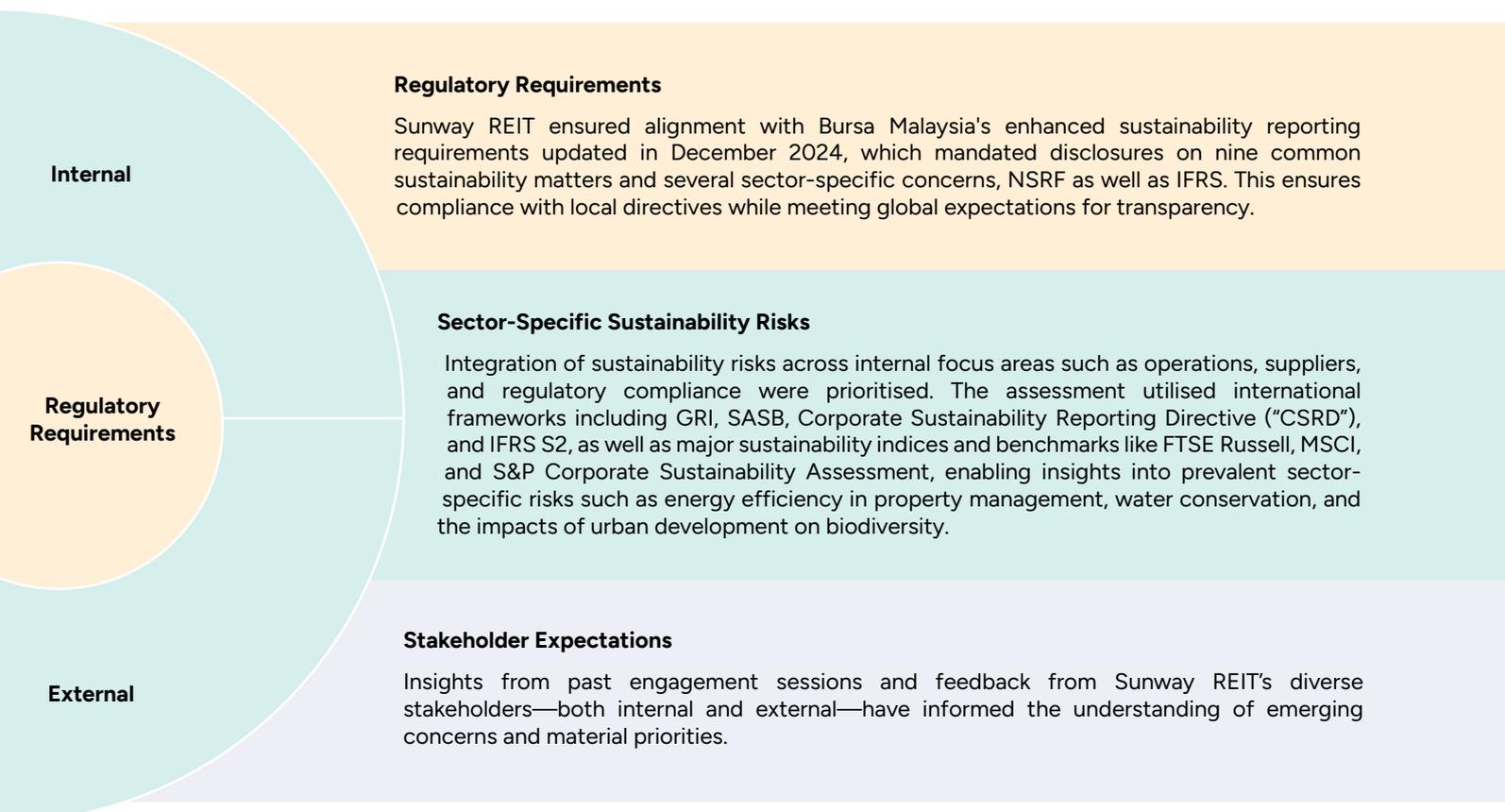
MATERIALITY ASSESSMENT APPROACH

Sunway REIT adopted a double materiality approach to ensure a comprehensive understanding of the material issues from two critical dimensions. This approach evaluates the importance of each issue based on the impact on people and the planet, as assessed by external stakeholders, alongside the financial significance to Sunway REIT, as determined by internal stakeholders.

MATERIALITY ASSESSMENT PROCESS

1. Identification of Material Issues

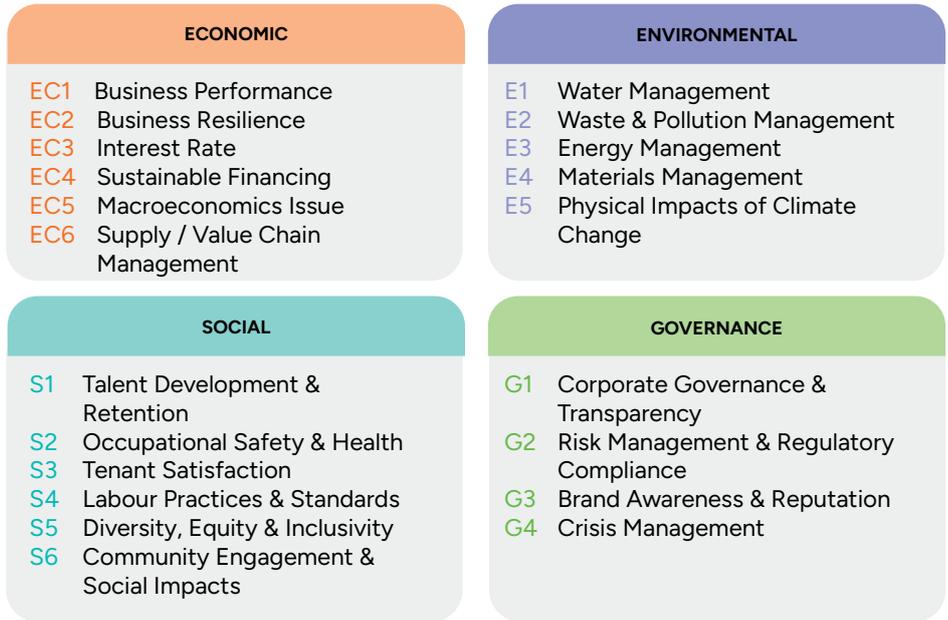
Material issues for Sunway REIT were identified by analysing global sustainability trends, regulatory updates, and sector-specific challenges, alongside the material issues relevant to the REIT industry as outlined by Sustainability Accounting Standards Board ("SASB").



MATERIALITY

2. List of Material Issues

The materiality assessment resulted with 21 material issues that were streamlined into the following four pillars, which better reflect the business operation with the current trends and the evolving sustainability landscape.



3. Stakeholder Engagement

An online survey was distributed to the following stakeholder groups in both English and Bahasa Malaysia to determine the sustainability issues that should be prioritised with over 220 responses received.

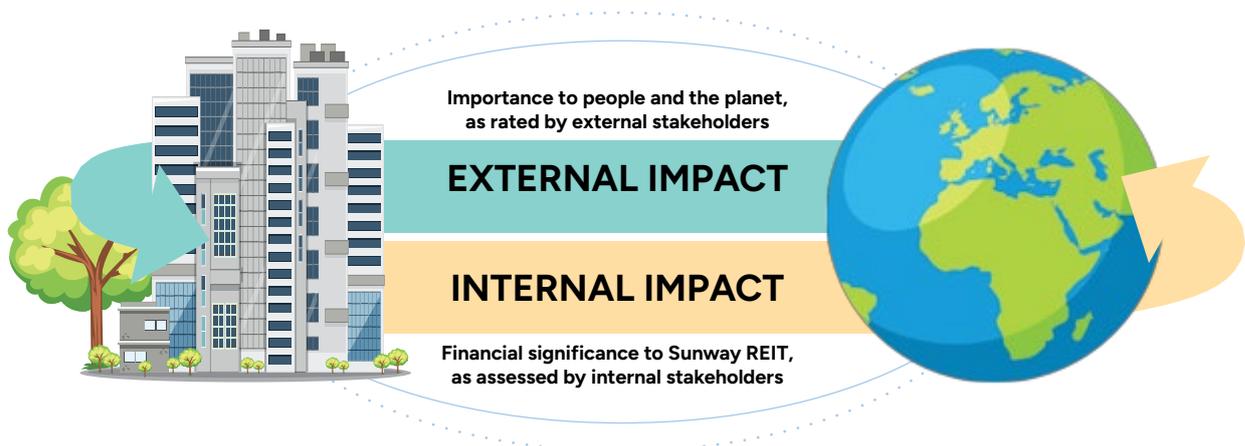
Respondents were asked to rate each identified material issues on a 5-point scale based on its importance and perceived impact on Sunway REIT's operations, and the stakeholders.



 Please refer to Sunway REIT IAR 2024 for the Stakeholder Engagement section for more information.

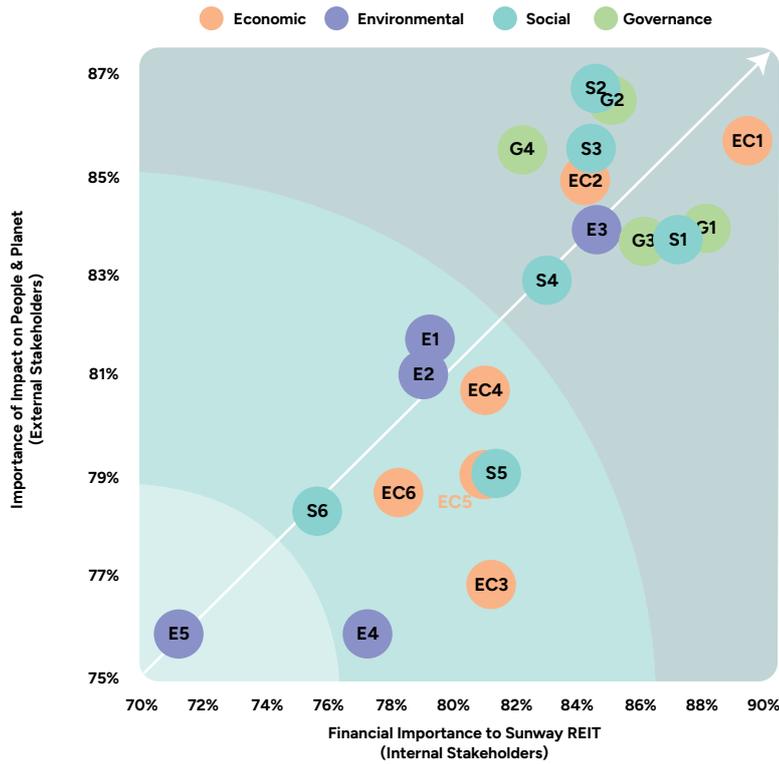
4. Online Survey

The survey results were analysed to evaluate the significance of each material issue along two dimensions:



The findings were then mapped onto a materiality matrix, with issues prioritised based on their aggregated ratings, to visually represent the relative importance of each material issue to Sunway REIT's long-term sustainability.

MATERIALITY



| HIGHER IMPORTANCE | | CHANGES FROM 2021 TO 2024 |
|-------------------|--|--|
| ● G2 | Risk Management & Regulatory Compliance | Formerly <i>Anti Corruption</i> and <i>Risk & Crisis Management</i> are subsumed under this material issue |
| ● EC1 | Business Performance | New |
| ● G1 | Corporate Governance & Transparency | Formerly identified as <i>Corporate Governance</i> , shifted from mid to higher importance |
| ● S1 | Talent Development & Retention | Formerly identified as <i>Human Capital Development</i> |
| ● G3 | Brand Awareness & Reputation | New |
| ● S2 | Occupational Safety & Health | Formerly identified as <i>Health & Safety</i> |
| ● S3 | Tenant Satisfaction | Formerly identified as <i>Customer Welfare</i> |
| ● EC2 | Business Resilience | New |
| ● S4 | Labour Practices & Standards | Retained, shifted from mid to higher importance |
| ● G4 | Crisis Management | Formerly identified as <i>Risk & Crisis Management</i> , shifted from mid to higher importance |
| ● E3 | Energy Management | Retained, shifted from mid to higher importance |

| MID IMPORTANCE | | CHANGES FROM 2021 TO 2024 |
|----------------|--|---|
| ● EC3 | Interest Rate | New |
| ● S5 | Diversity, Equity & Inclusivity | Formerly identified as <i>Diversity & Inclusion</i> , shifted from lower to mid importance |
| ● EC4 | Sustainable Financing | Formerly identified as <i>Indirect Economic Impact</i> , shifted from lower to mid importance |
| ● EC5 | Macroeconomics Issue | New |
| ● E1 | Water Management | Retained, shifted from lower to mid importance |
| ● E2 | Waste & Pollution Management | Formerly identified as <i>Pollution (Waste / Effluents)</i> , and <i>Pollution (Emissions)</i> is subsumed under this material issue, shifted from higher to mid importance |
| ● EC6 | Supply / Value Chain Management | New |
| ● E4 | Materials Management | Retained, shifted from lower to mid importance |
| ● S6 | Community Engagement & Social Impacts | Formerly identified as <i>Community Enrichment</i> , shifted from lower to mid importance |

| LOWER IMPORTANCE | | CHANGES FROM 2021 TO 2024 |
|------------------|---|---|
| ● E5 | Physical Impacts of Climate Change | Retained, shifted from high to lower importance |

MATERIALITY

Material Issues Updates for FY2024

In FY2024, Sunway REIT's materiality assessment expanded from 18 material issues in 2021 to 21 in 2024. This reflects the evolving operating landscape and the inclusion of new strategic priorities.

Introduction of New Material Issues

Six new issues were identified, highlighting Sunway REIT's focus on emerging sustainability priorities, particularly under the Economic pillar.

Refinement and Redefinition

Ten issues from 2021 were redefined or subsumed under broader material issues to streamline priorities and align with the latest sustainability standards.

Removed Issues

Two material issues were removed in FY2024, reflecting the irrelevance to Sunway REIT's operating landscape.

Shift in Importance Levels

Several material issues experienced a shift in prioritisation, with topics like Risk Management & Regulatory Compliance, Corporate Governance & Transparency, Crisis Management, Labour Practices & Standards and Energy Management moving into higher importance, while topics such as Physical Impacts of Climate Change and Waste & Pollution Management have shifted lower in priority potentially due to continuous initiatives that have been implemented over the years, such as Green Lease Partnership Programme, Green Building Roadmap that have managed this risk.

5. Validation

Following the survey, targeted focus group discussions were held with the selected members of the Board and the Senior Management of the Manager. These discussions were facilitated by the external consultant to perform a desktop validation review to gather deeper insights into the strategic importance of material issues within Sunway REIT's operational landscape and to contextualise survey findings with operational realities.

The discussions concluded with resounding consensus that, while maintaining overall business sustainability remains imperative, Sunway REIT should continue to prioritise Energy Management. This prioritisation was further reinforced by Tenaga Nasional Berhad's ("TNB") recent announcement of an electricity tariff hike, which occurred after the survey was conducted.

6. Prioritisation of Material Issues

As a result of the comprehensive reassessment, of 21 material issues identified, six were given priority.



Risk Management
& Regulatory Compliance



Business
Performance



Business
Resilience



Occupational
Safety & Health



Tenant
Satisfaction



Energy
Management

7. Endorsement

The results of the materiality assessment were approved and endorsed by the Board of Directors.

MATERIALITY

HOW MATERIAL ISSUES ARE DEFINED

ECONOMIC

EC1 Business Performance

Achieving financial, operational, and strategic goals, including profitability, revenue growth, market share, and operational efficiency to sustain long-term success, growth and sustainability

EC2 Business Resilience

Enhancing the ability to anticipate, prepare for, and adapt to change to thrive long-term

EC3 Interest Rate

Managing financial risk to safeguard against the rising interest rate on Sunway REIT's cost of borrowing and overall financial performance. Proactively exploring opportunities to optimise Sunway REIT's cost of capital could contribute to a healthier balance sheet and lead to better distribution to the unitholders

EC4 Sustainable Financing

Supporting sustainable development and integrating sustainable and responsible principles into the financial instruments

EC5 Macroeconomics Issue

Monitoring and responding to changes in the global and local economic environment to ensure the capital market's competitiveness and stability against business and market risks

EC6 Supply / Value Chain Management

Promoting responsible and sustainable procurement practices by evaluating suppliers and vendors based on environmental and social impacts and incorporating digitalisation into value chain processes

ENVIRONMENTAL

E1 Water Management

Ensuring sufficient, uninterrupted, affordable, and clean water supply for Sunway REIT's business operations

E2 Waste & Pollution Management

Collaborating with stakeholders to reduce and manage waste generation, minimising all forms of environmental pollution, including effluents, and noise

E3 Energy Management

Planning and operating energy production and consumption to achieve cost savings and reduce carbon dioxide emissions

E4 Materials Management

Promoting the sustainable use of materials that can be produced in required volumes without depleting non-renewable resources or disrupting the environment and key natural resource systems

E5 Physical Impacts of Climate Change

Addressing physical risks such as increased rainfall intensity, flood, and rising sea levels

MATERIALITY

SOCIAL

S1 Talent Development & Retention

Equipping employees with the necessary skills and providing career development programmes to attract and retain employees

S2 Occupational Safety & Health

Addressing health, safety, and welfare issues in the workplace, which includes developing a policy, analysing and controlling health and safety risks, providing training, as well as recording and investigating health and safety incidents

S3 Tenant Satisfaction

Building trust and confidence by delivering safe and high-quality products and services, ensuring portfolio competitiveness, high tenant renewal rates, and attracting space expansion within Sunway REIT's portfolio

S4 Labour Practices & Standards

Prioritising and upholding human rights by adhering to international labour standards, fostering a workplace free from discrimination, ensuring fair wages and safe conditions, and prohibiting forced or child labour, while respecting employees' rights to freedom of association and collective bargaining

S5 Diversity, Equity & Inclusivity

Creating a diverse and inclusive workplace where everyone, regardless of who they are or what they do for the business, feels equally involved in and supported in all areas of the workplace

S6 Community Engagement & Social Impacts

Investing in the local communities through corporate social responsibility ("CSR") to build a sustainable future for all, uplifting the livelihood of the underprivileged and marginalised, and generating long-lasting positive social impacts

GOVERNANCE

G1 Corporate Governance & Transparency

Enhancing Sunway REIT's governance, sustainability, and disclosures, while improving the efficiency and effectiveness of capital raising and restructuring

G2 Risk Management & Regulatory Compliance

Upholding high standards of integrity, governance, and responsible business practices through policies and initiatives that prevent bribery and corruption, going beyond mere regulatory compliance

G3 Brand Awareness & Reputation

Cultivating stakeholders trust to enhance Sunway REIT's reputation and brand recognition

G4 Crisis Management

Enhancing financial stability through surveillance, technical assistance, information sharing, and employee training to manage economic and ESG-related crises

SUSTAINABILITY APPROACH

GRI 2-22

Sunway REIT consistently strives to integrate sustainability into its core business, embedding sustainability considerations into decision-making and day-to-day operations. Fully committed to championing the United Nations Sustainable Development Goals (“UN SDGs”), Sunway REIT aims to drive positive change within the Trust and across global landscape.

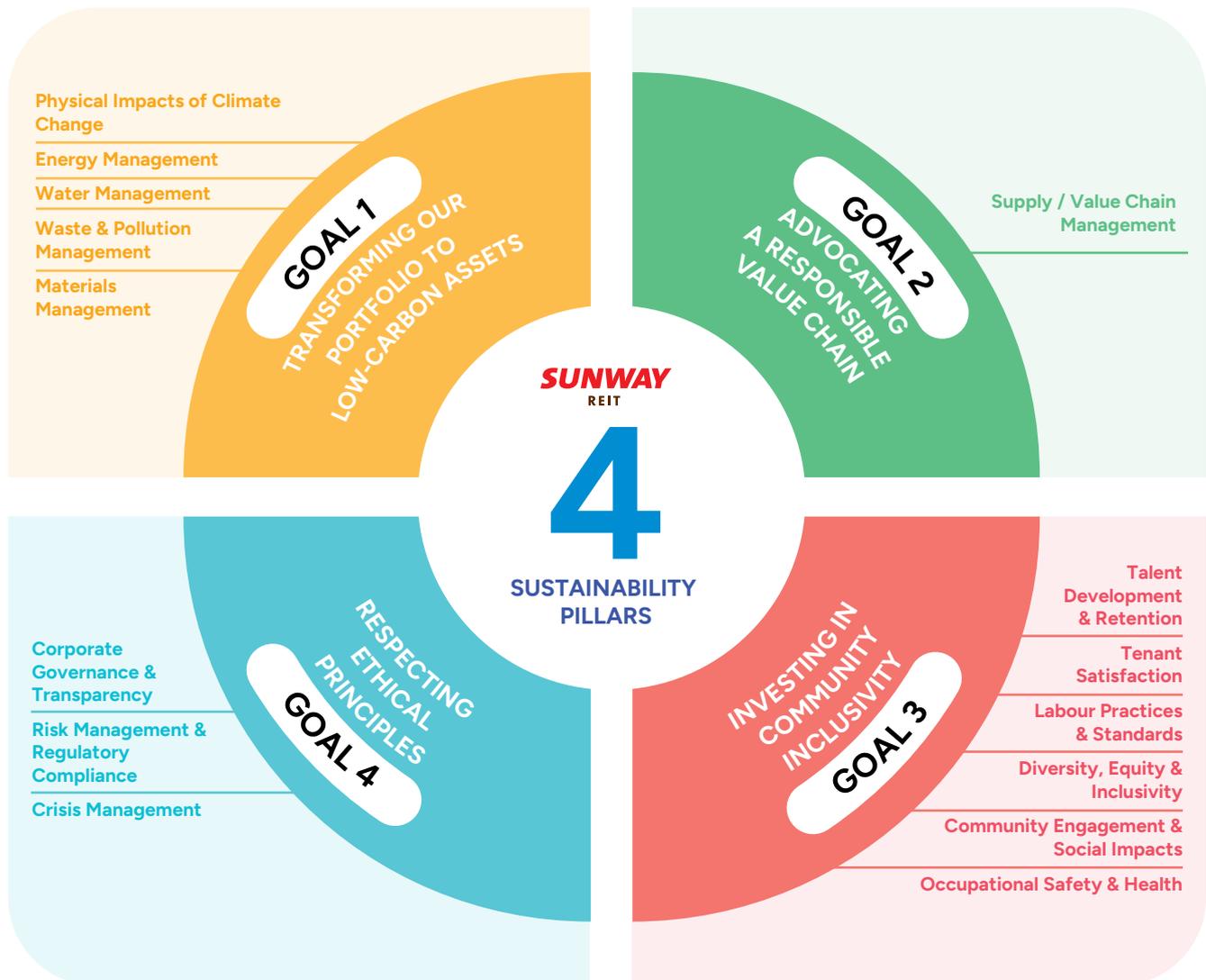
Sunway REIT’s sustainability agenda is anchored by four core pillars, each representing a strategic focus that ensures responsible growth and fosters long-term value creation. The Manager regularly reviews the materiality assessments and benchmarks them against current global and local trends to effectively address the key sustainability risks and opportunities. Annual performance analysis against set targets ensures that Sunway REIT is effectively addressing the sustainability issues that may impact value creation in the short-, medium- and long-term.

While ensuring full compliance with regulatory requirements, the Manager actively pursues initiatives that go beyond compliance, aiming to deliver meaningful impact and meet the evolving expectations of key stakeholders – tenants, suppliers and investors. In addition, the Manager protects

the bottom line by implementing strategies that reduce operational expenditures, minimise maintenance costs, and prevent disruptions to daily operations. The approach is closely aligned with several UN SDGs, particularly those focusing on environmental stewardship, social equity, and economic resilience. By aligning its operations with these global goals, the Manager is able to drive initiatives that create value for stakeholders, while contributing to global sustainability efforts.

To strengthen sustainability management and reporting, Sunway REIT has adopted IFRS S2 while aligning the sustainability reporting with IFRS S1, ensuring that sustainability performances – especially related to climate-related risks and opportunities – are measured and disclosed transparently.

Through ongoing investment in sustainability governance and strategic alignment with global frameworks, Sunway REIT is dedicated to creating positive, lasting change, building a resilient business that contributes to a sustainable future.



ALIGNMENT TO THE UN SDGs

GRI 2-22

The UN SDGs represents a collective framework aimed at safeguarding peace and prosperity for humanity and the earth, both today and for generations to come. These goals were unanimously agreed upon and adopted by all United Nations Member States in 2015, embodying a resounding global commitment to collaboratively pursue a more equitable and sustainable future. Covering 17 interconnected goals, the framework is an urgent call to action to ensure that no one is marginalised.

In FY2024, Sunway REIT remains dedicated to advancing selected UN SDGs, making meaningful contributions across key areas:



SDG 1: No Poverty

Contributed more than **RM 67,700** towards empowering underprivileged communities



SDG 5: Gender Equality

43% female representation on the Board of Directors, and **87%** of the Manager's employees are female



SDG 6: Clean Water and Sanitation

Water crisis SOPs implemented in **ALL** Sunway REIT managed properties to ensure water security



SDG 7: Affordable and Clean Energy

Generated a total of **4,075 MWh** of solar energy in FY2024



SDG 8: Decent Work and Economic Growth

Ensured **fair labour** practices, **equal opportunities** and **decent workplace** for employees and enhanced **work-life balance**



SDG 9: Industry, Innovation and Infrastructure

Enhanced building sustainability through **energy efficiency**, **IoT-driven monitoring**, and **urban farming**



SDG 11: Sustainable Cities and Communities

37% of total GFA managed were green certified in FY2024



SDG 12: Responsible Consumption and Production

- Diverted **9%** of waste from landfill
- Repurposed **525 kg** of toilet rolls to minimise waste



SDG 13: Climate Action

3,154 tonnes of CO₂e emissions avoided in FY2024 with solar energy deployment

2024 SUSTAINABILITY SCORECARD

GRI 2-22

Sustainability scorecard is pivotal in tracking Sunway REIT's performance against goals and targets. Since 2022, sustainability has been integrated into the evaluation and KPIs of Senior Management and respective Heads of Business Segments, directly shaping their remuneration. This marks a notable paradigm shift, as now, up to 25% of the scorecard is intricately linked to our Senior Management's sustainability performance. This includes improving energy efficiency, increasing renewable energy generation and maintaining good sustainability ratings.

SUSTAINABILITY TARGETS, PERFORMANCE & DESCRIPTION

Legend: Progress Tracking

Progressing with delays

Progressing well

Progress exceed expectations

GOAL 1: TRANSFORMING OUR PORTFOLIO TO LOW CARBON ASSETS



| 2030 Targets | 2024 Performance | Description |
|---|---|---|
| <p>Building Energy Intensity ("BEI") should stay below the annual target set for the respective business divisions starting from 2022.</p> <p>(The business segments should continue to stay below the BEI targets that will be lowered by 4% on a y-o-y basis up till 2030 to align with the Intergovernmental Panel on Climate Change ("IPCC")'s target of 45% reduction in carbon intensity by 2030.)</p> <p>Green Building Index's BEI baseline (kWh/m²/year)</p> <p>Retail : 350 Office : 150 Hotel : 290</p> | <p> kWh/m²/year:</p> <ul style="list-style-type: none"> Retail : 289 Office : 133 Hotel : 217 <p>Sunway REIT 2024 BEI Targets (kWh/m²/year):</p> <ul style="list-style-type: none"> Retail : 323 Office : 138 Hotel : 267 | <p>Each business segment met its respective BEI target set for FY2024.</p> |
| <p>At least of 40% of electricity from renewable energy sources by 2030</p> <p>(5% locally generated, 35% purchased from green sources / solar farms)</p> | <p> 4,075 MWh (1.83%) renewable generated on all Sunway REIT properties.</p> | <p>Owned and managed assets:</p> <ul style="list-style-type: none"> Total Renewable energy generated: 2,268 MWh <p>Leased assets:</p> <ul style="list-style-type: none"> Total Renewable energy generated: 1,807MWh |
| <p>40% waste diverted away from landfills by 2030</p> | <p> 9% of waste diverted from landfills</p> | <p>Waste diversion rate increased by 1% in 2024.</p> |
| <p>Certify 100% of Sunway REIT's properties as green buildings by 2034</p> | <p> 37% of the total portfolio's GFA are green certified</p> | <p>Certified a total of 8 properties, as of 2024</p> <p>Sunway University and Sunway Putra Hotel has obtained green building accreditation in FY2024.</p> |

2024 SUSTAINABILITY SCORECARD

GOAL 2 : ADVOCATING A RESPONSIBLE VALUE CHAIN



| 2030 Targets | 2024 Performance | Description |
|---|---|--|
| Achieve and maintain 100% tenant participation in Sunway Green Lease Partnership Programme | <input type="radio"/> <input checked="" type="radio"/> <input type="radio"/> <ul style="list-style-type: none"> Achieved 40% Industrial and Others, and 91% Retail and Office tenant participation Achieved 100% Hotel master lessees' participation | Sunway REIT implemented the Green Lease Partnership Programme in 2022. |

➡ For more information, please refer to Goal 2: Advocating A Responsible Value Chain in this report.

GOAL 3 : INVESTING IN COMMUNITY INCLUSIVITY



| 2030 Targets | 2024 Performance | Description |
|--|---|---|
| To reach out and support 1 million beneficiaries (contributing to Sunway Berhad) | <input type="radio"/> <input checked="" type="radio"/> <input type="radio"/> <ul style="list-style-type: none"> 506,252 beneficiaries impacted from FP2021 to FY2024. | <p>Sunway REIT contributed to Sunway Berhad's effort to reach out and support more than 54,982 beneficiaries in FY2024.</p> <p>Sunway REIT reached out and supported more than 8,166 beneficiaries in FY2024.</p> |

➡ For more information, please refer to Goal 3: Investing in Community Inclusivity in this report.

GOAL 4 : RESPECTING ETHICAL PRINCIPLES



| 2030 Targets | 2024 Performance | Description |
|---|---|--|
| To achieve and / or maintain MSCI ESG Rating of 'A' and above by 2030 | <input type="radio"/> <input type="radio"/> <input checked="" type="radio"/> <ul style="list-style-type: none"> Retained MSCI ESG Rating of 'A' | Sunway REIT will continuously enhance ESG disclosures and ensure transparent communication. |
| To achieve and maintain FTSE4Good Bursa Malaysia ESG rating higher than country average (Malaysia) by 2030 | <input type="radio"/> <input type="radio"/> <input checked="" type="radio"/> <ul style="list-style-type: none"> Top 22% performer in the FTSE4Good ESG rating | |
| To achieve and maintain GRESB Real Estate Assessment Rating of 5-star by 2030 | <input type="radio"/> <input checked="" type="radio"/> <input type="radio"/> <ul style="list-style-type: none"> Achieved 4-star rating | <ul style="list-style-type: none"> Standing Investment rating increased from 3-Star in 2023 to 4-Star in 2024 Maintained 'A' rating for Public Disclosure |

➡ For more information, please refer to Goal 4: Respecting Ethical Principles in this report.

SUSTAINABLE FINANCE

GRI 3-3, 201-1, 203-1, 203-2

Sunway REIT remains at the forefront of sustainable finance in Malaysia's real estate sector, embedding sustainability principles into its capital management strategy to drive long-term financial resilience while making positive environmental impact. Since 2021, Sunway REIT has progressively structured its financing with sustainable finance mechanisms, demonstrating its commitment to responsible financing and aligning capital allocation with its sustainability objectives.

98%

of total borrowings were structured with sustainable finance mechanisms

In FY2024, Sunway REIT further expanded its sustainable finance portfolio, with 98.0% of total borrowings now structured under sustainable finance mechanisms (FY2023: 97.5%).

PIONEERED THE RATED SUSTAINABILITY-LINKED BOND ISSUANCES

Rated Sustainability-Linked Medium Term Notes ("SLMTN") of RM400 million



1st in M-REIT

In July 2024

Rated Sustainability-Linked Perpetual Notes of RM500 million



1st in M-REIT

1st in Malaysia

In October 2024

These issuances of rated sustainability-linked bond secured strong investors' interest, reflecting the support of investment communities in sustainability agenda as well as reinforcing Sunway REIT's efforts in sustainability. As of December 2024, Sunway REIT has secured a total commitment of RM6.0 billion (December 2023: RM4.7 billion) in sustainable finance, distributed across:

Medium Term Notes

RM4.4 billion

Revolving Loans

RM0.8 billion

Cross Currency Swap

RM0.3 billion

Perpetual Notes

RM0.5 billion



SUSTAINABLE FINANCE

INDEPENDENT RATINGS AND GLOBAL ALIGNMENT

Sunway REIT issued a SLMTN Framework under SUNREIT Bond Berhad in 2021 pursuant to its maiden issuance of unrated SLMTN and subsequently revised the framework in 2023.

In 2024, Sunway REIT incorporated and expanded the SLMTN Framework into a Sustainability-Linked Financing Framework under Sunway REIT. This enlarged framework encompassed the following:

1. Sunway REIT and its subsidiaries, including but not limited to SUNREIT Bond Berhad, SUNREIT Perpetual Bond Berhad and SUNREIT Capital Berhad; and
2. All financing facilities used by Sunway REIT and its subsidiaries, including but not limited to medium term notes, perpetual notes, commercial papers, revolving loan / credit and swaps.

Sunway REIT's sustainable finance frameworks underwent third-party assessments by RAM Sustainability Sdn Bhd ("RAM Sustainability"), strengthening their credibility. Below are the fundamental components of the sustainable finance frameworks:

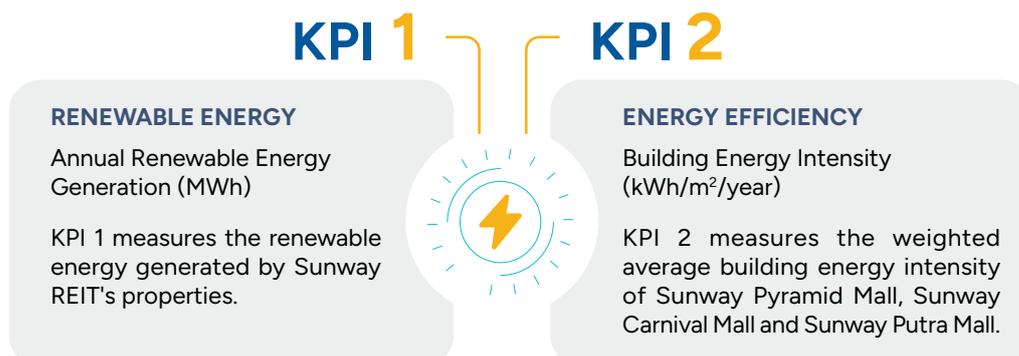
| Sustainable Finance Frameworks | The framework is in alignment with: |
|---|---|
| <p>SLMTN Framework was rated Aligned to Strong level of disclosure by RAM Sustainability in May 2024.</p> | <p>ASEAN Capital Market Forum ("ACMF")</p> <ul style="list-style-type: none"> • ASEAN Sustainability-Linked Bond Standards ("SLBS") <p>International Capital Market Association ("ICMA")</p> <ul style="list-style-type: none"> • Sustainability-Linked Bond Principles ("SLBP") |
| <p>Sustainability-Linked Financing Framework received a Gold Sustainable Finance rating and an Aligned level of disclosure by RAM Sustainability in August 2024.</p> | <p>Securities Commission Malaysia ("SC")</p> <ul style="list-style-type: none"> • Sustainable and Responsible Investment linked ("SRI-linked") Sukuk Framework <p>ASEAN Capital Market Forum ("ACMF")</p> <ul style="list-style-type: none"> • ASEAN Sustainability-Linked Bond Standards ("SLBS") <p>International Capital Market Association ("ICMA")</p> <ul style="list-style-type: none"> • Sustainability-Linked Bond Principles ("SLBP") <p>Loan Market Association ("LMA"), Loan Syndications & Trading Association ("LSTA") and Asia Pacific Loan Market Association ("APLMA")</p> <ul style="list-style-type: none"> • Sustainability-Linked Loan Principles ("SLLP") |



Further details of the sustainable finance frameworks can be found on Sunway REIT's website.

LINKING FINANCING TO SUSTAINABILITY PERFORMANCE

The Key Performance Indicators ("KPI") in Sunway REIT's sustainable finance frameworks are directly linked to two core sustainability metrics, ensuring alignment with Sunway REIT's sustainability objectives.



Sunway REIT achieved its KPI for three consecutive years to 2023, leading to cumulative savings in finance costs of approximately RM3.4 million since the implementation of sustainable finance in 2021.

CAPITAL

- Natural
- Portfolio
- Social and Relationship

MATERIAL ISSUES

- Physical Impacts of Climate Change
- Energy Management
- Water Management
- Waste & Pollution Management
- Materials Management

ACTIVITIES

- Decarbonisation Initiatives
- Energy Efficiency Projects
- Responsible Water and Waste Management Initiatives
- Tenant Engagement
- Community Well-Being Initiatives

VALUE CREATED

- Efficient Energy and Water Management
- Reduced Waste to Landfills

GOAL 1



TRANSFORMING OUR PORTFOLIO TO LOW-CARBON ASSETS



Sunway REIT is committed to achieving Net Zero Carbon Emissions by 2050 through comprehensive decarbonisation of portfolio. Initiatives such as internal carbon pricing mechanism, efficient energy and water management, pollution control, alongside the pursuit of green building certifications, to reduce the overall environmental impact.

CLIMATE REPORT: NET ZERO CARBON EMISSIONS BY 2050

CLIMATE CHANGE: WHY IT MATTERS

As the world faces growing challenges from climate change, both global and local climate trends underscore the urgency for proactive action. According to the Intergovernmental Panel on Climate Change ("IPCC"), global temperatures have already risen by approximately 1.1°C above pre-industrial levels, intensifying extreme weather events, including heatwaves, floods, and storms, which disrupt economies and industries.

In Malaysia, climate impacts are increasingly severe. Over the past 50 years, annual rainfall intensity has increased by 22%, leading to more frequent and devastating floods. The 2021 floods alone affected over 125,000 people and caused estimated economic losses of RM6.1 billion. Additionally, Malaysia's average temperature is projected to rise by 1.5°C to 2.0°C by 2050, exacerbating heat stress, energy demand, and operational challenges. These trends highlight the need for robust climate action and resilience-building strategies.

In response, Malaysia has introduced the National Sustainability Reporting Framework ("NSRF"), aligning with the global IFRS S2 standard for climate-related disclosures. Since 2021, Sunway REIT has committed to enhance stakeholders trust and confidence by voluntarily adopting the climate disclosures recommendations of the Task Force on Climate-related Financial Disclosures ("TCFD"). However, with the disbandment of TCFD in October 2023 and the shift to IFRS, Sunway REIT is transitioning to meet the new climate disclosures required in IFRS S2 and NSRF standards, offering stakeholders a clear understanding on how climate change impacts the current and anticipated financial impacts, and focusing on governance, strategy, risk management, and metrics and targets, while contributing to national and global climate goals.



Source: Selangor floods: Surprise or failure?: <https://www.malaysiakini.com/newsletter/603755>

CLIMATE REPORT: NET ZERO CARBON EMISSIONS BY 2050

GOVERNANCE

Sunway REIT has established sustainability governance framework which maintains oversight on all material sustainability topics, including climate change. The Board of Directors and Sustainability Committee lead this effort, ensuring Sunway REIT remains on track in addressing climate risks and opportunities and making progress on its Net Zero Carbon Emissions 2050 roadmap.

Sustainability Governance is integrated into Sunway REIT's daily operations and complies with Bursa Malaysia Securities Berhad's Main Market Listing Requirements and the Malaysia Code on Corporate Governance ("MCCG").

Practice 4.1

Board and Management's Responsibilities for Sustainability Governance

The Sustainability Committee comprising three Board members, meets biannually to discuss and review sustainability strategies, priorities and targets, identify material sustainability issues and allocate resources accordingly to address sustainability issues.

 For more information on Sustainability Governance structures and the roles and responsibilities, please refer to the Sustainability Governance section at page 16 of this report.

Practice 4.2

Communication of the Trust's Sustainability Strategies, Priorities and Targets to Internal and External Stakeholders

Sunway REIT regularly communicates its sustainability strategies, priorities, targets, and performance to internal and external stakeholders through Sunway REIT's Integrated Annual Report and Sustainability Report, analyst and investor updates, media releases, interviews, and employee engagements such as townhalls, trainings, and other forms.

Practice 4.3

Staying abreast with and understanding the Sustainability Issues relevant to the Trust and its Business

The Board, Sustainability Committee, Senior Management, Sustainability Department and SWG ensure they stay informed on sustainability issues relevant to Sunway REIT and its business, including climate-related risks and opportunities by engaging JSC to update VaR assessment on Sunway REIT's portfolio, regularly attending trainings, talks, and forums to stay updated on the latest sustainability trends and developments.

 For more information on the full training list for Board of Directors, please refer to Sunway REIT's corporate website.

Practice 4.4

Performance Evaluations of the Board and Senior Management include addressing the Trust's Material Sustainability Risks and Opportunities

Since FY2022, sustainability has been incorporated as a remuneration-linked KPIs with assigned weightage in Senior Management's balanced scorecard, including climate change metrics. 12% of the Senior Management's KPIs are climate-related metrics. The KPIs are aligned with Sunway REIT's 2030 Sustainability Targets. They are applied to the CEO, CFO, and cascaded to the Sustainability Department, business segment leaders and employees of the business segments within the Manager. Progress is tracked and reported annually.

Practice 4.5

Designated Person within Management to provide Dedicated Focus to manage Sustainability Strategically

In 2023, Sunway REIT set up Sustainability Department to strategically integrate sustainability into its daily operations. Effective 1 August 2024, Ms. Angeline Sie Ing Swan was appointed to lead the department as the primary sustainability champion, reporting directly to the CEO. The department collaborates with Business Unit Management Teams to develop and execute sustainability strategies, ensure sustainability-related regulatory compliance, and facilitate communication between the Board, Sustainability Committee, SWG, and business segments.

 For more details on the roles and responsibilities of the Sustainability Department, please refer to the Sustainability Governance section at page 16 of this report.

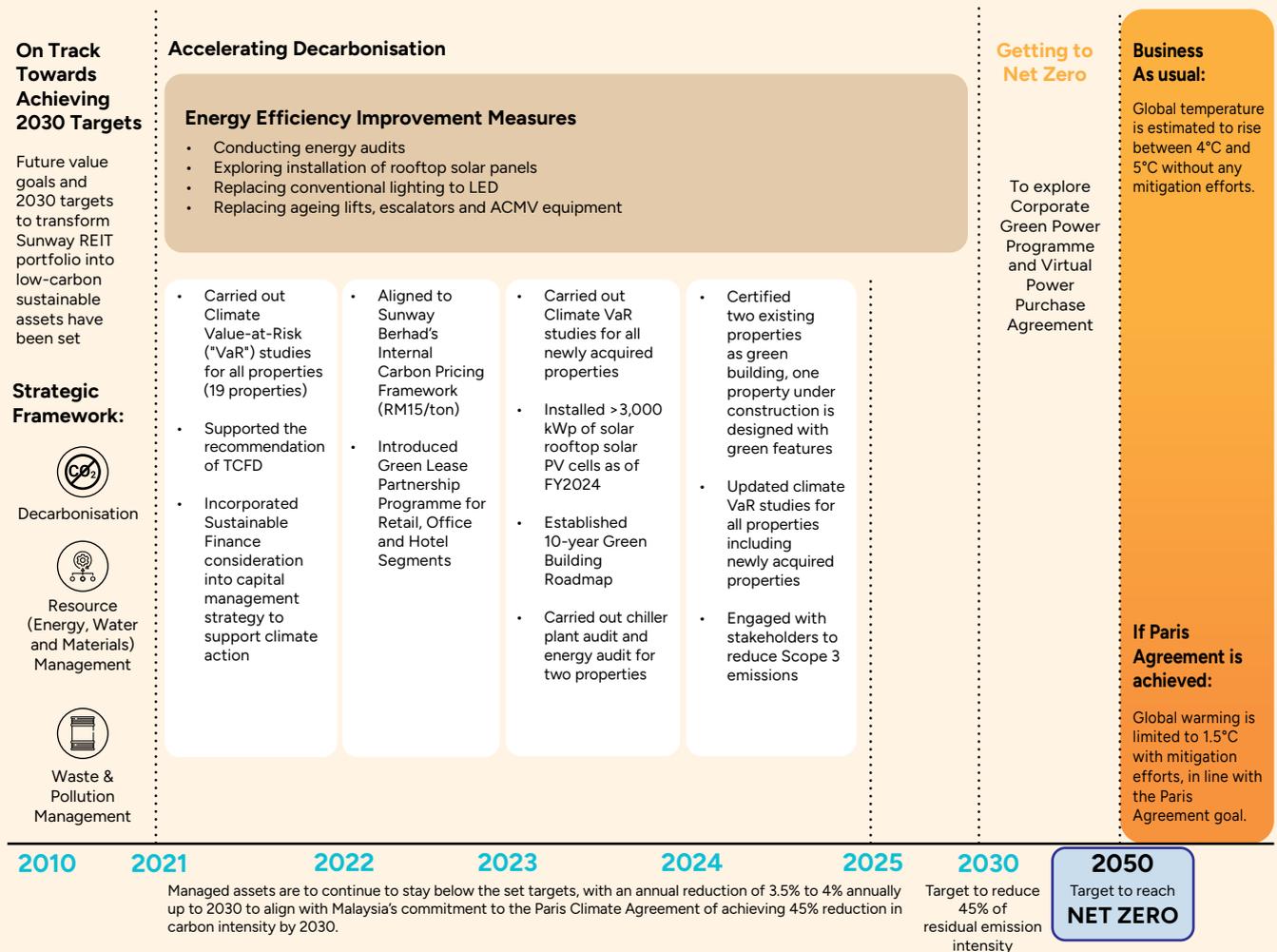
CLIMATE REPORT: NET ZERO CARBON EMISSIONS BY 2050

STRATEGY

Sunway REIT is committed to reducing the environmental impact that was caused by the business operations by achieving net zero carbon emissions and has drawn out a roadmap with a three-pronged strategic framework.

The Net Zero Carbon Emissions by 2050 roadmap outlines specific actions, milestones, and timeline to guide the transition towards a net zero carbon emissions footprint.

Sunway REIT's Net Zero Carbon Emissions by 2050 Roadmap



RISK MANAGEMENT

Jeffrey Sachs Center on Sustainable Development ("JSC") was engaged by Sunway REIT to conduct an updated climate VaR assessment in FY2024 covering all 28 properties. The assessment analysed Sunway REIT's risk exposure to climate change, focusing on short-, medium-, and long-term impacts based on data and projections for the financial year ending 31 December 2024.

➡ For more information on the list of Sunway REIT's properties, please refer to page 7 of this report.

Time Horizons

Short-term
 < 2 years

Immediate actions and decisions to address immediate climate-related risks and opportunities

Medium-term
 2-5 years

Linked to Sunway REIT's mid-range strategic planning

Long-term
 > 5 years

Aligned with Sunway REIT's vision for sustainable growth, addressing structural transformations, long-term asset planning, and global climate and industry trends

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VaR Assessment

The VaR studies conducted in 2021 evaluated Sunway REIT's risk exposure to Sea Level Rise ("SLR") only. This updated VaR assessment conducted by JSC in FY2024 includes the risk exposure to Flash / Riverine Flooding as well as Direct Rainfall Damage in addition to the risk exposure to SLR.

The characteristics for each of these risk level outlined by JSC are presented in the table below:

| | Sea Level Rise Risk <i>Chronic Physical Risk</i> Long term | Direct Rainfall Damage Risk <i>Acute Physical Risk</i> Short term to Long term | Risk of Riverine/Rainfall Driven Flooding* <i>Acute Physical Risk</i> Short term to Long term* |
|---------------|--|---|---|
| High | <2 metres above mean sea level | Average yearly cost of repair from rainfall is >RM100,000 AND Above 1% of total asset value | <ul style="list-style-type: none"> The property is in close proximity to localised depressions which can be filled under normal rainy conditions. <p>OR</p> <ul style="list-style-type: none"> The property has experienced water ponding or flooding history, particularly during heavy rainfall events (e.g., 1 in 4 to 7 years). |
| Medium | 2–10 metres above mean sea level | Average yearly cost of repair from rainfall is >RM20,000 | <ul style="list-style-type: none"> The property is adjacent to larger localised depressions where rainfall events between 1 in 50 and 1 in 100 years could cause flooding. <p>OR</p> <ul style="list-style-type: none"> The property has experienced moderate flooding, such as inundation in basements or localised depressions. |
| Low | >10 metres above mean sea level | Average yearly cost of repair from rainfall is <RM20,000 | <ul style="list-style-type: none"> The property is located in an area with adequate drainage and low probability of rainfall-driven flooding (more than 1 in 100 years). |

*Floods have historically impacted Sunway REIT's portfolio of properties, though these events have not been frequent. As climate change progresses, it is anticipated that the frequency of such extreme weather events will increase.

Scenario Analysis

Scenario analysis was used to develop Sunway REIT's climate risks and opportunities profile. Internationally recognised scenarios, such as the IPCC's Shared Socioeconomic Pathway ("SSP"), provided the key parameters for SLR, precipitation, and temperature increases, enabling a more systematic assessment.

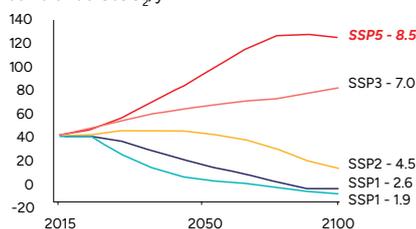
Each scenario is labelled to identify both the emissions level and the corresponding SSP. The SSPs are based on five narratives that describe broad socio-economic trends shaping future society:

- SSP1** Sustainability – Taking the Green Road (Low challenges to mitigation and adaptation)
- SSP2** Middle of the Road (Medium challenges to mitigation and adaptation)
- SSP3** Regional Rivalry – A Rocky Road (High challenges to mitigation and adaptation)
- SSP4** Inequality – A Road Divided (Low challenges to mitigation, high challenges to adaptation)
- SSP5** Fossil-fuelled Development – Taking the Highway (High challenges to mitigation, low challenges to adaptation)

The SSP5-8.5 scenario was selected to represent a future with failed climate mitigation efforts where global economies remain heavily reliant on fossil fuels. The scenario projects annual global carbon emissions exceeding 120 gigatonnes by 2100, leading to a median temperature increase of 4.4°C above pre-industrial levels. It anticipates severe climate impacts, including intensified heatwaves, increased rainfall intensity, and substantial sea level rise.

8.5 Worst-case scenario relative to other scenarios

Carbon dioxide GtCO₂/yr



Source: IPCC AR6 Working Group I, Assessment Report 6 Interactive Index, 2021

| Scenario | Near term (2021-2040) | | Mid-term (2041-2060) | | Long-term (2081-2100) | |
|-----------------|-----------------------|------------------------|----------------------|------------------------|-----------------------|------------------------|
| | Best estimate (°C) | Very likely range (°C) | Best estimate (°C) | Very likely range (°C) | Best estimate (°C) | Very likely range (°C) |
| SSP1-1.9 | 1.5 | 1.2 to 1.7 | 1.6 | 1.2 to 2.0 | 1.4 | 1.0 to 1.8 |
| SSP1-2.6 | 1.5 | 1.2 to 1.8 | 1.7 | 1.3 to 2.2 | 1.8 | 1.3 to 2.4 |
| SSP2-4.5 | 1.5 | 1.2 to 1.8 | 2.0 | 1.6 to 2.5 | 2.7 | 2.1 to 3.5 |
| SSP3-7.0 | 1.5 | 1.2 to 1.8 | 2.1 | 1.7 to 2.6 | 3.6 | 2.8 to 4.6 |
| SSP5-8.5 | 1.6 | 1.3 to 1.9 | 2.4 | 1.9 to 3.0 | 4.4 | 3.3 to 5.7 |

CLIMATE REPORT: NET ZERO CARBON EMISSIONS BY 2050

SLR forecasted range for the SSP5-8.5 worst-case scenario for 2081 to 2100 in the Southeast Asian region

| Period | Scenario | Median (metres) | P25 P75 | P10 P90 | P5 P95 |
|-----------------------|----------|-----------------|---------|---------|----------------|
| Near term (2021-2040) | SSP5-8.5 | 0.1 | 0.1 0.1 | 0.0 0.2 | 0.0 0.2 |
| Mid-term (2041-2060) | SSP5-8.5 | 0.3 | 0.2 0.3 | 0.1 0.4 | 0.1 0.4 |
| Long-term (2081-2100) | SSP5-8.5 | 0.7 | 0.5 0.9 | 0.4 1.0 | 0.4 1.1 |

Range of maximum one-day precipitation for 2081 to 2100 for the Southeast Asian region

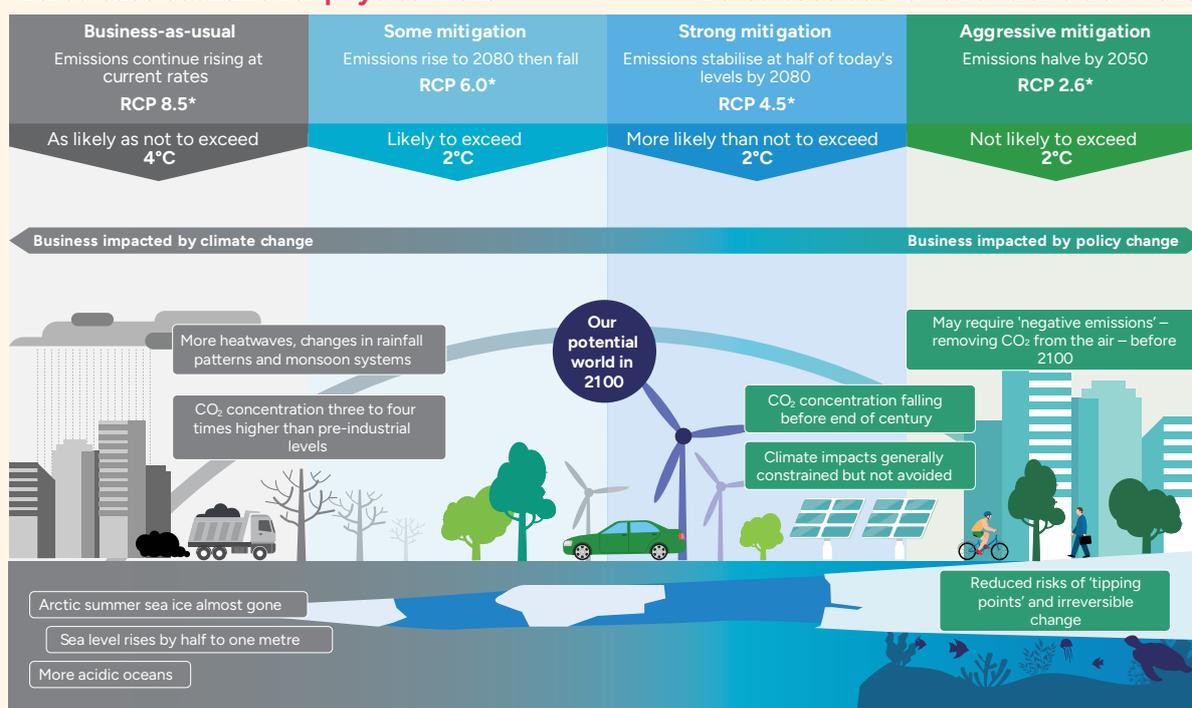
| Period | Scenario | Median (%) | P25 P75 | P10 P90 | P5 P95 |
|-----------------------|----------|------------|----------|----------|-----------------|
| Near term (2021-2040) | SSP5-8.5 | 4.2 | 2.1 7.1 | 1.2 8.0 | 0.1 8.9 |
| Mid-term (2041-2060) | SSP5-8.5 | 9.0 | 4.5 13.9 | 2.6 17.5 | 1.8 20.3 |
| Long-term (2081-2100) | SSP5-8.5 | 22.3 | 9.7 35.5 | 7.2 45.2 | 6.7 46.6 |

IPCC AR6 Working Group I Interactive Index using Coupled Model Intercomparison Project Phase 6 (CMIP 6), 2021 - https://www.ipcc.ch/report/ar6/wg1/downloads/report/IPCC_AR6_WGI_SPM_final.pdf

Worst-case Scenarios

Worst-case scenario for physical risks

Worst-case scenario for transition risks



Source: IPCC (2013) Climate Change Action, Trends and Implications for Business, IPCC 5th Assessment Report.
* The four Representative Concentration Pathway ("RCP") scenarios each predict carbon emissions and resultant warming.

In the Business-as-usual (4°C) scenario, the firm is highly impacted by physical risks; in the Aggressive mitigation (2°C or less) scenario, the firm is highly impacted by transition risks.

The infographic above illustrates the potential climate change outcomes across four different scenarios and determines which risks would most impact an organisation. Physical risks to an organisation are most pronounced in the Business-as-usual scenario (4°C warming), where significant climate change occurs. In contrast, transition risks are most material in the 2°C or less warming scenario, driven by stakeholder demands to accelerate the transition to a low-carbon economy.

Detailed scenario analysis was conducted for each Sunway REIT property using historical rainfall and flooding data, satellite topography-based model combined with climate change projections and rainwater damage framework to determine the at-risk level of Sunway REIT's assets. These analyses evaluated flood risks and other climate-related factors specific to individual properties, reflecting the unique operational context of Sunway REIT.

CLIMATE REPORT: NET ZERO CARBON EMISSIONS BY 2050

CLIMATE-RELATED RISKS AND OPPORTUNITIES

Climate-related risks in Sunway REIT encompass physical and transition risk that can have financial and non-financial consequences. In view of this, JSC has identified and assessed the climate-related risks and impacts on Sunway REIT’s business activities and operations which are critical to ensure the long-term resilience, security and competitiveness.

Physical risk refers to the risks of climate events physically damaging Sunway REIT’s properties and operations.



Sea level rise



Flash / riverine flooding



Direct rainfall damage

Transition risk refers to financial and operational challenges from the shift to a low-carbon economy, driven by evolving policies, technologies, market, and stakeholder expectations.



Policy and legal



Technology



Market



Reputation

After thorough research and site visits, there were no immediate climate-related opportunities identified for Sunway REIT. While Sunway REIT continues to monitor the external environment for any emerging climate-related opportunities, the current focus remains on managing risks and ensuring resilience against climate impacts. This includes maintaining stringent property management practices, investing in mitigation strategies, and continuing to work towards climate adaptation in line with industry best practices. By focusing on risk management, Sunway REIT is committed to safeguarding its assets and ensuring sustainability in the face of climate change without specific opportunities identified at this time.

PHYSICAL RISKS

The VaR studies done by JSC stated that the key physical risks with potential material adverse impacts on properties in Malaysia are SLR and increased rainfall intensity, as the country is not prone to extreme weather events like tropical typhoons, tornadoes, or lethal heatwaves.

All 28 portfolio assets were assessed for exposure to SLR, flash and riverine flooding, and direct rainfall damage. The studies indicated that Sunway REIT’s assets and business activities are exposed to low physical climate risk. Less than 3% of the portfolio value is exposed to physical climate risks.

| Risk Categories | SEA LEVEL RISE | FLASH / RIVERINE FLOODING | DIRECT RAINFALL DAMAGE |
|---|--|--|--|
| Time Horizon | <ul style="list-style-type: none"> Long-term (acute) | <ul style="list-style-type: none"> Short-term (acute) and mid-term (chronic) | <ul style="list-style-type: none"> Short-term (acute) and mid- / long-term (chronic) |
| Current and Anticipated Effects on Business Model and Value Chain | <p>Anticipated:</p> <ul style="list-style-type: none"> Property Value: Reduce value for coastal flood-prone property Higher Costs: Increase maintenance and insurance premiums Tenant Disruptions: Risk of tenant relocations and lower occupancy Capital Expenditures: Investments in flood mitigation and infrastructure upgrades Regulatory Compliance: Need for sustainability measures and climate resilience Revenue Impact: Potential declines in rental income and occupancy Reputation: Proactive climate measures could enhance brand value Investment Shifts: Focus may shift to more climate-resilient properties <p>Properties to note:</p> <ul style="list-style-type: none"> Sunway Pier | <p>Current:</p> <ul style="list-style-type: none"> Increased Maintenance Costs: Repairs to improve drainage and gutter systems <p>Anticipated:</p> <ul style="list-style-type: none"> Reputation Risk: Flash / riverine flooding issues may harm reputation, affecting tenant retention and leasing Rising Repair Costs: Increase repair expenses as flooding worsens Capital Allocation for Upgrades: Require significant investments for drainage and gutter system improvements Value Chain Impact: Specialise contractors and stricter building codes may affect supply chains and future property strategies Portfolio Shift: Long-term, properties with outdated systems may be phased out for more resilient assets Increase Insurance Costs: Higher premiums due to increase physical risks <p>Properties to note:</p> <ul style="list-style-type: none"> SunCity Ipoh Hypermarket Sunway Kluang Mall Sunway Lagoon Hotel Sunway REIT Hypermarket – Plentong Sunway REIT Hypermarket – Putra Heights | <p>Current:</p> <ul style="list-style-type: none"> Operational Disruptions: Maintenance and repair to improve waterproofing <p>Anticipated:</p> <ul style="list-style-type: none"> Future Maintenance Challenges: Ongoing repairs and costly renovations as vulnerabilities worsen Impact on Leasing Strategy: Need for aggressive marketing to attract tenants, possibly affecting rental income and occupancy Long-term Asset Management Strategies: Implement resilience measures, upgrade construction, and redesign waterproofing systems Decrease Asset Value: Reduce market value and appeal to tenants and buyers <p>Properties to note:</p> <ul style="list-style-type: none"> Sunway Putra Tower Sunway REIT Hypermarket – Ulu Kelang |

CLIMATE REPORT: NET ZERO CARBON EMISSIONS BY 2050

PHYSICAL RISKS

| Risk Categories | SEA LEVEL RISE | FLASH / RIVERINE FLOODING | DIRECT RAINFALL DAMAGE |
|--|--|---|--|
| Direct and Indirect Mitigation Measures | <ul style="list-style-type: none"> Demolished and rebuilt the structure to raise the building's elevation | <ul style="list-style-type: none"> Constructed flood barriers for lower ground ("LG") / basement floors Used low-cost solutions like sandbags to prevent water seeping into LG floors Engaged with local authorities to improve water flow / drainage as preventive measures | <ul style="list-style-type: none"> Already enhanced, or are planning to upgrade the waterproofing systems, e.g. reinforcing walls, windows and roofs to prevent water seepage, seal cracks |
| Current and Anticipated Effects on Financial Position, Financial Performance and Cash Flows | <ul style="list-style-type: none"> Unlikely to have any change in financial performance over the short- and medium-term on Sunway REIT's overall portfolio Long-term changes, if any, will be determined upon reassessment post completion of the new building structure | <p>Current:</p> <ul style="list-style-type: none"> No significant impairments to property valuations from flooding risks <p>Short-Term:</p> <ul style="list-style-type: none"> Increase repair costs for flood damage and prevention measures Minor impact on property value and profitability Slight strain on cash flow from flood-related repairs and improvements <p>Medium-Term:</p> <ul style="list-style-type: none"> Ongoing repairs, potential moderate decline in property value Increase repair costs and resource allocation reduce profitability Higher strain on cash flow from higher repair costs and mitigation efforts <p>Long-Term:</p> <ul style="list-style-type: none"> Significant repair costs and severe property value impairment Major resource allocation affects asset stability and profitability Major liquidity challenges from large-scale flood resilience investments Repair and maintenance cost of RM286 million is based on worst case scenario that all Sunway REIT properties are flooded at 1 metre height simultaneously. This risk is remote as all our properties are insured for flood and the likelihood of simultaneous flooding at all our properties is highly unlikely | <p>Current:</p> <ul style="list-style-type: none"> No significant impairments to property valuations from rainfall damage risks No material adjustments to financial statements are anticipated in the next reporting period <p>Short-Term:</p> <ul style="list-style-type: none"> Increase repair costs for waterproofing, cracks, and water accumulation Minor impact on property value and profitability Slight cash flow strain from initial repairs and improvements <p>Medium-Term:</p> <ul style="list-style-type: none"> Ongoing repairs, potential moderate decline in property valuation Higher repair costs and impairments reduce profitability Increase strain on cash flow from higher repair costs and mitigation efforts <p>Long-Term:</p> <ul style="list-style-type: none"> Significant repair costs and severe property value impairment Major resource allocation affects asset stability and profitability Major liquidity challenges due to large-scale structural improvements Minor repair and maintenance cost at RM8 million (0.08% of asset value) due to structural issues |

CLIMATE REPORT: NET ZERO CARBON EMISSIONS BY 2050

TRANSITION RISKS

For Sunway REIT, transition risk is assessed at the organisational level by evaluating four categories: Policy and Legal, Technology, Market, and Reputation. Sunway REIT's primary quantifiable transition risk is exposure to policy changes regarding the use of electricity and cost of electricity in Malaysia.

| Transition Risks | POLICY AND LEGAL <i>Evaluated exposure to evolving environmental regulations, carbon pricing mechanisms, and compliance requirements at both national and global levels.</i> | TECHNOLOGY | MARKET | REPUTATION <i>Any potential impacts on the Sunway REIT's brand and stakeholder trust due to climate change or related matters such as emissions.</i> |
|--|---|--------------|--------------|---|
| Time Horizon | Short- / mid- / long-term (acute) | - | - | Short- / mid- / long-term (acute) |
| Current and Anticipated Effects on Business Model and Value Chain | Anticipated: <ul style="list-style-type: none"> The government is suggesting a 14.2% increase in the base electricity tariff. Regulations mandating Green Electricity Tariff ("GET") will increase operating costs of high energy usage assets, particularly affecting properties directly managed by Sunway REIT | Not material | Not material | Current: <ul style="list-style-type: none"> Stakeholders are increasingly concern about physical risk exposure due to SLR, flash flooding and rainfall (difficulty in assessing banking financing) Increasing tenant preferences for green building certified properties Anticipated: <ul style="list-style-type: none"> The effect on Sunway REIT's business model and value chain is minor |
| Direct and Indirect Mitigation Measures | <ul style="list-style-type: none"> Solar panels have been built across seven Sunway REIT properties that offset 1.83% overall electricity demand in FY2024 Aligned to Sunway Berhad in the implementation of carbon tax value of RM15/ton Increased solar use and will continue energy efficiency efforts to reduce energy costs in the short- to medium-term Reassessed the viability of certain properties and operations to explore and implement potential mitigation measures beyond decarbonisation | Not material | Not material | For rainfall driven flooding, each local property exposed to flooding has stated that there are efforts on the ground to rectify said issues (e.g. improvements sump pumps in the carpark of Sunway Putra, etc). |
| Current and Anticipated Effects on Financial Position, Financial Performance and Cash Flows | Short-Term: <ul style="list-style-type: none"> Material to financial performance (operational cost and earnings) as all properties will be exposed to rising energy tariffs over the short-, medium- and long-term despite the ongoing efforts to transition to renewable energy, the properties are likely to still rely to a certain extent on grid-source energy to meet their full electricity consumption The increase in electricity tariff is expecting an RM11 million increase in annual electricity fees Estimate cost of mandatory implementation of GET on Sunway REIT would cost at least RM6.3 million (increased by 7.6%) Low risk of affecting cash flow during the reporting period No source of funding required to implement solar panel installation as the installation of solar panels across Sunway REIT properties were invested by the Office Management Team Long-Term: <ul style="list-style-type: none"> Increase in electricity tariff will start to impact cash flows and financial performance | Not material | Not material | Short-Term: <ul style="list-style-type: none"> No effect expected in the reporting period No material adjustments to financial statements are anticipated in the next reporting period |

CLIMATE REPORT: NET ZERO CARBON EMISSIONS BY 2050

Climate-Related Transition Plan

Aside from the commitment to impose internal carbon credit-related penalties on business units that do not hit building energy intensity targets, Sunway REIT does not have a systematic climate-related transition plan. The main transition plan of the Trust to achieve Net Zero Carbon Emissions by 2050 would likely be to decarbonise all electricity used by 2050, through a combination of increased energy efficiency, replacement of fossil fuel use (e.g. company cars) with electrification, installation of solar panels, and purchasing of renewable electricity from the national grid.

Capacity to Adapt and Adjust Strategy and Business Model

Sunway REIT adopts a proactive approach to adapting its strategy and business model to withstand climate-related risk over the short-, medium- and long-term. In response, Sunway REIT has implemented the following mitigation strategies to achieve climate resilience:

Financial Resources and Flexibility

Sunway REIT's stable financial position and cash flow enable swift allocation of capital expenditure to undertake necessary refurbishments, repairs, fittings, replacements and regular maintenance. Medium to long-term capital is allocated for larger resilience projects, ensuring sustained asset protection across sectors.

Active Asset Management

Redeveloped Sunway Pier with the new building positioned on higher elevation to counter sea level rise

Future Planning

Invested on flood prevention and sustainable building practices

Retrofitting and Continuous Improvements

Ensured vulnerable assets are retrofitted or repurposed as needed to protect long-term value

Use of Climate-adaptive Designs

Planned to adopt climate-adaptive designs to enhance resilience while attracting tenants and investors committed to sustainability

Climate Risk Assessment for All New Asset Acquisition

Conducted climate risk assessment for all new property acquired as part of the due diligence since FY2020

LIMITATIONS AND EXCLUSIONS

1. **Climate Data Accuracy:** Reliance on historical and predictive climate data due to the inherent future climate variability and available model limitations
2. **Scenario Assumptions:** Baseline and median scenarios may not fully capture unforeseen extreme climate trends and events, affecting future risk exposure
3. **Regulatory and Policy Changes:** Potential shifts in climate-related regulations, incentives, or penalties could influence compliance and cost structures
4. **Property-Specific Variables:** Variations in property design, age, and local environmental conditions complicate uniform resilience planning across the portfolio
5. **Economic Context:** Broader economic factors, such as inflation or market shifts, are excluded, potentially impacting projected costs and long-term financial planning

CLIMATE REPORT: NET ZERO CARBON EMISSIONS BY 2050

METRICS AND TARGETS

Sunway REIT continued to monitor and report its FY2024 greenhouse gases (“GHG”) using emission factors from the United Kingdom and Malaysian Green Technology and Climate Change Centre (“MGTC”). In the absence of local emission factors, international sources such as the Department for Environment, Food & Rural Affairs (“DEFRA”) were used.

Since 2016, Sunway REIT had disclosed Scope 1 and Scope 2 emissions, along with five categories of Scope 3 emissions. Its GHG calculations adhered to GHG Protocol, a globally recognised standard for GHG accounting that covered Scope 1, 2 and 3 emissions, and provided guidance on establishing accurate emissions boundaries.

Metrics and Targets

In alignment with the GHG Protocol, both the organisational boundary - determined by the level of control emission sources, and the operational boundary - encompassing emission-causing activities across the value chain, were clearly defined.

Sunway REIT’s operational boundary categorises emissions as Direct and Indirect:

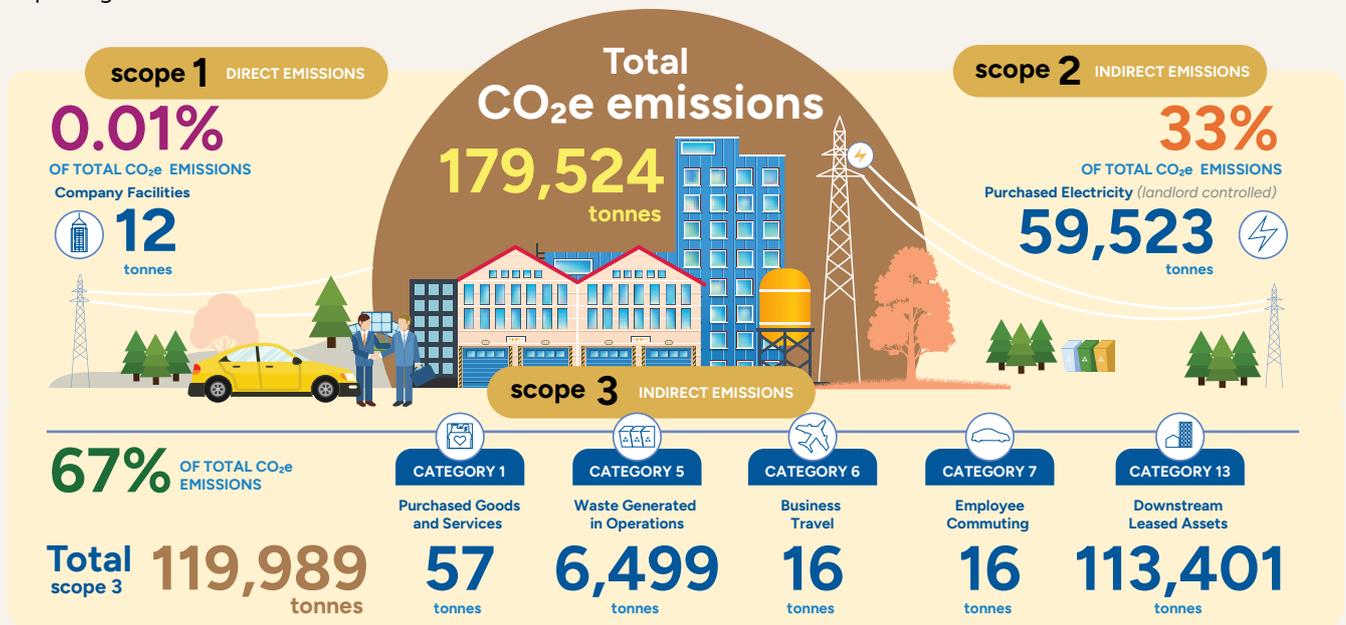
| | |
|----------------|--|
| scope 1 | Direct emissions from owned or controlled sources by Sunway REIT <ul style="list-style-type: none"> • Diesel use for the company facilities in Office and Retail Segment |
| scope 2 | Indirect emissions from purchased electricity (landlord controlled) by Sunway REIT <ul style="list-style-type: none"> • Purchased electricity that is directly consumed by the operational activities of Sunway REIT’s managed assets |
| scope 3 | Indirect emissions from the upstream and downstream activities by Sunway REIT <ul style="list-style-type: none"> • Category 1 : Purchased Goods and Services • Category 5 : Waste Generated in Operations • Category 6 : Business Travel • Category 7 : Employee Commuting • Category 13 : Downstream Leased Assets (Tenants Energy Consumption) |

External assurance was obtained from BDO PLT over the greenhouse gas emissions data for FY2023 and FY2024, covering the following climate metrics:

- Scope 1 GHG emissions in tonnes of carbon dioxide equivalent (t CO₂e)
- Scope 2 GHG emissions in tonnes of carbon dioxide equivalent (t CO₂e) disclosing using location-based method
- Selected operational Scope 3 emissions: Purchased goods and services; Employee commuting; Waste generated in operations; Business travel; and Downstream leased assets

The external assurance by BDO PLT resulted in the following unqualified limited assurance opinion:

Based on the procedures, BDO PLT has performed and the evidence they have obtained, nothing has come to their attention that causes them to believe that the Subject Matters were not prepared, in all material respects, in accordance with the Reporting Criteria.



CLIMATE REPORT: NET ZERO CARBON EMISSIONS BY 2050

Building Energy Intensity Targets

Sunway REIT is determined to reduce carbon emission generated from its business operation by improving energy efficiency and transitioning to cleaner energy. Recognising the correlation between carbon emissions and building energy consumption, Building Energy Intensity ("BEI") targets were set for its Retail, Office, and Hotel Segments since 2022. The baseline targets were benchmarked against Malaysia's Green Building Index ("GBI") guidelines, aiming to reduce carbon intensity by 4% annually until 2030. This is in line with the IPCC goal of a 45% reduction in carbon intensity by 2030.

Starting with GBI's BEI baseline minimum as the target, Sunway REIT aims for its properties' BEI to stay below the targets.

| BUSINESS SEGMENTS | UNIT | GBI's BEI BASELINE | 2024 TARGETS | 2030 TARGETS | 2024 PERFORMANCE |
|-------------------|--------------------------|--------------------|--------------|--------------|------------------|
| RETAIL | kWh/m ² /year | 350 | 323 | 252 | 289 |
| OFFICE | | 150 | 138 | 108 | 133 |
| HOTEL | | 290 | 267 | 209 | 217 |

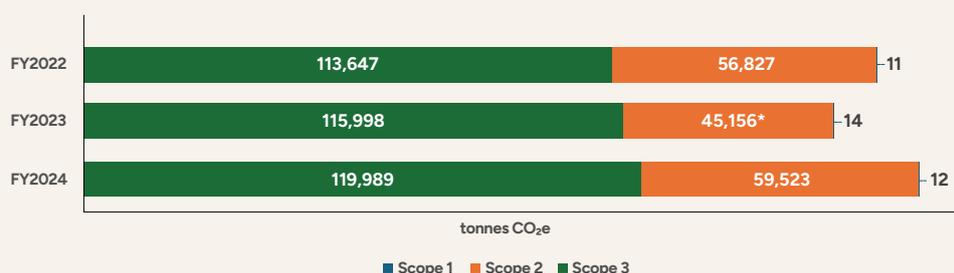
CARBON EMISSION INTENSITY (tonnes CO₂e/m²)



Notes:

- Figures stated may not round up due to rounding of decimals
- Emission intensity includes Scope 1, Scope 2 and Scope 3 (Category 13: Downstream leased assets only)
- Emission intensity data from FY2022-FY2023 have been restated, reflecting enhancement in data collection and calculation methodology

TOTAL CARBON EMISSIONS (tonnes CO₂e)



Total carbon emissions increased by 11% from FY2023

Notes:

- Figures stated may not round up due to rounding of decimals
- Scope 1 and Scope 3 emissions data for FY2022 have been restated, reflecting enhancements in data collection and calculation methodology
- Scope 1, Scope 2 and Scope 3 emissions data for FY2023 have been restated, reflecting enhancements in data collection and calculation methodology
- Carbon emissions from electricity consumption for FY2022 - FY2023 were calculated using 2021 ST grid emission factor of 0.758 kgCO₂e/kWh
- Carbon emissions from electricity consumption for FY2024 were calculated using 2022 ST grid emission factor of 0.774 kgCO₂e/kWh
- Carbon emissions from diesel use were calculated using emission factor published by DEFRA
- Scope 3 emissions data that were calculated using emission factors published by DEFRA include emissions from Waste Generated in Operations, Business Travel, and fuel consumption under Downstream Leased Assets
- Sunway REIT also relies on other publicly available sources for Scope 3 emission factors related to Purchased Goods and Services
- Scope 3 emissions data exclude Sunway Kluang Mall, Sunway Pier, Sunway REIT Hypermarkets, Sunway REIT Industrial - Shah Alam 1 and Sunway REIT Industrial - Prai
- * The lower Scope 2 emission in FY2023 was a result from Green Electricity Tariff ("GET") subscription

10-Year Green Building Roadmap

Sunway REIT has established a 10-year Green Building roadmap, aiming to certify all Sunway REIT's existing buildings by 2034. For properties acquired after 2024, Sunway REIT ensures the properties either have already hold green building certifications or have the potential to obtain them within three years post acquisition.

TRANSFORMING CITIES WITH SUSTAINABLE BUILDINGS

SUNWAY REIT'S INTEGRATED ASSETS

Integrated assets play a pivotal role in Sunway REIT's asset management strategy to deliver long-term value, offering a cohesive and interconnected experience that enhances the appeal and functionality of the assets within the integrated developments.

Strategically located within key urban centres, these integrated assets are designed to maximise accessibility and convenience for tenants, visitors and customers alike, with multiple entry and exit points ensuring smooth traffic flow. They connect seamlessly to nearby cities and densely populated suburban areas through an extensive network of roads, expressways, and boast excellent accessibility to public transportation systems to support sustainable urban mobility.

A hallmark of these developments is the incorporation of elevated Canopy Walk system, which provides weather-protected pedestrian connections throughout the development. This promotes walkability, reduces reliance on vehicles for short-distance travel, and enhances foot traffic, fostering a vibrant atmosphere that supports occupancy levels across its assets. It exemplifies Sunway REIT's sustainable approach to asset management, safeguarding the long-term well-being of assets and its stakeholder across the triple bottom line of people, planet and profits.

SUNWAY CITY KUALA LUMPUR



Public Transport
Connectivity



Free Shuttle Bus Service



Canopy Walk



Sunway City Kuala Lumpur ("SCKL") is a masterfully planned integrated township, where Sunway REIT's strategic assets benefit from prime positioning within this pioneering sustainable smart city development. The township's advanced infrastructure connects Sunway REIT's retail, hotel and office properties to surrounding metropolitan areas and residential districts through an extensive multi-modal transportation network.

The precinct's exceptional connectivity is achieved through a comprehensive transportation framework, encompassing arterial road networks, major expressways, and the innovative elevated Canopy Walk walkway system. This is complemented by integrated public transport solutions, including the Bus

Rapid Transit ("BRT") system and complimentary shuttle services, ensuring convenient access to key destinations like Sunway Pyramid Mall, Sunway Resort Hotel, and Menara Sunway.

This robust transportation infrastructure ensures unparalleled accessibility for its diverse stakeholders, enabling seamless movements for office tenants, retail visitors, and hotel guests within the development. The integration of various transport modes created a highly accessible ecosystem, reinforcing Sunway REIT's properties as key pillars in making SCKL a premier destination for business, leisure and urban living.

TRANSFORMING CITIES WITH SUSTAINABLE BUILDINGS

KEY FEATURES IN SCKL



Public Transport Connectivity

SCKL is well-served by an extensive public transportation network, anchored by the BRT Sunway Line. Operating daily from 6:00 AM to midnight, this dedicated transit system runs at 6-minute intervals during weekday peak hours. It is also strategically connected to the broader metropolitan rail network via the Kelana Jaya LRT Line (at USJ7 station) and the KTM Port Klang Line (at Setia Jaya station).

Further enhancing accessibility, a 360-metre elevated Canopy Walk operates from 7:00 AM to midnight, providing seamless pedestrian connectivity between key destinations such as Sunway Pyramid Mall and Sunway university & college campus.



Free Shuttle Bus Service

SCKL is a meticulously designed integrated township where Sunway REIT's properties are strategically positioned within a sustainable smart city framework. As part of Sunway Berhad's commitment to corporate responsibility and sustainable mobility, a complimentary shuttle bus service operates across SCKL, providing seamless access to Sunway REIT's retail, hotel, and office properties. The service also links key amenities, including Sunway Resort Hotel, Sunway Pyramid Mall and Sunway Medical Centre. This robust shuttle service enhances accessibility for office tenants, retail visitors, hotel guests, and the broader community. It complements SCKL's sophisticated multi-modal transportation infrastructure, which includes arterial road networks, major expressway links, and the elevated Canopy Walk system.



Canopy Walk

The Canopy Walk, also known as Eco Walk, exemplifies sustainable urban connectivity through its 4-kilometre elevated walkway network. It links key destinations, including university facilities, retail amenities, residential areas, healthcare services and public transport nodes. This covered pedestrian infrastructure showcases environmental leadership through integrated solar panels on its roof surfaces and energy-efficient LED lighting systems.

Operating with comprehensive security measures, such as close-circuit TV ("CCTV") surveillance and regular security patrols, the facility promotes sustainable mobility and community well-being by encouraging walking as a healthy lifestyle choice whilst providing safe, weather-protected connectivity across Sunway REIT's properties.

ASSETS IN SCKL



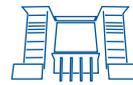
Sunway Pyramid Mall



Sunway Resort Hotel
Sunway Pyramid Hotel
Sunway Lagoon Hotel



Menara Sunway
Sunway Pinnacle



Sunway university & college campus*

*Comprises academic buildings, hostel apartments, sports facilities and carparks

SAFETY FEATURES WITHIN SCKL



Fitted with
CCTVs



Trained Auxiliary
Personnel



Equipped with
Panic Buttons



No-Smoking
Zones



Child Safety Services

- Child Emergency Tattoo
- Child Wristband
- Child Wristlink

GREEN BUILDINGS

Sunway Resort Hotel

PLATINUM GreenRE (Final)

Sunway Lagoon Hotel

CERTIFIED GBI (Provisional)
GOLD Green Mark (Provisional)

Sunway Pinnacle

CERTIFIED GBI (Renewal)
GOLD Green Mark (Renewal)

Sunway University

PLATINUM GreenRE (Final)

TRANSFORMING CITIES WITH SUSTAINABLE BUILDINGS

SUNWAY PUTRA



Sunway Putra Mall



Sunway Putra Hotel



Sunway Putra Tower



Strategically positioned within the bustling urban hub of Kuala Lumpur's Diamond Triangle, Sunway Putra is a landmark integrated development that comprises three of Sunway REIT's key assets: Sunway Putra Tower, Sunway Putra Mall, and Sunway Putra Hotel. This interconnected complex offering premium office spaces, retail experiences, and hospitality services has undergone a remarkable transformation over its three-decade history, which saw extensive renovations carried

out in the 2010s to revitalise aged assets and reintroducing them under the Sunway Putra brand. These upgrades incorporated sustainable practices and modern features to enhance urban connectivity, foster community inclusivity, and better serve the evolving needs of tenants, visitors, and the surrounding community. The development exemplifies the success of Sunway REIT's innovative approach to urban regeneration and sustainable asset management.

TRANSFORMING CITIES WITH SUSTAINABLE BUILDINGS

ASSETS IN SUNWAY PUTRA



Sunway Putra Mall

With a net lettable area of approximately 550,000 square feet, Sunway Putra Mall is a prominent retail destination in Sunway REIT's portfolio. Renowned as Malaysia's first autism-friendly shopping centre, it demonstrates a commitment to inclusivity with initiatives such as Calm Rooms equipped with sensory tools, sensory walls made from recycled fabrics, and Autism Friendly Shopping Days. These features create a safe, enriching experience for visitors with Autism Spectrum Disorder ("ASD") and their families. In addition, the mall's strategic location and seamless connectivity attract a diverse range of visitors, reinforcing its role as a key component of Sunway Putra's integrated development.

HIGHLIGHTS AND ACHIEVEMENTS



Green Building Certification

GreenRE (Final)
GOLD



Inclusivity

Sunway Putra Mall is celebrated as Malaysia's first autism-friendly shopping centre.



Operational Excellence

Completed IAQ audit.



Sunway Putra Hotel

The five-star, 650-room Sunway Putra Hotel combines luxury and sustainability, positioning it as a leading hospitality destination in Kuala Lumpur. Since its acquisition by Sunway REIT in 2011, the hotel has undergone significant enhancements, including a major refurbishment during the Covid-19 pandemic. These upgrades modernised guest facilities while integrating sustainability measures such as energy-efficient lighting, water-saving systems, and improved indoor air quality ("IAQ"). The hotel's elegant interiors, including its marble-floored lobby, grand staircase, and glass-domed atrium, provide a memorable guest experience.

HIGHLIGHTS AND ACHIEVEMENTS



Green Building Certification

GreenRE (Final)
GOLD



Operational Excellence

Completed IAQ audit



Sunway Putra Tower

Sunway Putra Tower offers premium office spaces tailored for a distinguished tenant profile, including government bodies, financial institutions, and professional services firms. Its strategic location near the World Trade Centre Kuala Lumpur ensures excellent connectivity via arterial highways and public transport networks such as LRT, KTM, and RapidKL. The tower recently completed an IAQ audit, underscoring its commitment to tenant well-being and sustainability. With its modern facilities and proximity to retail and hospitality services within the integrated development, Sunway Putra Tower remains a premier commercial address.

HIGHLIGHTS AND ACHIEVEMENTS



Operational Excellence

Completed IAQ audit

IMPACT STORY



GREEN BUILDINGS (BUILDING RESILIENT CITIES)

Green buildings are a cornerstone of Sunway REIT's sustainability strategy, driven by market demand and its unwavering commitment to environmental stewardship. In today's real estate landscape, green buildings are increasingly sought after by tenants with strong sustainability commitments. These tenants are often willing to pay a premium for high-quality, sustainable workspaces that align with their own corporate sustainability objectives. By prioritising green building principles, Sunway REIT's properties not only attract and retain top-tier tenants but also command premium rental rates and achieve higher occupancy levels. This dual benefit enhances financial performance while solidifying Sunway REIT's leadership in the sustainable real estate market.

To further this commitment, the Manager has established Green Building Policy and a 10-year Green Building roadmap, aiming to certify all Sunway REIT's existing buildings by 2034. For properties acquired after 2024, the Manager ensures the properties either have already hold green building certifications or have the potential to obtain them within three years post acquisition.

Sustainability is integrated into every stage of the acquisition and development process, with a focus on properties that incorporate sustainable design principles, such as energy-efficient building envelopes, renewable energy sources, and water-saving technologies.

While green building initiatives often require higher upfront investments to upgrade ageing ACMV systems and mechanical and electrical ("M&E") equipment, they deliver significant long-term benefits. Improved energy efficiency and water conservation reduce operational costs and lower utility bills, generating savings over time. These financial advantages, coupled with the growing demand for green buildings from tenants and investors, result in a strong return on investment. By embedding sustainability into its operations, Sunway REIT not only future-proofs the portfolio but also reinforces its position as a leader in sustainable real estate, creating both environmental and economic value.

In FY2024, the Manager made significant strides with Sunway Putra Hotel earning GreenRE Gold certification and Sunway University attaining GreenRE Platinum certification. Additionally, Sunway Pier has been provisionally certified with GreenRE Silver certification.

These additions bring the total number of certified properties to 8 out of 28, representing 37% of the GFA under management – an increase from 35% in FY2023. This progress demonstrates Sunway REIT's steady advancement toward the sustainability goals.

By continuing to invest in and enhance sustainability initiatives, Sunway REIT ensures its portfolio remains at the forefront of the green building movement.



Impact Story

GREEN BUILDINGS
(BUILDING RESILIENT CITIES)

SIMILAR FEATURES

Energy Efficient Building Design

Building envelope designed to achieve the Overall Thermal Transfer Value ("OTTV") below 50 W/m², reducing heat gain and air conditioning energy use

Efficient Cooling System

Used Variable Speed Drives ("VSD") in chilled water and cooling systems to improve energy efficiency

Green Procurement

Prioritised eco-friendly products, including sustainable materials with green certifications and environmental friendly refrigerants



SUNWAY UNIVERSITY



SUNWAY PUTRA HOTEL



Optimised Energy Performance

- BEI < 100 kWh/m²/year

- BEI < 150 kWh/m²/year



Indoor Air Quality

- Used high-efficiency air filters in air handling units ("AHUs"), low volatile organic compounds ("VOC") paints
- Ensured indoor air quality through IAQ audit
- Installed room temperature displays for better air quality and monitoring

- Ensured indoor air quality through IAQ audit
- Installed room temperature monitoring for healthier indoor environment
- Maintained optimal temperature and humidity levels while ensuring ambient noise levels for guest comfort



Energy-Efficient Lighting & Appliances

- Used LED lighting in common areas, motion-sensor escalators, AC Variable Voltage Variable Frequency ("ACVVVF") motor drives lifts with sleep mode, and energy-efficient hand dryers to minimise energy consumption

- Used energy-efficient lighting in common areas and LED lighting with low flicker and controllability to improve energy efficiency and guest comfort
- Used energy-efficient kettles in all guest rooms to reduce energy consumption



Water Efficiency & Conservation

- Used alternative water sources from South Quay Lake
- Implemented water efficiency improvement plans to reduce potable water use
- Harvested rainwater for landscape irrigation
- Planted drought-tolerant plants to reduce water consumption

- Implemented water efficiency improvement plans to reduce potable water use
- Incorporated drought-tolerant plants to reduce potable water use



Waste Reduction & Recycling Programme

- Provided recycling bins at every corner of the campus, and ensured proper storage for recyclables
- Followed a waste minimisation plan
- Monitored recycling programme through a structured waste management plan

- Provided recycling bins and ensured proper storage for recyclables
- Maintained a record-keeping system for monitoring and improvement
- Recycled soap, linen, electrical appliances, used cooking oil, scrap metal, and e-waste to promote sustainability and waste reduction



Sustainable Transport Access

- Strategically located near Sunway University-Monash BRT station, promoting public transport use and reducing carbon footprint

- Strategically located near PWTC Light Rapid Transit ("LRT") station and Putra Keretapi Tanah Melayu ("KTM") station, with covered walkway providing convenient access to public transport



Innovation

- Water refill stations installed across campus to reduce waste and promote the use of reusable bottles

-

Impact Story

GREEN BUILDINGS (BUILDING RESILIENT CITIES)

For properties yet to obtain green building certification, the Manager plans to carry out energy audits to identify areas of improvement and implement energy saving measures as well as assess whether any equipment upgrade is required in order for the building to meet green building standards.

List of properties that have undergone energy audits:

| 2023 | 2024 |
|---|--|
|  <p>Sunway Pyramid Hotel Sunway Lagoon Hotel</p> |  <p>Sunway Putra Mall Sunway Putra Hotel</p> |

CERTIFIED GREEN BUILDINGS



RETAIL

Sunway Putra Mall

GOLD GreenRE (Final)

Sunway Carnival Mall (New Wing)

GOLD GreenRE (Provisional)

GOLD PLUS Green Mark (Provisional)

Sunway Pier

SILVER GreenRE (Provisional) **NEW!**

OFFICE

Sunway Pinnacle

CERTIFIED GBI (Renewal)

GOLD Green Mark (Renewal)

HOTEL

Sunway Resort Hotel

PLATINUM GreenRE (Final)

Sunway Putra Hotel

GOLD GreenRE (Final) **NEW!**

Sunway Lagoon Hotel

CERTIFIED GBI (Provisional)

GOLD Green Mark (Provisional)

SERVICES

Sunway University

PLATINUM GreenRE (Final) **NEW!**

Impact Story

GREEN BUILDINGS (BUILDING RESILIENT CITIES)

In FY2024, the Manager continued undertaking IAQ audits as part of its broader effort to certify existing buildings under green building standards. This proactive initiative identifies and addresses potential indoor air quality issues, ensuring a healthy and productive environment for tenants and building occupants. To date, six properties, representing 30% of the total portfolio's GFA managed, have undergone full IAQ audits. These audits provided valuable insights into indoor air quality conditions, enabled the Manager to implement targeted improvements and maintain a high level of operational excellence.

Moving forward, Sunway REIT plans to expand the scope of the IAQ audit programme, with the goal of conducting regular assessments across all properties to maintain optimal indoor air quality for occupants.

LIST OF PROPERTIES THAT UNDERWENT IAQ AUDITS

2022



Sunway Resort Hotel

2023



Sunway Pinnacle
Sunway Putra Mall

2024



Sunway Putra Tower
Sunway Putra Hotel
Sunway university & college campus

SUSTAINABILITY DUE DILIGENCE FOR NEW ACQUISITIONS

Sunway REIT continues to perform due diligence for new acquisitions to assess any potential sustainability risks and opportunities. In FY2024, the Manager conducted climate VaR analysis for Sunway 163 Mall and Sunway Kluang Mall before property acquisition. This approach allows Sunway REIT to proactively identify and address ESG challenges, ensuring the long-term sustainability and value of its investments.



Biodiversity Policy:
<https://www.sunwayreit.com/wp-content/uploads/2024/02/231112-Sunway-REIT-Biodiversity-Policy-v7.pdf>



Biodiversity and habitat



Building safety



Climate change adaptation



Compliance with regulatory requirements



Energy efficiency



Energy supply



Flooding



GHG emissions



Health and well-being



Indoor environmental quality



Socioeconomic



Transportation



Water efficiency



Waste management



Water supply

Electric Vehicle Charging Stations

In alignment with the Malaysian government's Low Carbon Mobility Blueprint, which targets the establishment of 10,000 electric vehicle ("EV") charging stations by 2025, Sunway REIT has actively contributed to the advancement of sustainable urban mobility by providing EV charging infrastructure within its properties' car park lots. In FY2024, the Manager installed 10 additional EV charging points across its diverse property portfolio, totalling up to 61 charging points. By investing in EV charging infrastructure, Sunway REIT empowers EV drivers and encourages the adoption of sustainable transportation, reducing the reliance on fossil fuels and leading to lower GHG emissions.



NUMBER OF NEW CHARGING POINTS

Sunway Carnival Mall

4

Menara Sunway

3

Sunway university and college

3

Total number of charging points

61

BLUEPRINT FOR EFFICIENCY

GRI 3-3, 302-1, 302-2, 302-3, 302-4, 302-5, 303-1, 303-2, 303-3, 303-4, 303-5, 305-4, 305-5, 306-1, 306-2, 306-3, 306-4, 306-5

Sunway REIT continues to strive to contribute towards a low-carbon future. The Manager upholds an unwavering commitment to prioritising resource management and effectively minimising environmental impact by optimising energy consumption, transitioning to renewable energy sources, and implementing water conservation measures across all business operations.



ENERGY MANAGEMENT

Energy consumption is a critical focus for Sunway REIT. With the recent announcement by Tenaga Nasional Berhad (“TNB”) of an electricity tariff increase for 2025 to 2027 in December 2024, high energy usage is anticipated to significantly raise operational costs.

Effective energy management is crucial to ensure compliance with the recently enacted Energy Efficiency Conservation Act (“EECA”), enhance the company’s reputation, and attract responsible investors. It offers numerous benefits, including the potential to reduce operational costs, a lower carbon footprint, and increased brand value.

The Manager adopts a multi-pronged approach to energy management, emphasising cost-effective energy efficiency improvements across all Sunway REIT’s assets. With a commitment to achieving the IPCC target of a 45% reduction in carbon intensity by 2030, the Manager mandates each business segment to stay below its specific energy intensity targets. Business Unit Management Teams are responsible for closely monitoring energy consumption to ensure efficient energy use. Additionally, the Manager actively engages with the tenants, employees, and other key stakeholders to promote awareness and adoption of energy conservation practices.

ENERGY CONSERVATION

EARTH HOUR 2024

Sunway REIT consistently demonstrates its commitment to energy conservation through annual participation in Earth Hour. This year, Earth Hour was observed in March 2024. All Sunway REIT properties contributed by switching off or dimming non-essential lights for one hour, underscoring the importance of energy-saving measures. This effort served as a symbolic gesture to highlight the power of collective action in promoting responsible energy consumption.

Furthermore, the Office Management Team organised a quiz and photo competition to promote energy conservation awareness.

At the hotels, hotel guests were also encouraged to turn off their room lights during Earth Hour, fostering a sense of shared responsibility.



BLUEPRINT FOR EFFICIENCY

ENERGY EFFICIENCY

SPOTLIGHT

IMPROVING ENERGY EFFICIENCY

Asset Enhancement Initiatives (“AEIs”) are a key strategy for preserving and enhancing Sunway REIT’s portfolio value. Each year, the Manager strategically undertakes AEIs to maintain, refurbish, and upgrade selected properties, ensuring they remain attractive, modern, and aligned with evolving market demands.

In FY2024, Sunway Pyramid Mall unveiled “Oasis,” a newly reconfigured retail space spanning over 260,000 square feet across four levels, from the Orange Atrium to the Blue Atrium. To improve energy efficiency in Oasis, the Manager replaced ageing AHUs with new AHUs equipped with energy efficient motor fans. These fans reduce energy consumption for cooling, improving energy efficiency and lowering maintenance costs. This upgrade not only results in long-term savings but also enhances the system’s overall reliability and performance.

Furthermore, the Manager continued to integrate energy optimisation measures into daily operations.



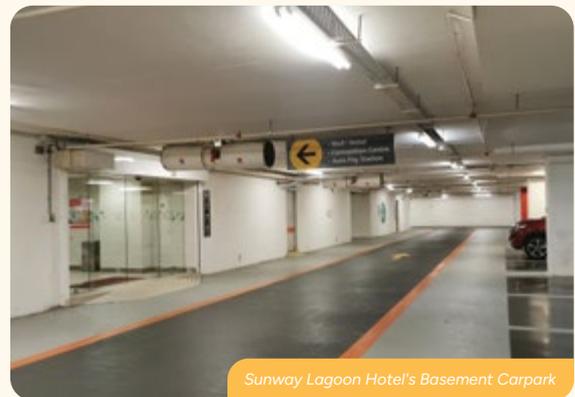
Chiller Plant at Sunway Carnival Mall

Air Conditioning System

- Replaced 11 nos. ageing Air Handling Units (“AHU”) at Sunway Pyramid Mall
- Replaced 2 nos. ageing AHUs installed since 1990 at Sunway Putra Hotel
- Calibrated the Building Management System’s (“BMS”) data logger and replaced old temperature sensors with new calibrated temperature sensors at Sunway Pinnacle to ensure accurate BMS readings
- Adjusted AHUs and chillers set point temperatures for optimised performance

Lighting

- Replaced all the lighting with LED lighting
- Installed motion sensors at Menara Sunway’s meeting rooms, toilets, staircases that automatically turn off lights when not in use



Sunway Lagoon Hotel’s Basement Carpark



Refurbished Lifts at Sunway Pyramid Mall

Energy Equipment

- Replaced 7 nos. ageing lifts at Menara Sunway and 6 nos. at Sunway Pyramid Mall to ACVVVF lifts with standby mode that use less energy
- Installed 15 pairs of new motion sensors escalators at Sunway Pyramid Mall

Other Initiatives

- Appointed registered energy auditors to conduct energy audits at Sunway Pyramid Hotel, Sunway Lagoon Hotel, Sunway Putra Mall and Sunway Putra Hotel utilising Energy Audit Conditional Grant (“EACG”) from SEDA Malaysia to identify areas that consume high electricity

BLUEPRINT FOR EFFICIENCY

RENEWABLE ENERGY

Solar energy remains the main source of renewable energy across Sunway REIT's properties. Complementing energy-saving initiatives and solidifying Sunway REIT's commitment to creating a sustainable future by reducing the reliance on traditional energy sources, the Manager, with the support of the Office Management Team, has progressively installed solar panels at certain Sunway REIT's assets since 2019. While no solar panel installations were done in FY2024, the Manager is actively exploring opportunities to have more solar panels installed across Sunway REIT's properties. Together with the Office Management Team, Sunway REIT is assessing the feasibility of installations, identifying optimal locations and configurations for maximising solar energy output.

In FY2024, GET was not subscribed by any Sunway REIT's properties. The solar panels from Sunway REIT's properties rooftops generated a total of 4,075 MWh of renewable energy, avoiding 3,154 tonnes of CO₂e emissions. The decrease in solar generation in FY2024 was attributed to the disposal of Sunway Medical Centre in August 2023.

| Year | Installed Capacity (kWp) | Solar PV Energy Generation (MWh) | Renewable Energy Consumption from Overall Electricity Consumption (%) | CO ₂ e Emissions Avoided (tonnes) |
|------|--------------------------|----------------------------------|---|--|
| 2019 | 631 | 336 | 0.16 | 196.56 |
| 2020 | 1,001 | 1,084 | 0.56 | 634.14 |
| 2021 | 430 | 2,239 | 1.76 | 1,697.16 |
| 2022 | 983 | 3,675 | 1.69 | 2,785.65 |
| 2023 | 182 | 4,307 | 1.92 | 3,264.71 |
| 2024 | - | 4,075 | 1.83 | 3,154.05 |

Notes:

- * Carbon emissions avoided for FY2019 – FY2020 were calculated using 2017 Malaysian Green Technology Corporation grid emission factor of 0.585 kgCO₂e/kWh
- * Carbon emissions avoided for FY2022 – FY2023 were calculated using 2021 ST grid emission factor of 0.758 kgCO₂e/kWh
- * Carbon emissions avoided for FY2024 was calculated using 2022 ST grid emission factor of 0.774 kgCO₂e/kWh



BLUEPRINT FOR EFFICIENCY

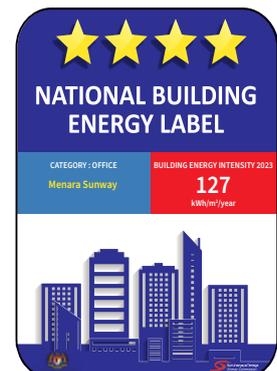
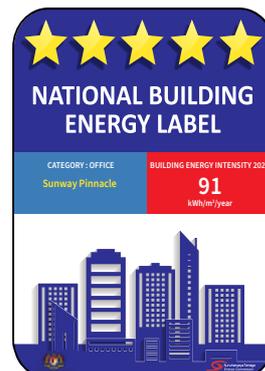
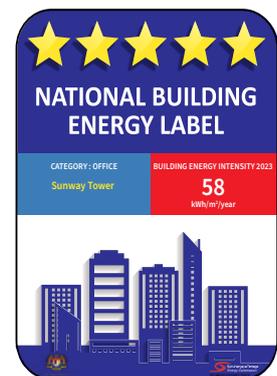
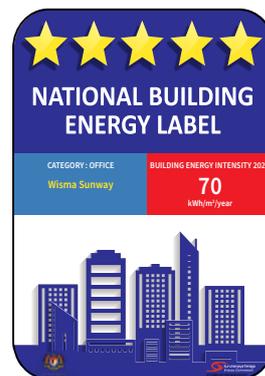


NATIONAL BUILDING ENERGY LABEL

The EECA 2024 is enacted by the Malaysian government starting 1 January 2025 to regulate the efficient consumption and conservation of energy in Malaysia. The Act aims to improve energy efficiency across various sectors, reduce waste of energy, and support the country's environmental goals, including carbon neutrality by 2050. Among its requirements, office building owners are to obtain a Building Energy Intensity ("BEI") label from Suruhanjaya Tenaga¹ ("ST") and meet the prescribed energy efficiency ratings.

In FY2024, BEI Label submissions were made for several office properties under Sunway REIT. Menara Sunway improved from 3-star in FY2023 to 4-star while Sunway Pinnacle, Sunway Tower, and Wisma Sunway maintained 5-star BEI ratings.

¹ Suruhanjaya Tenaga ("ST") or the Energy Commission is responsible for regulating the energy sector, specifically the electricity and piped gas supply industries, in Peninsular Malaysia.



BLUEPRINT FOR EFFICIENCY

ENERGY CONSUMPTION

In FY2024, Sunway REIT's total energy consumption was 242,789 MWh (equivalent to 874,040 GJ), primarily from electricity, district cooling, and direct cooling and heating. This included 20,845 MWh from fuel and 217,869 MWh from electricity, with 4,075 MWh sourced from renewables. Overall energy consumption decreased by 4,673 MWh compared to FY2023, reflecting ongoing efforts to enhance energy efficiency.

TOTAL ENERGY CONSUMPTION (MWh) BY BUSINESS SEGMENTS IN 2024

● Purchased Electricity
217,869 MWh

● Renewable Energy
4,075 MWh

● Liquefied Petroleum Gas
15,502 MWh

● Diesel
53 MWh

● Natural Gas
5,290 MWh

Total
242,789 MWh



Retail

136,560 MWh
2,846 MWh
11,920 MWh
26 MWh
4,253 MWh



Hotel

41,973 MWh
320 MWh
2,997 MWh
4 MWh
1,037 MWh



Office

22,338 MWh
157 MWh
23 MWh



Services

15,875 MWh
752 MWh
585 MWh



Industrial & Others

1,123 MWh

Notes:

- Figures stated may not add up due to rounding of decimals
- Data excludes Sunway REIT Industrial – Shah Alam 1, Sunway REIT Industrial – Prai, Sunway REIT Hypermarkets, Sunway Kluang Mall and Sunway Pier
- New Property added: Sunway 163 Mall and SunCity Ipoh Hypermarket

BUILDING ENERGY INTENSITY (kWh/m²/year)



BEI TARGETS

| Business Segments | 2030 Targets |
|-------------------|--------------|
| Retail | 252 |
| Office | 108 |
| Hotel | 209 |

Notes:

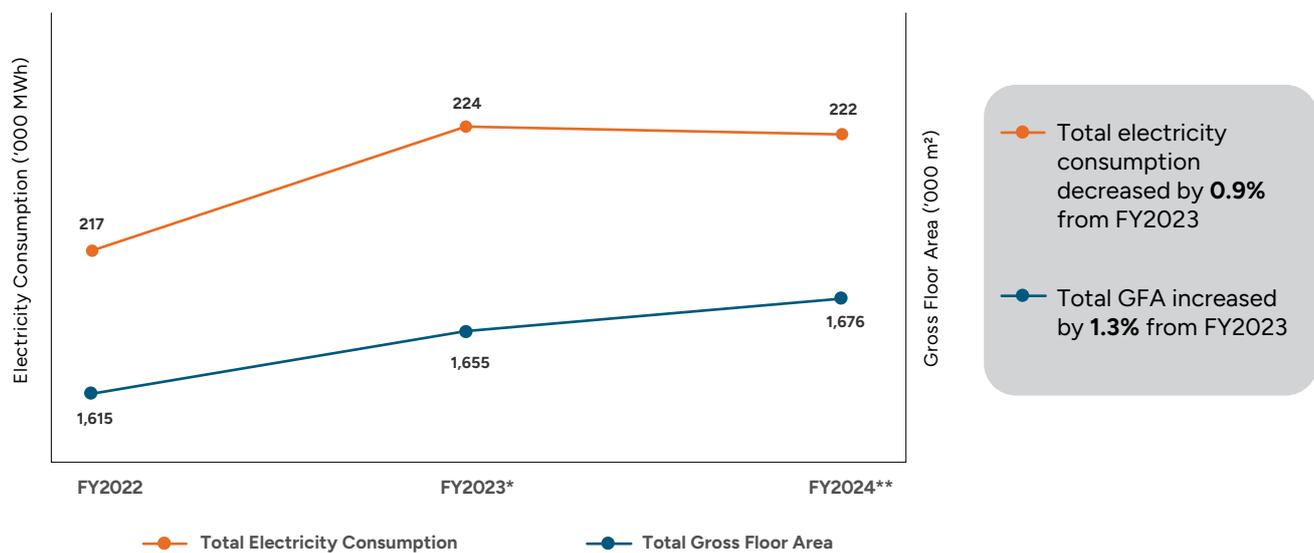
- Figures stated may not add up due to rounding of decimals
- Data from FY2022 – FY2023 have been restated, reflecting improvement in the data collection
- Data excludes Sunway REIT Industrial – Shah Alam 1, Sunway REIT Industrial – Prai, Sunway REIT Hypermarkets, Sunway Kluang Mall and Sunway Pier
- *Data excludes Sunway XFarms due to its unique usage as a farm, which differs from the other assets represented

BLUEPRINT FOR EFFICIENCY

In FY2024, Sunway REIT's properties met the emission intensity targets set for FY2024 by Sunway Berhad. Therefore, none of the properties were penalised for shortfall in meeting the emission intensity targets, as part of the Internal Carbon Pricing Framework. Moving forward, the Manager endeavours to involve tenants in the collective effort to decarbonise and reduce energy consumption where feasible.

TOTAL ELECTRICITY CONSUMPTION ('000 MWh) AND TOTAL GROSS FLOOR AREA ('000 m²)

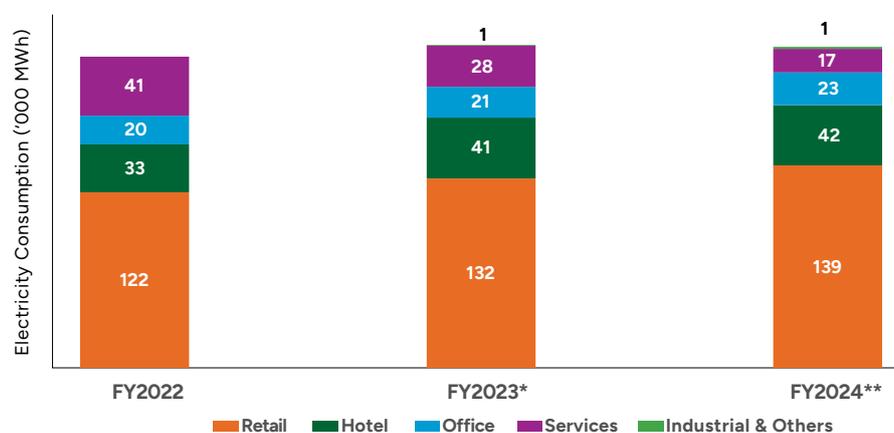
In FY2024, the reduction in total electricity consumption was a result from energy optimisation measures integrated into daily operations, including replacing ageing lifts, escalators and ACMV equipment as well as switching conventional lights to LED. The Manager will continue conducting energy audits, exploring the installation of rooftop solar panels, and pursuing retrofitting as needed to achieve 45% reduction in carbon intensity by 2030. Additionally, Sunway REIT has established BEI targets for FY2024 and aimed to reduce 4% annually until 2030.



Notes:

- Figures stated may not add up due to rounding of decimals
- Data represents electricity consumption of Retail, Hotel, Office, Services, and Industrial & Others Segments
- Data from FY2022 – FY2023 have been restated, reflecting improvement in the data collection
- Data excludes Sunway REIT Industrial – Shah Alam 1, Sunway REIT Industrial – Prai, Sunway REIT Hypermarkets, Sunway Kluang Mall and Sunway Pier
- * New Property added: Sunway REIT Industrial – Petaling Jaya 1
- **New Property added: Sunway 163 Mall and SunCity Ipoh Hypermarket

TOTAL ELECTRICITY CONSUMPTION (MWh) BY BUSINESS SEGMENTS



Notes:

- Figures stated may not add up due to rounding of decimals
- Data represents electricity consumption of Retail, Hotel, Office, Services, and Industrial & Others Segments
- Data from FY2022 – FY2023 have been restated, reflecting improvement in the data collection
- Data excludes Sunway REIT Industrial – Shah Alam 1, Sunway REIT Industrial – Prai, Sunway REIT Hypermarkets, Sunway Kluang Mall and Sunway Pier
- * New Property added: Sunway REIT Industrial – Petaling Jaya 1
- **New Property added: Sunway 163 Mall and SunCity Ipoh Hypermarket

BLUEPRINT FOR EFFICIENCY

WATER MANAGEMENT

WATER SECURITY

While Malaysia generally faces low water risk, frequent unscheduled disruptions in municipal water supply emphasise the importance of water security. This is particularly significant for Sunway REIT, as its building operations and tenants rely on consistent water supply to function effectively. Key areas requiring reliable water supply include food and beverage (“F&B”) tenants, cooling towers, toilets, pantries, water features, irrigation systems, and cleaning services. Similarly, hotels within Sunway REIT’s portfolio depend on a continuous water supply to support hospitality services, including guest stays and large-scale events like conferences and banquets.

Sunway REIT recognises the importance of reliable and consistent water supply for building maintenance. This includes supporting essential functions such as air-conditioning systems, washroom facilities, cleaning, fire protection and tenants’ day-to-day activities.

To ensure continuous water supply and sustain business operations, Sunway REIT has implemented preventive and sustainable measures.

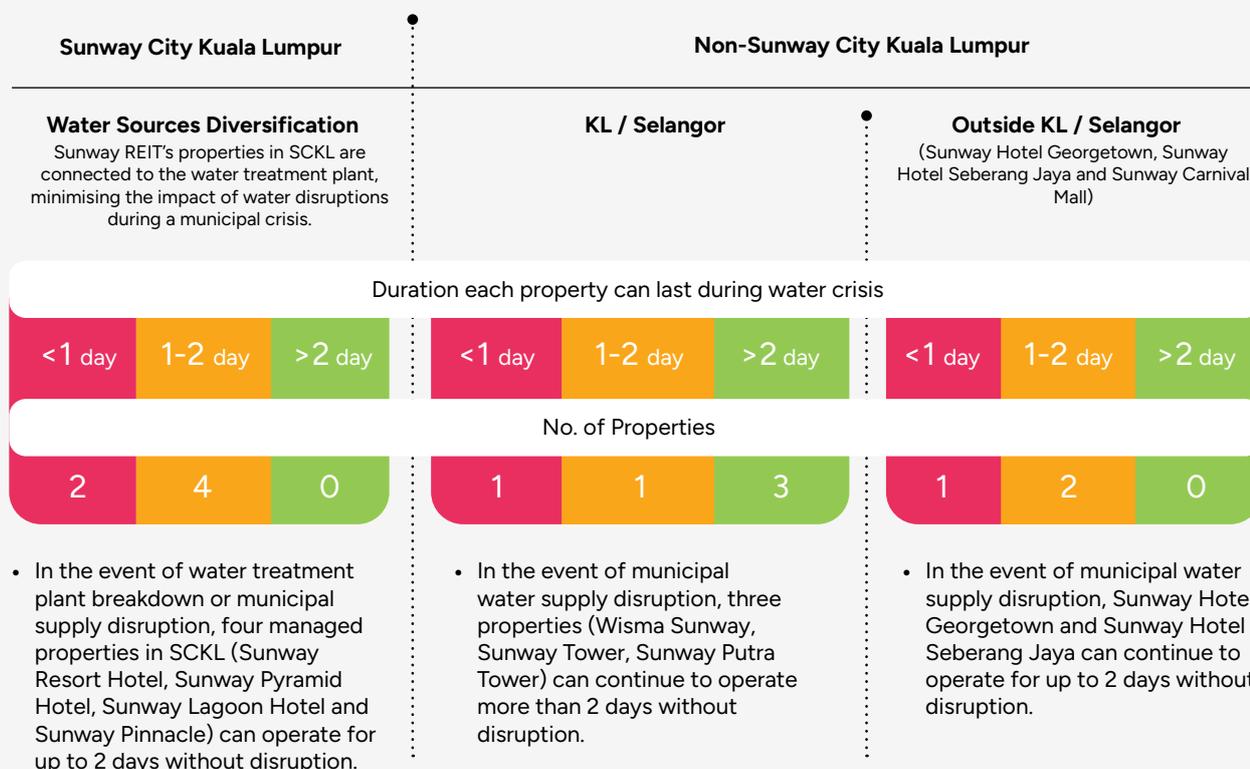
Here are some of the strategies and measures to enhance water security:

- 1. Diversify Water Sources** : Reduce reliance on municipal water supply by sourcing water from Sunway South Quay Lake
- 2. Establish Water Crisis Standard Operating Procedure (“SOP”)** : Respond to water disruptions, including measures such as:
 - Reducing the number of operational toilets and turning off pressure pumps to minimise flushing volume
 - Reducing air-conditioning usage and increasing mall temperature to reduce water consumption
 - Rescheduling water-intensive activities, such as for air-conditioning equipment servicing

Water Crisis SOP

Water crisis is defined as water supply disruption from both municipal water system and the water treatment plant.

All managed properties have established Water Crisis SOP to address the issue of water disruption effectively. The SOP covers emergency planning to address water disruption that occurs during business operation hours.



Water tankers are on standby mode for deployment in the event of water crises.

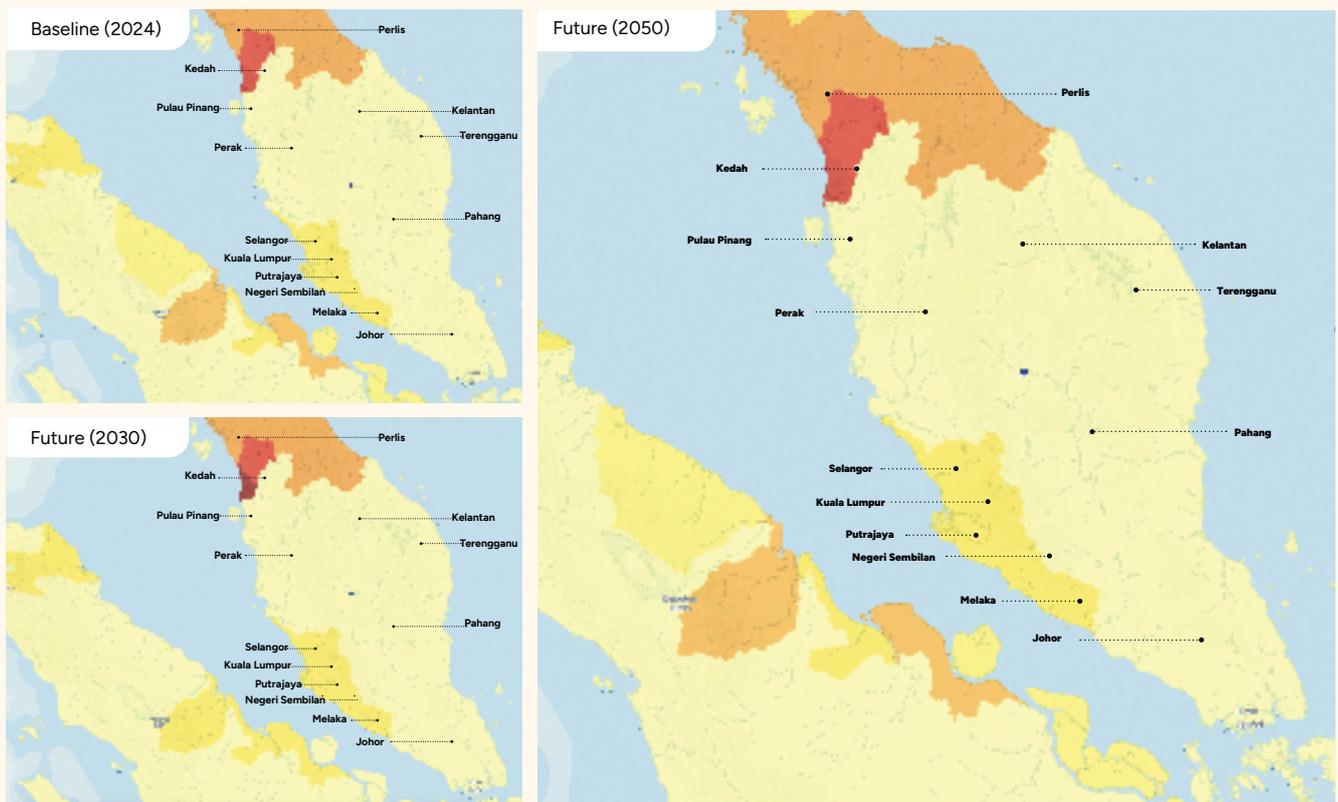
The deployment priority will be based on availability of water in each of the properties’ water tanks.

BLUEPRINT FOR EFFICIENCY

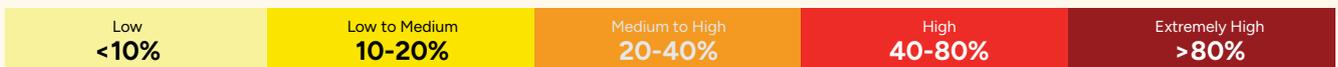
Water security requires a balance between the quantity and quality of water resources, as water scarcity and poor water quality can affect relationships with tenants, hotel guests, and shoppers, potentially leading to reputational risks and financial consequences.

To strengthen Sunway REIT's commitment to sustainable water management, the Manager utilised the Aqueduct Water Risk Atlas, a science-based tool developed by the World Resources Institute ("WRI"), to identify potential water risks across Sunway REIT's properties. The results showed that 100% of Sunway REIT's properties are located in low water-stressed regions or areas.

Aqueduct Water Risk Atlas



Water Stress Level



WATER CONSERVATION

The Manager and Business Unit Management Teams are dedicated to reducing water consumption through proactive conservation initiatives and optimising water usage efficiency. To achieve this, the Business Unit Management Teams diligently monitor water usage across their respective properties. Consumption data were reviewed and evaluated regularly to understand the performance of existing infrastructures. They focus on maintaining the highest water quality standards by conducting routine maintenance on plumbing systems and fixtures to minimise leaks and prevent contamination.

To further promote water conservation, the Business Unit Management Teams have implemented various measures, including the installation of water-efficient sanitary fittings, smart water management technologies, and rainwater harvesting system. They also encouraged water conservation practices in day-to-day operations and remain vigilant in detecting undetected leaks and excessive water use, all of which can have financial and environmental impacts.

The adoption of water-efficient technologies, such as motion-sensor water taps, have proven to reduce water consumption and maintain high operational standards.

BLUEPRINT FOR EFFICIENCY

WATER SOURCES

All Sunway REIT's assets primarily rely on municipal potable water as their main water source. Water withdrawal across these properties is measured through direct water metering systems. Prior to distribution, the water undergoes rigorous treatment by local water companies before distribution to ensure the water meets the stringent Drinking Water Quality Standards set forth by the Ministry of Health ("MOH"). To bolster water security and reduce dependency on municipal suppliers, the Manager actively explores and utilises alternative water sources.

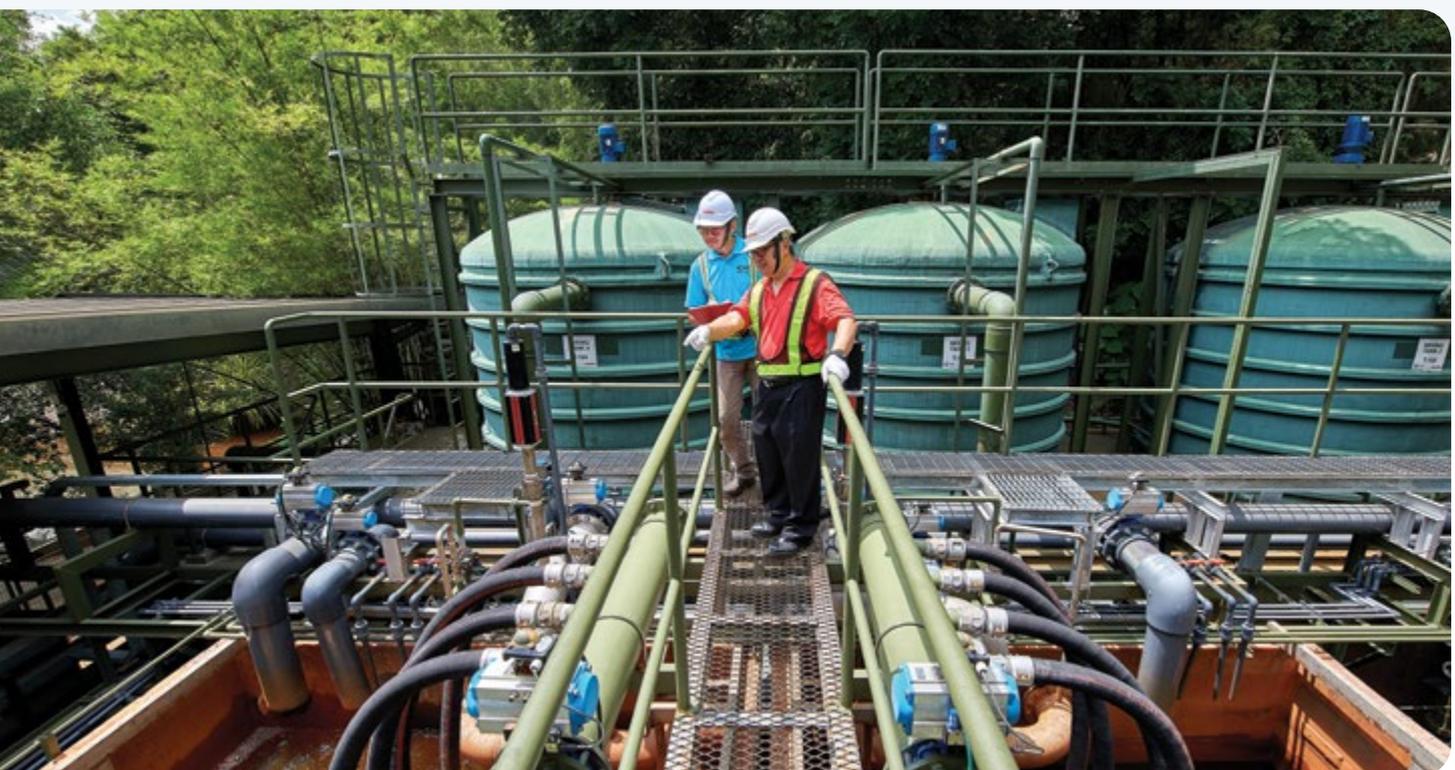


Alternative Water Sources

Sunway South Quay Lake Water

To reduce reliance on municipal water supply, Sunway REIT sourced fresh surface water from Sunway South Quay Lake since 2019. The water withdrawn undergoes a treatment process comprising a hybrid of ultrafiltration and reverse osmosis in a RM18 million water treatment plant in SCKL. The water treatment plant transforms excess water from the lake into high-quality potable water that meets stringent standards directly to Sunway REIT's assets located at SCKL. Moreover, the lake plays a crucial role in stormwater management since 2019, mitigating the risk of flooding within SCKL, creating a more resilient and sustainable urban ecosystem.

In FY2024, water from Sunway South Quay Lake accounted for 15% of the total water consumption across Sunway REIT's assets. The water withdrawal from Sunway South Quay Lake decreased due to ongoing pipe upgrading works within SCKL. These upgrades are part of Sunway Berhad's efforts to enhance the efficiency and reliability of the water supply system, ensuring minimum disruptions to business operations.

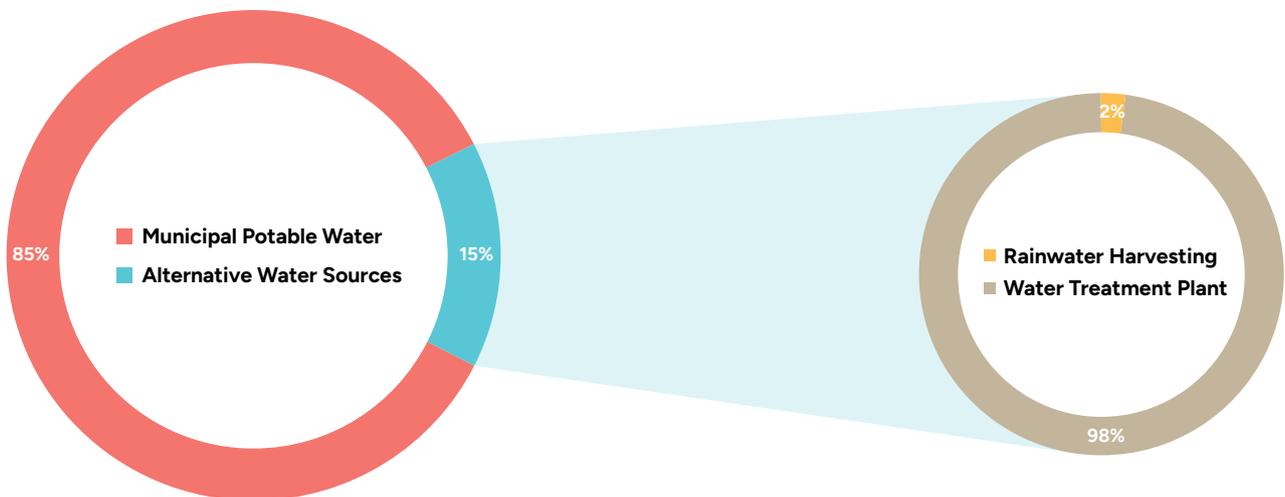


BLUEPRINT FOR EFFICIENCY



Rainwater

Sunway Carnival Mall, Sunway Lagoon Hotel, Sunway Hotel Seberang Jaya, Sunway Hotel Georgetown, Menara Sunway, Wisma Sunway and Sunway Pinnacle have implemented rainwater harvesting systems. Rainwater and surface runoffs are collected from large catchment areas, such as rooftops and surrounding hardscape, and channelled into strategically located rainwater harvesting tanks. The harvested rainwater is then utilised for various non-potable purposes, including irrigating lush green spaces and cleaning outdoor areas.



BLUEPRINT FOR EFFICIENCY

WATER USE

The water withdrawn and consumed across Sunway REIT's properties comes from three sources: municipal potable water, Sunway South Quay Lake and rainwater harvesting systems.

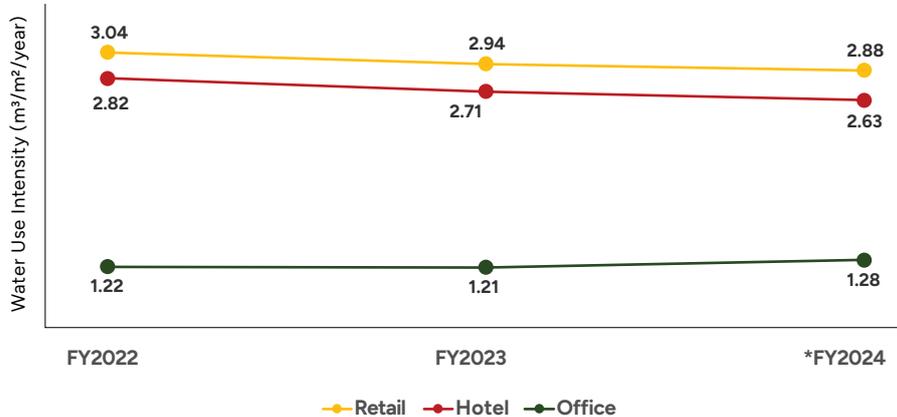
TOTAL WATER CONSUMPTION (m³) BY BUSINESS SEGMENTS IN 2024



Notes:

- Figures stated may not add up due to rounding of decimals
- Data excludes Sunway REIT Industrial – Shah Alam 1, Sunway REIT Industrial – Prai, Sunway REIT Hypermarkets, Sunway Kluang Mall and Sunway Pier
- New Property added: Sunway 163 Mall and SunCity Ipoh Hypermarket

WATER USE INTENSITY (m³/m²/year)



Notes:

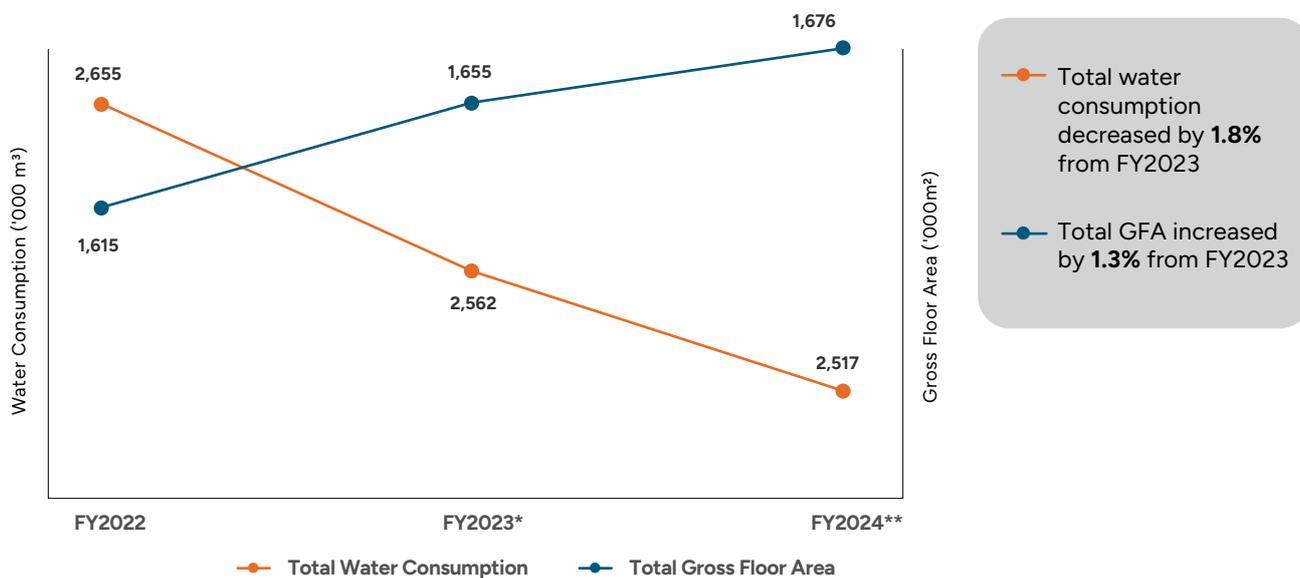
- Figures stated may not add up due to rounding of decimals
- Data from FY2022 – FY2023 have been restated, reflecting improvement in the data collection
- Data excludes Services, Industrial & Others segments, Triple Net Leased assets Sunway Kluang Mall and Sunway Pier
- *New Property added: Sunway 163 Mall

BLUEPRINT FOR EFFICIENCY

In FY2024, the total water consumption reduced by 1.8% compared to FY2023. The total water consumption was 2,517,036 m³. This total comprised 15% sourced from Sunway South Quay lake, 0.2% from rainwater harvesting, and the remainder from municipal potable water.

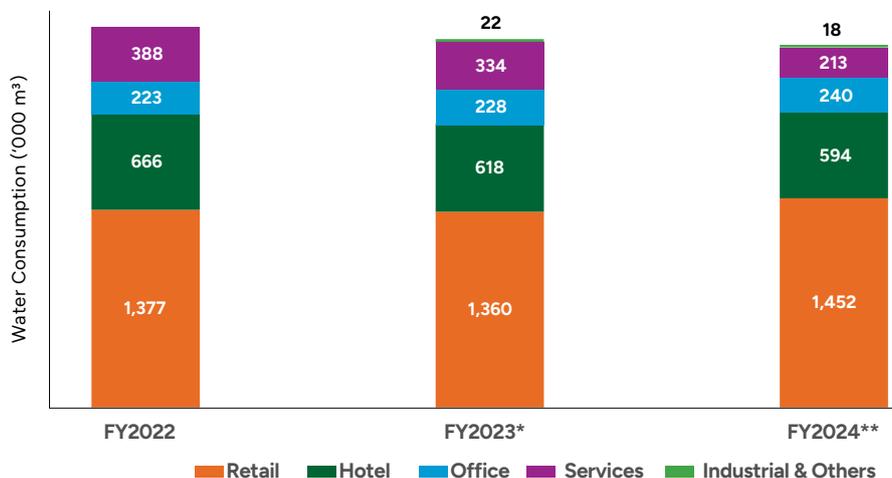
TOTAL WATER CONSUMPTION ('000 m³) AND TOTAL GROSS FLOOR AREA ('000 m²)

In FY2024, the reduction in total water consumption was achieved through the installation of water-efficient sanitary fittings and the implementation of smart water management technologies. The Manager will continue to track and evaluate water consumption, and ensure Business Unit Management Teams remain vigilant in detecting undetected leaks and excessive water use to further reduce water consumption and maintain high operational standards.



Notes:

- Figures stated may not add up due to rounding of decimals
- Data represents water consumption of Retail, Hotel, Office, Services, and Industrial & Others Segments
- Data from FY2022 – FY2023 have been restated, reflecting improvement in the data collection
- Data excludes Sunway REIT Industrial – Shah Alam 1, Sunway REIT Industrial – Prai, Sunway REIT Hypermarkets, Sunway Kluang Mall and Sunway Pier
- * New Property added: Sunway REIT Industrial – Petaling Jaya 1
- **New Property added: Sunway 163 Mall and SunCity Ipoh Hypermarket

WATER CONSUMPTION ('000 m³) BY BUSINESS SEGMENTS

Notes:

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- Data represents water consumption of Retail, Hotel, Office, Services, and Industrial & Others Segments
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- * New Property added: Sunway REIT Industrial – Petaling Jaya 1
- **New Property added: Sunway 163 Mall and SunCity Ipoh Hypermarket

BLUEPRINT FOR EFFICIENCY

WASTE & POLLUTION MANAGEMENT

The real estate industry, in general, contributes substantially to environmental pollution, which can adversely affect both the environment and the well-being of the surrounding communities. Recognising this, Sunway REIT is committed to environmental sustainability and prioritised responsible pollution management as part of its operational practices.

WASTE MANAGEMENT

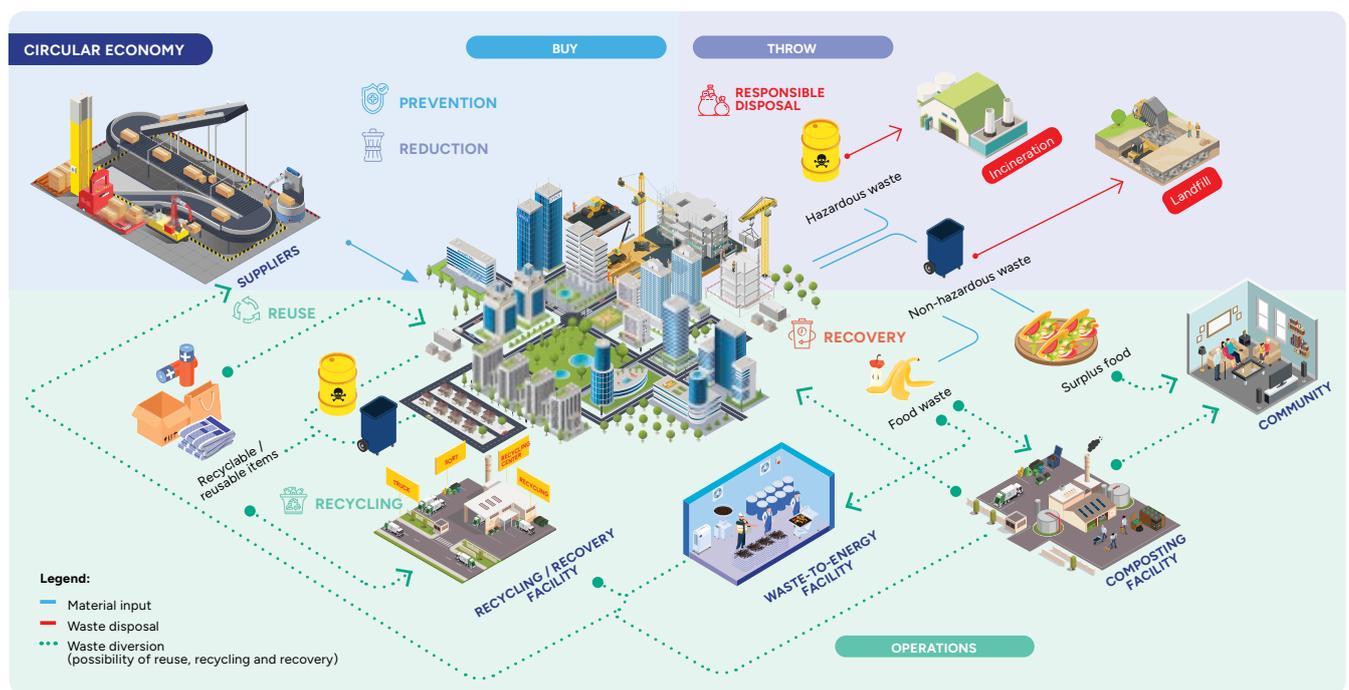
Sunway REIT is cognisant that its business operation contributes significantly to waste generation, primarily from tenants, customers, visitors and the public. Municipal domestic waste is the predominant waste at its retail properties and hotels. Acknowledging the urgency of transitioning from the linear "Take, Make, and Dispose" model to a circular economy, the Manager is committed to reducing waste, responsibly managing finite resources, minimising its carbon footprint, and diverting waste from landfills.

To achieve these goals, the Manager actively engages with the stakeholders through various channels to identify waste reduction opportunities across its value chain. With a relatively large retail portfolio, Sunway REIT places particular emphasis on engaging tenants and shoppers to reduce waste diverted to landfills. Recycling and general waste bins were provided at all properties, and the waste management strategy followed a six-tier hierarchy, prioritising waste diversion and responsible disposal.

The Manager strictly enforces proper handling of waste to minimise environmental footprint and prevent potential health and safety risks. Business Unit Management Teams are responsible for implementing asset-level waste management plans, and overseeing responsible disposal of waste. The collection and disposal of waste generated from Sunway REIT's properties are handled by third-party waste disposal contractors, all of which are licensed under applicable laws and regulations.

To monitor progress, the Manager consistently tracks waste generation data. The data was compiled and analysed by Business Unit Management Teams, and reviewed quarterly during SWG meetings to identify waste generation trends and opportunities for further reduction.

Sunway REIT's waste management approach complies with: Environmental Quality Act 1994 | Solid Waste and Public Cleansing Management Act 2007



BLUEPRINT FOR EFFICIENCY

WASTE MANAGEMENT HIERARCHY

Sunway REIT adheres to the six-level waste management hierarchy, integral across all business segments. In order to minimise waste generation within the economy, the primary focus was placed on waste prevention and reduction.



REDUCTION



The Manager and Business Unit Management Teams prioritised waste prevention as the foundation of the reduction strategy. The Business Unit Management Teams actively sought to reduce its environmental impact by carefully evaluating material needs and opting for sustainable alternatives whenever possible, as evident by the elimination of single-use plastics by phase within the Hotel Segment.

Awareness Notice

- Sunway Pyramid Mall, Sunway Carnival Mall and Sunway Putra Mall placed notices in the toilets to remind shoppers to reduce water and paper consumption.

PREVENTION



Waste prevention is a fundamental aspect of waste management. The Manager and Business Unit Management Teams focused on reducing waste at its source through thoughtful procurement decisions and mindful practices.

Preventing Single-use Plastics

- Sunway Resort Hotel, Sunway Pyramid Hotel, Sunway Lagoon Hotel, Sunway Putra Hotel and Sunway Hotel Georgetown replaced single-use toiletries with refillable amenities to prevent production of single-use plastic.
- Sunway Resort Hotel replaced plastic toothbrush with bamboo toothbrush and conventional toothpaste with chewable toothpaste. All chewable toothpaste is individually wrapped in biodegradable wrappers.
- Sunway Pyramid Hotel and Sunway Lagoon Hotel discontinued the use of plastic laundry bags in all guest rooms. The plastic laundry bags were replaced with rattan baskets.
- The Hotel Segment also changed plastic drinking water bottles to recyclable glass bottles for all guest rooms.

Elimination of Parking Tickets

- The introduction of the Sunway Smart Parking System across Sunway REIT's properties in SCKL has eliminated the need for 6.8 million printed parking tickets.

REUSE



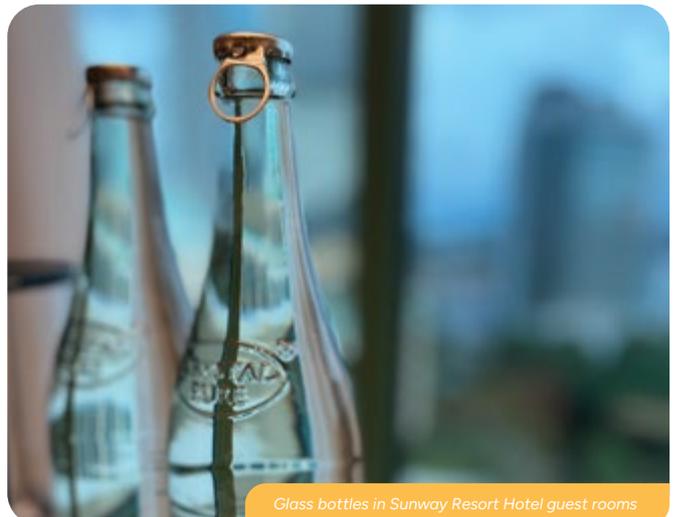
Discarded Linen

- Sunway Resort Hotel reused discarded linen such as towels and bed linens as cleaning rags.

Festive Decorations, Furnitures and Items

In all business segments, there was a focused effort on reusing festive decorations and furniture whenever possible. Items that were no longer in use were purposefully transferred to another entity for continued utilisation, in line with its commitment to sustainability and responsible resource management.

- Sunway Resort Hotel transferred 2,016 pieces of Chinaware that were still in good condition to other entities, maximising its use.



Glass bottles in Sunway Resort Hotel guest rooms

BLUEPRINT FOR EFFICIENCY



RECYCLING

Recycling is the most common practice in Sunway REIT's waste management strategy. Across its properties, the Business Unit Management Teams diligently promoted waste segregation, encouraging recycling among the employees, tenants, hotel guests, and the public. These efforts not only diverted substantial waste from landfills but also contributed to the conservation of natural resources.

Waste Segregation and Recycling

- Recycling bins were placed at prominent spots at Sunway Pyramid Mall, Sunway Putra Mall, Sunway Carnival Mall, Menara Sunway, and Sunway Pinnacle to encourage tenants and visitors to drop off recyclable items such as paper, plastics, metal containers, aluminium cans and glass bottles.
- Sunway Resort Hotel continued collecting used Nespresso capsules and recycled them through the Nespresso Recycling Programme.

Fabric

- Sunway Pyramid Mall, Sunway Putra Mall, Menara Sunway, Sunway Pinnacle and Wisma Sunway continue to work with Kloth Cares to raise awareness and encourage the practice of fabric recycling. Kloth Care bins were placed at strategic areas for tenants, shoppers, visitors and other members of the public to recycle their unwanted fabrics.
- Unwanted linens in Sunway Resort Hotel were sent for recycling to Kloth Cares with the aim of diverting fabrics away from landfills.
- Sunway Tower engaged Kloth Care to collect donated fabrics from the tenants during the Fabric Recycling Campaign organised in August 2024. The campaign successfully collected a total of 139.3 kg of fabrics.

E-waste

- Office Segment has been active in driving responsible disposal of e-waste:
 - A designated e-waste bin had been placed at Menara Sunway lobby enabling tenants and employees to responsibly dispose their aged digital devices.
 - In conjunction with Group OHSE Week, Menara Sunway initiated an e-waste collection drive which collected a total of 1.7 tonnes of e-waste with the support of Meriahtek.
 - Sunway Tower and Sunway Putra Tower organised e-waste recycling campaigns which collected 10 kg and 355.5 kg of e-waste, respectively.
 - Wisma Sunway partnered with JAS and T-Pot Electrical Management for e-waste collection.



Recycling Bins at Sunway Putra Mall



Kloth Care Recycling Bins at Sunway Putra Mall



E-waste Collection during Group OHSE Week

BLUEPRINT FOR EFFICIENCY



RECOVERY

Sunway REIT actively pursues waste recovery initiatives, converting waste materials into valuable resources. This practice reduces landfill waste, conserves resources, and helps mitigate environmental pollution.

Waste-to-energy

- Sunway Resort Hotel**
 Introduced the *Pour It Forward* programme within the Sunway community. Employees, residents and the public were incentivised to donate used cooking oil ("UCO") from daily cooking and F&B operations. Donors received cash rewards via Sunway Super App points system. In FY2024, six collection sessions were held between June and November. The collected UCO was processed into sustainable fuel by FatHopes Energy.
- Sunway Carnival Mall**
 Partnered with TGG Enterprise in July 2024 to collect UCO from F&B tenants. The UCO collected was refined into biodiesel and biofuel.
- Wisma Sunway**
 Carried out two UCO collection campaigns in collaboration with Evergreen Bioenergy, providing tenants with a platform to repurpose UCO. A total of 66.85 kg of UCO was collected from these campaigns.

Food Waste Composting

- Sunway Pyramid Mall**
 Treated food waste from tenants on-site using a food waste composting machine. The resulting compost was made available for public collection at designated locations:
 - LG2 The Farm
 - B1 Blue Zone
- Sunway Resort Hotel**
 Continued to use its food composting machine to convert food waste from F&B operations into compost.

#ZEROFOODWASTE Programme

- The #ZEROFOODWASTE initiative, in collaboration with Kechara Soup Kitchen Society, redirected surplus food from hotel buffets in SCKL to support the homeless and urban poor in Malaysia. The collected food was distributed by Kechara Soup Kitchen Society to those in need.



Collection of Used Cooking Oil



DISPOSAL

Waste disposal is the last resort after exploring all the above five levels of waste management hierarchy. When disposal becomes necessary, the Business Unit Management Teams adhere to strict guidelines to ensure responsible and lawful practices. All disposal activities are conducted by licensed waste contractors in strict compliance with local legislation and regulations.

- Wisma Sunway replaced an ageing transformer and ensured its proper disposal through an appointed contractor by JAS.



Refuse Chamber at Sunway Carnival Mall

SPOTLIGHT

WORLD CLEANUP DAY

In conjunction with World Cleanup Day 2024, hotels in SCKL partnered with Subang Jaya City Council to organise a cleanup session at the surrounding areas of the hotels.

Sunway Hotel Georgetown and **Sunway Hotel Seberang Jaya** hosted community clean-up events focusing on cleaning public areas near the hotels. Both events involved volunteers formed by hotel staff. The events also included recycling drives and educational sessions to raise awareness about waste reduction and environmental protection.

BLUEPRINT FOR EFFICIENCY

TOTAL WASTE GENERATED (TONNES) BY BUSINESS SEGMENTS IN 2024

In FY2024, 9% of the waste generated was diverted from disposal, 91% of waste generated was directed to disposal. The amount of waste diverted away from disposal has increased by 1% compared to FY2023. The Business Unit Management Teams ensured waste disposal was done responsibly and in full compliance with Malaysian laws and regulations through licensed contractors.

● Disposed Waste
12,508 tonnes

● Diverted Waste
1,193 tonnes

Total
13,701 tonnes

Notes:

- Figures stated may not add up due to rounding of decimals
- Data excludes Industrial & Others Segment, Sunway REIT Hypermarkets, Sunway Kluang Mall and Sunway Pier
- Data excludes Construction Waste
- New Segment added: Services
- New Property added: Sunway university & college campus, Sunway 163 Mall and SunCity Ipoh Hypermarket



Retail

8,452 tonnes
1,057 tonnes



Hotel

2,106 tonnes
88 tonnes



Office

474 tonnes
29 tonnes



Services

1,476 tonnes
19 tonnes

Scheduled Waste*

Disposed Waste
32 tonnes

Diverted Waste*
5 tonnes

Construction Waste

Disposed Waste
9,335 tonnes

Notes:

- Figures stated may not add up due to rounding of decimals
- Construction Waste refers to metal scrap, concrete and wood generated from AEs, tenants' fit out and Sunway Pier, construction site
- Construction Waste is not factored into the disposed waste and diverted waste figures. Non-recyclable construction waste was disposed responsibly
- *Scheduled Waste refers to hazardous waste. Scheduled Waste consists of e-waste and clinical waste. In FY2024, e-waste was sent for recycling



RECYCLING

RECOVERY

REUSE

BLUEPRINT FOR EFFICIENCY

WASTEWATER MANAGEMENT

Wastewater discharged from Sunway REIT's properties are treated by Indah Water Konsortium ("IWK"), Malaysia's national wastewater and sanitation company. Compliance with stringent regulations set by authorities like IWK is pivotal to avoid fines and potential legal action. The Business Unit Management Teams work with tenants to improve wastewater discharge management, including the installation of grease traps. While the volume of wastewater discharged into the municipal sewerage system is not explicitly provided by the IWK, the monthly cost of wastewater treatment is directly linked to the amount of water consumed within the properties. This billing methodology is based on the principle that wastewater generation is proportional to the water usage.

Wastewater discharged from Sunway REIT's assets primarily originate from F&B operations and sanitation. Given the nature of the business operations, the Manager anticipates that water consumption patterns to remain relatively consistent in the foreseeable future. Therefore, the Manager does not foresee any significant changes to the current wastewater treatment billing structure, which accurately reflects the water usage, and the associated wastewater generated.

RECYCLING

Paper

641 tonnes

Plastic

34 tonnes

Glass

1 tonne

E-waste*

5 tonnes

Metal

31 tonnes

Fabric

34 tonnes

Others

76 tonnes

TOTAL: 822 tonnes



RECOVERY

Used Cooking Oil

50 tonnes

Food Donation

3 tonnes

Input

Food Waste Compost

310 tonnes

Output

Food Compost

48 tonnes

TOTAL: 363 tonnes



REUSE

Reuse Item

8 tonnes

TOTAL: 8 tonnes



CAPITAL

- Natural
- Social and Relationship

MATERIAL ISSUES

- Supply / Value Chain Management
- Physical Impact of Climate Change

ACTIVITIES

- Supplier Code of Conduct
- Sustainable Procurement Policy
- Supplier Environmental and Social Risk Assessment

VALUE CREATED

- Sustainable Value Chain
- Collaboration with Stakeholders
- Minimal Negative Environmental and Social Impacts

GOAL 2



ADVOCATING A RESPONSIBLE VALUE CHAIN

Sunway REIT is spearheading a responsible value chain, employing strategic measures upstream and downstream.

Upstream, Sunway REIT conducts supplier Environmental & Social (“E&S”) risk assessments and proactively addressing potential disruptions in the supply chain.

Downstream, Sunway REIT collaborates with tenants through the Green Lease Partnership Programme, actively working to reduce environmental impact within its properties. This holistic approach reflects the company’s commitment to responsible business practices, transparency in environmental impact assessments, and a collective effort towards sustainable stewardship across its business operations.

SUPPLY CHAIN RESILIENCE

GRI 2-6, 2-16, 3-3, 204-1, 308-1, 308-2, 408-1, 414-1, 414-2

There is a growing recognition of the role businesses play in addressing environmental and social challenges. This drives organisation to maintain sustainable, responsible, and ethical supply chains. The Manager is dedicated to advancing this goal by adopting and integrating Sunway Berhad's sustainability principles throughout the supply chain, which comprises a diverse range of service providers and suppliers, including building consultants, building material suppliers, and maintenance contractors.

SUPPLIER RISK MANAGEMENT

To formalise Sunway REIT's commitment to sustainability, the Manager has established a Sustainable Procurement Policy that emphasises responsible business practices between employees and suppliers. This policy covers essential aspects of business conduct, including labour practices, safety and health standards, and environmental management, while also encouraging the procurement of environmental friendly products.

Sunway REIT's business partners, suppliers, and third-party service providers are required to adhere to the Supplier Code of Conduct, which outlines the expectations for conducting business in an ethical, legal, and socially responsible manner.

Through the implementation of the Sustainable Procurement Policy, the Manager actively advocates all suppliers to adopt sustainability initiatives. The Manager works closely with stakeholders—including Business Unit Management Teams, suppliers, consultants, and contractors—to ensure sustainable practices are upheld across all operations.

Supplier Risk Assessment ("SRA") is conducted to assess the resilience of the supply chain by identifying potential environmental and social risks associated with the business activities of suppliers. All new suppliers are mandated to complete the SRA during the registration process. Suppliers are required to provide detailed information about their business operations, regulatory compliance, and sustainability practices, including environmental and social risks associated with their activities. Suppliers that demonstrate strong environment, social and governance ("ESG") practices may be given preference during the selection process.

Suppliers must also acknowledge and comply with the principles outlined in Sunway REIT's Sustainable Procurement Policy via the SRA. This policy addresses a broad range of requirements, including:

- Compliance with all relevant ethical laws and regulations, including money laundering and intellectual property rights, as well as laws against bribery and fraud;
- Adherence to applicable labour and employment laws, ordinances, by-laws, and regulations;
- Compliance with environmental regulations and standards; and
- Prohibition of practices such as forced labour, child labour, and other forms of slavery.

In FY2024,

100% of new suppliers completed Supplier Risk Assessment

100% of new suppliers were found to have no negative environmental or social impacts, requiring no further action

100% of new suppliers were identified as compliant with all assessed criteria

100% of suppliers were locally sourced

Note:

Percentages refer to suppliers engaged by the Manager and the Business Unit Management Teams



Sustainable Procurement Policy:

<https://www.sunwayreit.com/wp-content/uploads/2024/02/231106-Suway-REIT-Sustainable-Procurement-Policy-v9.pdf>



APPROACH TO STRENGTHENING ACCOUNTABILITY ACROSS SUPPLY CHAIN

The Manager's commitment to ethical conduct and anti-corruption extends beyond internal practices to its supply chain. The Manager assesses suppliers based on transparency, adherence to Anti-Bribery and Corruption ("ABC") policy, and overall ethical business practices, including:

- **Declaration of Interest:** Suppliers are required to declare any potential conflict of interest, including relationships between the suppliers and the Manager's employees or stakeholders. This ensures fairness, transparency and mitigates the risk of corruption, bribery and fraud.
- **Compliance with Sunway REIT's Anti-Bribery and Corruption Policy:** Suppliers must declare their adherence to the Anti-Bribery and Corruption Policy during supplier registration.

SUPPLY CHAIN RESILIENCE



Sunway Malls' 2024 Business Partner Meeting

SUPPLIER MAPPING

In FY2024, the Manager carried out supplier mapping exercise to gain better understanding of the supplier pool engaged within Sunway REIT. The findings from this exercise strengthened internal controls and procedures. Written communications were disseminated to ensure all employees were well-informed of the updates and their roles in maintaining a resilient supply chain.

Building on these efforts, the Manager enhanced and digitalised the SRA process by supplementing requirements from the Simplified ESG Disclosure Guide ("SEDG"), launched in 2023 by Capital Markets Malaysia ("CMM"). The incorporation allowed greater transparency and accountability, ensuring that suppliers, mainly small and medium enterprises ("SMEs"), align with evolving ESG expectations. This digital transformation streamlined the SRA process, creating a more efficient platform for evaluating and monitoring supplier compliance with sustainability standards.

SPOTLIGHT

GREEN LEASE PARTNERSHIP PROGRAMME

Sunway REIT is the first Real Estate Investment Trust in Malaysia to introduce a Green Lease Partnership Programme to its tenants.

In FY2024, green lease had been extended to include Industrial & Others Segment.

In FY2024, the programme garnered the participation of:

- 100%** Hotel master lessees
- 91%** Retail and Office tenants
- 40%** Industrial & Others tenants

2030 Target:

100% tenant participation in Sunway Green Lease Partnership Programme



The Retail Management Team partnered with UOB Bank on the Eco Tenant Programme, a green financing loan designed exclusively for the retail tenants.

This collaboration sought to provide tenants with sustainable financing solutions, facilitating the adoption of resource-efficient and environmentally responsible business practices.

IMPACT STORY



SEDG WORKSHOP FOR SUPPLY CHAIN

In October 2023, Capital Markets Malaysia (“CMM”), an affiliate of the Securities Commission Malaysia (“SC”), introduced SEDG to offer practical, structured guidance on ESG disclosures for SMEs within supply chains. The guide consolidates and simplifies various global and local ESG frameworks, aiming to improve ESG disclosures from SMEs. It aligns with prominent global standards, such as the Global Reporting Initiative (“GRI”), FTSE4Good, Climate Disclosure Project (“CDP”) and the International Sustainability Standards Board (“ISSB”), while referencing local requirements such as Bursa Malaysia’s Listing Requirements, Sustainability Reporting Guide, and the Malaysian Code on Corporate Governance (“MCCG”).

To encourage adoption, CMM introduced SEDG Adopter Programme, with Sunway Berhad being among the earliest adopters since 2023. This programme supports Sunway Berhad and Sunway REIT’s suppliers in understanding standardised disclosure guidelines and implementing effective ESG data collection practices.

On 7 November 2024, CMM and Sunway Berhad hosted a curated workshop to facilitate the seamless adoption of the SEDG, equipping suppliers to meet evolving ESG disclosure requirements. The workshop, also extended to Sunway REIT’s retail and office tenants, underscores the Manager’s commitment to a resilient value chain.

Key topics covered during the workshop

- Sustainability and ESG in Business
- Sustainability Definitions and Frameworks
- Overview of the SEDG
- Review of SEDG Disclosures
- Review of the SEDG Human Rights & Labour Practices Guide

The workshop saw the participation of 46 suppliers and tenants, reflecting strong interest in advancing sustainability within Sunway Berhad and Sunway REIT’s supply chain. The Manager aspires for 100% of Sunway REIT’s suppliers to achieve at least Basic ESG disclosure compliance by 2025.

TENANTS AND CUSTOMERS SATISFACTION

GRI 2-25

At Sunway REIT, trust is the fundamental element that drives successful business relationships. Guided by this principle, Sunway REIT remains committed to delivering exceptional service and experiences to tenants and customers through efficient operations and personalised solutions. By prioritising the needs of tenants and customers, the Manager, with the assistance of the Business Unit Management Teams, actively seeks feedback and consistently strives to offer maximum value, which in turn enhances tenant attraction and retention.

| | 2022 | 2023 | 2024 |
|---|------|------|------|
|  <p>Retail Customer Satisfaction</p> | 58% | 80% | 81% |
|  <p>Hotel Guest Satisfaction</p> | 87% | 89% | 89% |
|  <p>Office Building Occupant Satisfaction</p> | 99% | 94% | 99% |

Sunway REIT is committed to continuous improvement and places high importance on tenant feedback as a key driver for growth. To support this, the Manager leveraged on the Business Unit Management Teams to conduct annual tenant satisfaction surveys across all properties, gathering insights for ongoing improvement. These surveys focused on critical service delivery areas, including building management, maintenance, cleanliness, security, green features, and management personnel.

Recognising the direct and indirect impacts of the stakeholders' operations, Sunway REIT prioritised delivering value to tenants and shoppers in a sustainable manner. This results in increased satisfaction levels, higher tenants' sales, and better shopper traffic.

ENHANCING TENANTS AND CUSTOMERS EXPERIENCE



Retail Segment

The Retail Management Team remained committed to embedding sustainability into the business operations while enhancing customer experience. Through innovative programs and green initiatives, the Retail Segment strives to provide not only exceptional shopping environments but also to contribute meaningfully to the environment and society.

Energy and Water Conservation

Solar Energy:

Installed solar panels to harness clean and renewable energy to power selected operating systems

Smart Washroom:

Utilised centralised Internet of Things ("IoT") system for data collection to help lower costs, reduce downtime, and responsibly consume water for a more sustainable output



Rooftop Solar at Sunway Putra Mall



IoT Toilet at Sunway Pyramid Mall - "Oasis"



Waste Management

Kloth Care Recycling:

Encouraged the practice of recycling fabric to reduce the waste and repurposed it into various useful items

Food Waste Management:

Food composting machine is available onsite to help F&B tenants to compost generated food waste

Upcycled Art Mural:

Upcycled and repurposed waste materials from past events to create installations in the malls

TENANTS AND CUSTOMERS SATISFACTION

Green Landscape Design

Urban Farming:

Promoted sustainable and responsible food production through indoor farming systems



Sunway XFarms

Partnerships

Green Lease Partnership:

Encouraged fair cooperation and shared responsibility between landlords, tenants and investors to implement international practices of operating sustainably

Green Procurement:

Considered the cost of products and services alongside the environmental and social impact throughout its entire lifecycle

Educational Platforms:

Provided Retail Extended Learning ("ReX") as a complimentary platform for all retailers to learn about the sustainability agenda



Launching of ReX

BASIC AMENITIES AVAILABLE AT RETAIL MALLS

The Retail Management Team is dedicated to creating a welcoming and inclusive environment for all visitors by offering a wide range of thoughtfully designed amenities. These inclusive amenities reflect the commitment to enhancing the shopping experience for everyone, regardless of age, background, or mobility, while promoting sustainability and community engagement.



- Automated External Defibrillator ("AED")
- Concierge
- Surau
- Toilets
- Senior Citizen Wristband
- Wheelchair
- First Aid Kit
- Complimentary Hand Lotion & Sanitiser
- Sewing Kit
- Lockers
- Popbox
- Powerbank
- Child Wheelchair, Wristband & Wristlink
- Baby Stroller
- Toddler Cart
- Junior Kids' Toilets & Baby Room
- Milk Warmer
- Nursing Scarf
- EV Charging Stations
- Car Park Help Desk
- Family Parking
- Valet / Jockey Parking
- Buggy Kiddy Car Service & Buggy Rides
- Child Safe Temporary Tattoo

Tenant Satisfaction Survey

In FY2024, the Retail Management Team conducted inaugural Tenant Satisfaction Survey, which encompassed 275 brands and achieved a strong response rate with 162 tenants.

The key findings from the survey revealed:

Average Satisfaction Score **84%**

Net Promoter Score **45%**

The Retail Management Team's commitment to innovation has consistently driven customer relations and business productivity. The Customer Engagement Hub has been optimised to include chatbots powered by Generative AI to enhance quicker response times for customers' inquiries. This technological advancement aims to streamline communication and improve overall customer experience.

The annual customer satisfaction surveys were conducted among the mall shoppers through the Sunway Malls Customer Relationship Management ("CRM") system to gain deeper insights into customer sentiments and analyse shopper sentiments.

TENANTS AND CUSTOMERS SATISFACTION

Grand Opening of Oasis



In November 2024, the Manager completed the reconfiguration of 260,000 square feet retail spaces spanning across four levels, unveiling "Oasis" at Sunway Pyramid Mall. This asset enhancement initiative attracted new tenants and redefined customers' shopping experiences with new unique concept stores, upgraded facilities and contemporary designs, aimed to attract new high-yield tenants and increasing footfall.

With over 100 local and international brands, including flagship stores and unique concepts and offerings, Oasis promises a retail experience like no other.

New flagship stores openings include

- Largest Muji store
- H&M Home
- Jaya Grocer
- Akemi Home
- Padini

The Retail Segment continued to celebrate its excellence in delivering exceptional shopping experiences and maintaining high standards of safety and sustainability. In FY2024, the Retail Management Team was honoured with a prestigious award, recognising the family-friendly facilities, outstanding services, and commitment to creating a welcoming, safe, inclusive and sustainable environment for all visitors.

TENANTS AND CUSTOMERS SATISFACTION



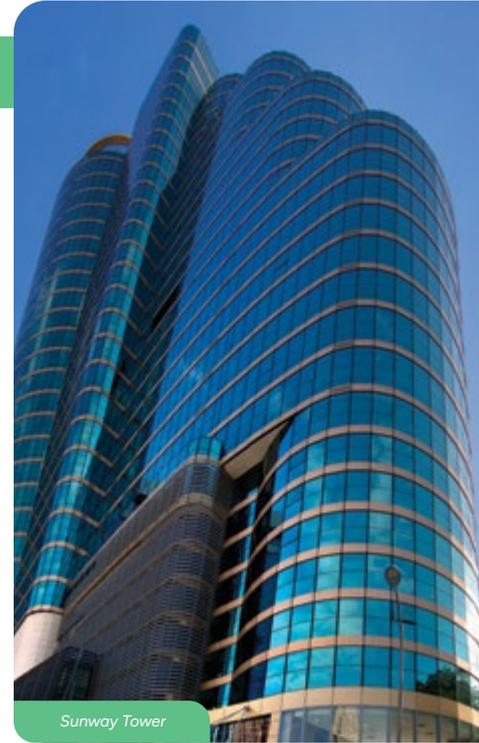
Office Segment

The Office Management Team has introduced a mobile application, Sunway Community App, that streamlines service requests. With just a few taps, tenants can submit their requests, ensuring prompt attention within the timelines outlined in their service level agreements. This dedication to convenience and efficiency reflects an unwavering focus on tenant satisfaction.

The annual tenant satisfaction survey is facilitated through various internal channels, including Sunway Community App, internal distribution methods, QR codes, and direct visits to tenants' offices. Feedback is categorised across key parameters such as:

- Staff availability and responsiveness to inquiries
- Service delivery efficiency
- Billing accuracy
- Security operations
- Cleanliness of common areas
- Maintenance of mechanical and electrical ("M&E") services

In response to tenants' feedback, the Office Management Team implemented targeted improvements to effectively address concerns while upholding high standards of service excellence. As a result, Sunway Putra Tower achieved a significant increase in tenant satisfaction, rising from 77% to 99%, which contributed to an overall improvement in satisfaction scores across all Sunway REIT properties.



Sunway Tower

Improvement Initiatives

Sunway Putra Tower

Enhanced toilet cleanliness on specific floors

Sunway Tower

Reviewed and adjusted after-hours air conditioning charges and payment terms; streamlined basement parking allocation to balance visitor and tenant needs

Menara Sunway

Increased toilet cleaning frequency for Level 1 toilets to accommodate higher usage following one of the tenants' occupancy expansions

Sunway Pinnacle

Scheduled replacement of existing lamp fixtures to improve lighting quality and efficiency

Wisma Sunway

Progressing towards a cashless parking system with expanded payment options to address concerns about the motorcycle parking system

Tenant Satisfaction Survey

The Tenant Satisfaction Survey for the Office Segment in FY2024 achieved a strong response rate with **108 Point of Contacts ("PIC")**. The key findings from the survey revealed:

Average Satisfaction Score

98%

Net Promoter Score

37%

20%

of the verbatim responses from the Office Segment's Tenant Satisfaction Survey were positive

Sunway Putra Tower recorded the highest net promoter score of 81.8% across the Office Segment, indicating positive sentiment on tenant satisfaction and loyalty. All offices achieved high scores, reflecting Sunway REIT's commitment to delivering high-quality services and maintaining strong tenant relationships.

TENANTS AND CUSTOMERS SATISFACTION



Hotel Segment

At the Hotel Segment, providing exceptional guest experiences is a cornerstone of the hospitality operations. Guest satisfaction was measured through feedback forms from hotel guests, TripAdvisor reviews, and the Global Review Index by ReviewPro. The Global Review Index was widely used by thousands of hotels as a global benchmark for managing reputation. This ensured the Hotel Management Team maintains high standards in guest satisfaction, which was reflected in a guest satisfaction score of 89%.

In FY2024, the Hotel Management Team achieved significant accolades in hospitality and customer service. The world-class experiences across the Hotel properties were recognised through several prestigious awards and ratings.

| Agoda | |
|----------------------------|------------|
| Customer Review Award 2024 | Rating |
| Sunway Resort Hotel | 8.9 |
| Sunway Pyramid Hotel | 8.5 |
| Sunway Lagoon Hotel | 8.8 |
| Sunway Putra Hotel | 8.8 |
| Sunway Hotel Georgetown | 8.3 |

| Booking.com | |
|------------------------------|------------|
| Traveller Review Awards 2024 | Rating |
| Sunway Putra Hotel | 8.6 |
| Sunway Hotel Georgetown | 8.1 |

World Luxury Hotels Awards 2024

Sunway Resort Hotel

Luxury Family Hotel, Malaysia
 Luxury Destination Hotel, Malaysia
 Luxury Wellness Hotel, Southeast Asia

World Luxury Restaurant Awards 2024

Gordon Ramsay Bar & Grill

Most Luxurious Ambience
 Fine Dining Cuisine, Malaysia
 Luxury Hotel Restaurant, Malaysia



TENANTS AND CUSTOMERS SATISFACTION

Sunway Hotels & Resorts App

To enhance guest experience, the Hotel Management Team has launched a mobile app, the Sunway Hotels & Resorts App, designed to enhance the guest experience while reducing paper usage and energy consumption. From a seamless check-in process to personalised services during the stay, the app provides a suite of features aimed at improving efficiency and convenience for both guests and hotel staff.

Key features of the app include:



**Effortless
Check-In &
Check-Out**



**Comprehensive
Hotel Information**



**In-Room
Control**



**Room
Reservation**

TripAdvisor Travelers' Choice Hotel Award 2024

Sunway Resort Hotel
Sunway Pyramid Hotel
Sunway Lagoon Hotel

Trip.com Top Producing Hotel Award

Sunway Putra Hotel
Sunway Hotel Georgetown

KAYAK Travel Award

Sunway Putra Hotel
*(Top 3% of Best Properties
in Kuala Lumpur)*
Sunway Hotel Georgetown

Luxury Lifestyle Awards 2024

Sunway Resort Hotel
*(Best Luxury Family Resort in
Kuala Lumpur, Malaysia)*
Sunway Putra Hotel
(Best City Hotel Kuala Lumpur)

ASEAN Tourism Standard 2024 - 2026

Sunway Resort Hotel
*(ASEAN MICE Venue
Standard - Category:
Meeting Room)*

The Star Property Awards 2024

**Sunway City Kuala Lumpur
Hotels**
*(The Hospitality Excellence
Award for Best Managed
Hotels)*

World Top Gourmet Awards 2024

Sunset Terrace
(Top Hotel Buffet)
Black Tap Craft Burgers & Shakes
(Top Lifestyle Dining)



CAPITAL

- Human
- Social and Relationship

MATERIAL ISSUES

- Business Resilience
- Talent Development & Retention
- Diversity, Equity & Inclusivity
- Labour Practices & Standards
- Occupational Safety & Health
- Tenant Satisfaction Survey
- Community Engagement & Social Impacts

ACTIVITIES

- Human Rights Policy
- Employee Well-Being Programmes
- Employee Learning and Development
- Employee Engagement
- Tenant Engagement
- Community Well-Being Initiatives
- Community Enrichment

VALUE CREATED

- Diverse and Talented Workforce
- Engaged Workforce
- Safe and Healthy Community

GOAL 3



INVESTING IN COMMUNITY INCLUSIVITY



Sunway REIT is committed to creating lasting value and fostering a sustainable future for its stakeholders. It focuses on cultivating an inclusive and supportive workplace, prioritising employee development through high-quality training and leadership programs. Sunway REIT is dedicated to investing in workplace safety, ensuring the well-being of both its employees and external stakeholders, including the broader community. Beyond internal growth, it also strives to empower marginalised communities through impactful initiatives, extending its commitment to empowerment beyond organisational boundaries.

UPHOLDING HUMAN RIGHTS

GRI 2-7, 2-16, 2-25, 2-26, 2-30, 3-3, 401-1, 401-2, 401-3, 402-1, 404-1, 404-2, 404-3, 405-1, 406-1, 407-1, 408-1, 409-1, 410-1, 411-1

Sunway REIT values human rights as a core principle of responsible business and strives to cultivate a culture of fairness, dignity, equality and respect for all individuals.

In compliance with the Employment Act 1955 and other relevant Malaysian labour laws, the Manager ensured fair compensation and equitable treatment for all employees, regardless of age, race, gender, or religion. Furthermore, Sunway REIT upholds the principles set forth in the Universal Declaration of Human Rights, the United Nations Guiding Principles on Business and Human Rights, and the International Labour Organisation ("ILO") fundamental conventions. This includes maintaining a zero-tolerance stance against child labour and forced labour across all operations. These frameworks guide the development and implementation of Sunway REIT's Human Rights Policy.

HUMAN RIGHTS POLICY

The rights of employees, stakeholders and communities are respected through commitments, including but are not limited to:

- Providing Equal Opportunities
- Respecting Freedom of Association
- Preventing Harassment or Abuse
- Enhancing Safety and Health
- Prohibiting Forced or Compulsory Labour
- Protecting the Rights of Children



Human Rights Policy:

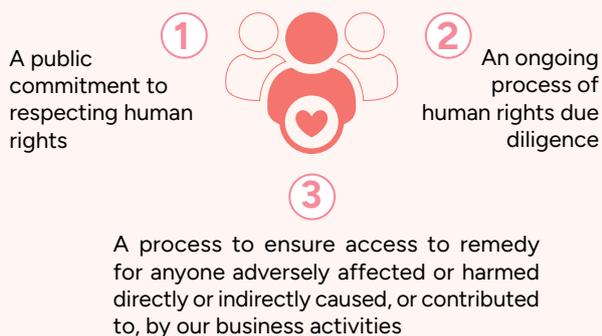
<https://www.sunwayreit.com/wp-content/uploads/2024/02/240901-Sunway-REIT-Human-Rights-Policy-v2.pdf>

All employees, including Sunway REIT's business associates, suppliers, subcontractors, and third-party service providers, are required to comply with the Human Rights Policy. This ensures ethical practices and prevent any involvement in exploitative labour practices. Employees are mandated to complete the Human Rights e-training and declare their understanding and compliance with the policy annually.

To further reinforce this commitment, a grievance mechanism was established, enabling swift resolution of issues and reaffirming its dedication to fostering a workplace that respects and upholds the dignity of every individual.

HUMAN RIGHTS DUE DILIGENCE

Sunway REIT prevents negative human rights impacts through three parts:



GRIEVANCE MECHANISM

Sunway REIT has well-established grievance procedures and whistleblowing channels, accessible to both its employees and external parties. A secure and accessible platform is provided for employees, customers, suppliers, and stakeholders to report incidents of actual or suspected illegal or unethical conduct. This includes work-related grievances, bullying, harassment, fraud, corruption, and other forms of misconduct. Individuals who raise concerns are assured confidentiality and protected from adverse or retaliatory actions for reporting improper conduct.

Whistleblowing Hotline : +603 5639 8025

Whistleblowing Email : whistleblowing@sunway.com.my



Whistleblowing Policy and Procedure:

<https://www.sunwayreit.com/wp-content/uploads/2023/11/SUNREIT-Whistleblowing-Policy-v5.pdf>

Sunway REIT respects employees' right to collective bargaining and freedom of association. Currently, none of the Manager's employees are covered under any collective bargaining agreements.

In FY2024,

ZERO substantiated complaints concerning human rights violations

PEOPLE AT THE CORE

GRI 2-7, 2-16, 2-25, 2-26, 2-30, 3-3, 202-1, 401-1, 401-2, 401-3, 402-1, 404-1, 404-2, 404-3, 405-1, 406-1, 407-1, 408-1, 409-1, 410-1, 411-1

EMPLOYEES' WELL-BEING AND ENGAGEMENTS

The Manager recognises employees as the foundation of achievements, with employee benefits playing a key role in attracting and retaining talents while promoting a positive work environment. To support this, Sunway REIT offers a comprehensive suite of benefits to all employees.

Family-Friendly Policies

Supporting Working Mothers

- Reserved parking spaces for expectant mothers
- Lactation room

Childcare Subsidy

- Subsidised tuition fees for employees' children who attend affiliated childcare centres

Leaves

- Annual leave
- Compassionate leave
- Maternity / Paternity leave
- Medical / Hospitalisation leave
- Special leave (e.g. marriage leave, birthday leave, etc.)

Education Assistance

Tuition Fee Reimbursement

Available for confirmed employees with a minimum of one year of service, upon successful completion and passing of the course

Tuition Fee Discount

Eligible for confirmed employees with at least one year of service with Sunway REIT on courses taken at participating institutions

Employee Appreciation

- Team building
- Long service award
- Annual dinner
- Family Day

Health and Well-Being Initiatives

- Dental & Optical Benefits
- Employee Health Screening
- Staff Medical & Life Coverage
- Flexible Working Schedule

Work + Life Integration

Kelab Sosial Sunway

A social club for employees that organises various activities such as:

- Blood donation drives
- Corporate Social Responsibility ("CSR") activities
- Overseas trips
- Health talks
- Sports and recreational activities

Staff Discounts

Sunway REIT encourages its employees to be a healthy part of the communities they live, learn and play in through the following initiatives:

- **Live:** discounts on property purchases, corporate discounts
- **Learn:** discounts on selected educational programmes in all our learning institutions
- **Play:** discounts on theme park tickets, hotel room rates and food & beverage
- **Health:** discounts on healthcare services

Festive Celebration

Chinese New Year, Hari Raya, Deepavali and Christmas are celebrated to embrace cultural diversity among employees



Employees of the Manager

Other Benefits

- Mobile phone allowance

PEOPLE AT THE CORE

ELEVATING EMPLOYEE EXPERIENCE

To enhance employee experience, the Manager has implemented several initiatives focused on advancing employee-centric practices.

Fruits Day

The Manager supported the overall health of the employees by offering fruits as snacks periodically.

Staff Communication Session

In December 2024, a staff communication session was held where the CEO shared updates on Sunway REIT's operational and financial performance, and the growth strategies for FY2025, ensuring employees were informed and aligned with the organisation's vision.

Lagoon Club Membership

Employees were given complimentary access to the Sunway Lagoon Club, a recreational facility, aimed to promote work-life balance and encourage employees' well-being.

On top of that, the employees continue to be supported by Sunway Berhad to elevate employees' experience as the Manager strives to establish a unified employee experience.



Life@SUNWAY

Life@Sunway

Life@Sunway is an employee self-service portal that provides employees with convenient access to a variety of Sunway Group resources and services.

**Wellness@Sunway**

Sunway Berhad's Group Human Resources ("Group HR") launched Wellness@Sunway, a program to raise awareness of physical health and mental well-being among employees.

**Promoting the Well-being of Employees**

Employee Assistance Programme ("EAP") offers a free and confidential service to support employees who are facing mental health and emotional well-being issues. Whether dealing with stress, emotional distress, family concerns, or personal difficulties, EAP provides a safe space for employees to seek guidance and assistance.

Employee Engagement through Newsletters

To keep employees connected, Sunway REIT leverages the support of the Sponsor's Group Branding Marketing and Communication department and Group HR. Monthly newsletters, which include key updates, initiatives and latest offerings from Perks@Sunway, were disseminated to bridge communication gap and cultivate a stronger sense of belonging within Sunway Group.

NEWSLETTER

**Employee Engagement**

In FY2024, the Manager continued to conduct Employee Engagement Survey via a third-party consultant, supported by Group HR, to gauge employee satisfaction. The results showed a notable 4% increase in engagement scores, rising from 68% in FY2023 to 72% in FY2024. This improvement reflects the positive impact of the engagement initiatives, such as birthday and festival celebrations, which fostered a more connected and motivated workforce.

In FY2024,

72% Employee Engagement Score
73% Net Promoter Score

PEOPLE AT THE CORE

Talent Management and Development

The Manager is dedicated to nurturing a strong talent pipeline, recognising that a robust workforce is essential for long-term organisational success. By proactively identifying and developing high-potential employees, the Manager ensures a steady flow of skilled individuals ready to take on key roles within the organisation. This involves a combination of:

TALENT ACQUISITION

The Manager leverages the Employee Referral Programme to identify high-quality candidates as well as tap into employees' network to recommend skilled professionals.

TALENT DEVELOPMENT

The Manager continuously tracks employees' progress, facilitating ongoing skill development. Through formal training programmes, on-the-job experiences, and self-directed learning opportunities, the Manager equips the workforce to grow and thrive in a dynamic business environment.

TALENT RETENTION

The Manager implements approach that includes structured evaluations, targeted promotions, and career development opportunities.

Annually, the salary structure is reviewed and benchmarked against industry standards to ensure competitive and market-aligned remuneration. This strategy balances performance bonuses, salary increments, and benefits within the performance management framework.

Furthermore, employees undergo annual performance reviews through Sunway's MyPerformance system, which assesses job performance and facilitates two-way feedback. Regular coaching sessions and career conversations with line managers further enhance the learning experience, providing essential support for employee growth.

In FY2024,

100% of the employees received regular performance career development reviews



Chinese New Year Festive Celebration

Sunway REIT is also committed to nurturing future talents and contributing to the growth of the industry by offering internship opportunities to students, allowing them to acquire invaluable practical experience, exposure to the professional working environment, and a deeper understanding of potential career paths.

PEOPLE AT THE CORE

TRAINING AND DEVELOPMENT

Training plays a vital role by equipping employees with specific skills and expertise required, improving employees' job performance leading to higher output and efficiency, and building a strong talent pool to support organisational growth.

Developing Employees' Potential

The employees tapped along the learning and development programmes offered by Sunway Leadership Centre under Sunway Berhad. The programmes are designed to improve employees' core competencies, leadership skills, digital proficiency, and future-ready capabilities through a blend of eLearning courses, interactive classroom sessions and engaging simulations.

Employees can explore diverse training opportunities tailored to their roles. The complete schedule of these programs are readily accessible to all employees through the monthly learning calendar disseminated by Group HR.

Furthermore, all employees and Senior Management of the Manager are required to undergo mandatory annual trainings on key corporate policies. These trainings aimed to ensure an in-depth understanding and steadfast commitment to adhering to these policies, fostering a culture of compliance and unwavering ethical conduct within Sunway REIT.

AVERAGE TRAINING HOURS

In FY2024,

Per Employee **38** hours

By Gender

Male

40 hours

Female

38 hours

By Employee Category

Senior Management

39 hours

Senior Executive &
Assistant Manager

31 hours

Manager & Senior Manager

37 hours

Executive

49 hours

Total Learning Hours **870** hours

Invested

> RM 44,000

in employees' learning and development programmes

TRAINING PROGRAMMES

COMPULSORY ANNUAL TRAINING ON MANDATORY POLICIES

- Anti-Bribery & Corruption Policy
- Code of Conduct and Business Ethics
- Conflict of Interest Policy
- Human Rights Policy
- Personal Data Protection Policy
- Sunway e-Policy

CORE FUNCTIONAL AND TECHNICAL TRAINING PROGRAMMES

- Accounting Standards Training
- IFRS S1 and S2 Training
- Integrated Reporting Training
- GRI Standards Training

PERSONAL DEVELOPMENT TRAININGS

Digital Training Series

- Art of Storytelling: Presenting Data Impactfully
- Robotic Process Automation
- Microsoft Excel

Personal Leadership Training Series

- Communications: Connects Through Communications
- Leading Self: Turns Awareness into Impact
- Mindfulness for Well-being

Business Leadership Training Series

- Income: Outcomes Business Simulations
- Situational Leadership II

PEOPLE AT THE CORE

Building Future Leaders

Group HR has instituted a robust talent development framework, meticulously crafted to nurture and elevate the leadership skills across the workforce. An all encompassing array of leadership programmes have been strategically curated to align with the Sunway Leadership Competencies, addressing the evolving needs of employees and equipping them with the essential skills required to achieve organisational goals.



New Hire Induction Programme

All new hires are required to attend New Hire Induction Programme, which provides a thorough introduction to the organisation's structure, core values, and culture. The programme also includes foundational health and safety knowledge and provides an overview of employee benefits.

BUDDY PROGRAM

An initiative implemented by the Manager, that facilitates seamless onboarding and integration of new hires into the organisation's culture.

New hires are paired with experienced colleagues during the first four months of their employment to provide guidance, support and assist the new hires in adapting to the organisation's culture, understanding operational practices, and fostering relationships within the organisation.

Empowering High-Potential Talent

The Manager also fosters continuous skill enhancement through education assistance and course sponsorship programmes. The education assistance subsidises the cost of continuous learning opportunities for external programmes, professional examinations and memberships in professional bodies. These employees are supported in acquiring professional expertise, enabling them to drive business performance and innovation.

LINKEDIN LEARNING

In FY2024, Group HR unveiled a remote learning initiative through LinkedIn Learning, extending complimentary access to the platform for the Manager's employees. This initiative encourages an enduring culture of perpetual learning and personal development, equipping employees with invaluable resources to expand their knowledge base. In addition, employees have the opportunity to earn certifications upon completing various courses, allowing them to validate their skills and knowledge in their respective fields at their own pace, while maintaining the flexibility to balance professional development with other responsibilities.

By investing in employees, the Manager not only enhances their professional growth but also strengthens the overall talent pool, ensuring the Manager remains well-equipped to achieve its strategic goals.

PEOPLE AT THE CORE

DIVERSITY, EQUITY & INCLUSIVITY

Sunway REIT embraces diversity and inclusion, recognising the significance of a diverse workforce and the value that different segments of society bring to the organisation.

As outlined in Sunway REIT's Code of Conduct and Business Ethics Policy, the Manager does not condone to any form of discrimination against ethnicity, religion, gender, nationality, disabilities, and any form of harassment. The Manager also strives to provide equal opportunity, ensuring employment decisions are driven based on merit and performance.

WOMEN IN LEADERSHIP

Sunway REIT remains unwavering commitment to promoting diversity within its leadership cohort. In FY2024, the Board of Directors of the Manager continued to champion women in leadership, with 43% female representation on the Board, surpassing the Malaysian Code on Corporate Governance ("MCCG") requirement of having a minimum of 30% female Directors.

The Employees

To promote an inclusive working environment, the Manager hires people from diverse backgrounds, experiences and cultures.

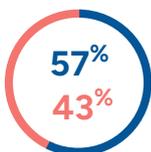
Additionally, the Manager benefits from the strong support across key operational areas from Sunway Berhad, including information technology, risk and compliance, human resources, occupational health and safety, legal and corporate secretarial services. This diverse and highly dedicated team plays a crucial role in Sunway REIT's ongoing pursuit of excellence and long-term sustainable success.

In FY2024,
100% of employees were locals

BOARD DIVERSITY

(Total Number of Board Members: 7)

Gender

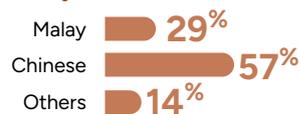


● Male
● Female

Age Group



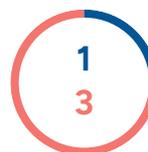
Ethnicity



NEW HIRE DIVERSITY

(Total Number of New Hires: 4)

Gender



● Male
● Female

Age Group



Ethnicity



EMPLOYEE DIVERSITY

(Total Number of Employees: 23)

Gender

● Male ● Female

Executives

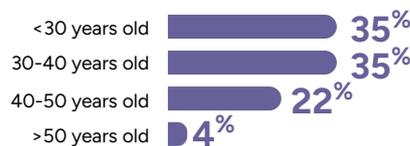


Non-Executives

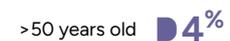


Age Group

Executives

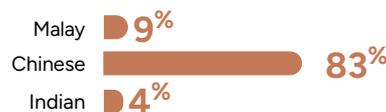


Non-Executives



Ethnicity

Executives



Non-Executives



TOTAL TURNOVER RATE **17%**

Gender Male **1** Female **3**



Diversity and Inclusion Policy:

<https://www.sunwayreit.com/wp-content/uploads/2024/02/240901-Sunway-REIT-Diversity-and-Inclusion-Policy-v3.pdf>

SAFEGUARDING HEALTH & SAFETY OF OUR PEOPLE

GRI 3-3, 403-1, 403-2, 403-3, 403-4, 403-5, 403-6, 403-7, 403-8, 403-9, 403-10, 416-1, 416-2

At Sunway REIT, the Manager believes that providing a safe and healthy working environment is not only essential for achieving business success but also vital for the well-being of its stakeholders. By rigorously managing health and safety risks, the Manager seeks to create an environment that drives employees' efficiency and productivity while enriching overall wellness for the other stakeholders. This commitment reflects a broader vision to nurture a safety culture among all stakeholders within Sunway REIT.

OCCUPATIONAL HEALTH, SAFETY AND ENVIRONMENT ("OHSE") GOVERNANCE

The OHSE within Sunway REIT is guided by the principles of Sunway REIT's OHSE Policy, which was established in FY2024. The Manager is committed to safeguarding the safety and well-being of employees, contractors, visitors and other stakeholders across all Sunway REIT's operations. This policy embodies Sunway REIT's dedication to upholding health and safety standards, while continually advancing proactive and preventive measures to mitigate potential risks and accidents in the future. This commitment extends to fostering a sustainable business environment and cultivating a culture of continuous improvement in our health and safety practices.



Occupational Health, Safety and Environment Policy:

<https://www.sunwayreit.com/wp-content/uploads/2024/08/Sunway-REIT-OSH-Policy-ENG-Signed.pdf>

Conversely, the Business Unit Management Teams are guided by Sunway Berhad's Group OHSE Policy. Every team has dedicated OHSE Committees to oversee and drive safety initiatives. The Manager firmly believes that safety is a shared responsibility, and all stakeholders play an essential role in maintaining a secure and healthy workplace.

KEY FUNCTIONS OF OHSE COMMITTEES

- Develop OHSE rules and Safe System of Work
- Review the effectiveness of OHSE programmes
- Incident studies, corrective and preventive actions
- Review OHSE Policy
- Investigation of any accident
- Inspection of place of work
- Corrective and Preventive Actions ("CAPA") in response to HSE reports
- Investigation of any complaint
- Resolution of complaint

Hierarchy of Operational Responsibilities

The Manager

Throughout the year, the Manager worked closely with Sunway Berhad's Group OHSE department ("Group OHSE") to enhance health and safety management across Sunway REIT's properties.

Additionally, a qualified Occupational Safety and Health Coordinator ("OSH-C") was appointed to represent the Manager in this pivotal role.

OSH-C'S ROLES AND RESPONSIBILITIES

- Assisting the employer in implementing necessary measures to safeguard employees' safety and health
- Conducting workplace inspections
- Identifying, assessing and managing workplace hazards and safety risks in the workplace
- Reporting any accidents, dangerous occurrences, or occupational diseases to the Department of Occupational Safety and Health ("DOSH")
- Conducting risk assessments for the workplace
- Executing instructions from the employer regarding safety and health-related matters in the workplace

Moving forward, the Manager intends to ensure that non-employees working on Sunway REIT's sites adhere to OHS regulations to mitigate potential risks and safeguarding the well-being of all individuals involved.

Organisational Structure for OHSE Standards in Each Business Segment

OHSE COMMITTEE

CHAIRMAN

Head of Business Segment

SECRETARY

Business Segment OHS
Coordinator

EMPLOYER
REPRESENTATIVE(S)

EMPLOYEE
REPRESENTATIVE(S)

SAFEGUARDING HEALTH & SAFETY OF OUR PEOPLE

Business Unit Management Teams

The Business Unit Management Teams have Occupational Health, Safety, and Environment Management System ("OHSEMS") that is aligned with Sunway Berhad's Group OHSEMS, ensuring consistent safety practices across all operations. A comprehensive hazard identification and risk assessment process is in place to ensure workplace safety, identifying potential risks through a hierarchy of controls to implement effective measures for eliminating hazards and reducing risks. This process includes assessing work-related hazards that pose a risk of high-consequence injuries or health issues, reinforcing the Business Unit Management Teams' dedication to maintaining a safe working environment for all employees and stakeholders.

Competency within the Business Unit Management Teams

The Business Unit Management Teams have certified OHS Officers and trained OSH-C who are equipped to appropriately address relevant risks and implement control measures. Clear communication of accountabilities, along with defined management roles and responsibilities, ensures that Business Unit Management Teams understand their obligations in maintaining a safe working environment.

Professional trainings were provided by Group OHSE throughout the year to fill skill gaps and improve capabilities among the employees of Business Unit Management Team. OHSE practitioners also participated in competency training, resulting in the formation of an internal competency pool. This pool includes competent persons in ergonomics and Basic Occupational First Aid, fostering knowledge sharing across business divisions as needs arise.

Collaborative efforts of Sunway REIT, Group OHSE, and the Business Unit Management Teams ensure effective implementation, monitoring, and continuous improvement of health and safety practices across Sunway REIT's properties.

MANAGING OPERATIONAL RISKS

1

Risk Identification & Assessment



Workplace safety begins with proactive behaviour and a commitment to minimising risks. The Manager and Business Unit Management Teams employ the HIRARC framework by DOSH to systematically identify and assess potential hazards. This approach aims to reduce workplace incidents, prevent serious injuries, and minimise disruptions to business operations. Comprehensive risk assessments and control measures are regularly reviewed, with updates conducted whenever significant changes or incidents occur.

2

Collaborative Approach to Incident Management



In managing OHS risks, the Manager collaborates with Group OHSE, which has a dedicated Group Incident Investigations Team. This team will assist to investigate any fatalities and high-consequence work-related injuries ("HCWRI"), focusing on identifying the root causes and recommending both immediate corrective actions and long-term preventive measures to mitigate the risk of future incidents.

SAFEGUARDING HEALTH & SAFETY OF OUR PEOPLE

3

Incident Reporting and Investigation Process

Sunway REIT leverages on the well-established incident reporting procedure developed by Group OHSE, enabling employees to efficiently report incidents across the operations. Employees of the Manager and Business Unit Management Teams are empowered to remove themselves from any potentially hazardous work situations that could lead to injury or ill health.



1

Employee reports hazard and / or incident through an internal system or through their safety coordinator



2

A safety professional conducts an investigation, performing a root cause analysis in consultation with Operations, HR and OHSE Committee members



3

OHSE Committee members recommend risk mitigation methods aligned with a hierarchy of controls for the identified hazard



6

The report is also submitted to DOSH as a commitment to comply with the incident reporting

5

The report is presented to the Management at the Group OHSE Council and Management review meeting

4



Preventive and corrective actions are implemented

HEALTH SERVICES FOR EMPLOYEES

Sunway REIT prioritises employee well-being by offering a comprehensive range of occupational and non-occupational health services with the aim to encouraging physical, mental, emotional and financial wellness within the workplace. These services encompass regular health screenings, mental health support, and educational workshops on financial literacy and wellness, all crafted and organised by Group HR and Group OHSE. The promotion and awareness of these services were communicated to all employees through email blasts and Group HR portal.

Employee health and wellness services supported by Sunway Berhad:

Occupational Health Services

- Return to Work programme
- Pre- and post-employment health examinations
- Clinical Services
- Investigation of occupational disease / illness

Non-occupational Health Services

- Fitness programmes such as Zumba, badminton, etc.
- Sunway Lagoon Club Membership
- Provision of healthy snacks (Fruit Day)
- Employee Assistance Program ("EAP")
- Mental and physical well-being awareness programmes – Virtual Health Talk, My Sunway Journey by Group HR
- Vaccination

SAFEGUARDING HEALTH & SAFETY OF OUR PEOPLE

STRENGTHENING SAFETY AND HEALTH

New Employees' OHS Induction Training

Alongside the New Hire Induction Programme, all new hires are trained on the main OHS topics, including the responsibility of both employers and employees, hazard identification, risk assessment, and incident reporting.

Group OHSE Corporate Audit

The Manager is committed to creating safe environments for all stakeholders. To uphold this dedication, all Sunway REIT properties undergo OHS audits annually by Group OHSE, ensuring the properties are secure and conducive for all occupants. Group OHSE Auditors are certified Lead Auditors for ISO 45001:2018 OHS Management System and have performed cross-functional internal audits to verify compliance with OSHA 1994 across all Sunway sites.

Simultaneously, the Business Unit Management Teams consistently assess the properties for potential hazards, taking proactive measures to address safety concerns and enhance overall customer experience.

In FY2024,

100% workers covered by OHSEMS

100% workers covered by OHSEMS & internally audited

95% workers covered by OHSEMS & externally audited

Note:

Workers are specific to Business Unit Management Teams', including employees of the Business Unit Management Teams, contractors, business partners and excludes part-timers and interns.

In FY2024,

5 employees received OHSE training

17 employees attended OHSE awareness training

Note:

Employee(s) refers to employees of the Manager.

Group OHSE Corporate Audit Performance

From the Group OHSE Corporate Audit, the following properties were recognised with distinguished rankings:

DIAMOND

Sunway Pyramid Mall
Sunway Property & Facility Management

PLATINUM

Sunway Resort Hotel
Sunway Putra Mall
Sunway Putra Hotel

GOLD

Sunway Carnival Mall
Sunway Hotel Georgetown

SILVER

Sunway Hotel Seberang Jaya

Tenant Health & Well-Being

The Manager understands the importance of having good IAQ across Sunway REIT's properties in safeguarding the health and well-being of the building occupants. Therefore, the Manager strives to ensure exemplary IAQ standards across all Sunway REIT properties, including tenant spaces, by conducting audits in accordance with Industry Code of Practice ("ICOP") 2010. The audits are conducted by external DOSH-registered IAQ auditors to ensure transparency and compliance with ICOP 2010 standards.

In FY2024, Sunway university and college campus, Sunway Putra Hotel and Sunway Putra Tower underwent IAQ Audits. Rectification was done at the areas where failed IAQ parameters were identified, and IAQ retest was carried out after the rectification.

➡ For more information on the IAQ audits conducted, please refer to page 49 of this report.

Universal Accessibility

Sunway REIT champions an all-inclusive society through the implementation of its Universal Accessibility Policy. This policy underscores its commitment to ensuring physical accessibility in its buildings, wherever practical and feasible, striving to create spaces that are welcoming and accessible to everyone.

This policy details the principles and practices of physical accessibility to be implemented in common areas and infrastructure, like toilets, lifts, and other relevant spaces:

- Building spaces that are easily accessible for people with limited mobility
- Accommodating assistive devices by constructing curb cuts and sidewalk ramps
- Implementing the use of lever handles for doors requiring manual lockset
- Standardising fire alarm pull stations with single-hand, closed fist operation



Universal Accessibility Policy:

<https://www.sunwayreit.com/wp-content/uploads/2023/01/221108-Sunway-REIT-Universal-Accessibility-Policy.pdf>

IMPACT STORY



ADVANCING OHS EXCELLENCE AND COMPLIANCE AT SUNWAY REIT



OHSE Walkabout at Menara Sunway

OHSE WALKABOUT WITH SENIOR MANAGEMENT

In a proactive effort to strengthen leadership accountability in OHSE, Group OHSE organised a Senior Management Walkabout in November 2024, spearheaded by Sunway Berhad's President, Tan Sri Dato' Chew; Sunway Berhad's Executive Director, Ong Pang Yen; Sunway REIT's CEO, Clement Chen and Senior Management from other Sunway Berhad's subsidiaries. The primary objective of this walkabout was to immerse Senior Management in the operational realities of the workplace, reinforcing their commitment to promoting a culture of safety across the organisation.

This pioneering initiative enabled leaders to directly observe the intricacies of workplace challenges, thereby fostering transparent communication and exemplifying their dedication to employee well-being. It strengthened team cohesion, cultivated a shared sense of accountability for safety, and ultimately improved operational performance while boosting employee morale.

OHSE AWARENESS TRAINING BY OFFICE MANAGEMENT TEAM

In November 2024, the Manager also held a mandatory OHSE awareness training for all its employees, facilitated by Office Management Team, to promote safety awareness. The training covered key topics such as the duties and responsibilities of employers and employees, the OHSE Policy Statement, and the roles of the OSH-C, enriching understanding of the OSH Amendment Act 2022.

The training also equipped employees with preventive measures to minimise workplace accidents and emergency response skills, including fire safety protocols.



OHSE Awareness Training

In FY2024,

74% of the Manager's employees completed the OHSE training

OHS WORKPLACE INSPECTION

In a historic first, the Manager of Sunway REIT carried out a workplace inspection in October 2024, with the support from the Office Management Team. During this inspection, potential risks, hazards and control measures within the Manager's corporate office were identified. Two hazards were identified, and the Manager addressed all the hazards that were highlighted by the Office Management Team collectively, strengthening accountability and ensuring compliance with health and safety regulations.



Workplace Inspection at Sunway REIT's Corporate Office



Briefing by DOSH

OSH AMENDMENT ACT 2022 BRIEFING BY DOSH

Following the enactment of OSH Amendment Act 2022, Group OHSE collaborated with DOSH to conduct a detailed briefing for key stakeholders in September 2024. Attendees included Sunway Berhad's Senior Management, OHSE committees, the Manager's OSH-C, and other OHSE practitioners across the organisation.

This briefing aimed to ensure full compliance with the updated provisions of OSH Amendment Act 2022, which came into effect in June 2024. This session prompted the Manager and Business Unit Management Teams to proactively work with relevant stakeholders to implement the necessary measures within their respective areas of responsibility.

OPEN DIALOGUE SESSION WITH JABATAN KESELAMATAN DAN KESIHATAN PEKERJAAN ("JKKP") SELANGOR

The Manager acknowledged the need to fulfil obligations as property owners to safeguard against any OHS related matters that may arise within Sunway REIT's properties. To address these obligations, an open dialogue session was initiated with JKKP Selangor to gain a clearer understanding of the specific regulatory requirements that should be embedded into contracts and tenancy agreements, ensuring compliance with the latest legislative mandates. The dialogue gave a clearer delineation of the roles and responsibilities between the Manager and Business Unit Management Teams, thereby enhancing accountability in managing OHS matters as well as reinforcing Sunway REIT's determination to creating a safe and conducive environment for all employees, tenants and building occupants.

COMMUNITY ENGAGEMENT & SOCIAL IMPACTS

GRI 3-3, 203-1, 203-2, 413-1, 413-2

CREATING SHARED VALUE THROUGH COMMUNITY-CENTRIC INITIATIVES

Sunway REIT, in collaboration with the Business Unit Management Teams, transcends traditional business operations, emphasising the active enrichment of the communities. In FY2024, a diverse range of Corporate Social Responsibility (“CSR”) initiatives were implemented, centered on promoting inclusivity, and well-being of the community. These programmes, developed in partnership with the esteemed partners, were strategically aligned with the UN SDGs and reflected Sunway REIT’s pursuit to advancing a more equitable and sustainable future.

In FY2024,

Sunway REIT contributed more than

RM 67,700

Impacted more than

8,166

beneficiaries

(contributed to Sunway Berhad’s effort to reach out and support more than 54,982 beneficiaries)

Volunteered

835

man-hours by the Managers’ and Business Unit Management Teams’ employees



HEALTHCARE



Blood Donation Drives

SAVING LIVES, BUILDING FUTURES

● Blood Donation Drives

The Office Management Team organised six blood donation drives throughout the financial year with various parties, including Kelab Social Sunway (“KSS”) and Pusat Darah Negara as well as tenants across Menara Sunway, Sunway Pinnacle, Sunway Putra Tower, Wisma Sunway and Sunway Tower to support public health by ensuring sufficient and diverse blood supply for medical emergencies and treatments.

408 bags of blood were collected through the blood donation drive

● Malaria Disease Awareness Week

Sunway Hotel Seberang Jaya supported the Department of Health in Penang for the Malaria Disease Awareness Week Programme, also known as Program Minggu Kesedaran Penyakit Malaria by sponsoring the event venue to have a professional and accessible space for the programme’s activities during the World Malaria Day in Penang.

RM 12,000



Malaria Disease Awareness Week

COMMUNITY ENGAGEMENT & SOCIAL IMPACTS

EDUCATION

SUPPORTING AUTISM COMMUNITIES AND EDUCATION

- **Floor Warden Training Programme**

The Office Management Team also collaborated with Jabatan Bomba and Penyelamat Malaysia to conduct Floor Warden Training Programme at Wisma Sunway and Sunway Tower, to raise and refresh fire safety awareness to the newly appointed floor wardens and office tenants since fire drill was not carried out for 3 years since Covid-19.

67 floor wardens and tenants trained



Floor Warden Training Programme



Autism Starter Kit Programme

- **Autism Starter Kit Programme**

Sunway Pyramid Mall, collaborated with Sunway Velocity Mall and Early Autism Project Malaysia ("EAP") and Mattel, to prepare 100 Autism Starter kits for the autistic children from B40 families by providing them with resources and educational tools tailored to promote sensory stimulation, social interaction, and cognitive development.

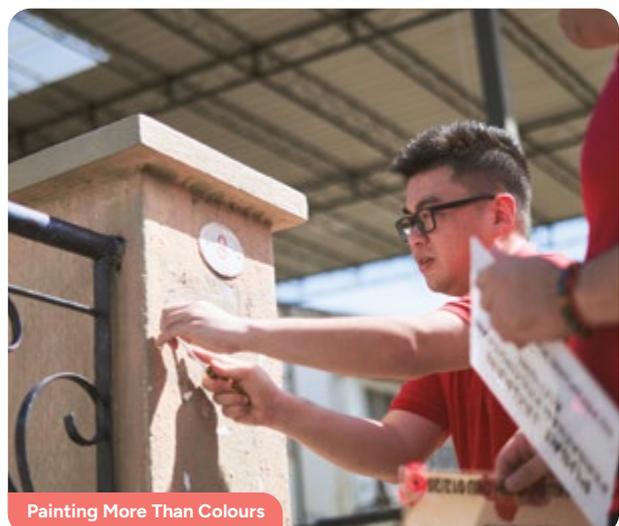
> RM 1,600

- **Painting More Than Colours**

Sunway Carnival Mall collaborated with National Autistic Society of Malaysia ("NASOM") Butterworth on 17 December 2024 to repaint and refurbish the learning rooms and sensory rooms, to improve the quality of education as well support the well-being and development of individuals with autism spectrum disorder ("ASD").

50 beneficiaries at NASOM Butterworth

> RM 13,500



Painting More Than Colours

COMMUNITY ENGAGEMENT & SOCIAL IMPACTS

COMMUNITY ENRICHMENT

EMPOWERING COMMUNITIES THROUGH SUSTAINABILITY AND CARE

● Planting Food Forest Together

Sunway Carnival Mall supported a non-governmental organisation (“NGO”), Project M.A.R.S., to support tree planting for the food forest which brought employees together to foster environmental awareness on climate change, sustainable practices and significance of food forests.

200 beneficiaries within the sustainable urban farming community

RM 2,500

● Empowered Marginalised Women

Sunway Resort Hotel transformed used plastics into art, creating a vibrant cultural display with the help of marginalised women from Perkhidmatan Sosial Pembangunan Komuniti (“PSPK”) EcoHub. This initiative not only raised awareness about the importance of recycling but also empowered marginalised women from PSPK EcoHub, providing them with opportunities to showcase their creativity and contribute to a sustainable future.

30 kg of used plastic recycled

> RM 4,600

GIFTING FOR A GOOD CAUSE

● Donation of Toilet Rolls

Sunway Resort Hotel donated remaining toilet rolls to divert waste and support the communities in need throughout the financial year. Clean and new toilet rolls collected from guest rooms were donated to various marginalised and vulnerable groups within the community, including What a Waste, Malaysian Care, Prison Kajang, and Home of Peace (“HOP”).

525 kg of clean and new toilet rolls donated

3,212 beneficiaries



Donation of Toilet Rolls

● Donation of Amenities

Sunway Resort Hotel reduced waste and supported community empowerment by donating to PSPK Gombak, a non-profit welfare organisation, 13 empty drums, 44 kg of tissues, 18 kg of body wash, 73 kg of conditioner, 38 kg of body lotion, and 39 kg of shampoo.

212 kg of amenities donated

● Donation of the Proceeds from Scented Candles

Sunway Resort Hotel collected and recycled 20 kg of used cooking oil from the hotel’s Halal-certified kitchen to create scented candles to sell, with all proceeds benefiting the less fortunate children at Trinity Children’s Home.

RM 1,820 fund raised and donated

18 beneficiaries

SPREADING JOY TO THE UNDERSERVED COMMUNITIES THROUGH FESTIVALS

CHINESE NEW YEAR



Chinese New Year Goodwill Drive

● Chinese New Year (“CNY”) Goodwill Drive

Sunway Putra Mall hosted CNY Goodwill Drive to refurbish and repair The Salvation Army Kindergarten located at Taman OUG, Kuala Lumpur to create a clean, safe and friendly environment for the students, teachers, and caretakers by involving the shoppers, employees and partners to give back to the community during the festive season of CNY.

The refurbishment activities included:

- Painting the exterior fencing and walls after removing mold and dirt
- Repairing broken cabinets and front door grills
- Installing new kitchen and restroom equipment such as mirrors, shelves, and racks
- Enhancing the playground

26 beneficiaries

> RM 1,800

COMMUNITY ENGAGEMENT & SOCIAL IMPACTS

COMMUNITY ENRICHMENT

THAIPUSAM

- **Thaipusam Meals Distribution**

Sunway Hotel Georgetown and Sunway Hotel Seberang Jaya collaborated to give back to the local community by distributing 2,500 meals to visitors and devotees attending the Thaipusam festival at Penang Nagarathar Sivan Temple, Georgetown.

RM 8,000

2,500 beneficiaries

HARI RAYA

- **Spreading Raya Cheer**

Sunway Putra Hotel brought the spirit of Ramadan to the streets by packing and distributing 700 packets of bubur lambuk to motorists along Jalan Putra, ensuring that motorists could enjoy a traditional and comforting meal during the Ramadan season while fostering community connections.

700 beneficiaries

- **Raya CSR Donation to Old Folks Home**

Sunway Putra Hotel initiated a Ramadan Charity donation drive to raise funds to purchase wheelchairs and walking frames for My Aged Care, to spread the spirit of compassion and care, and address the needs of the elderly.

6 beneficiaries

- **Buka Puasa Cheer with Orphans**

Nearly 100 children and their caregivers from Rumah Kasih Harmoni Paya Jaras and Rumah Anak-Anak Rahoma were treated to a scrumptious spread of Indonesian and local food during the holy month of Ramadan at Sunway Putra Hotel. The festive atmosphere was further enriched with the distribution of stationery kits and duit raya to each child.

Similarly, Sunway Resort Hotel brought Ramadan cheer to 7 children and 3 caregivers from Praise Emmanuel Children's Home by inviting them for a special dining experience and built connections with the underprivileged group through shared meals and celebrations during Ramadan.

95 beneficiaries

CHRISTMAS

- **Spreading Christmas Joy**

Sunway Putra Hotel visited Rumah Charis to spread Christmas joy and bring festive cheer to the children. The hotel team collected donated toys and prepared goodie bags for each child. Adding to the excitement, Santa Claus was present to hand out the gifts and created magical moments for the kids. The hotel employees also facilitated fun games, ensuring a lively and heartwarming time for the children.

22 beneficiaries

- **Spread Christmas Cheer**

Sunway Resort Hotel spread Christmas cheer to the orphans and the caregivers from Trinity Children's Home by inviting them for a buffet dinner at Sunset Terrace in conjunction with 2024 Christmas Tree Lighting Ceremony.

18 beneficiaries



A Season of Giving and Visitation to the Orphanage

- **A Season of Giving and Visitation to the Orphanage**

In FY2024, the Manager took the initiative to organise a visitation to Sai Pandian Orphanage Children Home, bringing festive cheer and celebrating Christmas with the children. In addition to the visit, the Manager sponsored 3-months transportation fees to support the children's commute to school, as well as provided a month's worth of groceries and essential hygiene items for the home. Fun games and interactive activities, including singing Christmas carols together, artisan balloon entertainment, and an afternoon tea were organised to foster meaningful connections with both the children and the caregivers.

28 beneficiaries

RM 6,000

CAPITAL

- Social and Relationship
- Intellectual

MATERIAL ISSUES

- Risk Management & Regulatory Compliance
- Business Resilience
- Macroeconomics Issue
- Brand Awareness & Reputation
- Corporate Governance & Transparency

ACTIVITIES

- Code of Conduct and Business Ethics
- Risk Management
- Cybersecurity Awareness
- Data Governance and Privacy

VALUE CREATED

- Zero Tolerance for Fraud, Bribery and Corruption
- Resilience Against Cyber Risk
- Data Security and Privacy for Stakeholders

GOAL 4



RESPECTING ETHICAL PRINCIPLES



At Sunway REIT, a deep commitment to ethical principles lies at the heart of its corporate policies and sustainability efforts. This dedication, which includes upholding business integrity and promoting equitable practices, enables Sunway REIT to build a high level of trust and confidence among its stakeholders, extending beyond mere regulatory compliance.

To ensure the continuity of this commitment, Sunway REIT has carefully crafted a resilient framework that ensures sound corporate governance. The collaboration between the Board, Sustainability Committee, and SWG promotes transparency and trust among its stakeholders.

BUSINESS ETHICS AND GOVERNANCE

GRI 2-15, 2-23, 2-24, 2-25, 2-27, 3-3, 205-1, 205-2, 205-3, 206-1, 307-1, 419-1

Sunway REIT's dedication to sound governance is evident in its exceptional sustainability rating scores on globally recognised and established ESG indices. These ratings not only demonstrate its commitment to sustainability but also function as a tool for reflection and self-assessment. In FY2024, Sunway REIT's FTSE Russell ESG score remained at 3.6, GRESB rating improved from 3-star to 4-star, MSCI ESG Rating remained at 'A', and Sustainalytics rating upgraded from 'Low Risk' to 'Negligible Risk'.

Upholding all relevant laws, regulations and high ethical standards is of paramount importance to Sunway REIT. Robust Standards and Operating Procedures were in place to ensure the consistent practice of ethical business conduct in daily operations, mitigating potential financial, legal, and operational risks that could impede the long-term growth of the business. To support this commitment, Sunway REIT adheres to comprehensive policies and guidelines designed to ensure that all employees act with integrity in their professional activities and business dealings. These policies are readily accessible to all Board members and employees through the company website, fostering transparency and accountability.

⇒ For more information on Sunway REIT's policies, please refer to page 17 of this report.

CODE OF CONDUCT AND BUSINESS ETHICS

All employees and Board of Directors are mandated to adhere to Sunway REIT's Code of Conduct and Business Ethics, an ethical framework that establishes the highest standards of integrity and business practices in the workplace. The Code of Conduct and Business Ethics delineates Sunway REIT's core principles, including environmental stewardship, conflict of interest, anti-corruption, anti-bribery, insider trading, fraud prevention and strict adherence to internal controls and procedures. Where applicable, the code extends to counterparts and business partners, emphasising the importance of good governance practices and ensuring that all business interactions align with ethical best practices.

Every employee of the Manager, including new hires, is required to complete e-training on the Code and must declare their understanding and compliance with the policy annually.

CONFLICT OF INTEREST

Sunway REIT strictly adheres to Conflict of Interest Policy, which underscores the importance of avoiding any situation where personal interest may conflict with the interests of Sunway REIT. As such, the Board of Directors, Senior Management and employees of the Manager are obligated to steer clear of situations that could lead to conflict of interest and must disclose any potential conflict as they arise, as enforced in the Sunway REIT's Conflict of Interest Policy. Violations resulting in conflict of interest may lead to disciplinary actions, including termination of employment.

In FY2024,

ZERO reported cases of non-compliance with environmental, social and economic laws and regulations



Conflict of Interest Policy:

https://www.sunwayreit.com/wp-content/uploads/2024/09/Revised-COI-Policy_Approved-by-REIT-BOD_2024.pdf

ANTI-BRIBERY AND CORRUPTION

Sunway REIT maintains a strict policy of zero-tolerance against all forms of bribery and corruption, as stipulated in the Anti-Bribery and Corruption ("ABC") Policy. It applies to the employees, partners, agents, vendors, suppliers, contractors, consultants and other third-party service providers. By disseminating the ABC policy through various channels, implementing risk management procedures, and providing regular training, the Manager aims to foster a culture of integrity within Sunway REIT.

In FY2024, the Manager assessed the risk of bribery and corruption as Moderate. The Manager also emphasised mandatory e-training on the ABC Policy.

In FY2024,

ZERO reported cases of anti-competitive behaviours, violations of anti-trust, and monopoly

ZERO reported cases of bribery and corruption



For more information on Anti-Corruption Risk Assessment, please refer to Sunway REIT Integrated Annual Report 2024.

RISK MANAGEMENT & INTERNAL CONTROL

GRI 415-1

Board's Responsibility

The Board takes overall responsibility for oversight and is committed to maintaining a sound system of internal controls and effective risk management practices for Sunway REIT. It plays a pivotal role in setting the acceptable risk appetite and nurturing a risk-aware culture. The Board, assisted by its Committees, continuously reviews the adequacy and effectiveness of processes to identify, assess, and respond to key risks.

RISK MANAGEMENT FRAMEWORK

The Manager is committed to mitigating any unforeseen risks that may pose a threat to the financial stability and reputation of Sunway REIT. To this end, the Manager is following a risk management framework designed to proactively identify, assess, and mitigate risks while simultaneously optimising costs and safeguarding Sunway REIT's reputation. This framework is aligned with the latest ISO 31000:2018 guidelines and seamlessly integrates Enterprise Risk Management ("ERM") into core business operations, ensuring a systematic approach to identifying and addressing potential risks that may impact the Manager and the stakeholders.

 For more information on the governance structure of the Manager and Risk Management, please refer to Sunway REIT Integrated Annual Report 2024.

DONATIONS, SPONSORSHIPS AND CORPORATE RESPONSIBILITY

Sunway REIT has outlined a comprehensive strategy for managing donations, contributions, and sponsorships, emphasising ethical considerations and adherence to corporate responsibility. The policy involves thorough due diligence, risk assessment, and monitoring to ensure alignment with corporate values and legal compliance. Sunway REIT aims to support social causes, empowering communities, and contributing to the national agenda for growth. All donations comply with Malaysian laws, are directed towards established entities, and strictly prohibited for illicit purposes. Transparency is upheld through regular disclosures and internal audit records, aligning with Sunway REIT's commitment to ethical business practices and corporate citizenship.

Each sponsorship initiative is designed to contribute positively to the community, support causes integral to Sunway REIT's mission, and foster mutually beneficial partnerships. With a focus on transparency and responsible corporate citizenship, these sponsorships aim to make a meaningful impact on the well-being of individuals, communities, and the broader societal landscape.

| Category | Objective |
|--------------------------------------|---|
| Goodwill Sponsorships | To respect existing stakeholder relationships and / or build new networks while meeting various business objectives |
| Media Sponsorships | In support of true and fair reporting and disclosure of information or events that will increase awareness and bring positive actions that are aligned with Sunway REIT's sustainability agenda |
| Community-driven Sponsorships | To support various stakeholder communities to include institutions for the disadvantaged and underprivileged groups, etc. |



Donations, Sponsorships and Corporate Responsibility Policy:

<https://www.sunwayreit.com/wp-content/uploads/2023/10/230803-Sunway-REIT-Donations-Sponsorship-ad-CR-Policy-v2.pdf>

SECURING DIGITAL LANDSCAPE

GRI 418-1

PROTECTING DATA PRIVACY

Sunway REIT maintains the highest standards of data privacy across all business operations, underpinned by governance frameworks and stringent compliance measures. The Manager continues to be supported by Sunway Berhad's Digital Hub ("Digital Hub") in protecting customers' data privacy and security.

Measures Safeguarding Data Privacy

Sunway Digital Hub enforces strict access controls, ensuring personal data is accessible only to authorised personnel. Access is immediately revoked upon role changes or departures. All employees are required to:

- Comply with the Malaysia Personal Data Protection Act 2010 ("PDPA")
- Complete PDPA e-training
- Adhere to Sunway Berhad's compliance manual and all policies related to PDPA
- Read, understand and acknowledge non-disclosure agreements ("NDAs")

It maintains a structured data disposal schedule, conducting periodic reviews to remove inactive data and securely dispose of transactional data collection forms within a specified period, unless retention is required for legal purposes. Third-party service providers handling personal data on behalf of the Manager must meet equivalent security standards, ensuring consistent data protection measures.

SAFEGUARDING CUSTOMER DATA PRIVACY

All forms requesting personal information were fully compliant with PDPA regulations. Key practices include:

- Shoppers are informed that photos or videos captured by the Retail Segment may be used for promotional purposes.
- Tenant information is treated with utmost confidentiality and will not be disclosed to third parties without prior consent.
- In the Hotel Segment, the personal data of guests is securely protected through restricted access, ensuring only authorised personnel can manage or access such information.

These measures reflect the Manager's commitment to ensuring customers' data privacy and trust, while upholding the core values of transparency and accountability.

In FY2024,

ZERO substantiated complaints concerning breaches of customer privacy

ZERO incidents of identified leaks, thefts or losses of data



For more information, please refer to <https://www.sunway.com.my/privacy-notice/>

Sunway Digital Hub holds the ISO 27001:2013 certification, the internationally recognised standard for Information Security Management Systems ("ISMS"), which underscores Sunway Berhad's commitment to safeguarding security across Sunway Group's operation by providing a structured framework for managing information risks through legal, physical, and technical controls.

CYBERSECURITY AND DATA PROTECTION

Digitalisation has profoundly transformed the world, particularly in the past decade, as technological advancements increasingly drive business operations. In response to this evolving landscape, the Manager recognised the escalating cyber threats that endanger organisational security, posing risks to the protection of digital assets and stringent data governance.

The Manager is dedicated to uphold the highest standards of cybersecurity and safeguarding all stakeholders' data and systems. This is achieved by aligning with the Sunway Group Cybersecurity Policy and leveraging on the expertise and infrastructure of Sunway Berhad's Group Cybersecurity ("Group Cybersecurity") Framework. Sunway REIT's cybersecurity and data protection are managed by Group Cybersecurity, which manages cybersecurity incidents through security assessments and proactive threat detection. Upon detecting an incident, the security team responds in accordance with the Sunway Group Cybersecurity Policy, employing structured risk management measures, including vulnerability assessments, penetration testing, security monitoring, end point protection and incident management.

Group Cybersecurity controls are overseen by the Group Chief Information Officer ("CIO") at Sunway Digital Hub, a member of the National Tech Association of Malaysia ("PIKOM") CIO Chapter and PIKOM Cybersecurity User Group and the Group Chief Information Security Officer ("CISO"). The CISO is responsible for ensuring the continual refinement and evolution of cybersecurity strategies, with updates regularly provided to the Board of Directors of Sunway REIT.

SECURING DIGITAL LANDSCAPE

SPOTLIGHT



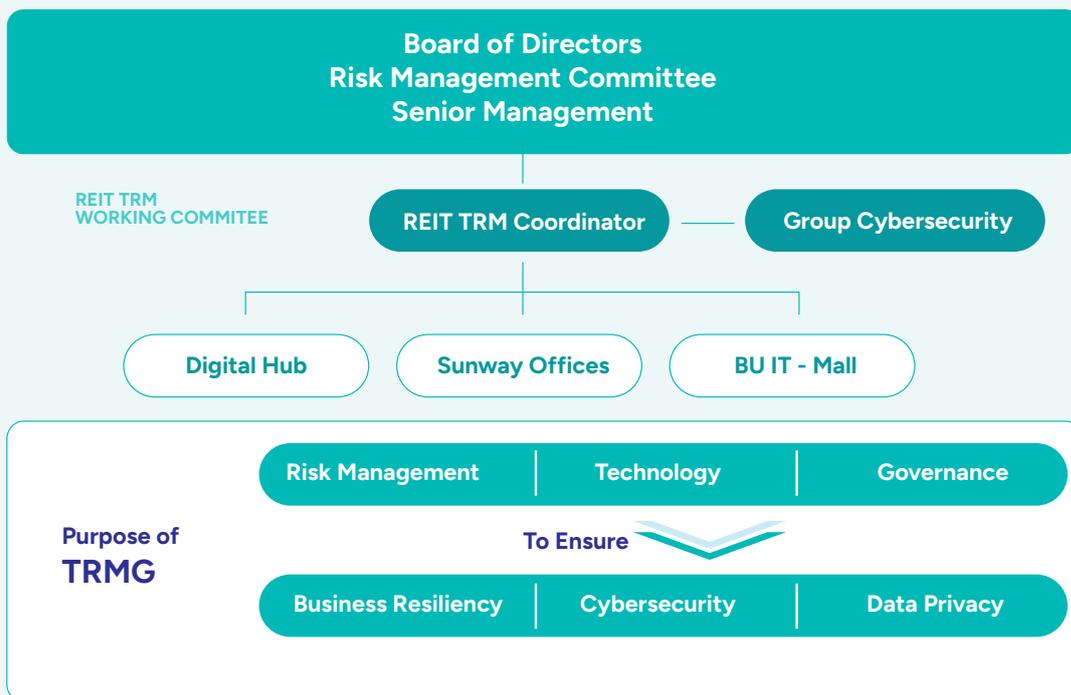
In an era marked by escalating cyber threats such as ransomware, phishing attacks, stolen credentials are on the rise. Safeguarding digital assets and ensuring operational resilience have become critical priorities. Recognising the increasing sophistication of cyber risks, SC Malaysia issued the revised Guidelines on Technology Risk Management (“TRMG”) in August 2024. These guidelines, which came into effect in September 2024, aimed to promote robust and sound technology risk management practices among capital market entities, including REITs.

The TRMG sets clear expectations for managing technology risks, emphasising the need for capital market entities to strengthen their ability to detect, mitigate and respond to cybersecurity threats. This is particularly crucial as the industry continues to adopt advanced technologies, which, while driving efficiency and innovation, also introduce new vulnerabilities. The guidelines introduced a comprehensive regulatory framework, outlining key requirements such as the establishment of an effective technology risk management framework, technology project management, technology service provider management, and cybersecurity management.

In response to the TRMG, Sunway REIT has taken proactive measures to meet these regulatory expectations. A dedicated **REIT Technology Risk Management Committee** has been established, with oversight provided by the Board, Risk Management Committee, and Senior Management of the Manager. This committee ensures that technology risk management is prioritised and adequately resourced, integrating it seamlessly into Sunway REIT’s overall risk management framework. By doing so, Sunway REIT not only complies with regulatory requirements but also reinforces the commitment to safeguarding stakeholder interests and maintaining operational resilience in an increasingly digital landscape.

The implementation of the TRMG marks a significant step forward in enhancing the cybersecurity posture in Malaysia. As the threat landscape continues to evolve, Sunway REIT remains dedicated to adopting best practices in technology risk management, ensuring it is well-equipped to protect its assets, data, and reputation in the face of emerging cyber risks.

REIT TECHNOLOGY RISK MANAGEMENT (“TRM”) COMMITTEE



IMPACT STORY



CYBERSECURITY AWARENESS SESSION

In FY2024, Group Cybersecurity conducted a phishing awareness session for the Manager's employees to elevate cybersecurity awareness. This session sought to strengthen the Manager's human firewall by equipping employees with the knowledge and vigilance needed to effectively identify and mitigate phishing threats. Through interactive training, participants engaged in practical demonstrations and gamified learning experiences.



Spear phishing is a focused email scam that customises messages to deceive specific individuals.



HTTPS phishing is a cyber scam that uses secure website indicators (https://) to trick users into divulging sensitive information.



Business Email Compromise ("BEC") is a cyberattack where scammers impersonate business's emails.

CRITICAL AREAS FOCUSED DURING THE SESSION

- Recognising sophisticated phishing attempts and email scams
- Understanding various types of phishing, such as Business Email Compromise ("BEC"), spear phishing, and HTTPS phishing
- Identifying social engineering tactics
- Implementing effective prevention strategies

Additionally, the session also emphasised actionable steps employees should take in the event of suspecting a phishing attack.



Reporting suspicious emails to a dedicated email



Exercising heightened caution with unsolicited links and attachments



Verifying with IT support before taking action on uncertain requests



Implementing robust password practices and two-factor authentication

This training demonstrates the Manager's commitment to developing a security-conscious workforce while ensuring zero security breaches in Sunway REIT's operations.

In FY2024,

ZERO reported cases of cybersecurity breaches

Beyond this awareness session, Group Cybersecurity continues to implement several initiatives to cultivate cyber risk and data protection awareness among the employees, including:

- Circulating monthly email newsletters detailing cyber threat insights
- Conducting yearly phishing simulation and awareness exercises
- Enforcing mandatory e-Policy online training to enhance employees' understanding of cybersecurity
- Providing a direct channel to report cybersecurity incidents to Group Cybersecurity

- Memberships in Associations
- Bursa Malaysia's Common and Sector-Specific Indicators
- Key Performance Indicators
- IFRS S1 Content Index
- IFRS S2 Content Index
- GRI Content Index
- Abbreviation
- Assurance Statements

APPENDICES



MEMBERSHIPS IN ASSOCIATIONS

GRI 2-28

Sunway REIT is actively engaged in multiple industry associations, holding key positions that contribute significantly to industry advancement. Its affiliations with esteemed associations underscore its unwavering dedication to robust corporate governance.

| Business Segment | Name of Organisation | Sunway REIT's Representation |
|---------------------------------------|--|---|
| REIT | Asia Pacific Real Assets ("APREA") | Sunway REIT |
| | Malaysian REIT Managers Association | Sunway REIT |
| | Institute of Chartered Accountants in England & Wales | Mr. Clement Chen Kok Peng |
| | Association of Chartered Certified Accountants | Ms. Rachel Soo Wei Hong, Fellow Chartered Certified Accountant |
| | Malaysian Institute of Accountants | Mr. Clement Chen Kok Peng |
| | | Ms. Ng Bee Lien |
| | | Ms. Cheng Shiau Ling |
| | The Institute of Engineers Malaysia | Ms. Angeline Sie Ing Swan, Graduate Engineer |
| | GreenRE Sdn Bhd | Ms. Koh Sin Yee, GreenRE Manager |
| | | Ms. Angeline Sie Ing Swan, GreenRE Manager |
| Ms. Yeon Wei Ni, GreenRE Manager | | |
| U.S. Green Building Council ("USGBC") | Ms. Angeline Sie Ing Swan, LEED Accredited Professional | |
| Retail | Malaysia Shopping Malls Association | Ms. Phang Sau Lian, Corporate Member |
| | | Mr. Chai Wen Yew, Corporate Member |
| | | Mr. Danny Lee Yan Leng, Corporate Member |
| | | Mr. Albert Cheok Kok Wei, Corporate Member |
| | | Mr. Allan Tay Tiong Kiat, Corporate Member |
| | | Mr. Stewart Lee Siew Kit, Corporate Member |
| Hotel | Association of Hotel Employers ("AHE") | Sunway Resort Hotel |
| | British Malaysian Chamber of Commerce Berhad | Sunway Resort Hotel |
| | Malaysia Inbound Chinese Association | Sunway Resort Hotel |
| | Malaysian Association of Hotels ("MAH") | Sunway Resort Hotel |
| | | Sunway Pyramid Hotel |
| | | Sunway Lagoon Hotel |
| Office | Board of Valuers, Appraisers, Estate Agents and Property Managers ("BOVEAP") | Mr. Ng Wee Chiang, Registered Property Manager |
| | | Mr. Vasantakumar A/L Machap, Registered Property Manager |
| | Jabatan Keselamatan dan Kesihatan Pekerjaan ("JKKP") | Mr. Mu Weng Him, Safety & Health Officer |
| | | Mr. Benedict Tong Siew Heong, Ergonomic Trained Person ("ERA") |
| | National Institute of Occupational Safety and Health | Mr. Mu Weng Him, Authorised Entrant and Standby Person for Confined Space |
| | The Institute of Engineers Malaysia | Mr. Michael Kwan Ching Dao, Member |

BURSA MALAYSIA'S COMMON AND SECTOR-SPECIFIC INDICATORS

Sunway REIT has diligently reported in accordance with the Bursa Common Indicators for the period spanning from 1 January 2024 to 31 December 2024.

| Indicator | Measurement Unit | FY2022 | FY2023 | FY2024 | |
|--|----------------------------|----------------|------------------|---------------|-----|
| Bursa (Anti-corruption) | | | | | |
| Bursa C1(a) Percentage of employees who have received training on anti-corruption by employee category | | | | | |
| Executives | Percentage | 90.5 | 91.3 | 95.7 | |
| Non-executives | Percentage | 9.5 | 8.7 | 4.3 | |
| Bursa C1(b) Percentage of operations assessed for corruption-related risks | Percentage | 100 | 100 | 100 | |
| Bursa C1(c) Confirmed incidents of corruption and action taken | Number | 0 | 0 | 0 | |
| Bursa (Community / Society) | | | | | |
| Bursa C2(a) Total amount invested in the community where the target beneficiaries are external to the listed issuer | MYR | 780,000 | 1,600,000 | 67,752 | |
| Bursa C2(b) Total number of beneficiaries of the investment in communities | Number | 6,638 | 120,408 | 63,148 | |
| Bursa (Diversity) | | | | | |
| Bursa C3(a) Percentage of employees by gender and age group, for each employee category | | | | | |
| Gender - Executives | Male | Percentage | 29% | 13% | 13% |
| | Female | Percentage | 62% | 78% | 83% |
| Gender - Non-executives | Male | Percentage | 0% | 0% | 0% |
| | Female | Percentage | 10% | 9% | 4% |
| Age - Executives | Below 30 years old | Percentage | 24% | 26% | 35% |
| | Between 30 to 40 years old | Percentage | 33% | 39% | 35% |
| | Between 40 to 50 years old | Percentage | 24% | 22% | 22% |
| | More than 50 years old | Percentage | 10% | 4% | 4% |
| Age - Non-executives | Below 30 years old | Percentage | 0% | 0% | 0% |
| | Between 30 to 40 years old | Percentage | 5% | 4% | 0% |
| | Between 40 to 50 years old | Percentage | 0% | 0% | 0% |
| | More than 50 years old | Percentage | 5% | 4% | 4% |
| Bursa C3(b) Percentage of directors by gender and age group: | | | | | |
| Gender | Male | Percentage | 57% | 57% | 57% |
| | Female | Percentage | 43% | 43% | 43% |
| Age Group | <40 years old | Percentage | 0% | 0% | 0% |
| | 40-50 years old | Percentage | 14% | 29% | 29% |
| | >50 years old | Percentage | 86% | 71% | 71% |

Internal assurance

External assurance

No assurance

(*) Restated

Notes:

- Figures stated may not add up to rounding of decimals
- '-' indicates the data is not available
- The data and information provided have been prepared to the best of ability in ensuring completeness, accuracy and reliability

BURSA MALAYSIA'S COMMON AND SECTOR-SPECIFIC INDICATORS

| Indicator | Measurement Unit | FY2022 | FY2023 | FY2024 | |
|---|---|------------------|-------------------|----------------------|-----|
| Bursa (Energy management) | | | | | |
| Bursa C4(a) Total energy consumption | MWh | 233,925 | 247,462* | 242,789 | |
| Bursa (Health and safety) | | | | | |
| Bursa C5(a) Number of work-related fatalities | Number | 0 | 0 | 0 | |
| Bursa C5(b) Lost time incident rate | Rate | 0 | 0.48 | 0.29 | |
| Bursa C5(c) Number of employees trained on health and safety standards | Number | 1,113 | 903 | 5¹ | |
| Bursa (Labour practices and standards) | | | | | |
| Bursa C6(a) Total hours of training by employee category: | | | | | |
| Employee category | EG 9 and above (Senior Management) | Hours | 80 | 83 | 157 |
| | EG 5 - 8 (Manager & Senior Manager) | Hours | 83 | 443 | 337 |
| | EG 3 - 4 (Senior Executive & Assistant Manager) | Hours | 133 | 205 | 124 |
| | EG 1 - 2 (Executive) | Hours | 109 | 84 | 244 |
| Bursa C6(b) Percentage of employees that are contractors or temporary staff | Percentage | 5 | 4 | 4 | |
| Bursa C6(c) Total number of employee turnover by employee category: | | | | | |
| Employee category | EG 9 and above (Senior Management) | Number | 1 | 1 | 0 |
| | EG 5 - 8 (Manager & Senior Manager) | Number | 2 | 2 | 1 |
| | EG 3 - 4 (Senior Executive & Assistant Manager) | Number | 1 | 1 | 2 |
| | EG 1 - 2 (Executive) | Number | 3 | 1 | 0 |
| Bursa C6(d) Number of substantiated complaints concerning human rights violations | Number | 0 | 0 | 0 | |
| Bursa (Supply chain management) | | | | | |
| Bursa C7(a) Proportion of spending on local suppliers | Percentage | 100 | 100 | 100 | |
| Bursa (Data privacy and security) | | | | | |
| Bursa C8(a) Number of substantiated complaints concerning breaches of customer privacy and losses of customer data | Number | 0 | 0 | 0 | |
| Bursa (Water) | | | | | |
| Bursa C9(a) Total volume of water used | m³ | 2,654,673 | 2,562,276* | 2,517,036 | |
| Bursa (Supply chain (Environmental) / Supplier Environmental Assessment) | | | | | |
| Bursa S6(a) Percentage of new suppliers that were screened using environmental criteria | Percentage | 80 | 99 | 100 | |
| Bursa S6(b) Number of suppliers assessed for environmental impacts | Number | - | 456 | 213 | |
| Bursa (Supply chain (Social) / Supplier Social Assessment) | | | | | |
| Bursa S7(a) Percentage of new suppliers that were screened using social criteria | Percentage | 80 | 99 | 100 | |
| Bursa S7(b) Number of suppliers assessed for social impacts | Number | - | 456 | 213 | |

Internal assurance

External assurance

No assurance

(*) Restated

Notes:

- Figures stated may not add up to rounding of decimals
- /- indicates the data is not available
- Energy management includes electricity and fuel consumption
- The data and information provided have been prepared to the best of ability in ensuring completeness, accuracy and reliability
- ¹The decrease in the number of employees trained on health and safety standards is because the data includes employees of the Manager only

KEY PERFORMANCE INDICATORS

GRI 2-4

PLANET

| Indicator | Measurement Unit | FY2022 | FY2023 | FY2024 | |
|-------------------------|--|--------------------------|--------|--------|-------|
| Emissions | | | | | |
| i. GHG Emissions | | | | | |
| Scope 1 | | | | | |
| Company Facilities | tonnes CO ₂ | 11 | 13 | 12 | |
| | tonnes CH ₄ | 0.00 | 0.00 | 0.00 | |
| | tonnes N ₂ O | 0.14 | 0.18 | 0.15 | |
| | tonnes CO ₂ e | 11 | 14 | 12 | |
| Sub-total Scope 1 | tonnes CO ₂ | 11 | 13 | 12 | |
| | tonnes CH ₄ | 0.00 | 0.00 | 0.00 | |
| | tonnes N ₂ O | 0.14 | 0.18 | 0.15 | |
| | tonnes CO ₂ e | 11 | 14 | 12 | |
| Scope 2 | | | | | |
| Purchased Electricity | tonnes CO ₂ e | 56,827 | 45,156 | 59,523 | |
| Sub-total Scope 2 | tonnes CO ₂ e | 56,827 | 45,156 | 59,523 | |
| Scope 3 | | | | | |
| Category 1 | Purchased goods and services | tonnes CO ₂ e | 35 | 62 | 57 |
| Category 2 | Capital goods | tonnes CO ₂ e | N/A | N/A | N/A |
| Category 3 | Fuel – and energy – related activities | tonnes CO ₂ e | N/A | N/A | N/A |
| Category 4 | Upstream transportation and distribution | tonnes CO ₂ e | N/A | N/A | N/A |
| Category 5 | Waste generated in operations | tonnes CO ₂ e | 5,002 | 6,046 | 6,499 |
| Category 6 | Business travel | tonnes CO ₂ | 17 | 17 | 16 |
| | | tonnes CH ₄ | 0.05 | 0.03 | 0.03 |
| | | tonnes N ₂ O | 0.04 | 0.04 | 0.04 |
| | | tonnes CO ₂ e | 17 | 17 | 16 |
| Category 7 | Employee commuting | tonnes CO ₂ e | - | 16 | 16 |
| Category 8 | Upstream leased assets | tonnes CO ₂ e | N/A | N/A | N/A |
| Category 9 | Downstream transportation and distribution | tonnes CO ₂ e | N/A | N/A | N/A |

Notes:

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- /- indicates the data is not available
- N/A denotes that the category is not applicable to Sunway REIT
- Scope 1 and Scope 3 emissions data for FY2022 have been restated, reflecting enhancements in data collection and calculation methodology
- Scope 1, Scope 2 and Scope 3 emissions data for FY2023 have been restated, reflecting enhancements in data collection and calculation methodology
- Scope 3 emissions data excludes Sunway Kluang Mall, Sunway Pier, Sunway REIT Hypermarkets, Sunway REIT Industrial – Shah Alam 1 and Sunway REIT Industrial – Prai
- The data and information provided have been prepared to the best of ability in ensuring completeness, accuracy and reliability

KEY PERFORMANCE INDICATORS

PLANET

| Indicator | Measurement Unit | FY2022 | FY2023 | FY2024 | |
|--|--|--------------------------|----------------|----------------|---------|
| Emissions | | | | | |
| Category 10 | Processing of sold products | tonnes CO ₂ e | N/A | N/A | N/A |
| Category 11 | Use of sold products | tonnes CO ₂ e | N/A | N/A | N/A |
| Category 12 | End-of-life treatment of sold products | tonnes CO ₂ e | N/A | N/A | N/A |
| Category 13 | Downstream leased assets | tonnes CO ₂ e | 108,593 | 109,858 | 113,401 |
| Category 14 | Franchises | tonnes CO ₂ e | N/A | N/A | N/A |
| Category 15 | Investments | tonnes CO ₂ e | N/A | N/A | N/A |
| Sub-total Scope 3 | tonnes CO ₂ | 17 | 17 | 16 | |
| | tonnes CH ₄ | 0.05 | 0.03 | 0.03 | |
| | tonnes N ₂ O | 0.04 | 0.04 | 0.04 | |
| | tonnes CO₂e | 113,647 | 115,999 | 119,989 | |
| OVERALL GHG EMISSION (SCOPE 1 AND 2) | tonnes CO ₂ | 11 | 13 | 12 | |
| | tonnes CH ₄ | 0.00 | 0.00 | 0.00 | |
| | tonnes N ₂ O | 0.14 | 0.18 | 0.15 | |
| | tonnes CO₂e | 56,838 | 45,170 | 59,535 | |
| OVERALL GHG EMISSION (SCOPE 1, 2 AND 3) | tonnes CO ₂ | 28 | 30 | 27 | |
| | tonnes CH ₄ | 0.05 | 0.04 | 0.03 | |
| | tonnes N ₂ O | 0.18 | 0.22 | 0.19 | |
| | tonnes CO₂e | 170,486 | 161,168 | 179,524 | |

Notes:

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- “-” indicates the data is not available
- N/A denotes that the category is not applicable to Sunway REIT
- Scope 1 and Scope 3 emissions data for FY2022 have been restated, reflecting enhancements in data collection and calculation methodology
- Scope 1, Scope 2 and Scope 3 emissions data for FY2023 have been restated, reflecting enhancements in data collection and calculation methodology
- Scope 3 emissions data excludes Sunway Kluang Mall, Sunway Pier, Sunway REIT Hypermarkets, Sunway REIT Industrial – Shah Alam 1 and Sunway REIT Industrial – Prai
- The data and information provided have been prepared to the best of ability in ensuring completeness, accuracy and reliability

KEY PERFORMANCE INDICATORS

PLANET

| Indicators | | Measurement Unit | FY2022 | FY2023 | FY2024 |
|---|---------------------|------------------|----------------|----------------|----------------|
| Energy | | | | | |
| i. Purchased Electricity | | | | | |
| Managed Assets | | | | | |
| Office | Landlord controlled | MWh | 12,105 | 12,773 | 12,613 |
| | Tenant controlled | MWh | 8,014 | 8,291 | 9,725 |
| | Total | MWh | 20,119 | 21,064 | 22,338 |
| Retail | Landlord controlled | MWh | 62,865 | 46,350 | 63,848 |
| | Tenant controlled | MWh | 57,626 | 69,095 | 70,542 |
| | Total | MWh | 120,491 | 115,445 | 134,390 |
| Industrial | Landlord controlled | MWh | - | 450 | 443 |
| | Tenant controlled | MWh | - | 0 | 0 |
| | Total | MWh | - | 450 | 443 |
| Total Purchased Electricity (Managed Assets) | | MWh | 140,610 | 136,959 | 157,171 |
| Leased Assets | | | | | |
| Hotel | | MWh | 32,955 | 40,751 | 41,973 |
| Services | | MWh | 39,942 | 21,229 | 15,875 |
| Retail* | | MWh | - | - | 2,170 |
| Industrial | | MWh | - | 185 | 680 |
| Total Purchased Electricity (Leased Assets) | | MWh | 72,897 | 62,165 | 60,698 |
| TOTAL PURCHASED ELECTRICITY | | MWh | 213,507 | 199,124 | 217,869 |
| ii. Renewable Energy Purchased - Green Electricity Tariff ("GET") Subscription | | | | | |
| Managed Assets | | | | | |
| Office | Landlord controlled | MWh | - | 164 | 0 |
| | Tenant controlled | MWh | - | 0 | 0 |
| | Total | MWh | - | 164 | 0 |
| Retail | Landlord controlled | MWh | - | 10,513 | 0 |
| | Tenant controlled | MWh | - | 3,645 | 0 |
| | Total | MWh | - | 14,158 | 0 |
| Industrial | Landlord controlled | MWh | - | 0 | 0 |
| | Tenant controlled | MWh | - | 0 | 0 |
| | Total | MWh | - | 0 | 0 |
| Total Renewable Energy Purchased - GET Subscription (Managed Assets) | | MWh | - | 14,322 | 0 |

Notes:

- Figures stated may not add up due to rounding of decimals
- '-' indicates the data is not available
- *Retail categorised under Leased Asset represents data of SunCity Ipoh Hypermarket
- Electricity consumption data of FY2023 have been restated, reflecting enhancements in data collection
- Fuel consumption data of FY2022 and FY2023 have been restated, reflecting improvements in calculation methodology
- Data excludes Sunway REIT Hypermarkets, Sunway REIT Industrial – Shah Alam 1, Sunway REIT Industrial – Prai, Sunway Kluang Mall and Sunway Pier
- The data and information provided have been prepared to the best of ability in ensuring completeness, accuracy and reliability

KEY PERFORMANCE INDICATORS

PLANET

| Indicators | Measurement Unit | FY2022 | FY2023 | FY2024 |
|---|------------------|----------------|----------------|----------------|
| Energy | | | | |
| Leased Assets | | | | |
| Hotel | MWh | - | 0 | 0 |
| Services | MWh | - | 6,215 | 0 |
| Retail* | MWh | - | 0 | 0 |
| Industrial | MWh | - | 0 | 0 |
| Total Renewable Energy Purchased - GET Subscription (Leased Assets) | MWh | - | 6,215 | 0 |
| TOTAL RENEWABLE ENERGY PURCHASED - GET SUBSCRIPTION | MWh | - | 20,537 | 0 |
| % of Renewable Energy Purchased via GET Subscription | % | - | 9.17% | 0% |
| iii. Renewable Energy Generated - Solar Energy | | | | |
| Managed Assets | | | | |
| Office | MWh | 89 | 158 | 157 |
| Retail | MWh | 1,481 | 2,098 | 2,111 |
| Industrial | MWh | - | 0 | 0 |
| Total Renewable Energy Generated - Solar Energy (Managed Assets) | MWh | 1,570 | 2,256 | 2,268 |
| Leased Assets | | | | |
| Hotel | MWh | 292 | 320 | 320 |
| Services | MWh | 1,146 | 1,008 | 752 |
| Retail* | MWh | 667 | 724 | 735 |
| Industrial | MWh | - | 0 | 0 |
| Total Renewable Energy Generated - Solar Energy (Leased Assets) | MWh | 2,105 | 2,052 | 1,807 |
| TOTAL RENEWABLE ENERGY GENERATED - SOLAR ENERGY | MWh | 3,675 | 4,307 | 4,075 |
| % of Renewable Energy Generated from Solar Panels on Sunway REIT properties | % | 1.69% | 1.92% | 1.83% |
| iv. Overall Electricity Consumption (Purchased Electricity + Renewable Energy) | | | | |
| Managed Assets | | | | |
| Office | MWh | 20,208 | 21,386 | 22,495 |
| Retail | MWh | 121,972 | 131,701 | 136,501 |
| Industrial | MWh | - | 450 | 443 |
| Overall Electricity Consumption (Managed Assets) | MWh | 142,180 | 153,537 | 159,439 |

Notes:

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- Electricity consumption data of FY2023 have been restated, reflecting enhancements in data collection
- Fuel consumption data of FY2022 and FY2023 have been restated, reflecting improvements in calculation methodology
- Data excludes Sunway REIT Hypermarkets, Sunway REIT Industrial – Shah Alam 1, Sunway REIT Industrial – Prai, Sunway Kluang Mall and Sunway Pier
- The data and information provided have been prepared to the best of ability in ensuring completeness, accuracy and reliability

KEY PERFORMANCE INDICATORS

PLANET

| Indicators | Measurement Unit | FY2022 | FY2023 | FY2024 | |
|---|---------------------|----------------|----------------|----------------|---------------|
| Energy | | | | | |
| Leased Assets | | | | | |
| Hotel | MWh | 33,247 | 41,070 | 42,293 | |
| Services | MWh | 41,088 | 28,452 | 16,627 | |
| Retail* | MWh | 667 | 724 | 2,905 | |
| Industrial | MWh | - | 185 | 680 | |
| Overall Electricity Consumption (Leased Assets) | MWh | 75,002 | 70,431 | 62,505 | |
| OVERALL ELECTRICITY CONSUMPTION | MWh | 217,182 | 223,968 | 221,944 | |
| OVERALL RENEWABLE ENERGY GENERATED | MWh | 3,675 | 24,844 | 4,075 | |
| % of Renewable Energy from Overall Electricity Consumption | % | 1.69% | 11.09% | 1.83% | |
| v. Total Fuel Consumption | | | | | |
| Managed Assets | | | | | |
| Office | Landlord controlled | MWh | 21 | 34 | 23 |
| | Tenant controlled | MWh | 0 | 0 | 0 |
| | Total | MWh | 21 | 34 | 23 |
| Retail | Landlord controlled | MWh | 25 | 23 | 26 |
| | Tenant controlled | MWh | 12,948 | 18,988 | 16,173 |
| | Total | MWh | 12,974 | 19,011 | 16,199 |
| Industrial | Landlord controlled | MWh | - | - | - |
| | Tenant controlled | MWh | - | - | - |
| | Total | MWh | - | - | - |
| Total Fuel Consumption (Managed Assets) | MWh | 12,995 | 19,045 | 16,222 | |
| Leased Assets | | | | | |
| Hotel | MWh | 3,748 | 4,449 | 4,038 | |
| Services | MWh | - | - | 585 | |
| Retail* | MWh | - | - | - | |
| Industrial | MWh | - | - | - | |
| Total Fuel Consumption (Leased Asset) | MWh | 3,748 | 4,449 | 4,623 | |
| TOTAL FUEL CONSUMPTION | MWh | 16,742 | 23,494 | 20,845 | |
| TOTAL ENERGY CONSUMPTION | MWh | 233,925 | 247,462 | 242,789 | |

Notes:

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- *Retail categorised under Leased Asset represents data of SunCity Ipoh Hypermarket
- Electricity consumption data of FY2023 have been restated, reflecting enhancements in data collection
- Fuel consumption data of FY2022 and FY2023 have been restated, reflecting improvements in calculation methodology
- Data excludes Sunway REIT Hypermarkets, Sunway REIT Industrial – Shah Alam 1, Sunway REIT Industrial – Prai, Sunway Kluang Mall and Sunway Pier
- Fuel consumption includes Diesel, Liquefied Petroleum Gas and Natural Gas
- The data and information provided have been prepared to the best of ability in ensuring completeness, accuracy and reliability

KEY PERFORMANCE INDICATORS

PLANET

| Indicator | Measurement Unit | FY2022 | FY2023 | FY2024 |
|--|----------------------|------------------|------------------|------------------|
| Water | | | | |
| i. Municipal Water Consumption | | | | |
| Managed Assets | | | | |
| Office | m ³ | 66,240 | 77,220 | 120,383 |
| Retail | m ³ | 619,313 | 674,417 | 1,350,412 |
| Industrial | m ³ | - | 22,383 | 16,775 |
| Total Usage from Municipal Potable Water (Managed Assets) | m³ | 685,553 | 774,020 | 1,487,570 |
| Leased Assets | | | | |
| Hotel | m ³ | 346,718 | 278,653 | 468,157 |
| Services | m ³ | 257,211 | 196,521 | 157,649 |
| Retail* | m ³ | - | - | 26,968 |
| Industrial | m ³ | - | - | 1,316 |
| Total Usage from Municipal Potable Water (Leased Assets) | m³ | 603,929 | 475,174 | 654,091 |
| TOTAL USAGE FROM MUNICIPAL POTABLE WATER | m³ | 1,289,482 | 1,249,194 | 2,141,660 |
| ii. Water Treatment Plant | | | | |
| Managed Assets | | | | |
| Office | m ³ | 150,875 | 146,249 | 114,544 |
| Retail | m ³ | 757,819 | 685,887 | 74,421 |
| Industrial | m ³ | - | - | 0 |
| Total Usage from Water Treatment Plant (Managed Assets) | m³ | 908,694 | 832,136 | 188,965 |
| Leased Assets | | | | |
| Hotel | m ³ | 318,690 | 339,078 | 125,324 |
| Services | m ³ | 130,691 | 136,546 | 55,184 |
| Retail* | m ³ | - | - | 0 |
| Industrial | m ³ | - | - | 0 |
| Total Usage from Water Treatment Plant (Leased Assets) | m³ | 449,381 | 475,624 | 180,509 |
| TOTAL USAGE FROM WATER TREATMENT PLANT | m³ | 1,358,075 | 1,307,760 | 369,474 |
| % of Usage from Water Treatment Plant | % | 51% | 51% | 15% |
| iii. Rainwater Harvesting | | | | |
| Managed Assets | | | | |
| Office | m ³ | 6,356 | 4,385 | 4,895 |
| Retail | m ³ | 0 | 0 | 94 |
| Industrial | m ³ | - | - | 0 |
| Total Rainwater Harvested (Managed Assets) | m³ | 6,356 | 4,385 | 4,989 |

Notes:

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- '-' indicates the data is not available
- *Retail categorised under Leased Asset represents data of SunCity Ipoh Hypermarket
- Data excludes Sunway REIT Hypermarkets, Sunway REIT Industrial – Shah Alam 1, Sunway REIT Industrial – Prai, Sunway Kluang Mall and Sunway Pier
- Water consumption data in FY2023 have been restated, reflecting enhancements in data collection
- Wastewater from all properties are discharged to a third-party, Indah Water Konsortium. Wastewater are not discharged to surface water, ocean, subsurface or well. IWK does not provide the volume of water discharged into the municipal sewerage system
- The data and information provided have been prepared to the best of ability in ensuring completeness, accuracy and reliability

KEY PERFORMANCE INDICATORS

PLANET

| Indicator | Measurement Unit | FY2022 | FY2023 | FY2024 |
|---|----------------------|------------------|------------------|------------------|
| Water | | | | |
| Leased Assets | | | | |
| Hotel | m ³ | 293 | 414 | 504 |
| Services | m ³ | 467 | 523 | 409 |
| Retail* | m ³ | - | - | 0 |
| Industrial | m ³ | - | - | 0 |
| Total Rainwater Harvested (Leased Assets) | m³ | 760 | 937 | 913 |
| TOTAL RAINWATER HARVESTED | m³ | 7,116 | 5,322 | 5,902 |
| % of Rainwater Harvested | % | 0.27% | 0.21% | 0.23% |
| vi. Overall Water Usage (Municipal Water + Water Treatment Plant + Rainwater) | | | | |
| Managed Assets | | | | |
| Office | m ³ | 223,471 | 227,854 | 239,822 |
| Retail | m ³ | 1,377,132 | 1,360,304 | 1,424,927 |
| Industrial | m ³ | - | 22,383 | 16,775 |
| Overall Water Usage (Managed Assets) | m³ | 1,600,603 | 1,610,541 | 1,681,524 |
| Leased Assets | | | | |
| Hotel | m ³ | 665,701 | 618,144 | 593,985 |
| Services | m ³ | 388,369 | 333,590 | 213,243 |
| Retail* | m ³ | - | - | 26,968 |
| Industrial | m ³ | - | - | 1,316 |
| Overall Water Usage (Leased Assets) | m³ | 1,054,070 | 951,734 | 835,512 |
| OVERALL WATER USAGE | m³ | 2,654,673 | 2,562,276 | 2,517,036 |
| OVERALL WATER USAGE FROM ALTERNATIVE SOURCES (WATER TREATMENT PLANT + RAINWATER) | m³ | 1,365,191 | 1,313,082 | 375,375 |
| % of Water Usage from Alternative Sources | % | 51% | 51% | 15% |
| v. Water Discharged | | | | |
| Managed Assets | | | | |
| Office | m ³ | - | - | - |
| Retail | m ³ | - | - | - |
| Industrial | m ³ | - | - | - |
| Total Water Discharged (Managed Assets) | m³ | - | - | - |
| Leased Assets | | | | |
| Hotel | m ³ | - | - | - |
| Services | m ³ | - | - | - |
| Retail* | m ³ | - | - | - |
| Industrial | m ³ | - | - | - |
| Total Water Discharged (Leased Assets) | m³ | - | - | - |
| OVERALL WATER DISCHARGED | m³ | - | - | - |

Notes:

- Figures stated may not add up due to rounding of decimals
- '-' indicates the data is not available
- *Retail categorised under Leased Asset represents data of SunCity Ipoh Hypermarket
- Data excludes Sunway REIT Hypermarkets, Sunway REIT Industrial – Shah Alam 1, Sunway REIT Industrial – Prai, Sunway Kluang Mall and Sunway Pier
- Water consumption data in FY2023 have been restated, reflecting enhancements in data collection
- Wastewater from all properties are discharged to a third-party, Indah Water Konsortium. Wastewater are not discharged to surface water, ocean, subsurface or well. IWK does not provide the volume of water discharged into the municipal sewerage system
- The data and information provided have been prepared to the best of ability in ensuring completeness, accuracy and reliability

KEY PERFORMANCE INDICATORS

PLANET

| Indicator | Measurement Unit | FY2022 | FY2023 | FY2024 |
|---|------------------|---------------|---------------|---------------|
| Waste | | | | |
| i. Disposed Waste | | | | |
| Managed Assets | | | | |
| Office | tonnes | 542 | 477 | 474 |
| Retail | tonnes | 8,108 | 7,791 | 8,207 |
| Total Disposed Waste (Managed Assets) | tonnes | 8,649 | 8,268 | 8,681 |
| Leased Assets | | | | |
| Hotel | tonnes | 2,042 | 1,932 | 2,106 |
| Services | tonnes | - | 1,386 | 1,476 |
| Retail* | tonnes | - | - | 245 |
| Total Disposed Waste (Leased Assets) | tonnes | 2,042 | 3,318 | 3,826 |
| TOTAL DISPOSED WASTE | tonnes | 10,691 | 11,585 | 12,508 |
| Disposed Waste | % | 96% | 92% | 91% |
| ii. Diverted Waste | | | | |
| Managed Assets | | | | |
| Office | tonnes | 28 | 42 | 29 |
| Retail | tonnes | 349 | 723 | 987 |
| Total Diverted Waste (Managed Assets) | tonnes | 377 | 766 | 1,016 |
| Leased Assets | | | | |
| Hotel | tonnes | 65 | 130 | 88 |
| Services | tonnes | - | 77 | 19 |
| Retail* | tonnes | - | - | 70 |
| Total Diverted Waste (Leased Assets) | tonnes | 65 | 206 | 176 |
| TOTAL DIVERTED WASTE | tonnes | 442 | 972 | 1,193 |
| Diverted Waste | % | 3.97% | 7.74% | 8.71% |
| iii. Total Waste (Disposed Waste + Diverted Waste) | | | | |
| Managed Assets | | | | |
| Office | tonnes | 570 | 520 | 503 |
| Retail | tonnes | 8,457 | 8,514 | 9,195 |
| Total Waste Produced (Managed Assets) | tonnes | 9,026 | 9,033 | 9,698 |
| Leased Assets | | | | |
| Hotel | tonnes | 2,107 | 2,061 | 2,194 |
| Services | tonnes | - | 1,463 | 1,495 |
| Retail* | tonnes | - | - | 315 |
| Total Waste Produced (Leased Assets) | tonnes | 2,107 | 3,524 | 4,003 |
| TOTAL WASTE PRODUCED | tonnes | 11,133 | 12,557 | 13,701 |

Notes:

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- -/- indicates the data is not available
- *Retail categorised under Leased Asset represents data of SunCity Ipoh Hypermarket
- Data excludes Industrial & Others Segment, Sunway REIT Hypermarkets, Sunway Kluang Mall and Sunway Pier
- Waste consumption in FY2023 have been restated, reflecting enhancements in data collection
- The data and information provided have been prepared to the best of ability in ensuring completeness, accuracy and reliability

KEY PERFORMANCE INDICATORS

PEOPLE

| INDICATOR | FY2022 | | FY2023 | | FY2024 | | |
|--------------------------------|----------------------------|-------------|-----------|-------------|-----------|-------------|-----|
| | Number | % | Number | % | Number | % | |
| A. Board Members | | | | | | | |
| Total Board Members | 7 | | 7 | | 7 | | |
| i. Board Diversity | | | | | | | |
| Gender | | | | | | | |
| Male | 4 | 57% | 4 | 57% | 4 | 57% | |
| Female | 3 | 43% | 3 | 43% | 3 | 43% | |
| TOTAL | 7 | 100% | 7 | 100% | 7 | 100% | |
| Age Group | | | | | | | |
| <40 years old | 0 | 0% | 0 | 0% | 0 | 0% | |
| 40-50 years old | 1 | 14% | 2 | 29% | 2 | 29% | |
| >50 years old | 6 | 86% | 5 | 71% | 5 | 71% | |
| TOTAL | 7 | 100% | 7 | 100% | 7 | 100% | |
| Ethnicity | | | | | | | |
| Malay | 2 | 29% | 2 | 29% | 2 | 29% | |
| Chinese | 4 | 57% | 4 | 57% | 4 | 57% | |
| Others | 1 | 14% | 1 | 14% | 1 | 14% | |
| TOTAL | 7 | 100% | 7 | 100% | 7 | 100% | |
| B. Employees | | | | | | | |
| i. Employee Count | | | | | | | |
| Total employees | 21 | | 23 | | 23 | | |
| ii. Employee Retention | | | | | | | |
| Total employees | 14 | 67% | 17 | 74% | 19 | 83% | |
| iii. Employee Diversity | | | | | | | |
| Gender | | | | | | | |
| Executives | Male | 6 | 29% | 3 | 13% | 3 | 13% |
| | Female | 13 | 62% | 18 | 78% | 19 | 83% |
| Non-executives | Male | 0 | 0% | 0 | 0% | 0 | 0% |
| | Female | 2 | 10% | 2 | 9% | 1 | 4% |
| TOTAL | 21 | 100% | 23 | 100% | 23 | 100% | |
| Age Group | | | | | | | |
| Executives | Below 30 years old | 5 | 24% | 6 | 26% | 8 | 35% |
| | Between 30 to 40 years old | 7 | 33% | 9 | 39% | 8 | 35% |
| | Between 40 to 50 years old | 5 | 24% | 5 | 22% | 5 | 22% |
| | More than 50 years old | 2 | 10% | 1 | 4% | 1 | 4% |

Notes:

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- '-' indicates the data is not available
- The data and information provided have been prepared to the best of ability in ensuring completeness, accuracy and reliability

KEY PERFORMANCE INDICATORS

PEOPLE

| INDICATOR | | FY2022 | | FY2023 | | FY2024 | |
|---|----------------------------|-----------|-------------|-----------|-------------|-----------|-------------|
| | | Number | % | Number | % | Number | % |
| Non-executives | Below 30 years old | 0 | 0% | 0 | 0% | 0 | 0% |
| | Between 30 to 40 years old | 1 | 5% | 1 | 4% | 0 | 0% |
| | Between 40 to 50 years old | 0 | 0% | 0 | 0% | 0 | 0% |
| | More than 50 years old | 1 | 5% | 1 | 4% | 1 | 4% |
| TOTAL | | 21 | 100% | 23 | 100% | 23 | 100% |
| Ethnicity | | | | | | | |
| Executives | Malay | 1 | 5% | 2 | 9% | 2 | 9% |
| | Chinese | 17 | 81% | 18 | 78% | 19 | 83% |
| | Indian | 1 | 5% | 1 | 4% | 1 | 4% |
| | Other races | 0 | 0% | 0 | 0% | 0 | 0% |
| | Foreigner | 0 | 0% | 0 | 0% | 0 | 0% |
| Non-executives | Malay | 0 | 0% | 0 | 0% | 0 | 0% |
| | Chinese | 1 | 5% | 1 | 4% | 0 | 0% |
| | Indian | 1 | 5% | 1 | 4% | 1 | 4% |
| | Other races | 0 | 0% | 0 | 0% | 0 | 0% |
| | Foreigner | 0 | 0% | 0 | 0% | 0 | 0% |
| TOTAL | | 21 | 100% | 23 | 100% | 23 | 100% |
| Women Diversity | | | | | | | |
| Women in workforce | | 15 | 71% | 20 | 87% | 20 | 87% |
| Women in STEM-related positions | | - | - | 5 | 25% | 7 | 35% |
| Women in STEM-related Positions | | | | | | | |
| Women in executive management (Board of Directors) | | 3 | - | 3 | 43% | 3 | 43% |
| Women in all management positions | | - | - | - | - | 14 | 82% |
| Women in senior management positions (EG 9 and above) | | 2 | - | 2 | 67% | 2 | 67% |
| Women in middle management positions (EG 5 - 8) | | - | - | - | - | 9 | 90% |
| Women in junior management positions (EG 3 - 4) | | - | 50% | 2 | 100% | 3 | 75% |
| Minority Groups | | | | | | | |
| Total number of ethnic minority employees | | 0 | 0% | 0 | 0% | 0 | 0% |
| Percentage of global staff with a disability | | 0 | 0% | 0 | 0% | 0 | 0% |
| Proportion of senior management hired from local community (EG 9 and above) | | | 100% | | 100% | | 100% |

Notes:

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- The data and information provided have been prepared to the best of ability in ensuring completeness, accuracy and reliability

KEY PERFORMANCE INDICATORS

PEOPLE

| INDICATOR | | FY2022 | | FY2023 | | FY2024 | |
|----------------------------------|----------|-----------|-------------|-----------|-------------|-----------|-------------|
| | | Number | % | Number | % | Number | % |
| iv. Employment Status | | | | | | | |
| Gender | | | | | | | |
| Permanent | Male | 5 | 24% | 3 | 13% | 3 | 13% |
| | Female | 15 | 71% | 19 | 83% | 19 | 83% |
| Contract | Male | 1 | 5% | 0 | 0% | 0 | 0% |
| | Female | 0 | 0% | 1 | 4% | 1 | 4% |
| TOTAL | | 21 | 100% | 23 | 100% | 23 | 100% |
| Part-time / Non-guaranteed hours | Male | 0 | 0% | 0 | 0% | 0 | 0% |
| | Female | 0 | 0% | 0 | 0% | 0 | 0% |
| TOTAL | | 0 | 0 | 0 | 0 | 0 | 0 |
| Full-time | Male | 6 | 29% | 3 | 13% | 3 | 13% |
| | Female | 15 | 71% | 20 | 87% | 20 | 87% |
| TOTAL | | 21 | 100% | 23 | 100% | 23 | 100% |
| Region | | | | | | | |
| Permanent | Domestic | 20 | 95% | 22 | 96% | 22 | 96% |
| | Overseas | 0 | 0% | 0 | 0% | 0 | 0% |
| Contract | Domestic | 1 | 5% | 1 | 4% | 1 | 4% |
| | Overseas | 0 | 0% | 0 | 0% | 0 | 0% |
| Part-time | Domestic | 0 | 0% | 0 | 0% | 0 | 0% |
| | Overseas | 0 | 0% | 0 | 0% | 0 | 0% |
| TOTAL | | 21 | 100% | 23 | 100% | 23 | 100% |
| Part-time / Non-guaranteed hours | Domestic | 0 | 0% | 0 | 0% | 0 | 0% |
| | Overseas | 1 | 100% | 0 | 0% | 0 | 0% |
| TOTAL | | 0 | 0% | 0 | 0% | 0 | 0% |
| Full-time | Domestic | 21 | 100% | 23 | 100% | 23 | 100% |
| | Overseas | 0 | 0% | 0 | 0% | 0 | 0% |
| TOTAL | | 21 | 100% | 23 | 100% | 23 | 100% |
| v. New Hires | | | | | | | |
| Total new hires | | 6 | | 8 | | 4 | |
| Gender | | | | | | | |
| Male | | 3 | 50% | 1 | 13% | 1 | 25% |
| Female | | 3 | 50% | 7 | 88% | 3 | 75% |
| TOTAL | | 6 | 100% | 8 | 100% | 4 | 100% |

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KEY PERFORMANCE INDICATORS

PEOPLE

| INDICATOR | FY2022 | | FY2023 | | FY2024 | | |
|---|----------------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | Number | % | Number | % | Number | % | |
| Age Group | | | | | | | |
| Employees below 30 years old | 2 | 33% | 4 | 50% | 4 | 100% | |
| Employees between 30 to 40 years old | 2 | 33% | 3 | 38% | 0 | 0% | |
| Employees between 40 to 50 years old | 1 | 17% | 0 | 0% | 0 | 0% | |
| Employees more than 50 years old | 1 | 17% | 1 | 13% | 0 | 0% | |
| TOTAL | 6 | 100% | 8 | 100% | 4 | 100% | |
| Ethnicity | | | | | | | |
| Malay | 1 | 17% | 2 | 25% | 0 | 0% | |
| Chinese | 4 | 67% | 5 | 63% | 4 | 100% | |
| Indian | 1 | 17% | 1 | 13% | 0 | 0% | |
| TOTAL | 6 | 100% | 8 | 100% | 4 | 100% | |
| Employee Category | | | | | | | |
| Senior Management (EG 9 and above) | 2 | 33% | 0 | 0% | 0 | 0% | |
| Manager & Senior Manager (EG 5 - 8) | 0 | 0% | 4 | 50% | 0 | 0% | |
| Senior Executive & Assistant Manager (EG 3 - 4) | 1 | 17% | 2 | 25% | 1 | 25% | |
| Executive (EG 1 - 2) | 2 | 33% | 1 | 13% | 3 | 75% | |
| Non-executive | 1 | 17% | 1 | 13% | 0 | 0% | |
| TOTAL | 6 | 100% | 8 | 100% | 4 | 100% | |
| Region | | | | | | | |
| Domestic | Male | 3 | 50% | 1 | 13% | 1 | 25% |
| | Female | 3 | 50% | 7 | 88% | 3 | 75% |
| Overseas | Male | 0 | 0% | 0 | 0% | 0 | 0% |
| | Female | 0 | 0% | 0 | 0% | 0 | 0% |
| TOTAL | | 6 | 100% | 8 | 100% | 4 | 100% |
| Domestic | Below 30 years old | 2 | 33% | 4 | 50% | 4 | 100% |
| | Between 30 to 40 years old | 2 | 33% | 3 | 38% | 0 | 0% |
| | Between 40 to 50 years old | 1 | 17% | 0 | 0% | 0 | 0% |
| | More than 50 years old | 1 | 17% | 1 | 13% | 0 | 0% |
| Overseas | Below 30 years old | 0 | 0% | 0 | 0% | 0 | 0% |
| | Between 30 to 40 years old | 0 | 0% | 0 | 0% | 0 | 0% |
| | Between 40 to 50 years old | 0 | 0% | 0 | 0% | 0 | 0% |
| | More than 50 years old | 0 | 0% | 0 | 0% | 0 | 0% |
| TOTAL | | 6 | 100% | 8 | 100% | 4 | 100% |

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- The data and information provided have been prepared to the best of ability in ensuring completeness, accuracy and reliability

KEY PERFORMANCE INDICATORS

PEOPLE

| INDICATOR | FY2022 | | FY2023 | | FY2024 | |
|---|----------|-------------|----------|-------------|----------|-------------|
| | Number | % | Number | % | Number | % |
| vi. Employee Attrition (includes voluntary and involuntary departures) | | | | | | |
| Total Employees | 7 | 33% | 6 | 26% | 4 | 17% |
| Gender | | | | | | |
| Male | 2 | 29% | 4 | 67% | 1 | 25% |
| Female | 5 | 71% | 2 | 33% | 3 | 75% |
| TOTAL | 7 | 100% | 6 | 100% | 4 | 100% |
| Age Group | | | | | | |
| Employees below 30 years old | 2 | 29% | 2 | 33% | 1 | 25% |
| Employees between 30 to 40 years old | 4 | 57% | 2 | 33% | 3 | 75% |
| Employees between 40 to 50 years old | 0 | 0% | 0 | 0% | 0 | 0% |
| Employees more than 50 years old | 1 | 14% | 2 | 33% | 0 | 0% |
| TOTAL | 7 | 100% | 6 | 100% | 4 | 100% |
| Ethnicity | | | | | | |
| Malay | 0 | 0% | 1 | 17% | 0 | 0% |
| Chinese | 7 | 100% | 4 | 67% | 4 | 100% |
| Indian | 0 | 0% | 1 | 17% | 0 | 0% |
| TOTAL | 7 | 100% | 6 | 100% | 4 | 100% |
| Employee Category | | | | | | |
| Senior Management (EG 9 and above) | 1 | 14% | 1 | 17% | 0 | 0% |
| Manager & Senior Manager (EG 5 - 8) | 2 | 29% | 2 | 33% | 1 | 25% |
| Senior Executive & Assistant Manager (EG 3 - 4) | 1 | 14% | 1 | 17% | 2 | 50% |
| Executive (EG 1 - 2) | 3 | 43% | 1 | 17% | 0 | 0% |
| Non-executive | 0 | 0 | 1 | 17% | 1 | 25% |
| TOTAL | 7 | 100% | 6 | 100% | 4 | 100% |

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KEY PERFORMANCE INDICATORS

PEOPLE

| INDICATOR | | FY2022 | | FY2023 | | FY2024 | |
|--|------------------------|-----------|-------------|-----------|-------------|-----------|-------------|
| | | Number | % | Number | % | Number | % |
| vii. Years of Service | | | | | | | |
| Average years employed by the company for female employees | | 6.9 | | 4.4 | | 6.0 | |
| Average years employed by the company for male employees | | 6.3 | | 9.3 | | 10.0 | |
| Executives | Less than 1 year | 3 | 14% | 4 | 17% | 4 | 17% |
| | Between 1 to 5 years | 7 | 33% | 8 | 35% | 9 | 39% |
| | Between 5 to 10 years | 4 | 19% | 5 | 22% | 4 | 17% |
| | Between 10 to 15 years | 2 | 10% | 1 | 4% | 2 | 9% |
| | Between 15 to 20 years | 3 | 14% | 3 | 13% | 3 | 13% |
| | More than 20 years | 0 | 0% | 0 | 0% | 0 | 0% |
| Non-executives | Less than 1 year | 1 | 5% | 1 | 4% | 0 | 0% |
| | Between 1 to 5 years | 0 | 0% | 1 | 4% | 1 | 4% |
| | Between 5 to 10 years | 0 | 0% | 0 | 0% | 0 | 0% |
| | Between 10 to 15 years | 0 | 0% | 0 | 0% | 0 | 0% |
| | Between 15 to 20 years | 0 | 0% | 0 | 0% | 0 | 0% |
| | More than 20 years | 1 | 5% | 0 | 0% | 0 | 0% |
| TOTAL | | 21 | 100% | 23 | 100% | 23 | 100% |

Notes:

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KEY PERFORMANCE INDICATORS

PEOPLE

| INDICATOR | FY2022 | | FY2023 | | FY2024 | |
|---|--------|---|--------|---|--------|---|
| | Number | % | Number | % | Number | % |
| C. Learning and Development Hours | | | | | | |
| Total learning and development hours | 625 | | 815 | | 870 | |
| Average training and development hours per employee | 30 | | 35 | | 38 | |
| i. Average Training Hours | | | | | | |
| Gender | | | | | | |
| Male | 35 | | 43 | | 40 | |
| Female | 28 | | 34 | | 38 | |
| Employee Category | | | | | | |
| Senior Management (EG 9 and above) | 24 | | 28 | | 39 | |
| Manager & Senior Manager (EG 5 - 8) | 26 | | 34 | | 37 | |
| Senior Executive & Assistant Manager (EG 3 - 4) | 33 | | 44 | | 31 | |
| Executive (EG 1 - 2) | 55 | | 42 | | 49 | |
| Cost (RM) | | | | | | |
| Total Expenditure | 15,616 | | 41,680 | | 44,223 | |
| Average amount spent per employee on training and development | 744 | | 1,812 | | 1,923 | |
| ii. Average Amount Spent per Employee | | | | | | |
| Gender | | | | | | |
| Male | 408 | | 1,465 | | 2,900 | |
| Female | 878 | | 1,864 | | 1,776 | |
| Age Group | | | | | | |
| Below 30 years old | 980 | | 1,053 | | 824 | |
| Between 30 to 40 years old | 864 | | 2,554 | | 3,424 | |
| Between 40 to 50 years old | 952 | | 1,826 | | 2,048 | |
| More than 50 years old | 0 | | 345 | | 0 | |
| Ethnicity | | | | | | |
| Malay | 0 | | 1,633 | | 2,448 | |
| Chinese | 771 | | 2,022 | | 2,070 | |
| Indian | 200 | | 0 | | 0 | |
| Other Races | 0 | | 0 | | 0 | |
| Employee Category | | | | | | |
| Senior Management (EG 9 and above) | 167 | | 1,627 | | 2,149 | |
| Manager & Senior Manager (EG 5 - 8) | 1,058 | | 2,532 | | 3,227 | |
| Senior Executive & Assistant Manager (EG 3 - 4) | 940 | | 1,483 | | 1,130 | |
| Executive (EG 1 - 2) | 1,275 | | 1,287 | | 414 | |

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KEY PERFORMANCE INDICATORS

PEOPLE

| INDICATOR | | FY2022 | | FY2023 | | FY2024 | |
|---|---|--------|------|--------|------|--------|------|
| | | Number | % | Number | % | Number | % |
| D. Family-friendly Leave | | | | | | | |
| Parental / childcare leave | Number of parental / childcare leave applications | 10 | | 12 | | 7 | |
| | Number of days applied for parental / childcare leave | 15 | | 13 | | 9 | |
| Maternity leave | Number of maternity leave applications | 1 | | 0 | | 1 | |
| | Number of days applied for maternity leave | 60 | | 0 | | 98 | |
| Paternity leave | Number of paternity leave applications | 0 | | 0 | | 0 | |
| | Number of days applied for paternity leave | 0 | | 0 | | 0 | |
| E. Performance Review | | | | | | | |
| i. Completion of Performance Review | | | | | | | |
| Gender | | | | | | | |
| Male | | | 100% | | 100% | | 100% |
| Female | | | 100% | | 100% | | 100% |
| ii. Completion of Performance Review | | | | | | | |
| Employee Category | | | | | | | |
| Senior Management (EG 9 and above) | | | 100% | | 100% | | 100% |
| Manager & Senior Manager (EG 5 - 8) | | | 100% | | 100% | | 100% |
| Senior Executive & Assistant Manager (EG 3 - 4) | | | 100% | | 100% | | 100% |
| Executive (EG 1 - 2) | | | 100% | | 100% | | 100% |

Notes:

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KEY PERFORMANCE INDICATORS

PEOPLE

| Indicator | FY2022 | | FY2023 | | FY2024 | |
|--|-----------|------|-----------|------|-----------|------|
| | Number | Rate | Number | Rate | Number | Rate |
| F. Safety and Health | | | | | | |
| i. Work-related Injuries | | | | | | |
| Employees | | | | | | |
| Total hours worked | 44,344 | | 44,528 | | 44,896 | |
| Fatalities | 0 | | 0 | | 0 | |
| High-consequence work-related injuries | 0 | 0 | 0 | 0 | 0 | 0 |
| Lost time injury | 0 | 0 | 0 | 0 | 0 | 0 |
| Recordable work-related injuries | 0 | 0 | 0 | 0 | 0 | 0 |
| Non-employees | | | | | | |
| Total hours worked | 3,327,712 | | 5,709,264 | | 4,821,375 | |
| Fatalities | 0 | | 0 | | 0 | |
| High-consequence work-related injuries | 0 | 0 | 0 | 0 | 0 | 0 |
| Lost time injury | 0 | 0 | 9 | 0.48 | 7 | 0.29 |
| Recordable work-related injuries | 6 | 8.53 | 9 | 2.41 | 10 | 2.07 |
| ii. Work-related Ill Health | | | | | | |
| Employees | | | | | | |
| Number of fatalities | 0 | 0 | 0 | 0 | 0 | 0 |
| Number of recordable work-related ill health | 0 | 0 | 0 | 0 | 0 | 0 |
| Non-employees | | | | | | |
| Number of fatalities | 0 | 0 | 0 | 0 | 0 | 0 |
| Number of recordable work-related ill health | 0 | 0 | 0 | 0 | 0 | 0 |

Notes:

- Figures stated may not add up due to rounding of decimals
- '-' indicates the data is not available
- The rates are calculated based on 200,000 hours worked
- Non-employees excludes part-timers and interns since they are hired on an ad-hoc basis
- The data and information provided have been prepared to the best of ability in ensuring completeness, accuracy and reliability

IFRS S1 CONTENT INDEX

| Indicators | | Disclosure (Page Number) |
|-------------------|---|---|
| Governance | | |
| 27(a) | The governance body(s) or individual(s) responsible for overseeing sustainability-related risks and opportunities | |
| 27(a)(i) | Responsibilities for sustainability-related risks and opportunities are reflected in the terms of reference, mandates, role descriptions and other related policies applicable to that body(s) or individual(s) | "Sustainability Governance" on page 16 - 17 and the Sustainability Committee's Terms of Reference |
| 27(a)(ii) | Body(s) or individual(s) determines whether appropriate skills and competencies are available or will be developed to oversee strategies designed to respond to sustainability-related risks and opportunities | "Climate Report: Net Zero Carbon Emissions by 2050" on page 32 and refer to Sunway REIT's corporate website for the full training list for Board of Directors |
| 27(a)(iii) | Frequency of body(s) or individual(s) is informed about sustainability-related risks and opportunities | "Sustainability Governance" on page 16 - 17 |
| 27(a)(iv) | Approach which the body(s) or individual(s) takes into account sustainability-related risks and opportunities when overseeing the entity's strategy, its decisions on major transactions and its risk management processes and related policies, including whether the body(s) or individual(s) has considered trade-offs associated with those risks and opportunities | "Sustainability Governance" on page 16 - 17; "Materiality" on page 21 |
| 27(a)(v) | The setting of targets related to sustainability-related risks and opportunities, and monitors progress towards those targets (see paragraph 51), including whether and how related performance metrics are included in remuneration policies | "2024 Sustainability Scorecard" on page 26 - 27; "Climate Report: Net Zero Carbon Emissions by 2050" on page 32 |
| 27(b) | Management's role in the governance processes, controls and procedures to monitor, manage and oversee sustainability-related risks and opportunities | |
| 27(b)(i) | Role delegation to a specific management-level position or management-level committee and oversight over that position or committee | "Sustainability Governance" on page 16 - 17 |
| 27(b)(ii) | Controls and procedures supporting the oversight of sustainability-related risks and opportunities, including their integration with other internal functions | "Sustainability Governance" on page 16 - 17 |
| Strategy | | |
| 29 | Disclosure of information to help users understand general-purpose financial reports | |
| 29(a) | The sustainability-related risks and opportunities that could reasonably be expected to affect the entity's prospects | "Materiality" on page 18 - 23 |
| 29(b) | The current and anticipated effects of those sustainability-related risks and opportunities on the entity's business model and value chain | "Materiality" on page 18 - 23 |
| 29(c) | The effects of those sustainability-related risks and opportunities on the entity's strategy and decision-making (see paragraph 33) | "Materiality" on page 18 - 23 |
| 29(d) | The effects of those sustainability-related risks and opportunities on the entity's financial position, financial performance and cash flows for the reporting period, and their anticipated effects on the entity's financial position, financial performance and cash flows over the short, medium and long term, taking into consideration how those sustainability-related risks and opportunities have been factored into the entity's financial planning (see paragraphs 34-40) | "Climate Report: Net Zero Carbon Emissions by 2050" on page 36 - 38 |
| 29(e) | The resilience of the entity's strategy and its business model to those sustainability-related risks (see paragraphs 41-42) | "Climate Report: Net Zero Carbon Emissions by 2050" on page 36 - 38 |

IFRS S1 CONTENT INDEX

| Indicators | | Disclosure (Page Number) |
|------------------|---|---|
| 30 | Sustainability-related risks and opportunities | |
| 30(a) | Sustainability-related risks and opportunities descriptions that could reasonably be expected to affect the entity's prospects | "Materiality" on page 18 - 23 |
| 30(b) | Specify the time horizons—short, medium or long term—over which the effects of each of those sustainability-related risks and opportunities could reasonably be expected to occur | "Climate Report: Net Zero Carbon Emissions by 2050" on page 33- 38 |
| 30(c) | Definitions of 'short term', 'medium term' and 'long term' and their linkage to the entity's planning horizons for strategic decision-making | "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 |
| 32 | Business model and value chain | |
| 32(a) | Description(s) of the current and anticipated effects of sustainability related risks and opportunities on the entity's business model and value chain | The risks and opportunities associated with each material sustainability matter are disclosed throughout SR2024 in the narrative of the respective material topics. |
| 32(b) | Description(s) of where in the entity's business model and value chain climate-related risks and opportunities are concentrated | The risks and opportunities associated with each material sustainability matter are disclosed throughout SR2024 in the narrative of the respective material topics. |
| 33 | Strategy and decision-making | |
| 33(a) | Response and planned actions for sustainability-related risks and opportunities in strategy and decision-making | "Sustainability Approach" on page 24 - 25; "2024 Sustainability Scorecard" on page 26 - 27 |
| 33(b) | Quantitative and qualitative information about the progress of plans disclosed in previous reporting periods | "2024 Sustainability Scorecard" on page 26 - 27 |
| 33(c) | Trade-offs between sustainability-related risks and opportunities that the entity considered (for example, in making a decision on the location of new operations, an entity might have considered the environmental impacts of those operations and the employment opportunities they would create in a community) | Trade-offs between Sunway REIT's six capitals are discussed on Sunway REIT Integrated Annual Report page 36 - 37 |
| 35 | Financial position, financial performance and cash flows | |
| 35(a) | Impact of sustainability-related risks and opportunities on financial position, financial performance and cash flows for the reporting period | "Financial Capital" on Sunway REIT Integrated Annual Report page 38 - 39 |
| 35(b) | The sustainability-related risks and opportunities identified for which there is a significant risk of a material adjustment within the next annual reporting period to the carrying amounts of assets and liabilities reported in the related financial statements | "Climate Report: Net Zero Carbon Emissions by 2050" on page 36 - 38 |
| 35(c)(i) | Expected changes in the entity's financial position over the short, medium, and long term based on its strategy for managing sustainability-related risks and opportunities | "Climate Report: Net Zero Carbon Emissions by 2050" on page 36 - 38 |
| 35(c)(ii) | Investment and disposal plans | "CEO's Statement" on page 13; "Climate Report: Net Zero Carbon Emissions by 2050" on page 39; "Sustainable Finance" on page 28 - 29; "Goal 1" on page 52; "Portfolio Capital" on Sunway REIT Integrated Annual Report page 94 - 119 |
| 35(c)(ii) | Its planned sources of funding to implement its strategy | "Climate Report: Net Zero Carbon Emissions by 2050" on page 39; "Sustainable Finance" on page 28 - 29; "Goal 1" on page 52 |

IFRS S1 CONTENT INDEX

| Indicators | | Disclosure (Page Number) |
|------------------------|---|--|
| 35(d) | Financial performance and cash flows to change over the short, medium and long term, given the strategy to manage sustainability-related risks and opportunities | Not disclosed |
| 37 | Disclosures on anticipated financial effects of sustainability-related risks and opportunities | |
| 37(a) | All reasonable and supportable information that is available to the entity at the reporting date without undue cost or effort | "Message from the Chairman" on Sunway REIT Integrated Annual Report page 16 |
| 37(b) | Approach that is commensurate with the skills, capabilities and resources that are available to the entity for preparing those disclosures | "Sustainability Governance" on page 16 - 17 |
| 40 | Explanation for the absence of quantitative information about current or anticipated financial effects of sustainability-related risk or opportunity | |
| 40(a) | Justification for not providing quantitative data | "About this report" on page 5 |
| 40(b) | Qualitative details on financial effects, including impacted line items, totals, and subtotals in the financial statements | "Climate Report: Net Zero Carbon Emissions by 2050" on page 36 - 38 |
| 40(c) | Quantitative data on the combined financial effects of that sustainability-related risk or opportunity with other factors, unless deemed not useful | Not disclosed |
| 41 | Resilience | |
| 41 | Information that enables users of general purpose financial reports to understand its capacity to adjust to the uncertainties arising from sustainability-related risks. This includes a qualitative and, if applicable, quantitative assessment of strategy and business model resilience, along with details on the assessment process and time horizon | "Materiality" on page 18 - 23; "2024 Sustainability Scorecard" on page 26 - 27 |
| Risk Management | | |
| 44(a) | Processes and policies used to identify, assess, prioritise, and monitor sustainability-related risks | "Materiality" on page 18 - 23 |
| 44(a)(i) | The inputs and parameters the entity uses | "Materiality" on page 18 - 23; "Risk Management & Internal Control" at page 98 |
| 44(a)(ii) | Use of scenario analysis to identify sustainability-related risks | "Climate Report: Net Zero Carbon Emissions by 2050" on page 34 |
| 44(a)(iii) | Assessment of the nature, likelihood, and magnitude of risk effects (including qualitative factors, quantitative thresholds, or other criteria) | "Climate Report: Net Zero Carbon Emissions by 2050" on page 34 - 36 |
| 44(a)(iv) | Prioritisation of sustainability-related risks compared to other types of risk | "Materiality" on page 20 |
| 44(a)(v) | Monitoring of sustainability-related risks | "Sustainability Governance" on page 16 - 17; "2024 Sustainability Scorecard" on page 26 - 27; "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 |
| 44(a)(vi) | Changes in the entity's processes compared to the previous reporting period | "Materiality" on page 18 - 23 |
| 44(b) | The processes the entity uses to identify, assess, prioritise and monitor sustainability-related opportunities; and | "Materiality" on page 18 - 23 |
| 44(c) | The extent to which, and how, the processes for identifying, assessing, prioritising and monitoring sustainability-related risks and opportunities are integrated into and inform the entity's overall risk management process | "Materiality" on page 18 - 23 |

IFRS S1 CONTENT INDEX

| Indicators | | Disclosure (Page Number) |
|----------------------------|--|---|
| Metrics and targets | | |
| 46 | Sustainability-related risk and opportunity | |
| 46(a) | Metrics required by an applicable IFRS Sustainability Disclosure Standard | Not disclosed |
| 46(b) | Metrics the entity uses to measure and monitor | "2024 Sustainability Scorecard" on page 26-27 |
| 46(b)(i) | That sustainability-related risk or opportunity | "2024 Sustainability Scorecard" on page 26-27; "Bursa Malaysia's Common and Sector-Specific Indicators" on page 104 - 105; "Key Performance Indicators" on page 106 - 124 |
| 46(b)(ii) | Performance in relation to that sustainability-related risk or opportunity, including progress towards any targets the entity has set, and any targets it is required to meet by law or regulation | "2024 Sustainability Scorecard" on page 26-27; "Bursa Malaysia's Common and Sector-Specific Indicators" on page 104 - 105; "Key Performance Indicators" on page 106 - 124 |
| 50 | Metric development and disclosure | |
| 50(a) | Definition of the metric, including any adjustments from a source other than IFRS Sustainability Disclosure Standards, specifying the source and differences from the original metric | "About This Report" on page 5 |
| 50(b) | Type of the metric: absolute, relative to another metric, or qualitative (such as a red, amber, green—or RAG—status) | "2024 Sustainability Scorecard" on page 26 - 27 |
| 50(c) | Validation of the metric by a third party, and identification of the validating party | "About This Report" on page 5; "Sustainable Finance" on page 29; "Goal 1" on page 53 |
| 50(d) | The method used to calculate the metric and the inputs to the calculation, including the limitations of the method used and the significant assumptions made | Please refer to the footnotes under the respective charts and tables throughout SR2024. |
| 51 | Sustainability-related targets | |
| 51(a) | The metric used to set the target and to monitor progress towards reaching the target | "2024 Sustainability Scorecard" on page 26 - 27 |
| 51(b) | The specific quantitative or qualitative target the entity has set or is required to meet | "2024 Sustainability Scorecard" on page 26 - 27 |
| 51(c) | The period over which the target applies | "2024 Sustainability Scorecard" on page 26 - 27; "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 |
| 51(d) | The base period from which progress is measured | "2024 Sustainability Scorecard" on page 26 - 27 |
| 51(e) | Any milestones and interim targets | "Sustainability Approach" on page 24 - 25; "2024 Sustainability Scorecard" on page 26 - 27; "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 |
| 51(f) | Performance against each target and an analysis of trends or changes in the entity's performance | "Sustainability Approach" on page 24 - 25; "2024 Sustainability Scorecard" on page 26 - 27 |
| 51(g) | Any revisions to the target and an explanation for those revisions | No revisions of the targets |

IFRS S2 CONTENT INDEX

| Indicators | | Disclosure (Page Number) |
|-------------------|--|---|
| Governance | | |
| 6(a) | The governance body(s) or individual(s) responsible for overseeing climate-related risks and opportunities | |
| 6(a)(i) | Responsibilities for climate-related risks and opportunities are reflected in the terms of reference, mandates, role descriptions and other related policies applicable to that body(s) or individual(s) | "Sustainability Governance" on page 16 - 17 and the Sustainability Committee's Terms of Reference |
| 6(a)(ii) | Body(s) or individual(s) determines whether appropriate skills and competencies are available or will be developed to oversee strategies designed to respond to climate-related risks and opportunities | "Climate Report: Net Zero Carbon Emissions by 2050" on page 32 and refer to Sunway REIT's corporate website for the full training list for Board of Directors |
| 6(a)(iii) | Frequency of body(s) or individual(s) is informed about climate-related risks and opportunities | "Sustainability Governance" on page 16 - 17 |
| 6(a)(iv) | Approach which the body(s) or individual(s) takes into account climate-related risks and opportunities when overseeing the entity's strategy, its decisions on major transactions and its risk management processes and related policies, including whether the body(s) or individual(s) has considered trade-offs associated with those risks and opportunities | "Sustainability Governance" on page 16 - 17; "Materiality" on page 21 |
| 6(a)(v) | Approach which body(s) or individual(s) oversees the setting of targets related to climate-related risks and opportunities, and monitors progress towards those targets, including whether and how related performance metrics are included in remuneration policies | "2024 Sustainability Scorecard" on page 26 - 27; "Climate Report: Net Zero Carbon Emissions by 2050" on page 32 |
| 6(b) | Management's role in the governance processes, controls and procedures to monitor, manage and oversee climate-related risks and opportunities | |
| 6(b)(i) | Delegation of roles to specific management-level positions or committees and the oversight mechanisms in place for those roles | "Sustainability Governance" on page 16 - 17 |
| 6(b)(ii) | Controls and procedures supporting the oversight of climate-related risks and opportunities, including their integration with other internal functions | "Sustainability Governance" on page 16 - 17 |
| Strategy | | |
| 10 | Climate-related risks and opportunities | |
| 10(a) | Climate-related risks and opportunities reasonably expected to impact the entity's prospects | "Climate Report: Net Zero Carbon Emissions by 2050" on page 31 - 39 |
| 10(b) | Explanation of identified climate-related risks as either physical risks or transition risks | "Climate Report: Net Zero Carbon Emissions by 2050" on page 34 - 36 |
| 10(c) | Specify short-, medium-, and long-term time horizons for each identified climate-related risk and opportunity, along with their reasonably expected impacts | "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 |
| 10(d) | Definitions of 'short-term,' 'medium-term,' and 'long-term' and their linkage to the entity's planning horizons for strategic decision-making | "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 |
| 13 | Business model and value chain | |
| 13(a) | Description(s) of the current and anticipated impacts of climate-related risks and opportunities on the entity's business model and value chain | "Climate Report: Net Zero Carbon Emissions by 2050" on page 36 - 39 |
| 13(b) | Description(s) of where in the entity's business model and value chain climate-related risks and opportunities are concentrated | "Climate Report: Net Zero Carbon Emissions by 2050" on page 36 - 39 |

IFRS S2 CONTENT INDEX

| Indicators | | Disclosure (Page Number) |
|-------------------|--|---|
| 14 | Strategy and decision making | |
| 14(a)(i) | Current and anticipated changes to the entity's business model and resource allocation to address climate-related risks and opportunities | "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 - 39 |
| 14(a)(ii) | Current and anticipated direct mitigation and adaptation efforts | "Climate Report: Net Zero Carbon Emissions by 2050" on page 36 - 39; "CEO's Statement" on page 12 - 15; "Sustainable Finance" on page 28 - 29; "Goal 1" on page 50 - 67 |
| 14(a)(iii) | Current and anticipated indirect mitigation and adaptation efforts | "Climate Report: Net Zero Carbon Emissions by 2050" on page 36 - 39; "CEO's Statement" on page 13; "Sustainable Finance" on page 28 - 29; "Goal 1" on page 50 - 67 |
| 14(a)(iv) | Describe any climate-related transition plan, including information about key assumptions used in developing its transition plan, and dependencies on which the entity's transition plan relies | "Climate Report: Net Zero Carbon Emissions by 2050" on page 32, 37 and 39 |
| 14(a)(v) | Describe plans to achieve any climate-related targets, including any greenhouse gas emissions targets | "2024 Sustainability Scorecard" on page 26; "Climate Report" on page 32, 40 and 41 |
| 14(b) | Information about how the entity is resourcing, and plans to resource, the activities disclosed in accordance with paragraph 14(a) | "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 - 39; "Goal 1" on page 46 - 49 |
| 14(c) | Quantitative and qualitative information about the progress of plans disclosed in previous reporting periods in accordance with paragraph 14(a) | "2024 Sustainability Scorecard" on page 26; "Goal 1" on page 40 - 41, 54 - 55 |
| 16 | Financial position, financial performance and cash flows | |
| 16(a) | Impact of climate-related risks and opportunities on financial position, financial performance and cash flows for the reporting period | "Climate Report: Net Zero Carbon Emissions by 2050" on page 36 - 38 |
| 16(b) | The climate-related risks and opportunities identified for which there is a significant risk of a material adjustment within the next annual reporting period to the carrying amounts of assets and liabilities reported in the related financial statements | "Climate Report: Net Zero Carbon Emissions by 2050" on page 36 - 38 |
| 16(c) | Expected changes in the entity's financial position over the short, medium, and long term based on its strategy for managing climate-related risks and opportunities | "Climate Report: Net Zero Carbon Emissions by 2050" on page 36 - 38 |
| 16(c)(i) | Investment and disposal plans | "CEO's Statement" on page 13; "Climate Report: Net Zero Carbon Emissions by 2050" on page 37; "Sustainable Finance" on page 28 - 29; "Portfolio Capital" on Sunway REIT Integrated Annual Report page 94 - 119 |
| 16(c)(ii) | Its planned sources of funding to implement its strategy | "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 - 39; "Sustainable Finance" on page 28 - 29; "Goal 1" on page 50 - 51 |
| 16(d) | Financial performance and cash flows to change over the short, medium and long term, given the strategy to manage climate-related risks and opportunities | Not disclosed |

IFRS S2 CONTENT INDEX

| Indicators | | Disclosure (Page Number) |
|------------------------|---|---|
| 22 | Climate resilience | |
| 22(a)(i) | The implications, if any, of the assessment for its strategy and business model, including the response to the effects identified in the climate-related scenario analysis | "2024 Sustainability Scorecard" on page 26 - 27 |
| 22(a)(ii) | The significant areas of uncertainty considered in the assessment of its climate resilience | "Climate Report: Net Zero Carbon Emissions by 2050" on page 37 |
| 22(a)(iii)(1) | The availability of, and flexibility in, the existing financial resources to respond to the effects identified in the climate-related scenario analysis, including addressing climate-related risks and taking advantage of climate-related opportunities | "Sustainable Finance" on page 28 - 29, "Climate Report: Net Zero Carbon Emissions by 2050" on page 31 - 37 |
| 22(a)(iii)(2) | The ability to redeploy, repurpose, upgrade or decommission existing assets | "Goal 1" on page 44 - 47 and 49 |
| 22(b)(i) | Climate-related scenario analysis | |
| 22(b)(i)(1) | The climate-related scenarios used for the analysis and the sources of those scenarios | "Climate Report: Net Zero Carbon Emissions by 2050" on page 34 - 35 |
| 22(b)(i)(2) | If the analysis included a diverse range of climate-related scenarios | "Climate Report: Net Zero Carbon Emissions by 2050" on page 34 - 35 |
| 22(b)(i)(3) | If the climate-related scenarios used for the analysis are associated with climate-related transition risks or climate-related physical risks | "Climate Report: Net Zero Carbon Emissions by 2050" on page 34 - 35 |
| 22(b)(i)(4) | If scenarios aligned with the latest international agreement on climate change | "Climate Report: Net Zero Carbon Emissions by 2050" on page 34 - 35 |
| 22(b)(i)(5) | If the chosen climate-related scenarios are relevant to assessing its resilience to climate-related changes, developments or uncertainties | "Climate Report: Net Zero Carbon Emissions by 2050" on page 34 - 35 |
| 22(b)(i)(6) | The time horizons used in the analysis | "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 |
| 22(b)(i)(7) | The scope of operations in the analysis | "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 - 35 |
| 22(b)(ii) | The key assumptions the entity made in the scenario analysis | |
| 22(b)(ii)(1) | Climate-related policies in the jurisdictions of operation | "Climate Report: Net Zero Carbon Emissions by 2050" on page 36 - 38 |
| 22(b)(ii)(2) | Macroeconomic trends | "CEO's Statement" on page 12 - 15 |
| 22(b)(ii)(3) | National- or regional-level variables | "Climate Report: Net Zero Carbon Emissions by 2050" on page 34 - 36 |
| 22(b)(ii)(4) | Energy usage and mix | "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 |
| 22(b)(ii)(5) | Developments in technology | "Climate Report: Net Zero Carbon Emissions by 2050" on page 34 - 36 |
| 22(b)(iii) | The reporting period | "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 |
| Risk Management | | |
| 25 | The processes and related policies the entity uses to identify, assess, prioritise and monitor climate-related risks | |
| 25(a)(i) | The inputs and parameters the entity uses | "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 - 39 |
| 25(a)(ii) | If climate-related scenario analysis is used to inform the identification of climate-related risks | "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 - 39 |

IFRS S2 CONTENT INDEX

| Indicators | | Disclosure (Page Number) |
|----------------------------|---|---|
| 25(a)(iii) | The assessment of the nature, likelihood and magnitude of the effects of those risks | "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 - 39 |
| 25(a)(iv) | The prioritisation of climate-related risks relative to other types of risks | "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 - 39 |
| 25(a)(v) | The approach to monitoring climate-related risks | "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 - 39 |
| 25(a)(vi) | The changes in the processes used to compare with the previous reporting period | No disclosure on the changes to compare with previous reporting period |
| 25(b) | The processes used to identify, assess, prioritise and monitor climate-related opportunities, including information about whether and how the entity uses climate-related scenario analysis to inform its identification of climate-related opportunities | "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 - 39 |
| 25(c) | The extent to which, and how, the processes for identifying, assessing, prioritising and monitoring climate-related risks and opportunities are integrated into and inform the entity's overall risk management process | "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 - 39 |
| Metrics and targets | | |
| 28 | Information relevant to cross-industry metric categories | |
| 28(a) | Information relevant to the cross-industry metric categories | "CEO's Statement" on page 13; "Sustainable Finance" on page 28 - 29; "Climate Report: Net Zero Carbon Emissions by 2050" on page 39 - 41; "Goal 1" on page 44 - 47, 52 |
| 28(b) | Industry-based metrics that are associated with particular business models, activities or other common features that characterise participation in an industry | "CEO's Statement" on page 13; "Sustainable Finance" on page 28 - 29; "Climate Report: Net Zero Carbon Emissions by 2050" on page 39 - 41; "Goal 1" on page 44 - 47, 52 |
| 28(c) | Targets set by the entity, and any targets it is required to meet by law or regulation, to mitigate or adapt to climate-related risks or take advantage of climate-related opportunities, including metrics used by the governance body or management to measure progress towards these targets | "CEO's Statement" on page 13; "Sustainable Finance" on page 28 - 29; "Climate Report: Net Zero Carbon Emissions by 2050" on page 39 - 41; "Goal 1" on page 44 - 47, 52 |
| 29 | Climate-related metrics | |
| 29(a) | Greenhouse gases emissions | |
| 29(a)(i)(1) (2)(3) | Disclose its absolute gross greenhouse gas emissions generated during the reporting period, expressed as metric tonnes of CO ₂ e (Scope 1, 2 & 3) | "Key Performance Indicators" on page 106 - 107 "Climate Report: Net Zero Carbon Emissions by 2050" on page 40 - 41 |
| 29(a)(ii) | Measurement of greenhouse gas emissions in accordance with the Greenhouse Gas Protocol | "Climate Report: Net Zero Carbon Emissions by 2050" on page 40 - 41 |
| 29(a)(iii) | Disclosure of the approach used to measure its greenhouse gas emissions | "Climate Report: Net Zero Carbon Emissions by 2050" on page 40 - 41 |
| 29(a)(iii)(1) | The measurement approach, inputs and assumptions the entity uses to measure its greenhouse gas emissions | "Climate Report: Net Zero Carbon Emissions by 2050" on page 40 - 41 |
| 29(a)(iii)(2) | The reason for the entity's chosen measurement approach, inputs, and assumptions for greenhouse gas emissions | "Climate Report: Net Zero Carbon Emissions by 2050" on page 40 - 41 |
| 29(a)(iii)(3) | Changes to the measurement approach, inputs, and assumptions during the reporting period, along with their reasons | "Climate Report: Net Zero Carbon Emissions by 2050" on page 40 - 41; "Goal 1" on page 50 - 51; "Key Performance Indicators" on page 106 - 107 |
| 29(a)(iv) | For Scope 1 and Scope 2: the consolidated accounting group | "Climate Report: Net Zero Carbon Emissions by 2050" on page 40 - 41 |

IFRS S2 CONTENT INDEX

| Indicators | | Disclosure (Page Number) |
|--------------|--|--|
| 29(a)(v) | Disclosure of location-based Scope 2 greenhouse gas emissions | "Climate Report: Net Zero Carbon Emissions by 2050" on page 40 - 41; "Key Performance Indicators" on page 106 - 107 |
| 29(a)(vi)(1) | The categories included within Scope 3 greenhouse gas emissions, in accordance with the Scope 3 categories described in the Greenhouse Gas Protocol Corporate Value Chain (Scope 3) Accounting and Reporting Standard (2011) | "Climate Report: Net Zero Carbon Emissions by 2050" on page 40 - 41; "Key Performance Indicators" on page 106 - 107 |
| 29(a)(vi)(2) | Additional information about the entity's Category 15 greenhouse gas emissions or those associated with its investments (financed emissions), if the entity's activities include asset management, commercial banking or insurance | Not disclosed |
| 29(b) | Climate-related transition risks: the amount and percentage of assets or business activities vulnerable to climate-related transition risks | "Climate Report: Net Zero Carbon Emissions by 2050" on page 31 - 37 for quantitative inputs |
| 29(c) | Climate-related physical risks: the amount and percentage of assets or business activities vulnerable to climate-related physical risks | "Climate Report: Net Zero Carbon Emissions by 2050" on page 36 |
| 29(d) | Climate-related opportunities: the amount and percentage of assets or business activities aligned with climate-related opportunities | "No quantitative disclosure on this" "Climate Report: Net Zero Carbon Emissions by 2050" on page 31 - 37 for qualitative inputs |
| 29(e) | Capital deployment—the amount of capital expenditure, financing or investment deployed towards climate-related risks and opportunities | "CEO's Statement" on page 13; "Sustainable Finance" on page 28 - 29 |
| 29(f) | Internal carbon prices | |
| 29(f)(i) | Explanation of the application of carbon price in decision-making | "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 |
| 29(f)(ii) | The price for each metric tonne of greenhouse gas emissions used to assess the costs of greenhouse gas emissions | "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 |
| 29(g) | Remuneration | |
| 29(g)(i) | The description of climate-related considerations factored into executive remuneration | "2024 Sustainability Scorecard" on page 26 - 27 |
| 29(g)(ii) | The percentage of executive management remuneration recognised in the current period is linked to climate-related considerations | "2024 Sustainability Scorecard" on page 26 - 27 |
| 32 | Industry-based metrics | |
| 32 | Industry-based metrics linked to specific business models, activities, or common industry traits. The entity should refer to the Industry-based Guidance on Implementing IFRS S2 to determine relevant disclosures | "About This Report" on page 5; "Materiality" on page 18 |
| 33 | Climate-related targets | |
| 33(a) | The metric used to set the target | "2024 Sustainability Scorecard" on page 26; "Climate Report: Net Zero Carbon Emissions by 2050" on page 40 - 41 |
| 33(b) | The objective of the target | "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 |
| 33(c) | The scope and boundary of the target | "Climate Report: Net Zero Carbon Emissions by 2050" on page 40 - 41 |
| 33(d) | The period over which the target applies | "2024 Sustainability Scorecard" on page 26 - 27; "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 |
| 33(e) | The base period from which progress is measured | "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 |

IFRS S2 CONTENT INDEX

| Indicators | | Disclosure (Page Number) |
|--------------|--|---|
| 33(f) | Any milestones and interim targets | "2024 Sustainability Scorecard" on page 26 - 27; "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 |
| 33(g) | If the target is quantitative, whether it is an absolute target or an intensity target | "2024 Sustainability Scorecard" on page 26; "Climate Report: Net Zero Carbon Emissions by 2050" on page 40 - 41 |
| 33(h) | If the latest international agreement on climate change, including jurisdictional commitments that arise from that agreement, has informed the target | "Climate Report: Net Zero Carbon Emissions by 2050" on page 33 |
| 34(a) | The target and its third-party validated methodology of target settings | "Climate Report: Net Zero Carbon Emissions by 2050" on page 33, 40 - 41 |
| 34(b) | The entity's processes for reviewing the target | "Sustainability Governance" on page 16 - 17 |
| 34(c) | The metrics used to monitor progress towards reaching the target | "2024 Sustainability Scorecard" on page 26; "Climate Report: Net Zero Carbon Emissions by 2050" on page 40 - 41 |
| 34(d) | The revisions to the target and an explanation for those revisions | No significant revisions have done to the targets |
| 35 | Performance against climate-related target | |
| 35 | Performance against each climate-related target and an analysis of trends or changes in the entity's performance | "Climate Report: Net Zero Carbon Emissions by 2050" on page 33, 40 - 41 |
| 36 | Greenhouse gas emissions target | |
| 36(a) | Greenhouse gases covered by the target | "Climate Report: Net Zero Carbon Emissions by 2050" on page 40 - 41 |
| 36(b) | Greenhouse gases emissions of Scope 1, Scope 2 and Scope 3 covered by the target | "Climate Report: Net Zero Carbon Emissions by 2050" on page 40 - 41 |
| 36(c) | Specify whether the target is for gross or net greenhouse gas emissions. If a net target is disclosed, the related gross target must also be provided | "Climate Report: Net Zero Carbon Emissions by 2050" on page 40 - 41 |
| 36(d) | The target derivation using a sectoral decarbonisation approach | "Climate Report: Net Zero Carbon Emissions by 2050" on page 40 - 41 |
| 36(e) | The use of carbon credits to offset greenhouse gas emissions in achieving net emissions targets | |
| 36(e)(i) | The extent to which, and how, achieving any net greenhouse gas emissions target relies on the use of carbon credits | While Sunway REIT aligned with Sunway Berhad's Internal Carbon Pricing Framework to manage its emissions performance, Sunway REIT does not use carbon credits to offset its greenhouse gas emissions. |
| 36(e)(ii) | The third-party scheme(s) used to verify or certify the carbon credits | N/A |
| 36(e)(iii) | The type of carbon credit, including whether the underlying offset will be nature-based or based on technological carbon removals, and whether the underlying offset is achieved through carbon reduction or removal | N/A |
| 36(e)(iv) | Any other factors necessary for users of general-purpose financial reports to understand the credibility and integrity of the carbon credits the entity plans to use | N/A |

GRI CONTENT INDEX

Sunway REIT has diligently reported in accordance with the GRI for the period spanning from 1 January 2024 to 31 December 2024.

| ESG Pillar | GRI Standard | Disclosure Number | Disclosure Title | Bursa Malaysia | F4GBM ESG Themes | UN SDG | SASB | Page reference and reasons for omissions, if applicable | |
|---------------------------------|---|--|---|------------------------------|----------------------|-----------|------|---|-------------------|
| GRI 2: General Disclosures 2021 | General disclosures | | | | | | | | |
| | The organisation and its reporting practices | | | | | | | | |
| | | 2-1 | Organisational details | | | | | | 4 - 5 |
| | | 2-2 | Entities included in the organisation's sustainability reporting | | | | | | 4 - 5 |
| | | 2-3 | Reporting period, frequency and contact point | - | - | - | - | | 4 - 5 |
| | | 2-4 | Restatements of information | | | | | | 104-113 |
| | | 2-5 | External assurance | | | | | | 4 - 5 |
| | Activities and workers | | | | | | | | |
| | | 2-6 | Activities, value chain and other business relationships | Labour Practices & Standards | Labour Standards | 5, 8, 10 | | | 6 - 9 |
| | | 2-7 | Employees | | | | | | 85, 116 |
| | | 2-8 | Workers who are not employees | | | | | | 122 |
| | Governance | | | | | | | | |
| | | 2-9 | Governance structure and composition | | | | | | 16 - 17, 114 |
| | | 2-10 | Nomination and selection of the highest governance body | | | | | | Refer to IAR 2024 |
| | | 2-11 | Chair of the highest governance body | | | | | | Refer to IAR 2024 |
| | | 2-12 | Role of the highest governance body in overseeing the management of impacts | | | | | | 16 - 17 |
| | | 2-13 | Delegation of responsibility for managing impacts | | | | | | 16 - 17 |
| | | 2-14 | Role of the highest governance body in sustainability reporting | | | | | | 16 - 17 |
| | | 2-15 | Conflicts of interest | - | Corporate Governance | 5, 10, 16 | | | 97 |
| | | 2-16 | Communication of critical concerns | | | | | | 16 - 17 |
| | | 2-17 | Collective knowledge of the highest governance body | | | | | | Refer to IAR 2024 |
| | 2-18 | Evaluation of the performance of the highest governance body | | | | | | Refer to IAR 2024 | |
| | 2-19 | Remuneration policies | | | | | | Refer to IAR 2024 | |
| | 2-20 | Process to determine remuneration | | | | | | Refer to IAR 2024 | |
| | 2-21 | Annual total compensation ratio | | | | | | Refer to IAR 2024 | |

Notes:

*Sector Specific Matters for REITs, Property and Industrial Products and Services sector

GRI CONTENT INDEX

| ESG Pillar | GRI Standard | Disclosure Number | Disclosure Title | Bursa Malaysia | F4GBM ESG Themes | UN SDG | SASB | Page reference and reasons for omissions, if applicable |
|------------|---|-------------------|--|------------------------------|--------------------------|-----------------------|------|---|
| | Strategy, policies and practices | | | | | | | |
| | | 2-22 | Statement on sustainable development strategy | | | | | 16 - 17, 24 - 27 |
| | | 2-23 | Policy commitments | | | | | 16 - 17 |
| | | 2-24 | Embedding policy commitments | | Anti-Corruption | | | 16 - 17 |
| | | 2-25 | Processes to remediate negative impacts | Anti-Corruption | Human Rights & Community | 16, 17 | - | 79 |
| | | 2-26 | Mechanisms for seeking advice and raising concerns | | Risk Management | | | 79 |
| | | 2-27 | Compliance with laws and regulations | | | | | 97 |
| | | 2-28 | Membership associations | | | | | 103 |
| | Stakeholder engagement | | | | | | | |
| | | 2-29 | Approach to stakeholder engagement | Labour Practices & Standards | Labour Standards | 16, 17 | - | 19 |
| | | 2-30 | Collective bargaining agreements | - | - | 8, 10 | - | 79 |
| | Material topics | | | | | | | |
| | GRI 3: Material Topics 2021 | 3-1 | Process to determine material topics | - | - | - | - | 18 - 23 |
| | | 3-2 | List of material topics | | | | | 18 - 23 |
| Economic | Business performance | | | | | | | |
| | GRI 3: Material Topics 2021 | 3-3 | Management of material topics | - | - | - | - | 24 - 27 |
| | GRI 201: Economic Performance 2016 | 201-1 | Direct economic value generated and distributed | | | | | Refer to IAR 2024 |
| | | 201-2 | Financial implications and other risks and opportunities due to climate change | | | | | 31 - 41 |
| | | 201-3 | Defined benefit plan obligations and other retirement plans | - | - | 1, 3, 5, 8, 9, 10, 17 | - | Information unavailable. Steps are being taken to include the information in the next Report. |
| | | 201-4 | Financial assistance received from government | | | | | Refer to IAR 2024 |
| | Macroeconomics issue | | | | | | | |
| | GRI 3: Material Topics 2021 | 3-3 | Management of material topics | - | - | - | - | 24 - 27 |
| | GRI 202: Market Presence 2016 | 202-1 | Ratios of standard entry level wage by gender compared to local minimum wage | - | - | 1, 3, 8, 9, 10, 17 | - | Information unavailable. Steps are being taken to include the information in the next Report. |
| | | 202-2 | Proportion of senior management hired from the local community | - | - | - | - | 116 - 117 |
| | GRI 203: Indirect Economic Impacts 2016 | 203-1 | Infrastructure investments and services supported | - | - | - | - | 42- 53 |
| | | 203-2 | Significant indirect economic impacts | - | - | - | - | Refer to IAR 2024 |
| | Sustainable financing | | | | | | | |
| | GRI 3: Material Topics 2021 | 3-3 | Management of material topics | - | - | - | - | 28 - 29 |

Notes:

*Sector Specific Matters for REITs, Property and Industrial Products and Services sector

GRI CONTENT INDEX

| ESG Pillar | GRI Standard | Disclosure Number | Disclosure Title | Bursa Malaysia | F4GBM ESG Themes | UN SDG | SASB | Page reference and reasons for omissions, if applicable |
|---------------|--|-------------------|---|-------------------|---|------------------|------------------------------|---|
| Environmental | Climate action | | | | | | | |
| | GRI 3: Material Topics 2021 | 3-3 | Management of material topics | - | - | - | - | 30 - 67 |
| | GRI 302: Energy 2016 | 302-1 | Energy consumption within the organisation | Energy Management | Climate Change | 7, 12, 13 | IF-RE-130a.2 IF-RE-130a.3 | 54 - 55 |
| | | 302-2 | Energy consumption outside of the organisation | | | | - | 54 - 55 |
| | | 302-3 | Energy intensity | | | | - | 54 - 55 |
| | | 302-4 | Reduction of energy consumption | | | | IF-RE-130a.5 | 50 - 51 |
| | | 302-5 | Reductions in energy requirements of products and services | | | | - | 50 - 51 |
| | GRI 305: Emissions 2016 | 305-1 | Direct (Scope 1) GHG emissions | - | Climate Change Pollution & Resources | 3, 7, 12, 13, 14 | - | 40 |
| | | 305-2 | Energy indirect (Scope 2) GHG emissions | | | | 40 | |
| | | 305-3 | Other indirect (Scope 3) GHG emissions | | | | 40 | |
| | | 305-4 | GHG emissions intensity | | | | 41 | |
| | | 305-5 | Reduction of GHG emission | | | | 40 - 41 | |
| | | 305-6 | Emissions of ozone-depleting substances (ODS) | | | | 106 - 107 | |
| | | 305-7 | Nitrogen oxides (NO _x), sulfur oxides (SO _x), and other significant air emissions | | | | 106 - 107 | |
| | Protection of biodiversity and ecology | | | | | | | |
| | GRI 3: Material Topics 2021 | 3-3 | Management of material topics | - | - | - | - | 18 - 23 |
| | GRI 304: Biodiversity 2016 | 304-1 | Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas | - | Biodiversity | 13, 14, 15 | - | 36 - 37 |
| | | 304-2 | Significant impacts of activities, products and services on biodiversity | | | | 18 - 23 | |
| | GRI 304: Biodiversity 2016 | 304-3 | Habitats protected or restored | - | Biodiversity | 13, 14, 15 | - | Not applicable to Sunway REIT operations. |
| | | 304-4 | IUCN Red List species and national conservation list species with habitats in areas affected by operations | | | | | |
| | Water, Waste & Pollution management | | | | | | | |
| | GRI 3: Material Topics 2021 | 3-3 | Management of material topics | - | - | - | - | 54 - 59 |
| | GRI 303: Water and Effluents 2018 | 303-1 | Interactions with water as a shared resource | Water | Pollution & Resources Water Security | 6, 12, 14 | IF-RE-140a.4 | 56 - 61 |
| | | 303-2 | Management of water discharge-related impacts | | | | - | 56 - 61 |
| | | 303-3 | Water withdrawal | | | | - | 56 - 61 |
| | | 303-4 | Water discharge | | | | - | 56 - 61 |
| | | 303-5 | Water consumption | | | | IF-RE-140a.2 IF-RE-140a.3 | 56 - 61 |

Notes:

*Sector Specific Matters for REITs, Property and Industrial Products and Services sector

GRI CONTENT INDEX

| ESG Pillar | GRI Standard | Disclosure Number | Disclosure Title | Bursa Malaysia | F4GBM ESG Themes | UN SDG | SASB | Page reference and reasons for omissions, if applicable |
|---------------|--|-------------------|---|------------------------------|-----------------------|-------------|------|---|
| Environmental | GRI 306: Waste 2020 | 306-1 | Waste generation and significant waste-related impacts | Waste Management | Pollution & Resources | 12, 13, 15 | - | 62 - 67 |
| | | 306-2 | Management of significant waste-related impacts | | | | | 62 - 67 |
| | | 306-3 | Waste generated | | | | | 62 - 67 |
| | | 306-4 | Waste diverted from disposal | | | | | 62 - 67 |
| | | 306-5 | Waste diverted to disposal | | | | | 62 - 67 |
| Social | Employee well-being | | | | | | | |
| | GRI 3: Material Topics 2021 | 3-3 | Management of material topics | - | - | - | - | 80 - 82 |
| | GRI 403: Occupational Health and Safety 2018 | 403-1 | Occupational health and safety management system | Health & Safety | Health & Safety | 3, 8 | - | 86 - 89 |
| | | 403-2 | Hazard identification, risk assessment, and incident investigation | | | | | 86 - 89 |
| | | 403-3 | Occupational health services | | | | | 86 - 89 |
| | | 403-4 | Worker participation, consultation, and communication on occupational health and safety | | | | | 86 - 89 |
| | | 403-5 | Worker training on occupational health and safety | | | | | 86 - 89 |
| | | 403-6 | Promotion of worker health | | | | | 86 - 89 |
| | | 403-7 | Prevention and mitigation of occupational health and safety impacts directly linked by business relationships | | | | | 86 - 89 |
| | | 403-8 | Workers covered by an occupational health and safety management system | | | | | 86 - 89 |
| | | 403-9 | Work-related injuries | | | | | 86 - 89, 122 |
| | | 403-10 | Work-related ill health | | | | | 86 - 89, 122 |
| | GRI 404: Training and Education 2016 | 404-1 | Average hours of training per year per employee | Labour Practices & Standards | Labour Standards | 4, 5, 8, 10 | - | 120 |
| | | 404-2 | Programmes for upgrading employee skills and transition assistance programs | | | | | 83 - 84 |
| | | 404-3 | Percentage of employees receiving regular performance and career development reviews | | | | | 82 |

GRI CONTENT INDEX

| ESG Pillar | GRI Standard | Disclosure Number | Disclosure Title | Bursa Malaysia | F4GBM ESG Themes | UN SDG | SASB | Page reference and reasons for omissions, if applicable |
|------------|--|-------------------|--|------------------------------|--------------------------|--------------|------|---|
| Social | Human rights | | | | | | | |
| | GRI 3: Material Topics 2021 | 3-3 | Management of material topics | - | - | - | - | 79 |
| | GRI 401: Employment 2016 | 401-1 | New employee hires and employee turnover | Labour Practices & Standards | Labour Standards | 3, 5, 8, 10 | - | 85, 105, 116, 118 |
| | | 401-2 | Benefits provided to full-time employees that are not provided to temporary or part-time employees | | | | | 80 |
| | | 401-3 | Parental leave | | | | | 80, 121 |
| | GRI 402: Labour/ Management Relations 2016 | 402-1 | Minimum notice periods regarding operational changes | | | | | 79 |
| | GRI 405: Diversity and Equal Opportunity 2016 | 405-1 | Diversity of governance bodies and employees | Labour Practices & Standards | Labour Standards | 5, 8, 10, 16 | - | 85 |
| | | 405-2 | Ratio of basic salary and remuneration of women to men | | | | | N/A |
| | GRI 406: Non-discrimination 2016 | 406-1 | Incidents of discrimination and corrective actions taken | Diversity | Corporate Governance | | | No related incidents occurred |
| | GRI 407: Freedom of Association and Collective Bargaining 2016 | 407-1 | Operations and suppliers in which the right to freedom of association and collective bargaining may be at risk | | | | | 79 |
| | GRI 408: Child Labour 2016 | 408-1 | Operations and suppliers at significant risk for incidents of child labour | Community / Society | Human Rights & Community | 8, 10, 16 | - | 79 |
| | GRI 409: Forced or Compulsory Labour 2016 | 409-1 | Operations and suppliers at significant risk for incidents of forced or compulsory labour | | | | | 79 |
| | GRI 410: Security Practices 2016 | 410-1 | Security personnel trained in human rights policies or procedures | | | | | 83 |
| | GRI 411: Rights of indigenous people 2016 | 411-1 | Incidents of violations involving rights of indigenous peoples | | | | | No related incidents occurred |
| | GRI 416: Customer Health and Safety 2016 | 416-1 | Assessment of the health and safety impacts of product and service categories | Health & Safety | Health & Safety | 3, 8 | - | 86 - 89 |
| | | 416-2 | Incidents of non-compliance concerning the health and safety impacts of products and services | | | | | 86 - 89 |
| | Community engagement & social impacts | | | | | | | |
| | GRI 3: Material Topics 2021 | 3-3 | Management of material topics | - | - | - | - | 92 - 95 |
| | GRI 413: Local Communities 2016 | 413-1 | Operations with local community engagement, impact assessments, and development programmes | Community / Society | Human Rights & Community | 1, 3, 11, 17 | - | 92 - 95 |
| | | 413-2 | Operations with significant actual and potential negative impacts on local communities | | | | | No related incidents occurred |

Notes:

*Sector Specific Matters for REITs, Property and Industrial Products and Services sector

GRI CONTENT INDEX

| ESG Pillar | GRI Standard | Disclosure Number | Disclosure Title | Bursa Malaysia | F4GBM ESG Themes | UN SDG | SASB | Page reference and reasons for omissions, if applicable | |
|---------------------------------------|--|--|---|---|---|------------------------------|-----------------------|---|---|
| Social | Value chain improvement | | | | | | | | |
| | GRI 3: Material Topics 2021 | 3-3 | Management of material topics | - | - | - | - | 69 -71 | |
| | GRI 204: Procurement Practices 2016 | 204-1 | Proportion of spending on local suppliers | | | | | 105 | |
| | GRI 301: Materials 2016 | 301-1 | Materials used by weight or volume | Supply Chain Management | Supply Chain (Environmental) / Supplier Environmental Assessment* | Supply Chain (Environmental) | 8, 11, 12, 13, 15, 16 | - | Not applicable to Sunway REIT operations. |
| | | 301-2 | Recycled input materials used | Materials | | | | | |
| | | 301-3 | Reclaimed products and their packaging materials | Supply Chain (Environmental) / Supplier Environmental Assessment* | | | | | |
| | GRI 308: Supplier Environmental Assessment 2016 | 308-1 | New suppliers that were screened using environmental criteria | | | | | | 69 -71 |
| | | 308-2 | Negative environmental impacts in the supply chain and actions taken | | | | | | 69 -71 |
| | GRI 414: Supplier Social Assessment 2016 | 414-1 | New suppliers that were screened using social criteria | | | Supply Chain (Social) | 8, 10, 11, 12, 16 | - | 69 -71 |
| | | 414-2 | Negative social impacts in the supply chain and actions taken | | | | | | 69 -71 |
| | GRI 417: Marketing and Labeling 2016 | 417-1 | Requirements for product and service information and labeling | Supply Chain Management | | | | | 53 |
| | | 417-2 | Incidents of non-compliance concerning product and service information and labeling | Data Privacy and Security | | Risk Management | 12, 16 | - | 97 |
| | | 417-3 | Incidents of non-compliance concerning marketing communications | Supply Chain (Social) / Supplier Social Assessment* | | | | | 97 |
| GRI 418: Customer Privacy 2016 | 418-1 | Substantiated complaints concerning breaches of customer privacy and losses of customer data | | | | 16 | - | 98, 99 | |
| Governance | Risk management & regulatory compliance | | | | | | | | |
| | GRI 3: Material Topics 2021 | 3-3 | Management of material topics | - | - | - | - | 96 - 101 | |
| | GRI 205: Anti-Corruption 2016 | 205-1 | Operations assessed for risks related to corruption | | | | | | 97 |
| | | 205-2 | Communication and training about anti-corruption policies and procedures | | | | | | 83 |
| | | 205-3 | Confirmed incidents of corruption and actions taken | Anti-Corruption | Anti-Corruption | 16 | - | No related incidents occurred | |
| | GRI 206: Anti-Competitive Behaviour 2016 | 206-1 | Legal actions for anti-competitive behaviour, anti-trust, and monopoly practices (Business code of conduct) | | | | | Information unavailable. Steps are being taken to include the information in the next Report. | |
| | GRI 415: Public Policy 2016 | 415-1 | Political Contributions | Anti-Corruption | Anti-Corruption | 16 | - | Refer to Donation, Sponsorship & Corporate Responsibility Policy | |
| Brand awareness and reputation | | | | | | | | | |
| GRI 3: Material Topics 2021 | 3-3 | Management of material topics | - | - | - | - | - | 8-11 | |

Notes:

*Sector Specific Matters for REITs, Property and Industrial Products and Services sector

ABBREVIATION

| | |
|------------------------|---|
| ABC | Anti-Bribery and Corruption |
| ACMF | ASEAN Capital Market Forum |
| ACMV | Air Conditioning and Mechanical Ventilation |
| ACVVVF | Alternating Current Variable Voltage Variable Frequency |
| AED | Automated External Defibrillator |
| AEI | Asset Enhancement Initiatives |
| AHE | Association of Hotel Employers |
| AHU | Air Handling Unit |
| APLMA | Asia Pacific Loan Market Association |
| APREA | Asia Pacific Real Assets |
| AR6 | Assessment Report 6 |
| ARA | Australasian Reporting Awards |
| ASD | Autism Spectrum Disorder |
| BEC | Business Email Compromise |
| BEI | Building Energy Intensity |
| BOVEAP | Board of Valuers, Appraisers, Estate Agents and Property Managers |
| BRT | Bus Rapid Transit |
| CAPA | Corrective and Preventive Actions |
| CCTV | Closed-Circuit television |
| CDP | Carbon Disclosure Project |
| CEO | Chief Executive Officer |
| CFO | Chief Financial Officer |
| CIO | Chief Information Officer |
| CISO | Chief Information Security Officer |
| CMM | Capital Markets Malaysia |
| CNY | Chinese New Year |
| CO_{2e} | Carbon Dioxide equivalent |
| CRM | Customer Relationship Management |
| CSR | Corporate Social Responsibility |
| CSRD | Corporate Sustainability Reporting Directive |
| DEFRA | Department for Environment, Food and Rural Affairs |
| DOSH | Department of Occupational Safety and Health |
| EACG | Energy Audit Conditional Grant |
| EAP | Early Autism Project |
| EAP | Employee Assistance Programme |
| EECA | Energy Efficiency Conservation Act |
| ERA | Ergonomic Risk Assessment |
| ERM | Enterprise Risk Management |
| ESG | Environmental, Social and Governance |
| EV | Electric Vehicle |
| F&B | Food and Beverage |
| FP | Financial Planning |
| FTSE | Financial Times Stock Exchange |
| FY | Financial Year |
| GBI | Green Building Index |
| GBMC | Group Branding Marketing and Communication |
| GET | Green Electricity Tariff |
| GFA | Gross Floor Area |
| GHG | Greenhouse Gas |

| | |
|-------------------------|---|
| GreenRE | Green Real Estate |
| GRESB | Global Real Estate Sustainability Benchmark |
| GRI | Global Reporting Initiative |
| GtCO₂ | gigatonnes of carbon dioxide |
| HCWRI | High-consequence Work-related Injuries |
| HIRARC | Hazard Identification, Risk Assessment and Risk Control |
| HOP | Home of Peace |
| HR | Human Resources |
| HSE | Health, Safety and Environment |
| IAQ | Indoor Air Quality |
| IAR | Integrated Annual Report |
| ICMA | International Capital Market Association |
| ICOP | Industry Code of Practice |
| IFRS | International Financial Reporting Standards |
| ILO | International Labour Organisation |
| IoT | Internet of Things |
| IPCC | Intergovernmental Panel on Climate Change |
| ISMS | Information Security Management Systems |
| ISO | International Organisation for Standardisation |
| ISSB | International Sustainability Standards Board |
| IWK | Indah Water Konsortium |
| JAS | Jabatan Alam Sekitar |
| JKKP | Jabatan Keselamatan dan Kesihatan Pekerjaan |
| JSC | Jeffrey Sachs Center on Sustainable Development |
| KPI | Key Performance Indicator |
| KSS | Kelab Sosial Sunway |
| KTM | Keretapi Tanah Melayu |
| LED | Light-Emitting Diode |
| LEED | Leadership in Energy and Environmental Design |
| LG | Lower Ground |
| LMA | Loan Market Association |
| LRT | Light Rail Transit |
| LSTA | Loan Syndications & Trading Association |
| LTI | Lost Time Injury |
| LTIR | Lost Time Incident Rate |
| M&E | Mechanical and Electrical |
| MAH | Malaysian Association of Hotels |
| MCCG | Malaysian Code on Corporate Governance |
| MGTC | Malaysian Green Technology and Climate Change Centre |
| MOH | Ministry of Health |
| MSCI | Morgan Stanley Capital International |
| MRMA | Malaysian REIT Managers Association |
| MTN | Medium Term Notes |
| MWh | Megawatt Hour |
| N/A | Not Applicable |
| NACGSA | National Corporate Governance & Sustainability Awards |
| NASOM | National Autism Society of Malaysia |
| NDA | Non-Disclosure Agreements |
| nos | Numbers |

ABBREVIATION

| | |
|-------------------------|---|
| NOx | Nitrogen Oxide |
| NSRF | National Sustainability Reporting Framework |
| O₃ | Ozone |
| OHS | Occupational Health and Safety |
| OHSE | Occupational Health, Safety and Environment |
| OHSEMS | Occupational Health, Safety and Environment Management System |
| OSH | Occupational Safety and Health |
| OSHA | Occupational Safety and Health Act |
| OSH-C | Occupational Safety and Health Coordinator |
| OTTV | Overall Thermal Transfer Value |
| PDPA | Personal Data Protection Act |
| PIC | Point of Contacts |
| PIKOM | National Tech Association of Malaysia |
| PPK | Malaysia Shopping Malls Association |
| PSPK | Perkhidmatan Sosial Pembangunan Komuniti |
| PV | Photovoltaics |
| PWTC | Putra World Trade Centre |
| QAS | Quality Assurance Services |
| QR code | Quick Response code |
| RCP | Representative Concentration Pathway |
| RE | Renewable Energy |
| REIT | Real Estate Investment Trust |
| ReX | Retail Extended Learning |
| SASB | Sustainability Accounting Standards Board |
| SC | Securities Commission |
| SCKL | Sunway City Kuala Lumpur |
| SEDA | Sustainable Energy Development Authority |
| SEDG | Simplified ESG Disclosure Guide |
| SIRIM | Standard and Industrial Research Institute of Malaysia |
| SLBP | Sustainability-Linked Bond Principles |
| SLBS | Sustainability-Linked Bond Standards |
| SLLP | Sustainability-Linked Loan Principles |
| SLMTN | Sustainability-Linked Medium Term Note |
| SLR | Sea Level Rise |
| SMEs | Small and Medium Enterprise |
| SO₂ | Sulphur Dioxide |
| SOPs | Standard Operating Procedures |
| SOx | Sulphur Oxide |
| SPFM | Sunway Property & Facility Management |
| SPTs | Sustainability Performance Targets |
| SR | Sustainability Report |
| SRA | Supplier Risk Assessment |
| SRI | Sustainable and Responsible Investment |
| SSP | Shared Socioeconomic Pathway |
| ST | Suruhanjaya Tenaga |
| STEM | Science, Technology, Engineering and Mathematics |
| SWG | Sustainability Working Group |
| TCFD | Task Force on Climate-Related Financial Disclosures |
| tCO₂e | tonnes of Carbon Dioxide equivalent |

| | |
|----------------|----------------------------------|
| TNB | Tenaga Nasional Berhad |
| TRM | Technology Risk Management |
| UCO | Used Cooking Oil |
| UN SDGs | UN Sustainable Development Goals |
| USGBC | U.S. Green Building Council |
| USJ | UESP Subang Jaya |
| VaR | Value-at-Risk |
| VOC | Volatile Organic Compounds |
| VSD | Variable Speed Drives |
| WRI | World Resources Institute |
| y-o-y | year over year |
| yr | year |

ASSURANCE STATEMENTS

GRI 2-5

ASSURANCE STATEMENT BY INTERNAL AUDIT DEPARTMENT

Assurance undertaken

In strengthening the credibility of the Sustainability Report, selected indicators of this Sustainability Report has been subjected to an internal review by the company's internal auditors and has been approved by the company's Audit Committee.

Subject matter

All Common Sustainability Matters and accompanying Indicators identified by Bursa Malaysia for FY2024.

Scope

The boundary of the internal review covers Retail, Hotel, Office, Services, Industrial and Others properties where the Trust has full operational control. The 'employees' refers to employees of the Manager.

ASSURANCE STATEMENTS

INDEPENDENT ASSURANCE STATEMENT



SIRIM QAS INTERNATIONAL SDN BHD INDEPENDENT ASSURANCE STATEMENT

To Board of Directors, Stakeholders, and Interested Parties,

SIRIM QAS International Sdn. Bhd. was engaged by Sunway REIT Management Sdn Bhd, the Manager of Sunway Real Estate Investment Trust (hereafter referred to as Sunway REIT) to perform an independent verification and provide assurance of the Sunway REIT Sustainability Report 2024. The main objective of the verification process is to provide assurance to Sunway REIT and its stakeholders on the accuracy and reliability of the information as presented in this statement. The verification by SIRIM QAS International pertains to specific sustainability performance information (subject matter) within the assurance scope which is included in Sunway REIT Sustainability Report 2024.

The management of Sunway REIT was responsible for the preparation of the Sustainability Report. The objectivity and impartiality of this statement is assured as no member of the verification team and no other employee of SIRIM QAS International was involved in the preparation of any part of the Sunway REIT's Sustainability Report and Integrated Report 2024.

The assurance engagement was designed to provide limited assurance in accordance with International Standard on Assurance Engagements (ISAE) 3000, Assurance Engagements other than Audits or Reviews of Historical Financial Information, and Bursa Sustainability Reporting Guide, irrespective of the organization's ability to achieve its objectives, targets or expectations on their subject matter and sustainability-related issues. The assurance activity evaluates the adequacy of Sunway REIT Sustainability Report and its overall presentation against respective frameworks such as UN-SDGs, GRI Standards requirement, TCFD and other relevant frameworks. The assurance process involves verification of applicable subject matter as presented in the report through these four goals, i.e., Transforming Our Portfolio into Low-Carbon Assets, Advocating a Responsible Value Chain, Investing in Community Inclusivity and Respecting Ethical Principles. In addition to this, we also review and verify the sustainability indicators outlined by Bursa Malaysia to ensure the accuracy, completeness, and reliability of the reported information. The results of this verification process have been systematically tabulated in Appendix 1 and Report to Management, with further details provided therein.

The verification was carried out by SIRIM QAS International between February and March 2025, with the following methodologies:

- Reviewing and verifying the traceability, consistency and accuracy of information collected from various sources; internal and external documentation made available during the assessment.
- Verifying the data presented in the Sustainability Report, which includes a detailed review of the sampled data.
- Interviewing key personnel responsible for collating information and developing various sections of the report to substantiate the veracity of the claims.

ASSURANCE STATEMENTS

The verification process was subjected to the following limitations:

- The scope of work did not involve verification of other information reported in Sunway REIT's Integrated Report 2024.
- The review excluded all financial-related data, as these are subjected to the company's financial audit.
- As part of this assurance engagement, the verification team visited Sunway REIT's corporate office at Menara Sunway, Sunway City KL. However, the verification process did not include physical inspections of any of Sunway REIT's managed leased and leased assets.
- The verification team did not assess or verify any data related to contractors or third parties.

Conclusion

SIRIM QAS International, a Conformity Assessment Body in Malaysia, is accredited to both ISO 17021-1:2015 and ISO 17065:2012 covering all our operational activities. The appointed assessors performing the assurance engagement were selected appropriately based on our internal qualifications, training and experience. The verification process is reviewed by management to ensure that the approach and assurance are strictly followed and operated transparently. During the verification process, issues were raised, and clarifications were sought from the management of Sunway REIT relating to the accuracy of some of the information contained in the report. In response to the findings raised, the Sustainability Report was subsequently reviewed and revised by Sunway REIT. It is confirmed that changes that have been incorporated into the final version of the report have satisfactorily addressed all issues. Based on the scope of the assessment process and evidence obtained, the following represents SIRIM QAS International's opinion:

- The level of data accuracy included in Sunway REIT Sustainability Report 2024 is fairly stated;
- The level of disclosure of the specific sustainability performance information presented in the report was found to be properly prepared;
- The personnel responsible were able to demonstrate the origin(s) and interpretation of data contained in the report;
- The sustainability report provides a reasonable and balanced presentation of the sustainability performance of Sunway REIT.

List of Assessors.

- | | | | |
|----|----------------------------|---|-------------|
| 1) | Ms. Aernida Abdul Kadir | : | Team Leader |
| 2) | Ms. Kamini Sooriamoorthy | : | Team Member |
| 3) | Ms. Farhanah Ahmad Shah | : | Team Member |
| 4) | Ms. Suzalina Kamaralarifin | : | Team Member |

Statement Prepared by:



AERNIDA BINTI ABDUL KADIR

Team Leader

Management System Certification Department
SIRIM QAS International Sdn. Bhd.

Date: 11 March 2025

Statement Approved by:



AMINUDIN BIN ABD AZIZ

Acting Senior General Manager

Management System Certification Department
SIRIM QAS International Sdn. Bhd

Date: 11 March 2025

Note 1: This Independent Assurance Statement has been issued based on the content verified prior to the approval date. SIRIM QAS International Sdn Bhd does not express an opinion on, nor guarantees the integrity and/or accuracy of the information provided with the view that the conclusion was conducted post verification assessment, hence not verified. SIRIM QAS International shall not be responsible for any changes or additions made after the referred date (7 March 2025).

ASSURANCE STATEMENTS

| Appendix 1 | | | |
|--|---|-------------------------|---------------|
| Bursa Sustainability Performance Data | | | |
| Indicator | | Measurement Unit | FY2024 |
| Bursa (Anti-corruption) | | | |
| Bursa C1(a) Percentage of employees who have received training on anti-corruption by employee category | | | |
| Executives | | Percentage | 95.7 |
| Non-executives | | Percentage | 4.3 |
| Bursa C1(b) Percentage of operations assessed for corruption-related risks | | Percentage | 100 |
| Bursa C1(c) Confirmed incidents of corruption and action taken | | Number | 0 |
| Bursa (Community/Society) | | | |
| Bursa C2(a) Total amount invested in the community where the target beneficiaries are external to the listed issuer | | MYR | 67,752 |
| Bursa C2(b) Total number of beneficiaries of the investment in communities | | Number | 63,148 |
| Bursa (Diversity) | | | |
| Bursa C3(a) Percentage of employees by gender and age group, for each employee category | | | |
| Gender - Executives | Male | Percentage | 13 |
| | Female | Percentage | 83 |
| Gender - Non-executives | Male | Percentage | 0 |
| | Female | Percentage | 4 |
| Age - Executives | Below 30 years old | Percentage | 35 |
| | Between 30 to 40 years old | Percentage | 35 |
| | Between 40 to 50 years old | Percentage | 22 |
| | More than 50 years old | Percentage | 4 |
| Age - Non-executives | Below 30 years old | Percentage | 0 |
| | Between 30 to 40 years old | Percentage | 0 |
| | Between 40 to 50 years old | Percentage | 0 |
| | More than 50 years old | Percentage | 4 |
| Bursa C3(b) Percentage of directors by gender and age group: | | | |
| Gender | Male | Percentage | 57 |
| | Female | Percentage | 43 |
| Age Group | <40 years old | Percentage | 0 |
| | 40-50 years old | Percentage | 29 |
| | >50 years old | Percentage | 71 |
| Bursa (Health and safety) | | | |
| Bursa C5(a) Number of work-related fatalities | | Number | 0 |
| Bursa C5(b) Lost time incident rate | | Rate | 0.29 |
| Bursa C5(c) Number of employees trained on health and safety standards | | Number | 5 |
| Bursa (Labour practices and standards) | | | |
| Bursa C6(a) Total hours of training by employee category: | | | |
| Employee category | EG 9 and above (Senior Management) | Hours | 157 |
| | EG 5 - 8 (Manager & Senior Manager) | Hours | 337 |
| | EG 3 - 4 (Senior Executive & Assistant Manager) | Hours | 124 |
| | EG 1 - 2 (Executive) | Hours | 244 |
| Bursa C6(b) Percentage of employees that are contractors or temporary staff | | Percentage | 4 |
| Bursa C6(c) Total number of employee turnover by employee category: | | | |
| Employee category | EG 9 and above (Senior Management) | Number | 0 |
| | EG 5 - 8 (Manager & Senior Manager) | Number | 1 |
| | EG 3 - 4 (Senior Executive & Assistant Manager) | Number | 2 |
| | EG 1 - 2 (Executive) | Number | 0 |
| Bursa C6(d) Number of substantiated complaints concerning human rights violations | | Number | 0 |
| Bursa (Supply chain management) | | | |
| Bursa C7(a) Proportion of spending on local suppliers | | Percentage | 100 |
| Bursa (Data privacy and security) | | | |
| Bursa C8(a) Number of substantiated complaints concerning breaches of customer privacy and losses of customer data | | Number | 0 |
| Bursa (Water) | | | |
| Bursa C9(a) Total volume of water used | | m ³ | 2,517,036 |
| Bursa (Supply chain (Environmental)/Supplier Environmental Assessment) | | | |
| Bursa S6(a) Percentage of new suppliers that were screened using environmental criteria | | Percentage | 100 |
| Bursa S6(b) Number of suppliers assessed for environmental impacts | | Number | 213 |
| Bursa (Supply chain (Social)/Supplier Social Assessment) | | | |
| Bursa S7(a) Percentage of new suppliers that were screened using social criteria | | Percentage | 100 |
| Bursa S7(b) Number of suppliers assessed for social impacts | | Number | 213 |

ASSURANCE STATEMENTS

INDEPENDENT ASSURANCE STATEMENT



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Independent Limited Assurance Statement to the Trustee

Limited Assurance Conclusion

We have conducted a limited assurance engagement on the selected sustainability information (the “Subject Matters”) listed below for the year ended 31 December 2023 and 2024 as published in the Sustainability Report 2024 (the “Report”) of Sunway Real Estate Investment Trust (the “Company” or “Sunway REIT”).

Based on the procedures we have performed and the evidence we have obtained, nothing has come to our attention that causes us to believe that the Subject Matters are not prepared, in all material respects, in accordance with the Reporting Criteria.

Scope of Work

BDO PLT (“BDO” or “we”), was engaged by the Trustee of Sunway REIT to provide limited assurance engagement as defined by the International Standard on Assurance Engagements (“ISAE”) 3410 Assurance Engagements on Greenhouse Gas Statements on the Subject Matters for the year ended 31 December 2023 and 2024 as published in the Report.

Subject Matters

The Subject Matters on which we provided limited assurance, consist of:

| Subject Matters | Unit | Value 2023 | Value 2024 |
|--|--------------------|------------|------------|
| GHG Emission: Scope 1 | tCO ₂ e | 14 | 12 |
| GHG Emission: Scope 2 | tCO ₂ e | 45,156 | 59,523 |
| GHG Emission: Scope 3 | tCO ₂ e | 115,999 | 119,989 |
| ▪ Purchased goods and services | tCO ₂ e | 62 | 57 |
| ▪ Employee commuting | tCO ₂ e | 16 | 16 |
| ▪ Waste generated in operations | tCO ₂ e | 6,046 | 6,499 |
| ▪ Business travel | tCO ₂ e | 17 | 16 |
| ▪ Downstream leased assets | tCO ₂ e | 109,858 | 113,401 |
| Electricity Consumption (Landlord & Tenant) | MWh | 219,661* | 217,869 |
| Waste: disposed to landfill | tonnes | 11,585 | 12,508 |
| Waste: diverted from landfill | tonnes | 972 | 1,193 |

Note:

* Inclusive of electricity consumption under the Green Electricity Tariff subscription of 20,537MWh.

ASSURANCE STATEMENTS



The GHG emissions subject to limited assurance cover the following Properties owned by Sunway REIT:

| Boundary - FYE 2023 | Boundary - FYE 2024 |
|--|---|
| <p>Retail: Sunway Carnival Mall Sunway Pyramid Mall Sunway Putra Mall</p> <p>Hotel: Sunway Hotel Georgetown Sunway Hotel Seberang Jaya Sunway Resort Hotel Sunway Pyramid Hotel Sunway Lagoon Hotel Sunway Putra Hotel</p> <p>Office: Menara Sunway Sunway Tower Wisma Sunway Sunway Putra Tower Sunway Pinnacle</p> <p>Services: Sunway College & University Sunway Medical Centre (till 8/2023 only)</p> <p>Industrial & Others: Sunway REIT Industrial - Petaling Jaya 1</p> | <p>Retail: Sunway Carnival Mall Sunway Pyramid Mall Sunway Putra Mall SunCity Ipoh Hypermarket <i>Sunway 163 Mall (from 10/2024 onwards only)</i></p> <p>Hotel: Sunway Hotel Georgetown Sunway Hotel Seberang Jaya Sunway Resort Hotel Sunway Pyramid Hotel Sunway Lagoon Hotel Sunway Putra Hotel</p> <p>Office: Menara Sunway Sunway Tower Wisma Sunway Sunway Putra Tower Sunway Pinnacle</p> <p>Services: Sunway College & University</p> <p>Industrial & Others: Sunway REIT Industrial - Petaling Jaya 1</p> |

The scope of our work was limited to the Subject Matters presented in the Report and did not include coverage of data sets or information unrelated to the data and information underlying the Subject Matters; nor did it include information reported outside of the Report, comparisons against historical data, or management's forward-looking statements.

Reporting Criteria

In preparing the Subject Matters mentioned above, the Company applied the following criteria:

- Listing Requirements of Bursa Malaysia Securities Berhad [paragraph 9.45(2) and paragraph (29), Part A of Appendix 9C of the Main Market Listing Requirements (supplemented by Practice Note 9)];
- Sustainability Reporting Guide 3rd Edition issued by Bursa Malaysia Securities Berhad; and
- Group's relevant policies and procedures.

ASSURANCE STATEMENTS



Inherent Limitation

Inherent limitations of assurance engagements include use of judgement and selective testing of data, which means that it is possible that fraud, error or non-compliance may occur and not be detected in the course of performing the engagement. Accordingly, there is some risk that a material misstatement may remain undetected. Further, our limited assurance engagement is not designed to detect fraud or error that is immaterial.

The absence of a significant body of established practice on which to measure and evaluate the Subject Matters, allows for different, but acceptable, measurement basis and can affect comparability between entities over time.

In addition, Greenhouse Gas (“GHG”) quantification is subject to inherent uncertainty because of incomplete scientific knowledge used to determine emission factors and the values needed to combine emissions of different gasses.

The Subject Matters are subject to more inherent limitations than financial information, given the characteristics and methods used for determining underlying information. The precision of different measurement techniques may also vary.

Our Independence and Quality Management

We are independent of the Company in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code) issued by the International Ethics Standards Board for Accountants, together with the ethical requirements that are relevant to our assurance engagement of the Subject Matters in Malaysia, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code.

Our firm applies International Standard on Quality Management 1, Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or Other Assurance or Related Services Engagements, and, accordingly, maintains a comprehensive system of quality management, including documented policies and procedures regarding compliance with ethical requirements, professional standards, and applicable legal and regulatory requirements.

Management’s Responsibilities

Management of the Company is responsible for:

- The preparation of the Subject Matters in accordance with the Reporting Criteria;
- Selection and application of appropriate methods to prepare the Subject Matters reported in the Report, which includes but not limited to the use of assumptions and estimates for disclosure which are reasonable; and
- Designing, implementing and maintaining internal control relevant to the preparation of the Subject Matters, in accordance with the Reporting Criteria, to enable the preparation of such information that is free from material misstatement, whether due to fraud or error

ASSURANCE STATEMENTS



Our Responsibilities

Our responsibility is to express our conclusion on whether anything has come to our attention that causes us to believe that the Subject Matters and related disclosures as presented in the Report are not prepared, in all material respects, in accordance with the Reporting Criteria.

We have performed our limited assurance engagement in accordance with the scope of work agreed with Sunway REIT as stated in our Engagement Letter dated 3 January 2025, including performing the engagement in accordance to ISAE 3410 which was issued by the International Auditing and Assurance Standards Board. These Standards require that we plan and perform our engagement to obtain limited assurance about whether the Subject Matters as presented in the Report are free from material misstatement.

A limited assurance engagement undertaken in accordance with ISAE 3410 involves assessing the suitability in the circumstances of Sunway REIT's use of the Reporting Criteria specified as the basis of preparation used for the selected Subject Matters presented in the Report, assessing the risks of material misstatement thereof, whether due to fraud or error, responding to the assessed risks as necessary in the circumstances, and evaluating the overall presentation of the Subject Matters in the Report. We believe that the evidence obtained is sufficient and appropriate to provide a basis for our limited assurance conclusions.

Procedures Performed

Procedures performed in a limited assurance engagement vary in nature and timing from and are less in extent than for a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

Our procedures were designed to obtain a limited level of assurance on which to base our conclusion and do not provide all the evidence that would be required to provide a reasonable level of assurance.

Although we considered the effectiveness of management's internal controls when determining the nature and extent of our procedures, our assurance engagement was not designed to provide assurance on internal controls. Our procedures did not include testing controls or performing procedures relating to checking aggregation or calculation of data within IT systems.

Our limited assurance engagement on the Subject Matters consists of making enquiries, primarily of persons responsible for the preparation of the Subject Matters presented in the Report and applying analytical and other evidence gathering procedures as appropriate.

Our procedures included:

- Gaining an understanding of Sunway REIT's business, internal processes and approach to sustainability;
- Conducting interviews with key personnel and collating evidence to understand Sunway REIT's process for reporting performance indicators and disclosures, including inquiring regarding risks of misstatement and quality controls to address risks;
- Conducting limited assurance procedures over the selected Subject Matters, including:
 - i. Undertaking analytical procedures to support the reasonableness of the data;
 - ii. Checking that the calculation Reporting Criteria have been applied as per the

ASSURANCE STATEMENTS



- methodologies for the Subject Matters;
- iii. Identifying and testing assumptions supporting calculations;
 - iv. Testing, on a sample basis, underlying source information to check accuracy of the data;
 - v. Checking that measurements made at the end of the reporting period are timely entered in the records and the Report;
 - vi. Obtaining appropriate representations from management, in the form of a management representation letter addressed to us to confirm that the management believes that it has fulfilled its responsibilities.
- We also performed such other procedures as we considered necessary in the circumstances.

Other Matters

Information relating to prior reporting periods has not been subject to assurance procedures. Our report does not extend to any disclosures or assertions relating to future performance plans and/or strategies disclosed in the Report. The maintenance and integrity of Sunway REIT's website is the responsibility of Sunway REIT's management. Our procedures did not involve consideration of these matters and, accordingly we accept no responsibility for any changes to the Subject Matters and related disclosures, the Report or to our independent limited assurance report that may have occurred since the initial date of presentation on the Sunway REIT's website.

Restriction on distribution and use and disclaimer of liability to third parties and for any other purpose

This report, including the conclusion, has been prepared solely for the Trustee of Sunway REIT, in accordance with the agreement between us, in connection with the performance of an independent limited assurance engagement on the Subject Matters, as reported by Sunway REIT in the Report and should not be used or relied upon for any other purposes.

We consent the inclusion of this report in the Report to be disclosed on the website of Sunway REIT at www.sunwayreit.com to assist the Trustee in responding to their governance responsibilities by obtaining an independent limited assurance report on the Subject Matters in connection with the preparation of the Report.

As a result, we will not accept any liability or responsibility to any other party to whom our report is shown or into whose hands it may come. Any reliance on this report by any third party is entirely at its own risk.

A handwritten signature in black ink, appearing to read 'BDO PLT'.

BDO PLT
Kuala Lumpur
20 March 2025

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Printed with **eco ink** made with higher percentage of vegetable oil to reduce the emission of volatile organic compounds (VOCs). Contain low levels of chemicals, thus reducing environmental pollution throughout the printing process.



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SUNWAY

REIT

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