



# SUSTAINABLE TOMORROW

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## SUSTAINABLE TOMORROW: SUNWAY REIT CELEBRATES 15 YEARS AND MORE

Anchored in the theme **"Sustainable Tomorrow"**, the cover features a flourishing tree viewed from an upward perspective to evoke continuity, resilience, and renewal. Its deep roots symbolise strong governance and enduring stewardship, while the expansive canopy reflects Sunway REIT's integrated approach to economic resilience, social value creation, and responsible asset management. Together, the imagery conveys a forward-looking commitment to sustainable growth, demonstrating how purposeful actions today cultivate lasting value for both communities and future generations.

### NAVIGATION ICONS

#### CROSS REFERENCES

- Connect to more information in **Integrated Annual Report 2025 (IAR)**
- Connect to more information in **Sustainability Report 2025 (SR)**
- Refer to **Sunway REIT's website**

#### BUSINESS SEGMENTS

- Retail**
- Hotel**
- Industrial & Others**
- Office**
- Services**

#### STAKEHOLDERS

- Board of Directors**
- Senior Management**
- Employees**
- Asset Managers**
- Tenants and Lessees**
- Suppliers**
- Unitholders, Financiers and Investment Community**
- Regulators and Industry Associations**

### 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](mailto:swreitsustainability@sunway.com.my)



Scan the QR code to Feedback Channel

## ABOUT THIS REPORT

GRI 2-3, 2-5

Sunway Real Estate Investment Trust ("Sunway REIT" or "the Trust") is pleased to present its third annual Sustainability Report ("SR 2025") for the financial year ended 31 December 2025 ("FY2025"). The report details the Trust's ongoing commitment to sustainability and the initiatives undertaken during the year to advance environmental stewardship, social impact and good governance across its diversified asset portfolio. These efforts aimed to create long-term value for stakeholders and contribute to building a sustainable future for the business and the wider community.

It highlights Sunway REIT's environmental, social, and governance ("ESG") achievements, strategies, and progress toward its sustainability goals and targets, while illustrating the Trust's approach to managing sustainability- and climate-related risks and opportunities. A comprehensive International Sustainability Standards Board ("ISSB") Statement, incorporating disclosures aligned with IFRS S1 and IFRS S2, is included in Sunway REIT Integrated Annual Report 2025.

### BASIS OF PREPARATION

#### Compliance with IFRS Sustainability Disclosure Standards

The International Financial Reporting Standards ("IFRS") S1 and S2 disclosures included in this report have been prepared in accordance with the IFRS Sustainability Disclosure Standards issued by the ISSB, in line with Bursa Malaysia Securities Berhad's Main Market Listing Requirements on Sustainability Reporting and Securities Commission Malaysia's National Sustainability Reporting Framework ("NSRF"). For a more complete understanding of Sunway REIT's business strategy and overall approach, this report should be read in conjunction with Sunway REIT Integrated Annual Report 2025.

#### First-time adoption and transition reliefs

FY2025 is the first annual reporting period in which Sunway REIT applies IFRS S1 together with its continued adoption of IFRS S2. Sunway REIT has adopted both Standards in full and has not applied the optional climate-first transition relief that would limit IFRS S1 application to climate-related information.

### REPORTING SCOPE AND BOUNDARIES

This report covers all Sunway REIT's diversified asset portfolio and operations, which include Retail, Hotel, Office, Industrial & Others, and Services assets located in Malaysia, as disclosed in Sunway REIT's Audited Financial Statements reported in Sunway REIT Integrated Annual Report 2025. Data for the Services segment is reported up to September 2025, corresponding to the disposal date of Sunway university & college campus.

All sustainability efforts, targets and performance presented in this report align with Sunway REIT's financial reporting period from 1 January 2025 to 31 December 2025, unless stated otherwise. Notes are provided where data availability is limited.

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

### GUIDELINES AND STANDARDS

This report has been benchmarked against the highest reporting standards, leading industry practices and adheres to the following:

#### Global Goals

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

#### Reporting Frameworks and Standards

##### Malaysia-Specific:

- Bursa Malaysia Securities Berhad's Main Market Listing Requirements on Sustainability Reporting
- Securities Commission Malaysia's Malaysian Code on Corporate Governance ("MCCG")
- Securities Commission Malaysia's National Sustainability Reporting Framework ("NSRF")

##### International:

- Global Reporting Initiative ("GRI") Standards
- Sustainability Accounting Standards Board ("SASB")
- International Financial Reporting Standards ("IFRS®") Sustainability Disclosure Standards
- IFRS Foundation's International Integrated Reporting Framework ("IR Framework")
- Greenhouse Gas ("GHG") Protocol: A Corporate Accounting and Reporting Standard

##### Sustainability / ESG 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

## ABOUT THIS REPORT

### LIMITATIONS

Sunway REIT has made its best efforts to provide the most accurate, relevant and timely data in this report. However, the Manager acknowledges that there may be gaps in certain indicators and remains committed to continuously refining its data collection process and mechanisms to provide more comprehensive information in future reports.

### PROGRESSIVE STATEMENT

This report contains forward-looking statements in relation to Sunway REIT's objectives, strategies, plans and future initiatives, which are linked to Sunway REIT's business, financial and non-financial performance. Such statements include terms such as "expects", "targets", "intends", "anticipates", "believes", "estimates", "may", "plans", "projects", "should", "would" and "will". These statements should not be interpreted as guarantees of future operational or financial performance, as they may carry potential risks or unforeseen repercussions to Sunway REIT. Factors that could lead to actual results to differ materially from these statements include global, national and regional economic and social conditions, as well as matters that have not been reviewed or verified by Sunway REIT's auditors.

### ASSURANCE

To strengthen the accuracy and reliability of this report, the following assurance processes have been applied:

- Independent assurance in accordance with International Standards on Assurance Engagements ("ISAE") 3410 for Greenhouse Gas ("GHG") emissions, and ISAE 3000 for electricity, solar and waste data for FY2025 by BDO PLT
- Independent assurance in accordance with ISAE 3000 for the whole content of this report which include all sustainability disclosures and indicators by SIRIM QAS International Sdn. Bhd. ("SIRIM"), except GHG emissions, electricity, solar and waste data
- An internal review by Sunway REIT's internal auditors for the nine Common Sustainability Matters and Indicators prescribed by Bursa Malaysia as well as waste disclosure for FY2025

 A summary of all the assurance statements above can be found on pages 155-159.

### BOARD'S RESPONSIBILITY STATEMENT

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

This Sustainability Report was approved by the Board on 18 March 2026.

## ABOUT SUNWAY REIT

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

Sunway REIT is one of Malaysia's leading real estate investment trusts, listed on the Main Market of Bursa Malaysia Securities Berhad ("Bursa Malaysia"). Established on 8 July 2010, its assets are strategically located within award-winning integrated townships in key areas of Greater Kuala Lumpur, Penang, Perak and Johor. The Trust is managed by the Manager, Sunway REIT Management Sdn. Bhd., which is 80% owned by Sunway Berhad.

For more information on Sunway REIT's Trust Structure and Corporate Structure, please refer to Sunway REIT Integrated Annual Report 2025.

As of 31 December 2025, the Trust holds a diversified portfolio of 28 assets across multiple sectors, comprising 14 retail properties (including a property designated for re-development into a retail-focused tourist destination and seven hypermarkets), six hotels, five offices, and three industrial properties. Guided by strategic vision and commitment to sustainable growth, Sunway REIT leverages its diversified asset portfolio to deliver long-term value to the unitholders and stakeholders.

LISTED ON  
BURSA MALAYSIA'S  
MAIN MARKET



8 July  
2010

TOTAL  
GROSS FLOOR  
AREA ("GFA")



>21 million  
sq. ft.

PROPERTY  
VALUE



RM10.2  
billion

MARKET  
CAPITALISATION



RM7.9  
billion

### PENANG MAINLAND

- Sunway Carnival Mall
- Sunway Hotel Seberang Jaya
- Sunway REIT Industrial - Prai

### PENANG ISLAND

- Sunway Hotel Georgetown

### PERAK

- SunCity Ipoh Hypermarket
- AEON Mall Seri Manjung

### SUNWAY CITY KUALA LUMPUR

- Sunway Pyramid Mall
- Sunway Resort Hotel
- Sunway Pyramid Hotel
- Sunway Lagoon Hotel
- Sunway Pinnacle
- Menara Sunway

### SELANGOR

- Sunway Pier
- Sunway REIT Hypermarket - Kinrara
- Sunway REIT Hypermarket - Putra Heights
- Sunway REIT Hypermarket - USJ
- Sunway REIT Hypermarket - Klang
- Sunway REIT Industrial - Shah Alam 1
- Sunway REIT Industrial - Petaling Jaya 1
- Wisma Sunway

### KUALA LUMPUR

- Sunway Putra Mall
- Sunway 163 Mall
- Sunway REIT Hypermarket - Ulu Kelang
- Sunway Putra Hotel
- Sunway Putra Tower
- Sunway Tower

### JOHOR

- Sunway Kluang Mall
- Sunway REIT Hypermarket - Plentong



28  
assets

#### Legend:



## ABOUT SUNWAY REIT

### 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 FOUR STRATEGIC PILLARS

#### TRANSCEND 2027



A Leading M-REIT



Growing Portfolio Size



Focused Growth



Targets

### 2025 KEY HIGHLIGHTS

**40%** of the portfolio's GFA are green-certified (A total of **11** properties are green-certified, with **3 GreenRE Platinum** certifications obtained during the year)

**12,040 MWh** of renewable energy consumed across Sunway REIT properties

Diverted **13%** of waste from the landfills

**96%** of the borrowings have been structured with sustainable finance mechanism

Established **Scope 2 Greenhouse Gas Emissions Intensity** Reduction Targets

**50%** women representation on the Board of Directors

**21,242** beneficiaries impacted through various community projects

**7 internship opportunities** provided to students to support the development of future talents

- 92%** Retail Tenants
- 96%** Office Tenants
- 100%** Hotel Master Lessees
- 78%** Industrial & Others Tenants

Established **Climate Change & Greenhouse Gases Policy** and **Energy Policy**

Adopted **IFRS S1 Sustainability-related** and **IFRS S2 Climate-related Disclosures**

**Top 8%** of the Industry Classification Benchmark (Real Estate) Supersector assessed by **FTSE Russell**

participated in Green Lease Partnership Programme



### AWARDS & ACCOLADES

#### ASIA SUSTAINABILITY REPORTING AWARDS 2024

- CEO Letter **Gold**
- Human Rights **Bronze**

#### MINORITY SHAREHOLDERS WATCH GROUP NATIONAL CORPORATE GOVERNANCE & SUSTAINABILITY AWARDS 2025

- REITs Excellence Award

#### MOTHERHOOD CHOICE AWARDS

- Best Shopping Mall for Families Sunway Pyramid Mall

#### BABYTALK & MAMAPAPA READERS' CHOICE AWARDS

- Best Family-Friendly Shopping & Entertainment Mall Sunway Pyramid Mall



#### ASIA SUSTAINABILITY REPORTING AWARDS 2025

- CEO Letter **Finalist**

#### THE ASSET TRIPLE A SUSTAINABLE FINANCE AWARD 2025

- Best Sustainability-Linked Bond (Malaysia)

#### TIME AND STATISTA

- Best Companies Asia-Pacific 2025 (ranked 164<sup>th</sup> out of 500 companies)

#### INPENANG NATIONAL ACHIEVERS AWARDS 2025

- Best Retail Mall Sunway Carnival Mall

#### PPK MALAYSIA AWARDS

- Top Sustainability Award (Category C) Sunway Pyramid Mall "Sunway Pyramid's Eco-tech Transformation"

#### PPK MALAYSIA AWARDS

- Top Sustainability Practices 2024-2025 (Category B) Sunway Carnival Mall "From Waste to Wonder"



## CEO'S STATEMENT

GRI 2-22

Dear Valued Stakeholders,

2025 marked a significant milestone for Sunway REIT as we celebrated our 15<sup>th</sup> anniversary, achieving a record highest distribution per unit ("DPU") of 14.48 sen since our listing on Bursa Malaysia's Main Market in 2010.

This achievement reflects the confidence of our stakeholders in our business strategy and unwavering commitment to sustainability.

**Derek Teh Wan Wei**  
Chief Executive Officer  
Sunway REIT Management Sdn. Bhd.

As the operating environment continues to evolve – shaped by geopolitical tensions, climate change and the rapid advancement in Artificial Intelligence ("AI") – the industries, labour markets, and consumer behaviour are undergoing profound transformation. Amidst this dynamic environment, we remain steadfast in building a resilient and future-ready Trust that delivers long-term value for our stakeholders.

At Sunway REIT, sustainability is embedded in our DNA. We continue to adapt to the changing business landscape and stakeholder expectations, ensuring our actions today still drive sustainable growth for tomorrow via the four overarching sustainability goals.

#### UPHOLDING STRONG SUSTAINABILITY STRATEGY AND GOVERNANCE

Our measurable Sustainability Goals and Commitments are continuously tracked through key metrics, driving responsible growth and long-term value creation. In 2025, we renamed Goal 4 from *Respecting Ethical Principles* to *Upholding Transparency and Delivering Excellence*, consolidating material issues such as Corporate Governance & Transparency, Business Performance and Macroeconomic Issue, to reflect our commitment to ensuring long-term business growth.

#### Our Four Sustainability Goals:

**GOAL 1** Transforming our Portfolio to Low-Carbon Assets

**GOAL 2** Advocating a Responsible Value Chain

**GOAL 3** Investing in Community Inclusivity

**GOAL 4** Upholding Transparency and Delivering Excellence

We maintain a strong commitment to achieving our sustainability goals. Our sustainability strategy remains anchored in the Trust's vision - *'To be a leading diversified REIT in Malaysia committed to enhancing stakeholder value through Sustainable Growth, Environmental Stewardship and Community Engagement.'*

Upholding strong governance is core to our sustainability strategy, guided by Sunway REIT's robust sustainability governance framework. As the newly appointed Chief Executive Officer in December 2025, I will continue to chair the monthly Sustainability Working Group meetings, ensuring sustainability is embedded across our operations, decisions, and performance management.

In 2025, we continued to advanced in our sustainability agenda and progressed well towards our Sustainability Goals and Commitments. These efforts deepen our contribution to the United Nations Sustainable Development Goals ("UN SDGs"), particularly SDG 11: Sustainable Cities and Communities, SDG 12: Responsible Consumption and Production and SDG 13: Climate Action.

#### ELEVATING OUR REPORTING JOURNEY

The introduction of Securities Commission Malaysia's National Sustainability Reporting Framework ("NSRF") in 2024 – which incorporates IFRS S1 General Sustainability-related Financial Information and IFRS S2 Climate-related Disclosures issued by the ISSB – marked a step change in corporate accountability. Bursa Malaysia has mandated phased implementation from 2025 for Main Market listing issuers with market capitalisation above RM2 billion, elevating disclosure quality and comparability across the market. In parallel, the Government's plan to implement carbon tax beginning with high-emission sectors such as iron, steel and energy, underscores the nation's commitment to a low-carbon future – a vision we fully support.

At Sunway REIT, we proactively align with the best practices to uphold transparency and accountability to our stakeholders. In 2025, we strengthened our sustainability reporting approach by adopting NSRF, which incorporates IFRS standards, and by adopting the newly released GRI Topic Standards – GRI 102: Climate Change 2025 and GRI 103: Energy 2025. To further enhance disclosure quality, we also conducted an in-depth gap analysis against IFRS S1 and S2 requirements.

Building on the above, we began reporting IFRS S1 this year, focusing on three material topics, namely *Energy Management, Tenant Satisfaction and Business Performance*. To ensure full compliance with IFRS S1 and S2 by 2027, we have established a three-year compliance roadmap. This strategic approach positions us to meet Bursa Malaysia's Main Market Listing Requirements and NSRF within the stipulated timeline.

#### BUILDING RESILIENCE FOR A LOW-CARBON ECONOMY

We continue to advance in our commitment to achieving Net Zero Carbon Emissions by 2050. This year, we took a step forward by introducing new Scope 2 Emissions Intensity Reduction targets of 3.5% year-on-year, from 2023 as the baseline. These targets are aligned with the Intergovernmental Panel on Climate Change's ("IPCC") call to reduce global emissions by 45% by 2030.

To reinforce our climate strategy, we also introduced two new policies: the *'Climate Change & Greenhouse Gases Policy'* and *'Energy Policy'*. These policies provide a framework to strengthen our efforts in reducing greenhouse gas ("GHG") emissions.

During the year, Sunway REIT invested strategically in energy-efficient equipment and facility upgrades, including RM4.5 million on Air Handling Units replacement at Sunway Putra Tower and RM670,000 for the chiller upgrade at Menara Sunway. Additionally, a two-tonne food digester system will be installed at Sunway Pyramid Mall in early 2026, to further increase waste diversion from landfills.

We are also pleased to report our progress on the 2034 Green Building Certification Roadmap. In 2025, 40% of the total portfolio's gross floor area obtained green building certifications, up from 37% in 2024, reflecting the successful attainment of the multiple Green Building certifications across our portfolio. This milestone underscores our commitment to sustainable development and operational excellence.

#### Green Building Certifications in 2025

##### GreenRE PLATINUM

- Number of Certificates** **3**
- Sunway College - North & South Building (attained in July 2025 prior to the disposal in September 2025)
  - Sunway Putra Tower (attained in November 2025)
  - Sunway Pyramid Hotel (attained in December 2025)

##### GreenRE GOLD

- Number of Certificates** **1**
- Sunway Carnival Mall (New Wing) (attained in November 2025)

##### GreenRE SILVER

- Number of Certificates** **2**
- Sunway REIT Hypermarket - Putra Heights (attained in November 2025)
  - Sunway REIT Hypermarket - Ulu Kelang (attained in December 2025)

#### DRIVING RESPONSIBILITY ACROSS OUR VALUE CHAIN

Recognising that suppliers are integral in advancing sustainable impact, we are committed to driving positive change across our supplier network by promoting responsible and ethical practices.

Aligning with our Sponsor, Sunway Berhad, we continue to integrate the indicators from Simplified ESG Disclosure Guide ("SEDG") into our supplier risk assessment. I am pleased to report that 100% of the Manager's suppliers now comply with the Basic ESG disclosure requirements, reflecting our ongoing commitment to fostering responsible practices across our value chain.

In addition, our Green Lease Partnership Programme continues to play a pivotal role in strengthening our sustainable supply chain. Since 2024, we have expanded this Green Lease Partnership Programme to include all Sunway REIT's tenants, including tenants from the Industrial & Others business segment and the newly acquired properties alongside existing tenants from Retail, Office and Hotel segments. We are pleased to report increasing tenant participation, with Retail and Office segments rising from 91% to 92% and 96% respectively, and Industrial & Others segment improving from 40% to 78%. The Hotel segment maintained its full participation at 100% since 2022.

This year, we strengthened engagement efforts to guide tenants' transition to lower energy consumption and adoption of sustainable practices. Tenants accounted for approximately 96% of Sunway REIT's Scope 3 GHG emissions this year. To address this, both our Retail and Office Management Teams have identified high energy-consuming tenants within the portfolio. The Office Management Team then initiated targeted engagement to raise awareness and encourage energy-saving practices. These discussions mark an important first step toward setting energy intensity reduction targets in 2026 as part of our broader strategy to drive energy efficiency improvements across our portfolio.

#### INVESTING IN PEOPLE FOR LONG-TERM SUCCESS

Our employees remain our greatest assets. We continue to prioritise the well-being, health and safety of our employees, who form the foundation of our strength and progress. While employee satisfaction dipped slightly from 72% to 69% in 2025 due to management transitions, we remain committed to fostering engagement and promoting well-being of our employees.

In 2025, we strengthened employee learning and development by reintroducing 40-hour learning hours KPI for every employee. These initiatives led to an increase in average training hours, rising from 38 hours in 2024 to 66 hours in 2025.

## CEO'S STATEMENT

## CEO'S STATEMENT

The safety and health of our employees remain our utmost priorities. A workplace inspection has been conducted during the year with the support of Sunway Berhad's Group Occupational Health, Safety and Environment Department. Additionally, 100% of our employees, including Senior Management, have completed the mandatory Occupational Safety, Health and Environment ("OSHE") awareness training organised internally by the Sustainability Department.

Beyond our workforce, we continue to contribute to the development of a sustainable community. This included revising and updating our Donations, Sponsorships and Corporate Responsibility Policy to include clearer guidelines on sustainability-linked contributions and impact measurement. In December 2025, Sunway REIT collaborated with one of the tenants, Sunway XFarms, under their "Nourish and Nurture" Corporate Social Responsibility programme to sponsor and build three solar-powered hydroponic farms for Sekolah Kebangsaan Olak Lempit at Banting, Selangor. This initiative aims to promote food security and sustainable agriculture practices among students, most of whom are from the B40 community. The programme included a knowledge-transfer workshop for 100 students and teachers, as well as three months of technical support from Sunway XFarms.

### CREATING SUSTAINABLE STAKEHOLDER VALUE

Since integrating sustainable finance into our strategic framework in 2021, Sunway REIT has demonstrated steadfast commitment by consistently achieving its sustainability-linked financing's Key Performance Indicators for four consecutive years. Highlighting our dedication to responsible capital management and environmental stewardship, the attainment of the targets has resulted in approximately RM5.6 million in cumulative finance cost savings. This reflects both the tangible financial benefits and the effectiveness of integrating sustainability into funding strategies.

### SUSTAINABILITY PROGRESS AND GLOBAL BENCHMARKS

Our sustainability journey in 2025 reflects both progress and valuable lessons that position us for a greater achievement ahead. Our dedication to sustainability is evident in the notable improvements across ESG ratings this year.

The most significant was our FTSE4Good ESG Rating, which rose from Band 3 in 2024 to Band 4 in 2025, placing us among the top 8% of the Industry Classification Benchmark (Real Estate) Supersector assessed by FTSE Russell. We also achieved a full

score in GRESB Public Disclosure, reaffirming our commitment to transparency and accountability. While these results are encouraging, we faced challenges in the GRESB Real Estate Benchmark Assessment, which declined from 4-star to 3-star due to data gaps from newly acquired properties in 2024. This challenge has since been mitigated through comprehensive tenant data collection – a proactive step that strengthens our Scope 3 management and lays the foundation for regaining a higher rating in the next assessment cycle.

In addition, Sustainalytics revised our ESG risk rating from 'Negligible' to 'Low', while our CDP scores remained stable at C for Climate Change and B- for Water Security. These outcomes reflect the dynamic nature of global standards and reinforce our determination to continuous improvement.

### AWARDS AND RECOGNITION

Our leadership in sustainability continues to be recognised both locally and regionally, as reflected in the prestigious awards and accolades received in 2025.

We were honoured with The Asset Triple A Sustainable Finance Award 2025 for *Best Sustainability-Linked Bond (Malaysia)*, recognising our RM500 million dual tranche sustainability-linked perpetual securities, underscoring our dedication and leadership in sustainable financing.

Our efforts across multiple dimensions were also recognised by TIME and Statista which ranked us 164<sup>th</sup> among 500 companies in the *Best Companies Asia-Pacific 2025* list. This recognition was based on employee satisfaction, financial performance and sustainability transparency.

Regionally, we received two distinguished accolades:

#### Asia Sustainability Reporting Awards 2024 (Singapore)

Gold for CEO's Letter and Bronze for Human Rights

#### ASEAN Corporate Governance Award 2025

Named among the Top 50 ASEAN Public Listed Companies, selected from 569 large-capital firms across ASEAN



Additionally, we received the *REITs Excellence Award* at the Minority Shareholders Watch Group's National Corporate Governance & Sustainability Awards 2025, which honours public-listed companies demonstrating outstanding standards of governance and sustainability, reflecting integrity, accountability, and sustainable value creation.

### MOVING FORWARD

We remain focused on navigating emerging challenges and seizing opportunities that shape our long-term growth. Among the key priorities are addressing the escalating urgency of climate change and preparing for the impact of the upcoming carbon tax on operational costs in 2026. We are also committed to continue advancing in our Green Building Roadmap and achieving a reduction in Scope 2 emissions intensity in 2026. At the same time, tenant satisfaction remains at the core of our business strategy, guiding how we create value across our portfolio.

We will remain up-to-date with the evolving regulatory frameworks and reporting practices, ensuring continuous compliance with IFRS S1 and S2 standards. In view of the rapid advancement of technologies, we will uphold our commitment to strengthening data privacy and cybersecurity. Additionally, we will enhance employee engagement and development to retain our talent, as we endeavour to build a resilient, future-ready organisation that creates sustainable value for stakeholders.

### ACKNOWLEDGEMENTS

I would like to extend my sincere appreciation to my colleagues and the management teams for their commitment and contribution, as well as to our tenants for their continued trust and support. My gratitude also goes to the Board of Directors for their steadfast guidance and leadership. I would especially like to thank our former CEO, Mr. Clement Chen Kok Peng, and Acting CEO cum CFO, Ms. Ng Bee Lien, for their invaluable contributions and dedication, which have been instrumental in driving Sunway REIT's growth and success throughout their tenure.

Yours Sincerely,

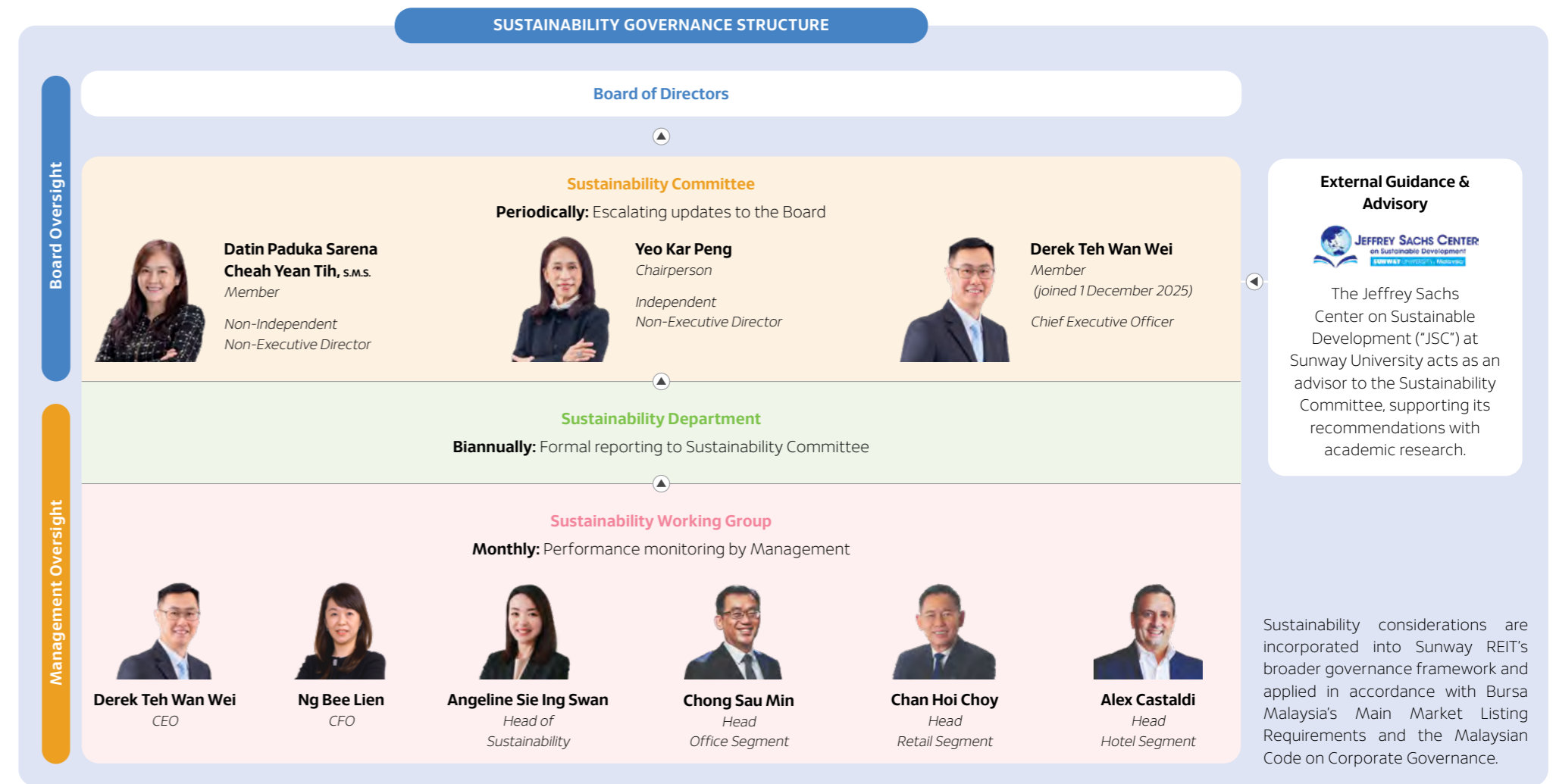
**Derek Teh Wan Wei**  
Chief Executive Officer  
Sunway REIT Management Sdn. Bhd.

## SUSTAINABILITY GOVERNANCE

GRI 2-9, 2-12, 2-13, 2-14, 2-16, 2-17, 2-19, 2-23, 2-24, 3-3, 103-1

**Sunway REIT maintains a comprehensive sustainable governance framework that ensures clear accountability for managing sustainability- and climate-related matters. Fully integrated into strategic and operational decision-making, this framework strengthens responsible governance and supports effective oversight of material sustainability- and climate-related risks and opportunities, and reinforces the Trust's business integrity, resilience, and 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. Each plays a defined role in ensuring sustainability and climate considerations are embedded into business strategy, risk management, and stakeholder engagement.



## SUSTAINABILITY GOVERNANCE

### Practice 4.1

#### Board and management’s responsibilities for sustainability governance

##### Board of Directors

The Board of Directors has overall responsibility for overseeing sustainability matters and is supported by the Sustainability Committee. Together, they provide strategic direction, review sustainability priorities and targets, and monitor progress against Sunway REIT’s medium- and long-term objectives, including its Sustainability Goals and Commitments and Net Zero Carbon Emissions 2050 roadmap.

The Board ensures that sustainability and climate considerations are integrated into strategic decision-making, risk management and capital allocation, including the review of recommendations from the Sustainability Committee and Sustainability Working Group, approval of key sustainability policies, and assessment of performance against established targets.

For major transactions, such as property acquisitions, the Board commissions Climate Value-at-Risk (“VaR”) assessment through JSC to assess potential climate impacts. For example, prior to the acquisition of AEON Mall Seri Manjung, the Board weighed the capital required for climate adaptation measures alongside short-term financial returns, prioritising resilience investments to safeguard long-term asset value. Similar trade-offs are evaluated during capital planning, balancing building energy intensity and greenhouse gas emissions reduction targets with operational cost constraints. All deliberations are documented in Board and Committee meeting minutes, ensuring transparency.

##### Sustainability Committee

A dedicated Sustainability Committee (“SC”) was established in 2021 to support the Board in overseeing sustainability- and climate-related matters. The SC comprises two Directors from the Manager’s Board of Directors and the CEO, who was appointed as a member of the Committee on 1 December 2025.

The Committee meets at least twice a year to review sustainability- and climate-related strategies, material risks and opportunities and assess the adequacy of resources allocated to manage these matters. The Committee also oversees the integration of sustainability and climate considerations into business planning and operational processes and informs the Board on the key outcomes.

#### Roles and Responsibilities

- Oversee Sunway REIT’s sustainability- and climate-related strategies, risks and opportunities and ensure alignment with business objectives
- Review and supervise the establishment of sustainability strategy, key concerns, sustainability targets, and performance, as well as progress tracking via scorecards
- Review findings from materiality assessments, climate VaR assessments and external assurance on sustainability data (e.g. GHG emissions, energy, water and waste audits, etc.)
- Oversee Senior Management’s sustainability- and climate-related scorecards and recommends target refinements
- Escalate material sustainability and climate matters to the Board for deliberation
- Apply external advisory inputs in evaluating climate-related risks

##### Jeffrey Sachs Center on Sustainable Development

Jeffrey Sachs Center on Sustainable Development (“JSC”) at Sunway University serves as an external advisor to the SC, providing research-based guidance on climate-related risks. JSC is also engaged by the Manager to conduct VaR assessments across Sunway REIT’s portfolio, including pre-acquisition due diligence and newly acquired properties, to support the Board’s and SC’s oversight of climate-related risks and investment decision making.



##### Sustainability Department

Management responsibility for the day-to-day implementation and coordination of sustainability matters was previously undertaken by a designated Sustainability Officer supported by Sunway Berhad. This role laid the foundation for the Trust’s early sustainability efforts and facilitated coordination across business units. In FY2023, a dedicated Sustainability Department was established to formalise and strengthen the management of sustainability- and climate-related matters for Sunway REIT.

#### Roles and Responsibilities

- Keep the Board, SC and SWG informed of the material sustainability- and climate-related developments, including risks and opportunities, regulatory changes, sustainability performances outcomes
- Collaborate with Business Unit Management Teams to integrate sustainability strategies into daily operational activities (e.g. energy efficiency initiatives and green building certifications)
- Ensure regulatory compliance with sustainability- and climate-related disclosures requirements through the preparation of the annual Sustainability Report
- Ensure alignment with global and local best practices, framework and stakeholder expectations
- Develop, recommend and monitor sustainability- and climate-related key performance indicators and targets
- Lead and coordinate the materiality assessment process
- Formulate sustainability policies for recommendations and approval by the Board and SC
- Coordinate with third-party assurance engagements (e.g. SIRIM, BDO and internal auditor) to support the accuracy and reliability of sustainability disclosures
- Oversee OHS-related matters within the Manager’s office
- Implement and ensure sustainable procurement practices across the Manager’s office and Sunway REIT’s operations

##### Sustainability Working Group

The Sustainability Working Group (“SWG”), comprising Senior Management and Head of Sustainability of the Manager, together with the key business unit segment heads, supports the Board and SC in the governance of sustainability- and climate-related matters. The SWG meets monthly to coordinate management-level implementation of sustainability strategies and translate the Board’s direction into operational execution. Chaired by the CEO, the SWG oversees and ensures the execution of sustainability initiatives across business segments, monitors property-level sustainability performance and identifies emerging sustainability- and climate-related risks and opportunities.

### Practice 4.2

#### Communication of sustainability strategies, priorities, targets and performance to internal and external stakeholders

The governance framework is complemented by regular communication with internal and external stakeholders. Information on Sunway REIT’s sustainability strategies, priorities, targets and performance is communicated through its Integrated Annual Report and Annual Sustainability Report, investor and analyst engagements, media communications and internal engagement platforms, including town halls and training programmes.

### Practice 4.3

#### Staying abreast with and understanding sustainability issues relevant to the Trust and its business

To ensure that SC remains informed of sustainability matters relevant to Sunway REIT, including sustainability- and climate-related risks and opportunities, the SC members actively participated in the relevant trainings during the financial year to enhance their understanding of critical sustainability challenges and opportunities, including:

Director	Training Attended
<b>Yeo Kar Peng</b>	<ul style="list-style-type: none"> <li>• Climate Change and the Impact to Net Zero Journey</li> <li>• Green Technologies – Decarbonising Development in East Asia and Pacific</li> <li>• Scope 3 Carbon Accounting &amp; Decarbonisation Training</li> </ul>
<b>Datin Paduka Sarena Cheah Yean Tih, s.m.s.</b>	<ul style="list-style-type: none"> <li>• Climate Change and the Impact to Net Zero Journey</li> </ul>

For the complete list of trainings attended by the Board of Directors, please refer to Sunway REIT Corporate Governance Report 2025 available on Sunway REIT’s website.

##### Board Skills and Competency

The Board’s collective skills and experience provide a broad foundation to oversee sustainability- and climate-related risks and opportunities. Based on the current Board composition, the Directors bring diverse competencies across sustainability and ESG, corporate governance, risk management, finance, business strategy and property investment, as reflected in the Board Skills Matrix Assessment.

The skills matrix is assessed internally and reviewed annually as part of the Board Effectiveness Evaluation to identify areas for further development. Where appropriate, targeted training, knowledge-sharing sessions and external briefings are undertaken to strengthen capabilities in emerging sustainability- and climate-related topics.

## SUSTAINABILITY GOVERNANCE

## SUSTAINABILITY GOVERNANCE

### Skill Matrix of Board of Directors

Skills/Competencies		Description
Industry Experience (Property Development/ Real Estate)	6/6	Experience overseeing long-term strategic initiatives in the property and real estate sector, with an understanding of industry's operating conditions, business models and regulatory requirements
Economic or Business	6/6	Possess broad understanding of macroeconomic trends, market dynamics and commercial principles, supported by experience in economic planning, business development or commercial decision-making
Accounting and Financial Reporting	5/6	Ability to interpret and analyse financial statements, accounting standards and tax requirements, supported by professional accreditation or substantial experience, to support integrity, transparency and accuracy of Sunway REIT's financial reporting
Corporate Governance, Risk Management and Internal Controls	6/6	Working knowledge of corporate governance practices, risk management frameworks and internal control systems relevant to Sunway REIT, including oversight of operational, compliance, reputational and cybersecurity risks
Legal and Regulatory	6/6	Knowledge and understanding of legal and regulatory frameworks applicable to Sunway REIT's operations, including laws governing capital markets, REITs, corporate law and compliance obligations, including cross-border regulatory requirements where relevant
Human Capital or Talent Management	6/6	Experience overseeing strategic human capital matters, including succession planning, talent development, performance management, organisational design and remuneration structures aligned with long-term value creation
Information Technology or Digital Strategy	1/6	Experience leading or governing technology-driven initiatives covering digital transformation, IT infrastructure, data analytics, cybersecurity and integration of technology into business strategy to support operational efficiency and innovation
Sustainability	6/6	Ability to integrate ESG considerations into strategy planning and risk management, including addressing sustainability- and climate-related risks and opportunities, to support responsible business practices and sustainable value creation

For more information about Board of Directors' individual qualifications and competencies, please refer to the Directors' Profile section in Sunway REIT Integrated Annual Report 2025.

### Practice 4.4 Performance evaluations of the Board and Senior Management include addressing Sunway REIT's material sustainability risks and opportunities

The Board and SC have oversight over setting, approval and monitoring of sustainability- and climate-related targets.

As part of Sunway REIT's Sustainability Goals and Commitments, the Manager introduced Building Energy Intensity ("BEI") and renewable energy targets since FY2022. These targets were developed through deliberations at the SWG level and subsequently reviewed and approved by the SC and the Board. Since FY2024, Green Building Certification target was incorporated into Senior Management's key performance indicators ("KPIs") and formally embedded into the Sustainability Goals and Commitments.

During the financial year, the Manager proposed additional sustainability- and climate-related targets, namely Tenant Satisfaction Score target and Scope 2 emissions intensity reduction targets. Both targets were reviewed and approved by SC and the Board in August 2025. The Sustainability Department monitors performance against all approved targets and reports progress to SC on a biannual basis, enabling SC and the Board to assess performance, track progress against Sunway REIT's sustainability objectives and provide guidance or corrective actions where necessary.

Throughout the financial year, feedback from the Nomination and Remuneration Committee and SC enhanced refinements to KPIs, including adjustments to BEI, renewable energy targets and green building certification criteria, ensuring continued alignment with Sunway REIT's Sustainability Goals and Commitments.

#### Impact of Sustainability on Remuneration Policies

Oversight of Senior Management's remuneration matters in Sunway REIT is carried out through Nomination and Remuneration Committee ("NRC"), which reviews and implements remuneration policies applicable to the Board of Directors, Board Committees and Senior Management.

To reinforce accountability for achieving Sunway REIT's sustainability objectives, sustainability- and climate-related considerations have been embedded into Senior Management's performance assessment processes since FY2022 in alignment with Sunway REIT's Sustainability Goals and Commitments. These considerations form part of the remuneration-linked KPIs for Senior Management of the Manager and collectively account for 12% of the Senior Management's balanced scorecard.

In FY2025, the KPIs were applied to the Chief Executive Officer and Chief Financial Officer, and were cascaded to the Sustainability Department and business segment heads. Performance against these KPIs is reviewed by NRC on a biannual basis as part of the annual performance evaluation process. On average, 12% of the Senior Management's bonuses accrued in 2025 were based on sustainability- and climate-related targets.

## SUSTAINABILITY GOVERNANCE

### Practice 4.5 Designated person within management to provide dedicated focus to manage sustainability strategically

With effect from 1 August 2024, Ms. Angeline Sie Ing Swan was appointed as the Head of Sustainability, reporting directly to the CEO. In this role, she leads the Sustainability Department and oversees the integration of sustainability- and climate-related considerations into the business operations to support the delivery of Board-approved sustainability targets.

#### 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 define the governance processes, controls and responsibilities for managing sustainability- and climate-related risks and opportunities.

#### Governance Instruments

Constitution

Board Charter

Code of Conduct and Business Ethics

Terms of Reference of Nomination and Remuneration Committee

Terms of Reference of Audit Committee

Terms of Reference of Risk Management Committee

Terms of Reference of Sustainability Committee

*Kindly scan this QR code to the Sunway REIT's Governance Instruments.*

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

##### SUSTAINABILITY POLICIES

- Sustainability Policy
- Donations, Sponsorships and Corporate Responsibility Policy
- Biodiversity Policy
- Diversity and Inclusion Policy
- Green Building Policy
- Human Rights Policy
- Water Management Policy

- Sustainable Procurement Policy
- Sustainable Events Management Policy
- Universal Accessibility Policy
- Energy Policy **NEW!**
- Climate Change & Greenhouse Gases Policy **NEW!**

*Kindly scan this QR code to the Sunway REIT's Policies.*

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

During FY2025, the Board endorsed a series of updates to sustainability-related policies to strengthen governance processes and ensure stronger alignment with operational practices. The key updates include:

- The revision of Policy Manual including Donations, Sponsorships and Corporate Responsibility Policy, and Whistleblowing Policy
- The adoption of Energy Policy and Climate Change & Greenhouse Gases Policy
- The revision of Board Charter and term of reference of Board Committees
- The establishment of Artificial Intelligence ("AI") Governance Policy

## VALUE CREATION MODEL

GRI 2-22

## VALUE CREATION MODEL



## STAKEHOLDER ENGAGEMENT

GRI 2-29, 3-1, 3-3

Stakeholder engagement is a cornerstone of Sunway REIT’s value creation and sustainability strategy. The Manager actively engages with key stakeholders to incorporate their perspectives, insights, and where relevant, their expertise and capabilities into strategic, financial and operational decision-making processes.

Moving beyond traditional engagement practices that focus primarily on compliance or risk management, Sunway REIT adopts a proactive and collaborative engagement approach, emphasises meaningful communication and dialogue to better understand stakeholder expectations, emerging concerns, and evolving sustainability priorities. Insights gathered through these engagements inform the development of business strategies, operational improvements, and sustainability initiatives, supporting future value growth and business resilience.

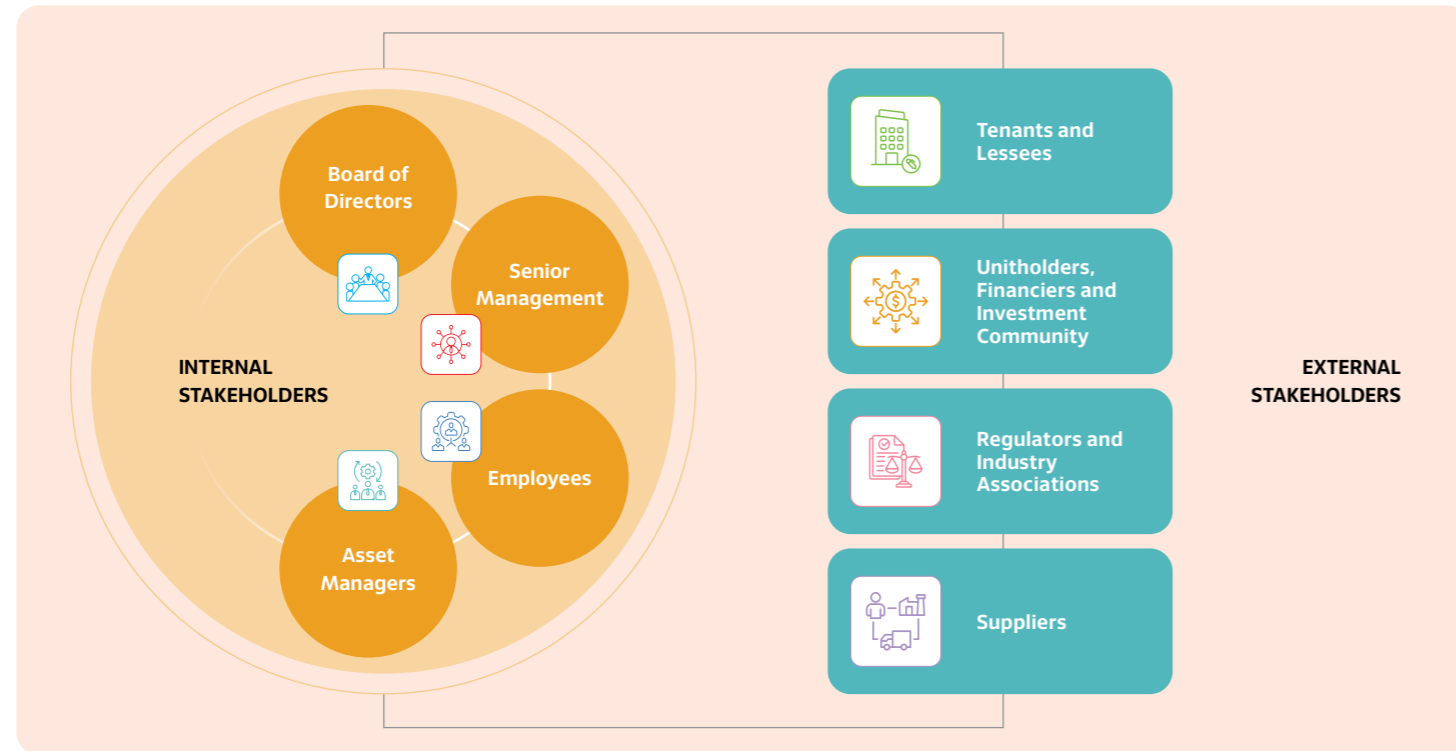
Each stakeholder group plays a vital role in advancing Sunway REIT’s resilience by mitigating risks and identifying business opportunities that include enhancing brand reputation, increasing market traction, improving tenant engagement, maintaining regulatory compliance standards, and maximising talents and expertise.

### STAKEHOLDER IDENTIFICATION

For the purpose of the double materiality assessment, the Manager mapped stakeholders into internal and external groups based on their relevance to Sunway REIT’s operations, investment properties, and the broader value chain, as well as their respective levels of influence and interest. This ensured the inclusion of diverse perspectives across operational, financial and sustainability-related considerations.

The scope of engagement focused on key stakeholders within Malaysia and included, among others, employees, tenants and lessees, unitholders, financiers and investment community, regulators and industry associations, and suppliers. This structured approach enabled Sunway REIT to obtain a balanced and comprehensive understanding of material Economic, Environmental, Social and Governance (“EESG”) topics across its ecosystem, supporting both impact and financial materiality assessments.

Stakeholder engagement outcomes directly informed the identification, prioritisation, and validation of material EESG topics and were integrated into Sunway REIT’s sustainability strategy, risk management framework, and governance oversight.



## STAKEHOLDER ENGAGEMENT

Engagement Frequency: A Annually Q Quarterly M Monthly R As and when required O On-going

### EMPLOYEES

Sunway REIT does not have any direct employees, as the Trust is managed by the Manager and overseen by the Trustee. The term “employees” refers to the employees of the Manager, who are responsible for the effective execution of the Trust’s business and operational plans.

#### Related Material Matters:

- S1 Talent Development & Retention
- S2 Occupational Safety & Health
- S4 Labour Practices & Standards
- S5 Diversity, Equity & Inclusivity

#### Engagement Objectives:

- Strengthen employee productivity, morale and retention, leading to higher performance and lower turnover
- Provide clear direction on job roles and responsibilities, including expected outcomes
- Promote a diverse and inclusive workplace that offers equal opportunities to all
- Empower employees with relevant skills and competencies
- Foster a positive working environment that encourages a motivated, productive and loyal workforce

#### Stakeholder Expectations:

- Attractive benefits and fair, competitive remuneration
- Opportunities for career progression
- Support work-life balance
- Safe and conducive workplace
- Fair, inclusive and non-discriminatory work culture
- Protection of employees’ rights
- Job security and a sense of belonging at work

#### Initiatives:

- Implemented family-friendly policies and offered attractive benefits
- Promoted work-life balance through health and wellness activities
- Supported employees in providing learning and development to ensure they continue to perform well and deliver excellence
- Carried out annual performance assessments to facilitate continuous development and enhancement of skills and capabilities
- Maintained a zero-tolerance stance against discrimination regardless of race, religion, gender, age, disability and nationality
- Organised wellness talks and campaigns to promote a healthier lifestyle
- Established a grievance mechanism for human rights-related concerns

#### Engagement Platform:

- R CEO Townhall Sessions providing updates on financial performance, growth plans and employee matters
- R Electronic communication platform (email newsletters, Microsoft Teams, Life@Sunway and other virtual channels)
- A Performance review (Sunway MyPerformance)
- R Digital learning ecosystem with 24/7 accessibility (Sunway MyLearning)
- A Employee Engagement Survey
- A Team building

#### Related UN SDGs:



### ASSET MANAGERS

Asset managers play a critical role in Sunway REIT’s operations by ensuring efficient day-to-day management of assets, maintaining tenant satisfaction and compliance with sustainability standards. Their responsibilities include building maintenance, energy optimisation and implementation of green initiatives across Retail, Office and Industrial & Others properties.

#### Related Material Matters:

- EC1 Business Performance & Resilience
- E1 Water Management
- E2 Waste & Pollution Management
- E3 Energy Management
- E5 Physical Impacts of Climate Change
- S2 Occupational Safety & Health
- S3 Tenant Satisfaction
- S4 Labour Practices & Standards
- G2 Risk, Compliance & Crisis Management

#### Engagement Objectives:

- Ensure reliable building operations, responsive tenant services and minimal downtime
- Execute procedures consistent with Sunway REIT’s governance, risk and compliance frameworks
- Implement sustainability programmes, contribute data and evidence for IAR / SR disclosures and support to the Trust’s sustainability goals and commitments
- Drive leasing support, tenant fit-out coordination and community activities that enhance occupancy, NPI and tenant satisfaction
- Propose and deliver AEs and preventive maintenance to safeguard asset value
- Provide accurate, timely operational and ESG data for assurance and external reporting (IAR / SR), enabling continuous performance tracking

#### Stakeholder Expectations:

- Fair contracting terms and prompt vendor payment cycles to maintain service continuity
- Clear roadmaps for certifications, green leases, decarbonisation measures and targets that are achievable within operational constraints

#### Initiatives:

- Engaged with asset managers via monthly management meetings and monthly SWG meetings to discuss any operational issues and review financial and sustainability performance (e.g. energy, water consumption and waste management, etc.)
- Established Scope 2 emissions intensity reduction targets

#### Engagement Platform:

- R Electronic communication platform (email and other virtual channels)
- M Business Unit Management Meetings (Monthly SWG meetings, Monthly Management meetings)

#### Related UN SDGs:



## STAKEHOLDER ENGAGEMENT



### TENANTS AND LESSEES

Sunway REIT's tenants span across Retail, Office, Hotel, and Industrial & Others segments, given its diversified portfolio across Klang Valley, Johor, Perak and Penang. The tenant base includes global brands, listed companies, SMEs and local entrepreneurs, covering sectors such as F&B, fashion, daily essentials, health services and community-focused businesses. Their success is integral to sustaining rental income, enhancing asset vibrancy and ensuring long-term asset relevance.

#### Related Material Matters:

- EC1** Business Performance & Resilience
- E2** Waste & Pollution Management
- E3** Energy Management
- E5** Physical Impact of Climate Change
- S2** Occupational Safety & Health
- S3** Tenant Satisfaction
- G3** Brand Awareness & Reputation

#### Related UN SDGs:



#### Engagement Objectives:

- Understand tenants' and lessees' requirements and concerns to deliver high-quality, health spaces that drive satisfaction, retention and sustained revenue
- Ensure asset relevance in tandem with evolving market shifts and preferences

#### Stakeholder Expectations:

- Regular building maintenance and upkeep
- High-quality facilities and responsive customer service
- Prompt resolution of maintenance concerns
- Security and safety across Sunway REIT's buildings
- Compliance with health and safety standards
- Implementation of sustainability-related initiatives and green practices

#### Initiatives:

- Engaged with high energy usage tenants to share and encourage energy saving practices
- Increased digitalisation, automation and adoption of smart technologies for building management and tenant experience
- Continued Green Lease Partnership Programme
- Organised Crowd Feeder events and community activities to drive retail footfall
- Conducted IAQ audits for some tenants to ensure compliance with IAQ standards
- Provided green fit-out guides to tenants to support sustainable renovations

#### Engagement Platform:

- A** Tenant satisfaction surveys
- A** Business partner meetings
- A** One-to-one engagement sessions
- R** Newsletters and regular updates
- R** Community engagement activities
- R** Digital communication channels (e.g. emails, Sunway Community Apps)



### UNITHOLDERS, FINANCIERS AND INVESTMENT COMMUNITY

This group comprises strategic sponsors, institutional and retail investors, financiers providing sustainability-linked funding and the broader investment community. They have a vested interest in Sunway REIT and contributed their financial capital to the Trust for returns.

#### Related Material Matters:

- EC1** Business Performance & Resilience
- EC4** Sustainable Financing
- G1** Corporate Governance & Transparency
- G3** Brand Awareness & Reputation

#### Related UN SDGs:



#### Engagement Objectives:

- Enable unitholders, financiers and investment community to stay informed on the strategic decisions made by the Manager to sustain and enhance financial and non-financial values
- Provide clearer insights into Sunway REIT's performance for the financial year, along with its funding requirements and forward strategy
- Instil market and investor confidence and generate positive impressions among investors, research analysts and other stakeholders
- Secure funding to support ongoing and future business activities

#### Stakeholder Expectations:

- Financial performance
- Transparent business strategy growth and plans to stay ahead of emerging competition
- Updates on strategic project developments, asset enhancement initiatives and new developments
- High standards of corporate governance
- Return on investment
- Achievement of sustainability performance targets for sustainable financing

#### Initiatives:

- Issued quarterly results announcements, analyst briefings, analysts / investor engagements, AGMs and media releases
- Communicated sustainability practices through Sunway REIT Sustainability Report and corporate website
- Site visits with analysts and investors

#### Engagement Platform:

- A** Annual General Meeting ("AGM")
- Q** Investor and analyst briefings
- Q** Results announcement
- D** Corporate website
- A** Integrated Annual Report
- A** Sustainability Report
- R** Media releases
- R** Investor Day, townhalls and property tour
- R** Unitholders' meeting
- R** Sunway REIT's website

## STAKEHOLDER ENGAGEMENT



### REGULATORS AND INDUSTRY ASSOCIATIONS

Sunway REIT's operations are overseen by relevant regulatory authorities responsible for capital markets and listed entities, ensuring compliance with applicable laws and guidelines. These bodies provide governance frameworks and industry standards that guide Sunway REIT's approach to transparency, accountability and sustainability.

#### Related Material Matters:

- E2** Waste & Pollution Management
- E3** Energy Management
- E5** Physical Impacts of Climate Change
- S2** Occupational Safety & Health
- G1** Corporate Governance & Transparency
- G2** Risk, Compliance & Crisis Management

#### Related UN SDGs:



#### Engagement Objectives:

- Improve understanding of existing and new regulatory requirements to ensure ongoing compliance
- Create opportunities for collective industry advocacy, enabling Sunway REIT to influence industry positioning on a wide range of matters and to advance industry issues that support the continued growth of Malaysia's REIT industry

#### Stakeholder Expectations:

- Compliance with applicable laws and regulations
- Corporate governance practices
- Ethical business conduct
- Adherence to Anti-Money Laundering, Counter Terrorism Financing and Counter Proliferation Financing
- Industry guidance on sustainability-related matters

#### Initiatives:

- Enhanced Sunway REIT's Climate Report by transitioning from TCFD to IFRS S2
- Initiated IFRS S1 disclosures
- Adopted a waste management hierarchy to prevent and minimise waste generation

#### Engagement Platform:

- R** Consultation papers and regulatory dialogues
- R** Conferences and webinars



### SUPPLIERS

Sunway REIT's suppliers include local vendors that provide facility management, maintenance, construction, utilities, IT solutions and professional consultancy services. All suppliers are required to adhere to Sunway REIT's Sustainable Procurement Policy and Supplier Code of Conduct, ensuring ethical conduct, environmental compliance and social responsibility throughout the value chain.

#### Related Material Matters:

- EC6** Supply / Value Chain Management
- E4** Materials Management
- S2** Occupational Safety & Health
- S4** Labour Practices & Standards
- G2** Risk, Compliance & Crisis Management

#### Related UN SDGs:



#### Engagement Objectives:

- Promote a reliable, compliant and progressively green or sustainable supply chain that optimises procurement expenditure, minimises service disruptions and enhances the stability needed for Sunway REIT to execute its business model and to create value

#### Stakeholder Expectations:

- Fair and transparent tender processes
- Equal opportunities to participate in tender exercises
- Timely issuance of payments

#### Initiatives:

- Adopted a professional approach in reviewing proposals from consultants, contractors and suppliers
- Communicated Sustainable Procurement Policy and Anti-Bribery & Corruption ("ABC") Policy
- Ensured suppliers completed the Supplier Risk Assessment prior to registration, reinforcing compliance and risk management

#### Engagement Platform:

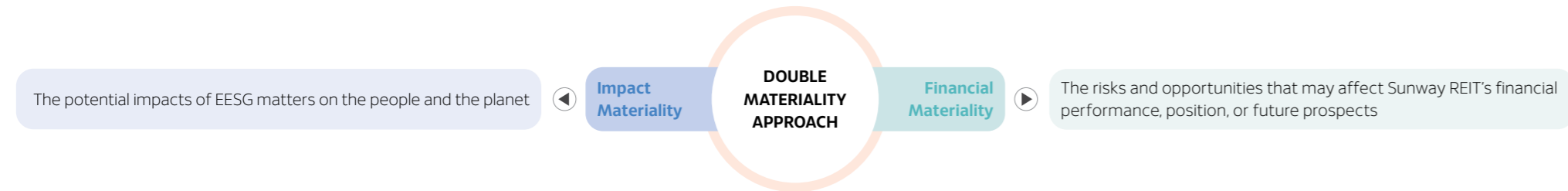
- R** Tender interview
- R** Supplier briefing and training
- R** Supplier risk assessment form
- R** Anti-Bribery and Corruption ("ABC") declaration form
- R** One-on-one group engagement sessions

## MATERIAL MATTERS

GRI 3-1, 3-2

To ensure Sunway REIT continues to deliver sustainable value for its business and stakeholders, the Manager identifies, assesses and reviews its material issues that may affect the Trust's operations, performance and long-term resilience. A comprehensive materiality assessment is conducted every two years, complemented by an annual review to ensure continued relevance in response to evolving stakeholder priorities, regulatory developments, and emerging sustainability risks and opportunities. Feedback were gathered from both internal and external stakeholders to address concerns, align with market trends and strengthen risk management strategies.

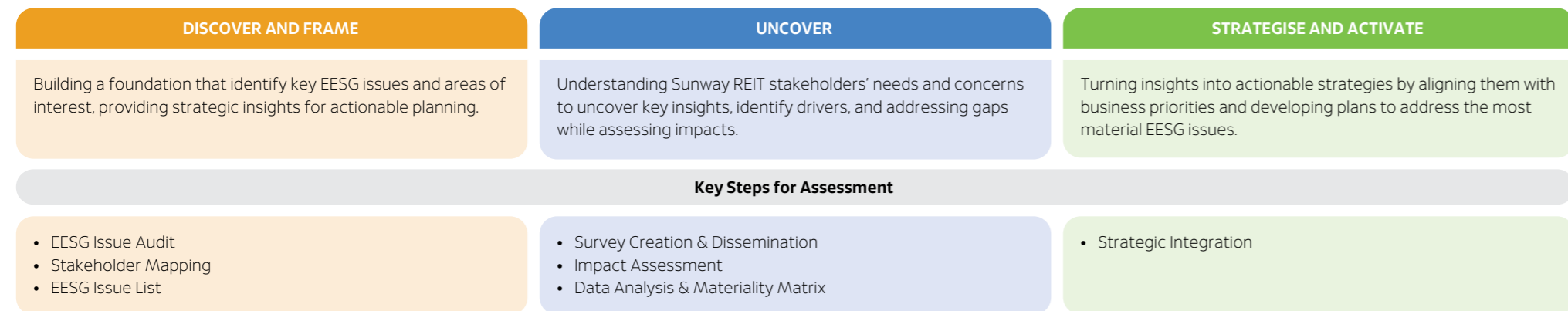
Sunway REIT undertook an in-depth materiality assessment in FY2024 covering selected economic, environmental, social and governance ("EESG") topics. The assessment was enhanced from a single materiality to a double materiality approach, in line with the latest sustainability reporting requirements and international best practices.



By adopting double materiality, Sunway REIT strengthens its ability to identify and manage sustainability-related impacts, risks and opportunities in a more holistic and forward-looking manner. The findings of the materiality assessment were approved and endorsed by the Board of Directors.

### MATERIALITY ASSESSMENT METHODOLOGY

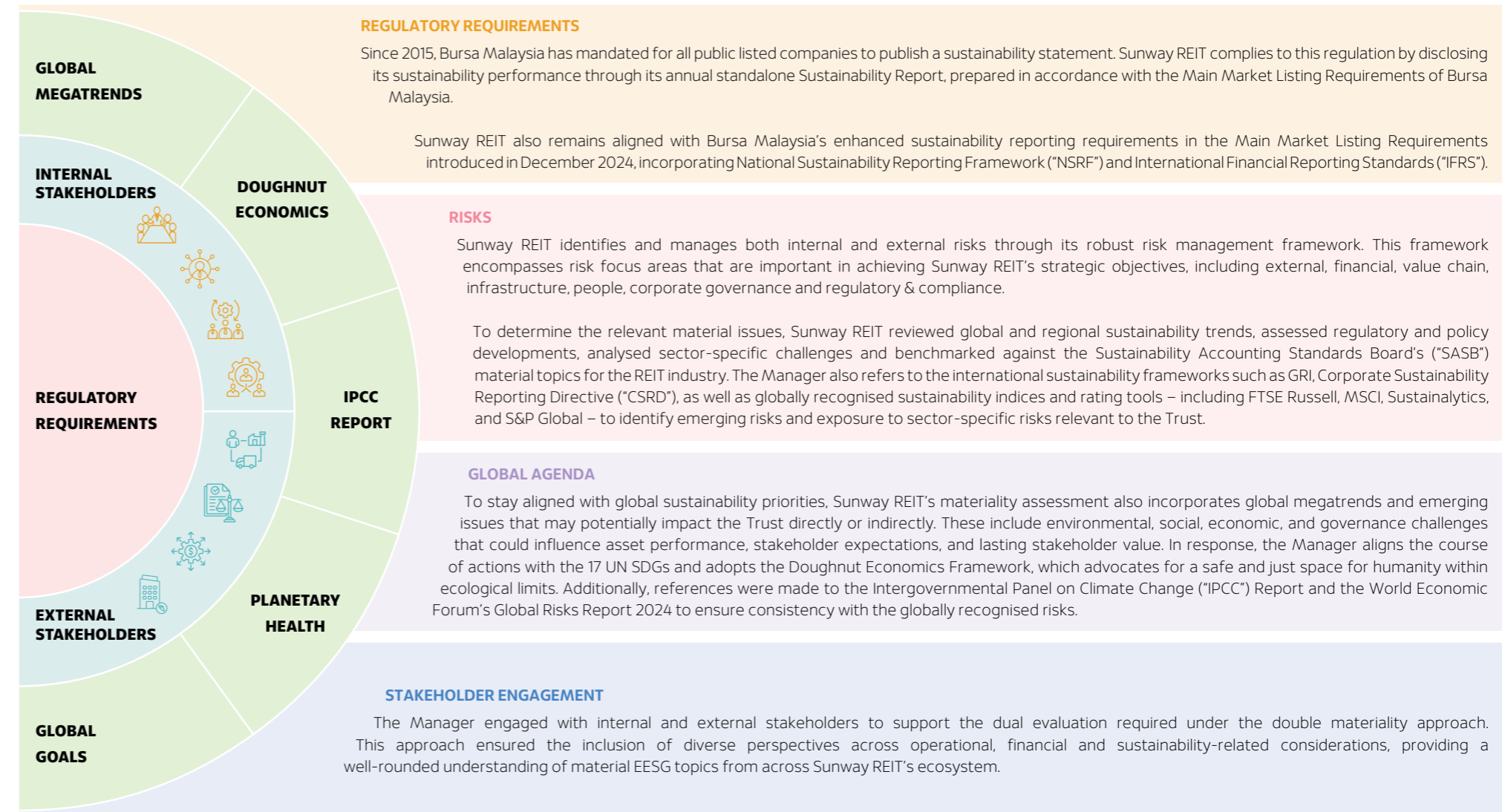
Sunway REIT's double materiality assessment followed a structured three-step approach:



## MATERIAL MATTERS

### DISCOVER AND FRAME

#### Identification of Material Issues



## MATERIAL MATTERS

### EESG Issues List

Sunway REIT identified 21 material issues by considering emerging trends and the evolving sustainability landscape, with the aim of addressing stakeholder expectations. The resulting EESG issue list reflects issues most relevant to the Trust's operations, long-term outlook and stakeholder priorities, and guides the Trust's sustainability strategy and value creation efforts.

#### ECONOMIC

- EC1 Business Performance
- EC2 Business Resilience
- EC3 Interest Rate
- EC4 Sustainable Financing
- EC5 Macroeconomics Issue
- EC6 Supply / Value Chain Management

#### ENVIRONMENTAL

- E1 Water Management
- E2 Waste & Pollution Management
- E3 Energy Management
- E4 Materials Management
- E5 Physical Impacts of Climate Change

#### SOCIAL

- S1 Talent Development & Retention
- S2 Occupational Safety & Health
- S3 Tenant Satisfaction
- S4 Labour Practices & Standards
- S5 Diversity, Equity & Inclusivity
- S6 Community Engagement & Social Impacts

#### GOVERNANCE

- G1 Corporate Governance & Transparency
- G2 Risk Management & Regulatory Compliance
- G3 Brand Awareness & Reputation
- G4 Crisis Management

### UNCOVER

#### Survey Creation & Dissemination

An online survey was distributed to identified stakeholder groups in both English and Bahasa Malaysia, receiving 220 responses across diverse stakeholder groups. The survey assessed the importance of each material issue to both Sunway REIT and its stakeholders using a five-point rating scale.

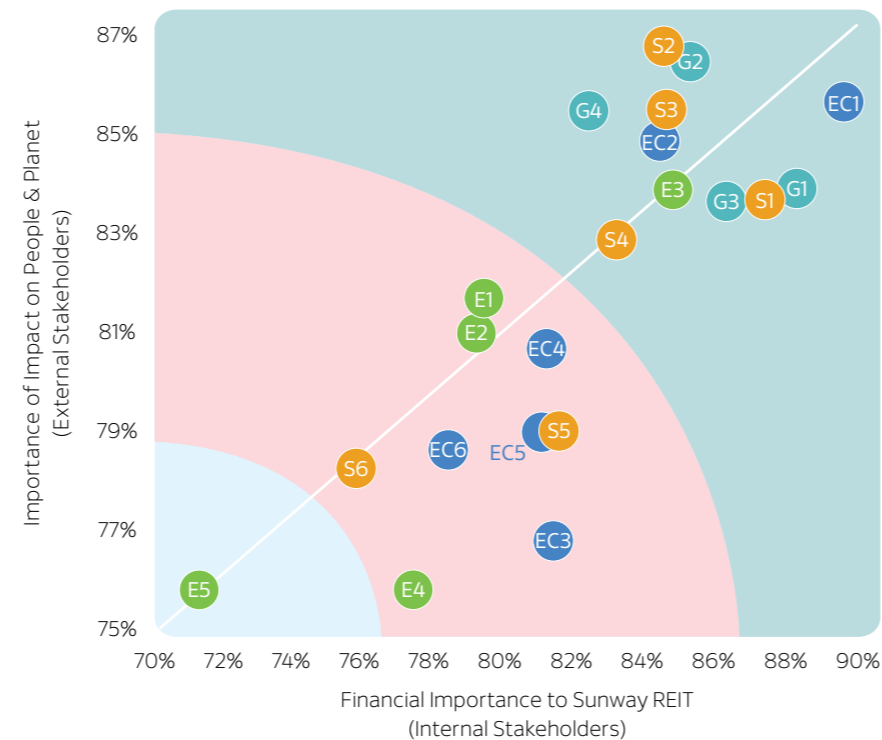
Based on the mean scores, the top material issues for each EESG pillar were identified. To complement the survey findings, targeted focus group discussions were held with the selected Board members and Senior Management of the Manager to gather deeper insights into the relevance and significance of each material issue within Sunway REIT's operational and strategic context and aligned stakeholder perceptions with operational realities.

The assessment revealed that stakeholders placed the greatest emphasis on the Governance and Social issues, followed closely by the Economic and Environmental considerations.

#### Data Analysis & Materiality Matrix

The findings were mapped onto a materiality matrix developed across two core dimensions: the significance of each issue's impact on the people and the planet, as assessed by external stakeholders, and its financial importance to Sunway REIT, as evaluated by internal stakeholders. Together, these dimensions provide a balanced view of impact-driven and value-driven considerations.

- Economic
- Environmental
- Social
- Governance



## MATERIAL MATTERS

In the context of Sunway REIT's core focus on property investment and management, the assessment indicated that stakeholders placed particular emphasis on risk management-related topics. These include the protection of assets, safety and health, adherence to regulatory requirements, all of which are regarded as fundamental to preserving value and sustaining stakeholder confidence. The outcomes of the materiality assessment provide a clear reference point for prioritising EESG initiatives, strengthening governance practices and integrating sustainability considerations into Sunway REIT's ongoing decision-making processes.

### Prioritisation of Material Issues



### Three High-Priority Material Issues

**Energy Management, Tenant Satisfaction and Business Performance** were identified as sustainability-related risks and opportunities that could reasonably be expected to affect Sunway REIT's prospects.

*For further details on IFRS S1 disclosures, please refer to ISSB Statement in Sunway REIT Integrated Annual Report 2025.*

Although the assessment resulted Governance, Economic and Social pillars as most significant to Sunway REIT, the Manager remains committed to advancing Environmental priorities. The Trust will continue to embed sustainability into strategic decision-making and operational activities, strengthening resilience, supporting resilient long-term value, and contributing to a sustainable value for all stakeholders.

HIGHER IMPORTANCE		Changes From 2021
G2	Risk Management & Regulatory Compliance	Formerly <i>Anti Corruption</i> and <i>Risk &amp; 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 &amp; 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 &amp; Crisis Management</i> , shifted from mid to higher importance
E3	Energy Management	Retained, shifted from mid to higher importance

MID IMPORTANCE		Changes From 2021
EC3	Interest Rate	New
S5	Diversity, Equity & Inclusivity	Formerly identified as <i>Diversity &amp; 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
E5	Physical Impacts of Climate Change	Retained, shifted from high to lower importance

## MATERIAL MATTERS

### Materiality Assessment FY2025 Updates

For the year under review, the Manager conducted a desktop validation exercise to reassess the relevance of the existing material sustainability topics. This internal review benchmarked Sunway REIT's 21 material issues against the relevant sustainability topics outlined for the REIT industry by SASB as well as local and regional industry peers to confirm continued relevance, identify shared priorities and address evolving market expectations and industry practices.

The review concluded that all previously identified material issues remain relevant. However, seven material topics were consolidated to improve clarity, coherence and alignment with industry practices and Sunway REIT's risk management framework.



### Consolidation of Material Issues

*Business Performance, Business Resilience and Macroeconomics Issue* material issues were merged and renamed as **"Business Performance & Resilience"**.

*Interest Rate and Sustainable Financing* material issues were merged and renamed as **"Sustainable Financing"**.

*Risk Management & Regulatory Compliance and Crisis Management* material issues were merged and renamed as **"Risk, Compliance & Crisis Management"**.

Following these refinements, the total number of material issues was streamlined from 21 in 2024 to 17 in 2025.

### Sunway REIT's 2025 Material Issues

#### ECONOMIC

- **Business Performance & Resilience**
- Supply / Value Chain Management
- **Sustainable Financing**



#### SOCIAL

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



#### ENVIRONMENTAL

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



#### GOVERNANCE

- Corporate Governance & Transparency
- **Risk, Compliance & Crisis Management**
- Brand Awareness & Reputation



## MATERIAL MATTERS

● Economic ● Environmental ● Social ● Governance

### How Material Issues are Defined

MATERIAL ISSUES	DEFINITION
<b>Business Performance &amp; Resilience</b>	The Trust's ability to achieve and sustain its financial, operational, and strategic objectives, including profitability, revenue growth, market share, and operational efficiency, including its ability to meet strategic objectives, and adapt to changing economic, market and regulatory environments to ensure sustainable growth and capital stability
<b>Sustainable Financing</b>	Supporting sustainable development by embedding responsible principles into financial instruments. This includes leveraging sustainability-linked financing and incorporating key performance indicators into terms to incentivise environmentally responsible practices. At the same time, managing financial risks—such as rising interest rates—through proactive strategies to optimise the cost of capital, strengthen financial performance, and maintain a healthy balance sheet
<b>Supply / Value Chain Management</b>	Promoting responsible and sustainable procurement practices by evaluating suppliers and vendors based on environmental and social impacts and incorporating digitalisation into value chain processes
<b>Water Management</b>	Ensuring sufficient, uninterrupted, affordable, and clean water supply for Sunway REIT's business operations
<b>Energy Management</b>	Planning and operating energy production and consumption to achieve cost savings and reduce greenhouse gas emissions
<b>Waste &amp; Pollution Management</b>	Collaborating with stakeholders to reduce and manage waste generation, minimising all forms of environmental pollution, including effluents and noise
<b>Materials Management</b>	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
<b>Physical Impacts of Climate Change</b>	Addressing physical risks such as increased rainfall intensity, flood and rising sea levels
<b>Occupational Safety &amp; Health</b>	Addressing health, safety and welfare issues in the workplace. This includes developing a policy, analysing and controlling health and safety risks, providing training, as well as recording and investigating health and safety incidents
<b>Tenant Satisfaction</b>	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
<b>Talent Development &amp; Retention</b>	Equipping employees with the necessary skills and providing career development programmes to attract and retain employees
<b>Labour Practices &amp; Standards</b>	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
<b>Diversity, Equity &amp; Inclusivity</b>	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
<b>Community Engagement &amp; Social Impacts</b>	Investing in local communities through corporate social responsibility ("CSR") initiatives to build a sustainable future for all, uplifting the livelihood of the underprivileged and marginalised, and generating long-lasting positive social impacts
<b>Risk, Compliance &amp; Crisis Management</b>	Upholding high standards of integrity, governance and ethical business practices through robust policies and initiatives and measures to prevent bribery and corruption, review materiality regularly, while enhancing financial resilience via risk monitoring, capacity building, information sharing and employee training to manage EESG-related challenges
<b>Corporate Governance &amp; Transparency</b>	Enhancing Sunway REIT's governance and sustainability disclosures, while improving the efficiency and effectiveness of engagement with investment community
<b>Brand Awareness &amp; Reputation</b>	Cultivating stakeholders trust to enhance Sunway REIT's reputation and brand recognition

## SUSTAINABILITY STRATEGY

GRI 2-22

Sustainability- and climate-related considerations are continuously integrated into Sunway REIT’s core business and embedded across strategic decision making and day-to-day operations. Guided by the United Nations Sustainable Development Goals (“UNSDGs”), the Trust has established a comprehensive sustainability approach to advance its sustainability journey and support future value generation.

Sunway REIT’s sustainability approach is anchored by four key pillars, each representing a strategic focus area that underpins responsible growth. Collectively, these pillars provide a structured framework for conducting business in an environmentally and socially responsible manner while sustaining long-term economic performance and contributing to a more sustainable and inclusive future.



Material topics are periodically reviewed in consideration of evolving global and local trends to ensure the identification and management of material sustainability- and climate-related risks and opportunities remain relevant to Sunway REIT and its stakeholders. Performance against established targets is assessed annually, enabling effective responses to sustainability matters that may impact value creation across the short-, medium-, and long-term.

To further strengthen sustainability management and reporting, Sunway REIT has adopted IFRS S1 and IFRS S2 in FY2025, with disclosures structured across governance, strategy, risk management, and metrics and targets for both sustainability- and climate-related risks and opportunities. This enhances transparency and decision usefulness for investors and other stakeholders.

Beyond regulatory compliance, Sunway REIT remains committed to intensifying efforts to achieve its Sustainability Goals and Commitments, alongside its decarbonisation initiatives to attain its Net Zero Carbon Emissions by 2050.

## CONTRIBUTIONS TO UN SDGs

GRI 2-22

The UN SDGs provide a global framework to safeguard peace and prosperity for people and the planet, both today and for future generations. Adopted by all United Nations Member States in 2015, the 17 interconnected goals represent a shared commitment to building a more equitable and sustainable world.

Sunway REIT continues to advance the selected SDGs where the Trust contributes most meaningfully through its operations and value chain. Key highlights for FY2025 include:



## SUSTAINABILITY GOALS AND COMMITMENTS

GRI 2-22

The Manager of Sunway REIT actively tracks progress against its sustainability goals and commitments, recognising that transparent tracking is essential for driving performance and accountability. Since 2022, sustainability targets have been embedded into the evaluation framework and Key Performance Indicators ("KPIs") of Senior Management and Heads of Business Segments, directly influencing remuneration outcomes. Up to 20% of the scorecard is now linked to sustainability performance metrics. These include BEI, Annual Renewable Energy Consumption, Green Building Certification Coverage and GRESB rating.

**Legend: Progress Tracking:** ●●● Progressing with delays ●●● Progressing well ●●● Progress exceed expectations

GOAL 1: TRANSFORMING OUR PORTFOLIO TO LOW-CARBON ASSETS				
Material Topics Addressed	Metrics	Goals and Commitments	2025 Performance	Description
<ul style="list-style-type: none"> <li>Physical Impacts of Climate Change</li> <li>Energy Management</li> <li>Waste &amp; Pollution Management</li> <li>Materials Management</li> </ul>	Building Energy Intensity ("BEI")	Building Energy Intensity ("BEI") should stay below the annual target set for the respective business divisions starting from 2022  <i>(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 emissions by 2030)</i>	●●● kWh/m <sup>2</sup> /year: • Retail : <b>288</b> • Office : <b>134</b> • Hotel : <b>217</b>  Sunway REIT 2025 BEI Targets: kWh/m <sup>2</sup> /year: • Retail : <b>310</b> • Office : <b>133</b> • Hotel : <b>257</b>	The overall Sunway REIT continues to progress as planned and remains on track to meet the 2030 targets.  For more information of the comparative BEI performance, please refer to page 57 in this report.
Annual Renewable Energy Consumption		At least of <b>40%</b> of electricity from renewable energy sources by <b>2030</b>  <i>(5% locally generated, 35% purchased from green sources/solar farms)</i>	●●● <b>12,040 MWh (3.75%)</b> of electricity consumed was sourced from renewable energy	<ul style="list-style-type: none"> <li><b>5,621 MWh (1.75%)</b> of solar energy was locally generated through solar PV panels installed at Sunway REIT's properties.</li> <li><b>3,147MWh (1%)</b> of solar energy was procured via Corporate Green Power Programme.</li> <li><b>3,273 MWh (1%)</b> of solar energy was procured via Green Electricity Tariff.</li> </ul>
Waste Diversion		<b>40%</b> waste diverted away from landfills by <b>2030</b>	●●● <b>13%</b> of waste diverted from landfills	Waste diversion rate increased by <b>4%</b> in FY2025.
Green Building Certification Coverage		Certify <b>100%</b> of Sunway REIT's properties as green buildings by <b>2034</b>	●●● <b>40%</b> of the total portfolio's GFA were green certified	Certified a total of <b>11</b> properties, as of 2025 (excl. Sunway university & college campus).  Properties that obtained green building accreditation during the year: <ul style="list-style-type: none"> <li>Sunway college campus (prior to the disposal in September 2025)</li> <li>Sunway Carnival Mall (New Wing)</li> <li>Sunway Putra Tower</li> <li>Sunway Pyramid Hotel</li> <li>Sunway REIT Hypermarket – Putra Heights</li> <li>Sunway REIT Hypermarket – Ulu Kelang</li> </ul>

## SUSTAINABILITY GOALS AND COMMITMENTS

GOAL 2: ADVOCATING A RESPONSIBLE VALUE CHAIN				
Material Topics Addressed	Metrics	Goals and Commitments	2025 Performance	Description
<ul style="list-style-type: none"> <li>Physical Impacts of Climate Change</li> <li>Energy Management</li> <li>Water Management</li> <li>Waste &amp; Pollution Management</li> <li>Materials Management</li> <li>Supply / Value Chain Management</li> </ul>	Tenant Participation Rate in Sunway REIT's Green Lease Partnership Programme	Achieve and maintain <b>100%</b> tenant participation in Sunway REIT's Green Lease Partnership Programme by 2030	●●● <b>92%</b> Retail tenants participated <b>96%</b> Office tenants participated <b>78%</b> Industrial & Others tenants participated <b>100%</b> Hotel master lessees participated	Sunway REIT implemented the Green Lease Partnership Programme since 2022.
GOAL 3: INVESTING IN COMMUNITY INCLUSIVITY				
Material Topics Addressed	Metrics	Goals and Commitments	2025 Performance	Description
Community Engagement & Social Impacts	CSR beneficiaries	To reach out and support <b>1 million</b> beneficiaries by 2030	●●● <b>527,494</b> beneficiaries impacted from FP2021 to FY2025	Reached out and supported <b>21,242</b> beneficiaries in FY2025.
GOAL 4: UPHOLDING TRANSPARENCY AND DELIVERING EXCELLENCE				
Material Topics Addressed	Metrics	Goals and Commitments	2025 Performance	Description
Corporate Governance & Transparency	MSCI ESG Rating	To achieve and / or maintain MSCI ESG Rating of <b>'A'</b> and <b>above</b> by 2030	●●● Retained MSCI ESG Rating of <b>'A'</b>	Sunway REIT will continuously enhance ESG disclosures and ensure transparent communication.
Risk, Compliance & Crisis Management	FTSE4Good ESG Rating	To achieve and maintain FTSE4Good Bursa Malaysia <b>ESG rating higher than country average (Malaysia)</b> by 2030	●●● Achieved <b>top 8%</b> of the Industry Classification Benchmark (Real Estate) Supersector assessed by FTSE Russell	
Brand Awareness & Reputation	GRESB Real Estate Assessment Rating	To achieve and maintain GRESB Real Estate Assessment Rating of <b>5-star</b> by 2030	●●● Achieved <b>3-star</b> rating by GRESB	



# 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. The Trust seeks to continue the initiatives such as internal carbon pricing mechanism, efficient energy, water and waste & pollution management, alongside the pursuit of green building certifications, to reduce the overall environmental impact.

### CAPITAL

- Natural
- Manufactured
- Social & Relationship

### MATERIAL ISSUES

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

### ACTIVITIES

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

### VALUE CREATED

- Efficient Energy and Water Management
- Reduced Waste to Landfills



## CLIMATE REPORT

GRI 3-3, 102-1, 102-2, 102-3, 102-4, 102-5, 102-6, 102-7, 102-8, 102-9, 102-10, 201-2

As the world confronts escalating climate-related challenges, global and local climate trends underscore the urgency for proactive and coordinated actions. The Intergovernmental Panel on Climate Change (“IPCC”) reports that global temperatures have increased by approximately 1.1°C above pre-industrial levels, intensifying the frequency and severity of extreme weather events such as heatwaves, floods and storms. These impacts pose growing risks to economies and industries.

In Malaysia, the effects of climate change are becoming increasingly pronounced. Over the past 50 years, annual rainfall intensity has increased by 22%, contributing to more frequent and severe flooding events. The 2021 floods alone affected more than 125,000 people and resulted in estimated economic losses of RM6.1 billion. In addition, Malaysia’s average temperature is projected to rise by 1.5°C to 2.0°C by 2050, exacerbating heat stress, increasing energy demand, and heightening operational and financial challenges across sectors. These trends highlight the importance of strengthening climate resilience and integrating climate considerations into strategic and financial planning.

In response to these developments, Securities Commission Malaysia has introduced the National Sustainability Reporting Framework (“NSRF”), which aligns with the global IFRS S2 standard for climate-related disclosures. Since 2021, Sunway REIT has voluntarily adopted the recommendations of the Task Force on Climate-related Financial Disclosures (“TCFD”) to enhance transparency and strengthen stakeholder trust. Following the disbandment of TCFD in October 2023 and the transition to IFRS-based sustainability reporting, Sunway REIT is aligning its climate-related disclosures with the requirements of IFRS S2 and the NSRF. Through this adoption, Sunway REIT aims to provide stakeholders with a clear and decision-useful understanding of how climate-related risks and opportunities affect its governance, strategy, risk management, and metrics and targets, as well as the current and anticipated financial impacts on the business. This approach supports informed capital allocation decisions while contributing to national and global climate objectives.



Source: Malaysia’s Flash Floods Spotlight Plastic Pollution: <https://university.taylors.edu.my/en/student-life/news/2024/malaysia-flash-floods-spotlight-plastic-pollution.html>

# CLIMATE REPORT

## GOVERNANCE

Sunway REIT has established a comprehensive sustainability governance framework that provides clear oversight and accountability for the management of material sustainability- and climate-related matters. Governance of sustainability is anchored at the Board level, ensuring that climate and sustainability considerations are appropriately overseen and embedded within the Trust's overall governance structure.

The sustainability governance framework is fully integrated into strategic and operational decision-making across management and operational functions. This enables structured consideration of material risks and opportunities, supports effective oversight, and ensures alignment between sustainability objectives, business strategy and risk management processes.

Through this framework, Sunway REIT reinforces responsible governance practices and strengthens business integrity across its operations and broader value chain.

*For further details on Sustainability Governance, please refer to page 11-15 in this report.*

## RISK MANAGEMENT

Risk management forms a critical foundation of Sunway REIT's strategic and operational resilience. Operating within an environment shaped by rapidly evolving climate realities, shifting regulations, heightened market expectations and rising disclosure obligations, the Trust recognises the need for robust governance and structured oversight. Escalating factors such as electricity costs, potential carbon pricing mechanisms and tightening reporting requirements further reinforce the importance of strengthening the identification and management of sustainability- and climate-related risks.

### Material Risks Alignment with Risk Management Framework

In FY2025, Sunway REIT identified three material sustainability-related risks – *Business Performance, Energy Management and Tenant Satisfaction* – which are fully integrated in the Trust's risk management framework to ensure consistent ownership, oversight and monitoring. Each risk is mapped to the Trust's existing risk structure as follows:

Business Performance	Energy Management	Tenant Satisfaction
managed under <b>Business / Market Risk</b>	managed as the <b>sub-risk under Climate Change Risk</b>	managed under <b>Tenant Concentration Risk and Tenant Renewal Risk</b>

Climate-related risks are overseen under **Climate Change Risk**, ensuring that climate specific insights inform and align with broader risk governance processes.

Governance oversight is exercised by the Board, supported by the Risk Management Committee ("RMC") and the Sustainability Committee ("SC"). Together, these governance bodies ensure that the material sustainability- and climate-related risks are embedded across Sunway REIT's risk management processes, and that risk insights inform strategic planning, capital allocation and operational decision-making.

## Processes to identify, assess, prioritise and monitor risks

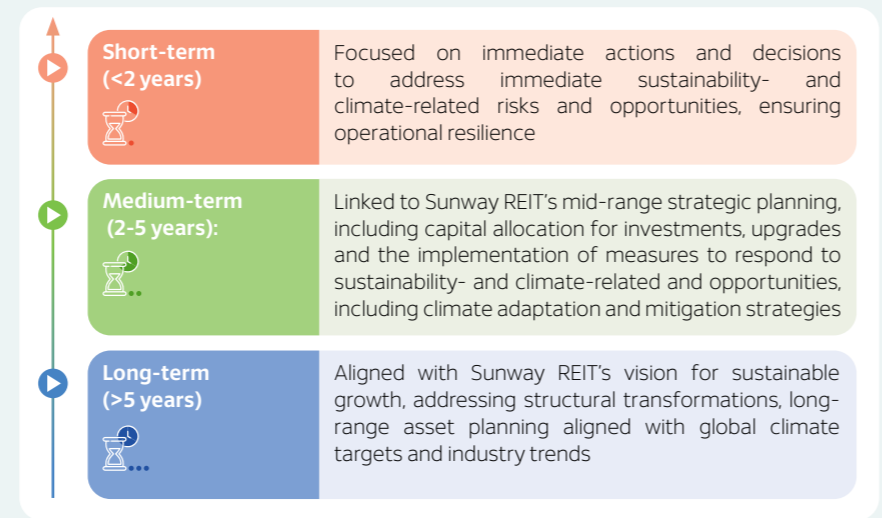
Consistent with ISO 31000:2018 principles and industry best practices, Sunway REIT implements a structured and systematic approach to identifying, assessing, prioritising, managing and monitoring risks.

*For further details on Sunway REIT's risk management on sustainability- and climate-related risks, processes used to identify, assess, prioritise and monitor climate- and sustainability-related risks, please refer to the ISSB Statement in the Sunway REIT Integrated Annual Report 2025. Complementary information on the Trust's broader risk management framework and governance processes is available in the Statement on Risk Management and Internal Control ("SORMIC") in the same report.*

## Time Horizons

The time horizons applied to both IFRS S1 and IFRS S2 disclosures in this report reflect the Trust's strategic planning cycles, the pace of expected regulatory and market developments, and the scale of actions required to achieve Sunway REIT's medium- and long-term sustainability and climate commitments.

These horizons are applied consistently across the Trust's risk management framework and are used throughout the processes for identifying, assessing and managing sustainability- and climate-related risks and opportunities.



## STRATEGY

Sunway REIT's climate transition plan is centred on achieving net zero carbon emissions by 2050, with a primary focus on decarbonising electricity consumption across its portfolio. Electricity consumption is a major contributor to Sunway REIT's greenhouse gas ("GHG") emissions, making it a strategic priority in the shift towards a low-carbon operating model.

To support this ambition, Sunway REIT has developed a Net Zero Carbon Emissions by 2050 Roadmap, underpinned by a three-pronged strategic framework. The roadmap sets out clear actions, interim milestones, and timelines to guide the transition and support informed decision-making and capital allocation over the short-, medium-, and long-term. Key transition levers include improving energy efficiency across assets, progressively replacing fossil fuel use through electrification, deploying on-site solar photovoltaic systems, and increasing the procurement of renewable energy from the national grid. As part of this transition pathway, Sunway REIT has an interim target to reduce GHG emissions by 45% by 2030, providing a measurable milestone to track progress and manage transition risks. This transition plan is designed to enhance operational resilience, manage anticipated changes in energy costs and regulatory requirements, and position the portfolio to capture opportunities arising from the low-carbon transition.

## Sunway REIT's Net Zero Carbon Emissions by 2050 Roadmap

**On Track Towards Achieving 2030 Targets**

Future value goals and 2030 targets have been set to transform Sunway REIT portfolio into low-carbon sustainable assets

**Accelerating Decarbonisation**

**Energy Efficiency Improvement Measures**

- Conducting energy audits
- Exploring installation of rooftop solar panels

- Replacing conventional lighting to LED
- Replacing ageing lifts, escalators and ACMV equipment

**GETTING TO NET ZERO**

To explore Corporate Green Power Programme and Virtual Power Purchase Agreement

**Strategic Framework:**

- Decarbonisation
- Resource (Energy, Water and Materials) Management
- Waste & Pollution Management

**Initiated Climate VaR assessment** for all 19 properties

Supported the recommendation of TCFD

Incorporated **Sustainable Finance** considerations into capital management strategy to support climate action

Aligned to Sunway Berhad's **internal carbon pricing framework** of RM15/tonne to drive decarbonisation across business segments

Introduced **Green Lease Partnership Programme** for Retail, Office and Hotel segments

Included **Climate VaR assessments** as part of the **acquisition due diligence**

Installed >3,000 kWp of **rooftop solar PV cells** as of FY2024

Established 10-year **Green Building Roadmap**

Carried out **chiller plant audit** and **energy audit** for two properties

Updated climate VaR studies for all 28 properties

**Engaged with tenants** to reduce Scope 3 emissions

Initiated efforts to align with **IFRS S2** disclosure requirements

Expanded Green Lease Partnership Programme to Industrial & Others segment

Certified **40%** of the existing buildings as **green buildings**

Established **Scope 2 emissions intensity** reduction targets

Engaged with **high-energy-use tenants** to understand tenant operations, energy consumption drivers and identify opportunities to reduce emissions

Adopted **IFRS S1 and IFRS S2** disclosure requirements

**Business As usual:**

Global temperature is estimated to rise between 4°C and 5°C without any mitigation efforts.

**If Paris Agreement is achieved:**

Global warming is limited to 1.5°C with mitigation efforts, in line with the Paris Agreement goal.

**2010 2021 2022 2023 2024 2025 2026 2030**

Managed assets are to continue to stay below the set targets, with an annual reduction of 3.5% to 4% annually up to 2030 to align with Malaysia's commitment to the Paris Climate Agreement of achieving 45% reduction in carbon intensity by 2030.

Target to reduce 45% of residual emissions intensity

**2050 Target to reach NET ZERO**

## CLIMATE REPORT

To further support the delivery of its net zero ambition, Sunway REIT aligns with the climate mitigation strategies implemented by its Sponsor, Sunway Berhad. While internal carbon pricing is implemented by Sunway Berhad at RM15 per tonne of CO<sub>2</sub>e, the Business Unit Management Teams operating within Sunway REIT’s managed portfolio are subjected to this internal carbon pricing mechanism where BEI targets are not met. This approach reinforces accountability for building energy performance and supports the integration of climate-related considerations into operational decision-making.

### Identification of Climate-Related Risk and Opportunities

Jeffrey Sachs Center on Sustainable Development (“JSC”) was engaged to conduct an updated climate Value-at-Risk (“VaR”) assessment in FY2024 covering all 28 properties. The identification of climate-related risks and opportunities was undertaken to provide a comprehensive understanding of how climate change may affect Sunway REIT’s portfolio and operations over different time horizons. This process focuses on both physical and transition risks and is aligned with Sunway REIT’s risk management framework.

### Identification Process

- 1 Stakeholder Engagement**  
 Key stakeholders, including property managers and Sunway REIT’s Sustainability Department, were engaged to identify material climate-related risks and opportunities relevant to the properties and operations of Sunway REIT.
- 2 Data Collection and Analysis**  
 Climate-related data collection and analysis were undertaken to evaluate both physical and transition risk exposures.
  - **Physical Risks:** Data relating to flooding and extreme weather events were collected through a combination of site-level reviews, historical incident records, and climate projections datasets.
  - **Transition Risks:** Regulatory developments, carbon-related policies, market trends, and evolving tenant and investor expectations were analysed to evaluate the impacts of the transition to a low-carbon economy.
- 3 Vulnerability Assessment**  
 Vulnerability assessments were conducted for all 28 properties to evaluate exposure to climate-related risks.
  - **Baseline assessments** were carried out in 2021 and 2023 established an initial understanding of physical risk exposures.
  - **Updated Evaluation:** These assessments were selectively updated in 2024 for properties identified as having higher potential exposure to physical risks, as well as for one newly evaluated site.
- 4 Categorisation of Risks and Opportunities**  
 Risks and opportunities were classified into short-, medium- and long-term horizons, consistent with the timeframes applied in Sunway REIT’s risk management framework and strategic planning.
- 5 Strategic Integration**  
 The results from the identification process were integrated into Sunway REIT’s decision-making and planning processes to enhance resilience and optimise asset performance.

### PHYSICAL RISK

Given Sunway REIT’s operating context in Malaysia, the assessment of physical climate-related risks was focused on hazards with the greatest potential to result in material adverse impacts on its properties. These hazards include sea level rise (“SLR”) and increased rainfall intensity. SLR can lead to coastal flooding, while increased rainfall intensity can result in flash flooding and water seepage into buildings. This targeted focus reflects Malaysia’s prevailing climate profile, where risks such as tropical cyclones or extreme heat events are not experienced to the same extent observed in other regions.

For increased rainfall intensity, *Direct Rainfall Damage* risk and *Riverine / Rainfall-Driven Flooding* risk, are prioritised and selected to enable clearer estimation of potential financial effects for risk adaptation and mitigation measures.

### Assessment of Climate-Related Physical Risks

The physical risk assessment followed a systematic analytical approach for each of the properties in Sunway REIT’s portfolio.

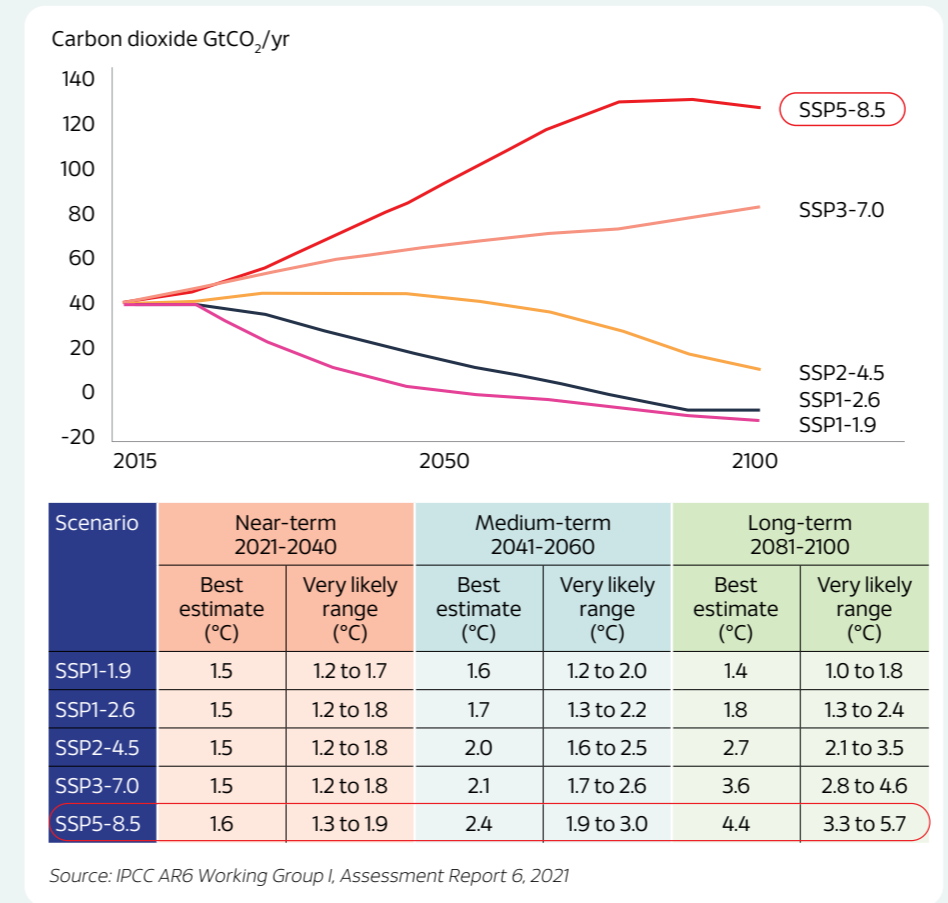
**No. 1** Reviewed the recent scientific forecast of SLR and rainfall intensity up to 2100

A worst-case climate scenario for Southeast Asia was defined using data from the IPCC Sixth Assessment Report (2021) and the WGI Interactive Atlas (2023). These sources provided projections of temperature anomalies, precipitation changes, and SLR, which were used to contextualise the potential impacts of climate change on Sunway REIT’s properties and operations.

For this assessment, the IPCC’s Shared Socioeconomic Pathway 5-8.5 (SSP5-8.5) scenario was adopted to stress test assets exposure under a high emissions trajectory where climate mitigation efforts fail, and global economies remain heavily reliant on fossil fuels. Under this scenario, annual global carbon emissions could exceed 120 gigatonnes by 2100, resulting in a median global temperature increase of approximately 4.4°C above pre-industrial levels. The scenario anticipates severe climate impacts, including intensified heatwaves, increased rainfall intensity, and substantial SLR.

The selected scenario is relevant for assessing Sunway REIT’s ability to withstand the potential impacts of severe physical risks over the life of its assets. By applying the most extreme climate assumptions, the analysis provides a conservative stress test of asset performance and the effectiveness of planned adaptation and mitigation measures. The results inform long-term capital investment and infrastructure planning, while ensuring that risk assessments consider a diverse range of climate future.

To provide a more balanced view of climate-related risks over time, Sunway REIT plans to expand its scenario analysis to include lower-emission pathways, SSP1-1.9 scenario, aligned with the Paris Agreement in the future. This pathway would capture scenarios with reduced physical risks and heightened transition risks associated with an orderly decarbonisation pathway.



Scenario	Near-term 2021-2040		Medium-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

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

## CLIMATE REPORT

Under the median SSP5-8.5 scenario, SLR and maximum one-day precipitation projections for Southeast Asia were analysed using IPCC Climate models. Projected SLR ranges from 0.4 metres to 1.1 metres for the period 2081–2100, with a value of 0.7 metres representing the median of this range, adopted as the SLR VaR parameter to evaluate property resilience. Projections for maximum one-day precipitation indicate increases from 6.7% to 46.6% over the same period relative to the 1995–2014 baseline, implying greater exposure to extreme rainfall and associated flood risks. To reflect a balanced and practical risk assessment, a median increase of 16.9% was adopted as the precipitation VaR parameter.

### 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
Medium-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
Medium-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



Kindly scan this QR code to the IPCC AR6 Working Group I Interactive Index using Coupled Model Intercomparison Project Phase 6 (CMIP 6), 2021.

In the previous assessments, worst-case scenario projections were applied to stress-test property resilience under extreme conditions. The current approach adopts median values to reflect the most probable climate outcomes, supporting more efficient resource allocation while maintaining alignment with stakeholder expectations.

**No. 2** Identified the elevation of each property mean sea level and location relative to the coast and river

The elevation of each property relative to mean sea level was determined using an online topographic map (e.g. FloodMap, ClimateCentral), while proximity to coastal and riverine areas was assessed using satellite mapping platforms (Google Earth) to evaluate exposure to SLR risk. Properties were assessed for potential inundation under projected SLR scenarios of 0.7 metres and 1.1 metres. Properties without direct ground-level contact were excluded from the SLR consideration.

## CLIMATE REPORT

**No. 3** Conducted flood map analysis to evaluate potential inundation scenarios and risks across the portfolio

Topography analysis was used in the flood assessment to identify the presence of localised depressions or “bluespots” across the portfolio. Bluespot storage capacity and water depth under rainfall conditions were calculated and compared against the historical average recurrence interval (“ARI”) for rainfall events. This analysis was used to determine the likelihood of flooding within certain time intervals (less than 1 in 50 years, 50 to 100 years, more than 100 years).

**No. 4** Obtained flooding and other rain-intensity-induced events, historical occurrence record and damage cost for each property from the property managers

Historical records of flood occurrences and associated damage costs for flooding and other rain-intensity-induced events (e.g. water seepage into buildings) were obtained from property managers. This information was used to assess the likelihood of such events occurring based on past incidences at the local level, taking into account site-specific characteristics. In addition, the data supported the estimation of potential financial implications and repair costs in the event of damage arising from flooding or other rainfall-related impacts.

### Findings of the Physical Risk Assessment

The physical risk assessment indicates that Sunway REIT’s assets and business activities have a low level of exposure to climate-related physical risks. Overall exposure is assessed as manageable with the ongoing monitoring, targeted mitigation measures, and asset-specific resilience planning continue to be implemented. Based on the assessment, less than 3% of the portfolio’s value has been identified as having significant physical risk exposure, with low likelihood of occurrence under the assumptions applied, reinforcing the view that potential impacts are limited and can be effectively managed through existing and planned risk management measures.

	Sea Level Rise	Direct Rainfall Damage	Riverine / Rainfall-Driven Flooding*
	<i>Chronic Physical Risk</i> <i>Long-term (&gt;5 years)</i>	<i>Acute Physical Risk</i> <i>Short-term (&lt;2 years) to Long-term (&gt;5 years)</i>	<i>Acute Physical Risk</i> <i>Short-term (&lt;2 years) to Long-term (&gt;5 years)</i>
<b>Risk Level</b>			
<b>HIGH</b>	<2 metres above mean sea level	Average yearly cost of repair from rainfall is >RM100,000 and above 1% of total asset value	The property is in close proximity to localised depressions which can be filled under normal rainy conditions <b>OR</b> the property has experienced water ponding or flooding history, particularly during heavy rainfall events (e.g. 1 in 4 to 7 years).
<b>Number of Properties Impacted</b>	1 4%	3 11%	2 7%
<b>MEDIUM</b>	2-10 metres above mean sea level	Average yearly cost of repair from rainfall is >RM20,000	The property is adjacent to larger localised depressions where rainfall events between 1 in 50 and 1 in 100 years could cause flooding <b>OR</b> the property has experienced moderate flooding, such as inundation in basements or localised depressions.
<b>Number of Properties Impacted</b>	2 7%	20 71%	5 18%
<b>LOW</b>	>10 metres above sea level	Average yearly cost of repair from rainfall is <RM20,000	The property is located in an area with adequate drainage and low probability of rainfall-driven flooding (more than 1 in 100 years).
<b>Number of Properties Impacted</b>	23 82%	4 14%	19 68%

*Notes:*

- \*Floods have historically impacted certain Sunway REIT’s 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.
- Two properties are listed as “Not Applicable” for both SLR and Riverine / Rainfall-Driven Flooding risks, as they lack ground floors.
- One property does not have direct rainfall damage risk as it is in the process of reconstruction.

## CLIMATE REPORT

### Physical Risk Impacts on Business Model, Strategy and Financial Performance

The table below summarises the identified physical risks and their implications on Sunway REIT’s business model and value chain. It also outlines the corresponding mitigation measures and presents an assessment of the related effects on the financial position, performance and cash flows for the current reporting period, as well as over the short-, medium- and long-term.

SEA LEVEL RISE	
<b>Time Horizon:</b> Long-term (>5 years)	<b>Impact Description:</b> Arises from the properties’ locations and their elevation relative to mean sea level
<b>Impact on Business Model and Value Chain</b>	
<b>Current Effects</b> There are no current effects from climate-related risks and opportunities on Sunway REIT’s business model and value chain	<b>Anticipated Effects</b> <ul style="list-style-type: none"> <li><b>Property Value</b> :Reduce value for coastal flood-prone property</li> <li><b>Higher Costs</b> :Increase maintenance and insurance premiums</li> <li><b>Tenant Disruptions</b> :Risk of tenant relocations and lower occupancy</li> <li><b>Capital Expenditures</b> :Investments in flood mitigation and infrastructure upgrades</li> <li><b>Regulatory Compliance</b> :Need for sustainability measures and climate resilience</li> <li><b>Revenue Impact</b> :Potential declines in rental income and occupancy</li> <li><b>Reputation</b> :Proactive climate measures could enhance brand value</li> <li><b>Investment Shifts</b> :Focus may shift to more climate-resilient properties</li> </ul>
<b>Direct and Indirect Adaptation and Mitigation Measures</b>	Demolished and rebuilt the property structure to raise the building’s elevation.
<b>Effects in the Financial Position, Financial Performance and Cash Flow</b>	As there is only one Sunway REIT property that has been identified as being directly exposed to sea level rise risk, and this property is currently undergoing a complete redevelopment, the financial impact on Sunway REIT’s overall portfolio is assessed to be low. Accordingly, no material effects on Sunway REIT’s financial position or financial performance are expected in the short- to medium-term. The potential long-term financial effects will be reassessed upon completion of the redevelopment, taking into account the final design features and mitigation measures incorporated into the new building.



For the detailed quantification of the current and anticipated effect of the climate-related physical risks on Sunway REIT’s financial position, financial performance and cash flows, please refer to the ISSB Statement in Sunway REIT Integrated Annual Report 2025.

## CLIMATE REPORT

### DIRECT RAINFALL DAMAGE

<p><b>Time Horizon:</b> Short-term (&lt;2 years), medium-term (2-5 years) and long-term (&gt;5 years)</p>	<p><b>Impact Description:</b> Arises from structural vulnerabilities of the property, including insufficient waterproofing, cracks in roofs and walls, and water accumulation on flat roofs</p>
<p><b>Impact on Business Model and Value Chain</b></p>	
<p><b>Current Effects</b></p> <ul style="list-style-type: none"> <li><b>Operational Disruptions:</b> Frequent maintenance, higher repair costs, and potential business interruptions</li> </ul>	<p><b>Anticipated Effects</b></p> <ul style="list-style-type: none"> <li><b>Future Maintenance Challenges:</b> Ongoing repairs and costly renovations as vulnerabilities worsen</li> <li><b>Impact on Leasing Strategy:</b> Need for aggressive marketing to attract tenants, possibly affecting rental income and occupancy</li> <li><b>Long-term Asset Management Strategies:</b> Implementing resilience measures, upgrading construction, and redesigning waterproofing systems</li> <li><b>Decreased Asset Value:</b> Reduced market value and appeal to tenants and buyers</li> </ul>
<p><b>Direct and Indirect Adaptation and Mitigation Measures</b></p>	<p>Sunway REIT has already enhanced, or is planning to upgrade its properties' waterproofing systems, e.g. reinforcing walls, windows, and roofs to prevent water seepage as well as sealing cracks in these areas.</p>
<p><b>Effects in the Financial Position, Financial Performance and Cash Flow</b></p>	<p>Based on historical data, the total estimate for annual minor repair and maintenance cost from direct rainfall damage were RM8 million, approximately 0.08% of the total appraised value of Sunway REIT's properties. This relatively low percentage suggests that while rainfall damage does incur costs, its financial impact on the overall portfolio remains minimal.</p> <p>In the short- and medium-term, most rooftops across Sunway REIT's properties will require enhanced mitigation measures to address current and future water seepage, an issue expected to worsen over the next 80 years as rainfall intensity is expected to increase by 16%.</p>

For the detailed quantification of the current and anticipated effect of the climate-related physical risks on Sunway REIT's financial position, financial performance and cash flows, please refer to the ISSB Statement in Sunway REIT Integrated Annual Report 2025.

## CLIMATE REPORT

### RIVERINE / RAINFALL-DRIVEN FLOODING

<p><b>Time Horizon:</b> Short-term (&lt;2 years) to medium-term (2-5 years)</p>	<p><b>Impact Description:</b> Arises from the properties' locations and the design limitations of their drainage and gutter systems</p>
<p><b>Impact on Business Model and Value Chain</b></p>	
<p><b>Current Effects</b></p> <ul style="list-style-type: none"> <li><b>Increased Maintenance Costs:</b> Frequent repairs due to inadequate drainage and gutter systems</li> <li><b>Reputation Risk:</b> Frequent water issues may harm reputation, affecting tenant retention and leasing</li> </ul>	<p><b>Anticipated Effects</b></p> <ul style="list-style-type: none"> <li><b>Rising Repair Costs:</b> Increased repair expenses as climate risks like heavy rainfall and flooding worsen</li> <li><b>Capital Allocation for Upgrades:</b> Significant investments needed for drainage and gutter system improvements</li> <li><b>Value Chain Impact:</b> Specialised contractors and stricter building codes may affect supply chains and future property strategies</li> <li><b>Portfolio Shift:</b> Long-term, properties with outdated systems may be phased out for more resilient assets</li> </ul>
<p><b>Direct and Indirect Adaptation and Mitigation Measures</b></p>	<ul style="list-style-type: none"> <li>Some properties have implemented measures such as constructing flood barriers for lower ground / basement floors, using sandbags to prevent water seepage, upgrading sump pumps and regular maintenance of drainage and gutter systems.</li> <li>Engaged with local authorities to improve water flow / drainage as preventive measures.</li> </ul>
<p><b>Effects in the Financial Position, Financial Performance and Cash Flow</b></p>	<p>Under the worst-case scenario assuming flood depths of one-metre occurring across all Sunway REIT properties simultaneously, the estimated potential flood-related costs amount to approximately RM286 million, representing 2.86% of total asset appraised value. The scenario is considered remote, as all Sunway REIT properties are insured against flood risks and the likelihood of simultaneous flooding across the entire portfolio is highly unlikely.</p>

For the detailed quantification of the current and anticipated effect of the climate-related physical risks on Sunway REIT's financial position, financial performance and cash flows, please refer to the ISSB Statement in Sunway REIT Integrated Annual Report 2025.

## CLIMATE REPORT

### TRANSITION RISK

Transition risks for Sunway REIT arise from the financial and operational implications of the shift towards a low-carbon economy, driven by evolving policy and regulation, technology adoption, market behaviour and stakeholder expectations.

#### Assessment of Climate-Related Transition Risks

Transition risks were assessed at the Trust level across four key categories: policy and legal, technology, market and reputation. Each category was assessed using a combination of internal consultations, portfolio-level data and external policy and market developments to determine the relevance, likelihood and potential financial implications for the Trust.

Overall, the primary quantifiable transition risk for Sunway REIT relates to its exposure to potential changes in energy policy and associated electricity costs.

Transition Risk Category	Methodology	Key Assessment Outcome
<b>Policy and Legal</b> 	<b>Evaluated Sunway REIT's exposure to evolving environmental regulations, carbon pricing mechanisms and compliance requirements at both national and global levels</b>	<p>Policy and legal risks represent the most significant transition risk exposure for Sunway REIT, both directly through regulatory requirements affecting solar energy installation and indirectly through potential increases in TNB electricity tariffs arising from mandatory green energy policies. The assessment identified potential rising electricity costs as the primary risk factor, driven by renewable energy policy mechanisms or electricity tariffs adjustments associated with decarbonisation efforts.</p> <p>The assessment considered a scenario in which green electricity procurement becomes mandatory for commercial properties. Under this assumption, and based on prevailing tariff structures, Sunway REIT's annual electricity costs for assessed properties could increase materially. While Sunway REIT has previously participated in the Green Electricity Tariff ("GET") programme on a limited basis, subscription levels were reduced due to cost considerations. Although on-site solar installations have been deployed at selected assets, available roof area limits the extent to which on-site generation can offset grid electricity demand. As a result, electricity pricing and related policy developments are assessed as a high transition risk requiring ongoing monitoring and mitigation planning.</p>
<b>Technology</b> 	<b>Assessed Sunway REIT's readiness to adopt low-carbon technologies, including the feasibility of energy-efficient upgrades and renewable energy integration</b>	<p>Sunway REIT has very low transitional risk from technology-related transition risks for at least in the next five to 10 years due to its business model, which is centred on property acquisition and leasing rather than manufacturing.</p>
<b>Market</b> 	<b>Analysed shifts in market demand for sustainable properties, tenant preferences and investor expectations for environmentally responsible practices</b>	<p>Market-related transition risks were assessed as low. While the hotel and retail assets may be sensitive to broader shifts in travel and consumer behaviour, these risks are not considered climate-specific and are viewed as manageable based on adaptive capacity demonstrated during prior market disruptions.</p>
<b>Reputation</b> 	<b>Reviewed potential impacts on Sunway REIT's brand and stakeholder trust due to sustainability performance or lack thereof</b>	<p>Reputational risks were assessed as moderate. Reputational impacts are generally limited and typically borne by operating entities. While no direct financial impact has been identified, these matters warrant ongoing attention to ensure that stakeholder expectations and environmental considerations are appropriately managed.</p>

## CLIMATE REPORT

### Transition Risk Impacts on Business Model, Strategy and Financial Performance

POLICY AND LEGAL	
<b>Summary</b> The highest transition risk to Sunway REIT's business model is the expected future cost of regulations on electricity arising from regulatory measures to expand national renewable energy system in order to support Malaysia's Net Zero targets.	<b>Time Horizon</b> Medium-term (2-5 years) to long-term (>5 years)
<b>Impact on Business Model and Value Chain</b>	
<b>Current Effects</b> Not applicable	<b>Anticipated Effects</b> Regulations mandating GET subscription are projected to increase electricity costs approximately by 7.6% (RM6.3 million), based on the GET tariff add-on commercial cost of 5 sen/kWh as a benchmark to estimate potential increases in electricity cost
<b>Mitigation and Adaptation Measures</b>	
<b>Direct Measures</b> Solar panels have been built across seven Sunway REIT properties that offset 1.75% overall total electricity demand in FY2025.	<b>Indirect Measures</b> There are energy efficiency initiatives carried out constantly to reduce electricity usage in various properties, with a system of penalties being implemented for failure to achieve efficiency target at a carbon tax value of RM15 per tonne of CO <sub>2</sub> e. This effort would reduce Sunway REITs exposure to increases in electricity tariffs.
<b>Effects in the Financial Position, Financial Performance and Cash Flow</b>	
There is no material financial impact from policy changes on cash flows during the reporting period. While potential effects may arise over the short-, medium- and long-term as regulatory requirements evolve, these impacts are not currently quantifiable due to uncertainty regarding the timing, scope and implementation of future policy measures.	

For the detailed quantification of the current and anticipated effects of climate-related transition risks on Sunway REIT's financial position, financial performance, and cash flows, please refer to the ISSB Statement in Sunway REIT Integrated Annual Report 2025.

## CLIMATE REPORT

### TECHNOLOGY AND MARKET

<b>Summary</b> There is no technology-based and market-based transition risk on Sunway REIT's business model.	<b>Time Horizon</b> Short-term (<2 years) to long-term (>5 years)
<b>Impact on Business Model and Value Chain</b>	
<b>Current Effects</b> Not applicable	<b>Anticipated Effects</b> Not applicable
<b>Mitigation and Adaptation Measures</b>	
<b>Direct Measures</b>	<b>Indirect Measures</b>
Not applicable	Not applicable
<b>Effects in the Financial Position, Financial Performance and Cash Flow</b>	
Not applicable	

### REPUTATION

<b>Summary</b> There are some properties that have been deemed to be at risk of riverine / rainfall-driven floods, and thus there will be some risk of social media distribution of flood events. However, these events will not have an impact on Sunway REIT's business model.	<b>Time Horizon</b> Short-term (<2 years) to long-term (>5 years)
<b>Impact on Business Model and Value Chain</b>	
<b>Current Effects</b> <ul style="list-style-type: none"> <li>Stakeholders are increasingly concern about physical risk exposure due to SLR, riverine / rainfall-driven flooding and direct rainfall damage (difficulty in assessing banking financing)</li> <li>Increasing tenant preferences for green building certified properties</li> </ul>	<b>Anticipated Effects</b> The effect on Sunway REIT's business model and value chain is minimal
<b>Mitigation and Adaptation Measures</b>	
Properties identified as having exposure to flooding have implemented site-specific mitigation measures to address this risk, such as improving sump pump systems at car parks.	
<b>Effects in the Financial Position, Financial Performance and Cash Flow</b>	
There is no effect during the reporting period, and predicted to have no effect for the short-, medium- and long-term.	

For the detailed quantification of the current and anticipated effects of climate-related transition risks on Sunway REIT's financial position, financial performance, and cash flows, please refer to the ISSB Statement in Sunway REIT Integrated Annual Report 2025.

## CLIMATE REPORT

### Climate-Related Opportunity

The assessment also identifies opportunities arising from the transition to a lower carbon economy. These include:

Enhancement in asset resilience through energy efficiency upgrades

Increased sourcing of renewable electricity

Access to financing advantages associated with sustainability-linked performance

These opportunities support progress against the climate-related metrics and targets, particularly Scope 2 GHG emissions intensity and Annual Renewable Energy Sources, and contribute to a sustainable value chain.

### Capacity to adjust or adapt strategy and business model

Sunway REIT adopts a proactive approach to adjusting its strategy and business model in response to climate-related risks across short-, medium- and long-term. This approach is designed to preserve asset value, support business continuity and enable informed capital allocation as climate impacts evolve.

#### 1 Financial Resources and Flexibility

Sunway REIT's stable financial position and cash flow provide the flexibility to implement climate risk mitigation measures without material financial strain. In the short-term, capital expenditure for necessary refurbishments, repairs, replacements and routine maintenance is incorporated into annual budgets. Over the medium- to long-term, capital is progressively allocated to support larger-scale resilience investments, ensuring sustained protection of assets and operational continuity across the portfolio.

#### 2 Asset Management and Repurposing

Climate considerations are embedded within asset management and redevelopment decisions. Properties are regularly assessed for exposure to climate-related risks, with upgrades, retrofitting or repurposing implemented where required to enhance resilience and protect long-term value. The redevelopment of Sunway Pier at a higher elevation illustrates how asset design and planning are used to address identified physical climate risks and safeguard long-term value.

#### 3 Current and Planned Investments in Climate-Related Mitigation and Adaption

Sunway REIT's current investments prioritise on flood mitigation and sustainable building practices. Looking ahead, the Trust plans to incorporate climate-adaptive design features and nature-based solutions where appropriate, while strengthening climate risk assessments for new acquisition to support informed investment decisions and protect long-term value. As part of its pathway toward achieving Net Zero Carbon Emissions by 2050, Sunway REIT's long-term strategy includes a gradual transition to lower-carbon electricity sourcing across the portfolio, including potential participation in national renewable electricity programmes such as subscribing to Tenaga National Berhad's GET.

### Significant Areas of Uncertainty

The climate resilience assessment recognises the following significant areas of uncertainty:

**Climate Data Accuracy and Coverage**  
  
Reliance on historical observations and forward-looking climate projections is subject to uncertainty due to inherent climate variability and model limitations.

**Scenario Assumptions**  
  
The use of baseline and median scenarios may not capture unexpected changes in climate conditions or the occurrence of extreme events, which could affect future risk exposure.

**Regulatory and Policy Changes**  
  
Potential changes to climate-related regulations, incentives or penalties may introduce financial and operational uncertainty and may affect future compliance requirements and cost structures.

**Property-Specific Variables**  
  
Differences in asset design, age, condition and local environmental context may result in varying impacts across the portfolio, which may limit the applicability of uniform assumptions.

**Economic Context**  
  
The assessment does not incorporate broader macroeconomic factors (e.g. inflation or market shifts) that could influence projected costs and long-term financial planning, including operational expenditure and investment decisions.

In addressing these uncertainties, judgements were applied by JSC when interpreting model outputs, selecting scenarios and assessing the relevance of identified risks to Sunway REIT's asset portfolio and operations. The risk identification and assessment are supported by site-level assessments, external inputs and periodic reviews, with conservative assumptions applied, to refine the understanding of climate resilience as data quality and modelling practices continue to evolve.

## CLIMATE REPORT

### METRICS AND TARGETS

Sunway REIT is committed to reducing residual greenhouse gas (“GHG”) emissions arising from its business operations through initiatives to improve energy efficiency and increase the adoption of cleaner energy sources. These initiatives form part of Sunway REIT’s transition plan to support the transition to a net zero economy.

During the reporting year, to enhance accountability and transparency, the Manager strengthened the data completeness and consistency across managed assets, including alignment with the financial reporting boundary, to enable robust and comparable emissions reporting. In support of its transition towards net zero, Sunway REIT has established new Scope 2 GHG emissions intensity reduction targets for its managed assets, focusing on emissions associated with purchased electricity and renewable energy consumption. The targets are set internally using 2023 as the baseline year and are aligned with the IPCC pathway of a 45% reduction by 2030.

### GHG Emissions Calculation Methodology

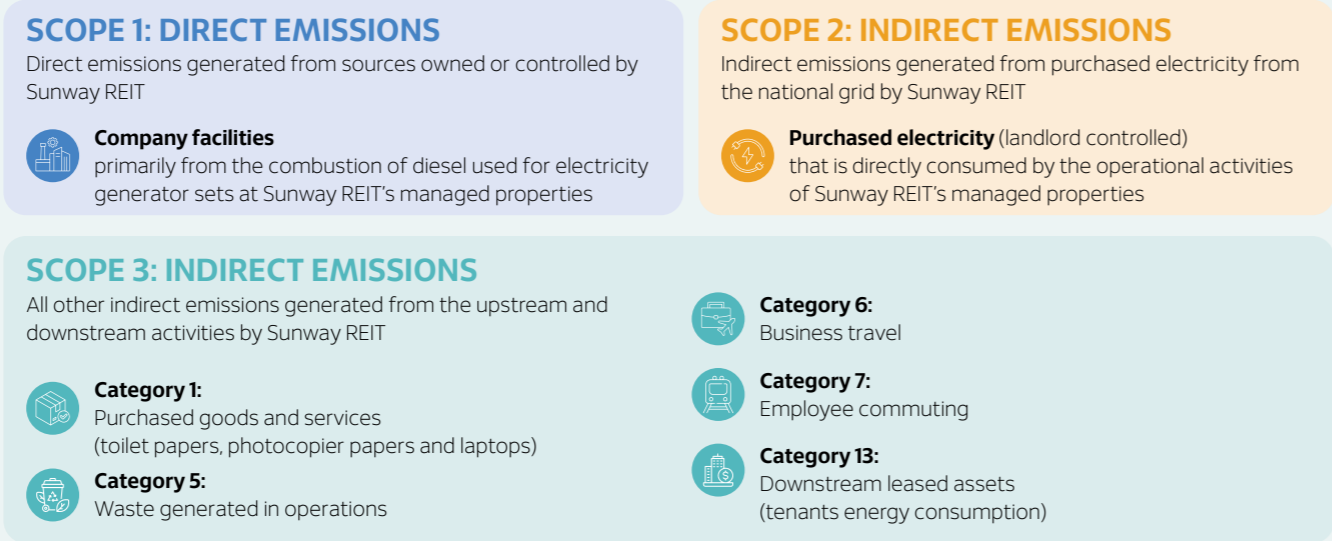
Sunway REIT has disclosed its Scope 1 and Scope 2 GHG emissions, together with five categories of Scope 3 emissions, since 2016. All GHG emissions are presented in metric tonnes of carbon dioxide equivalent (tCO<sub>2</sub>e) and are calculated in accordance with the GHG Protocol Corporate Accounting and Reporting Standard and the Corporate Value Chain (Scope 3) Accounting and Reporting Standard, where relevant. The reporting boundary is aligned with Sunway REIT’s equity share approach, consistent with the boundary used in its consolidated financial statements, ensuring alignment between GHG accounting and financial reporting. The GHG emissions reported cover all Sunway REIT’s subsidiaries. These disclosures provide decision-useful information on Sunway REIT’s emissions profile and support the assessment of climate-related performance and progress against emissions-related targets.

Emission factors used for the GHG emissions calculation are sourced from the most recent available publications issued by the Energy Commission of Malaysia and the United Kingdom’s Department for Energy Security & Net Zero (“DESNZ”), previously Department for Environment, Food and Rural Affairs (“DEFRA”), to support consistency and comparability across reporting periods. The Manager continued to strengthen data quality and consistency through the use of standardised emission factors and verified activity data.

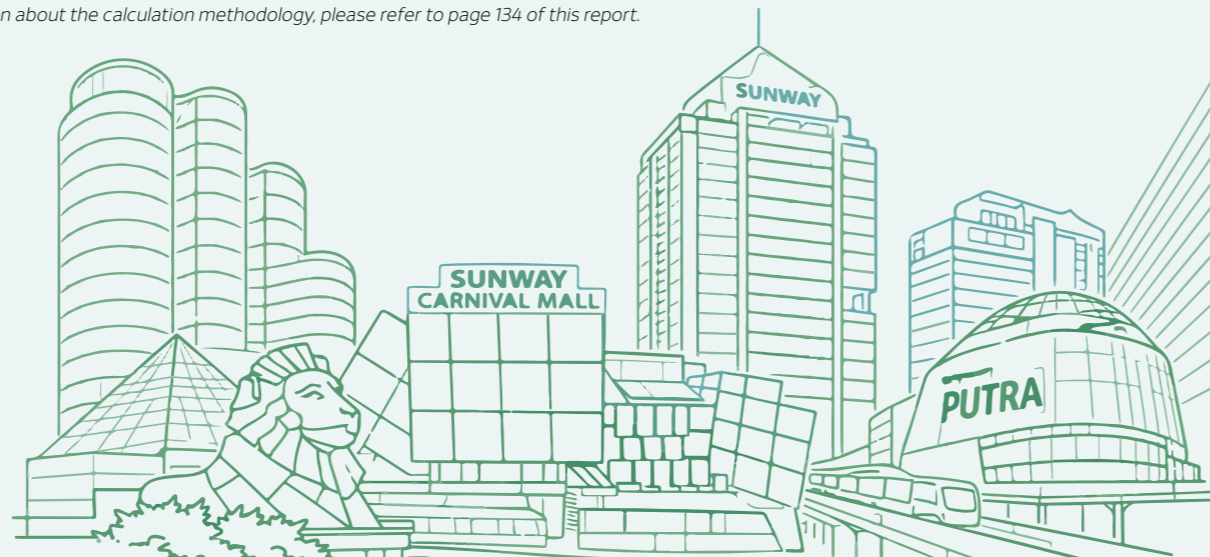
### Operational Boundary

Sunway REIT is committed to ensuring the completeness and accuracy of its GHG emissions data and will continue to progressively expand its Scope 3 disclosures in the near future.

The Trust’s GHG is classified in accordance with GHG Protocol as follows:



For more information about the calculation methodology, please refer to page 134 of this report.

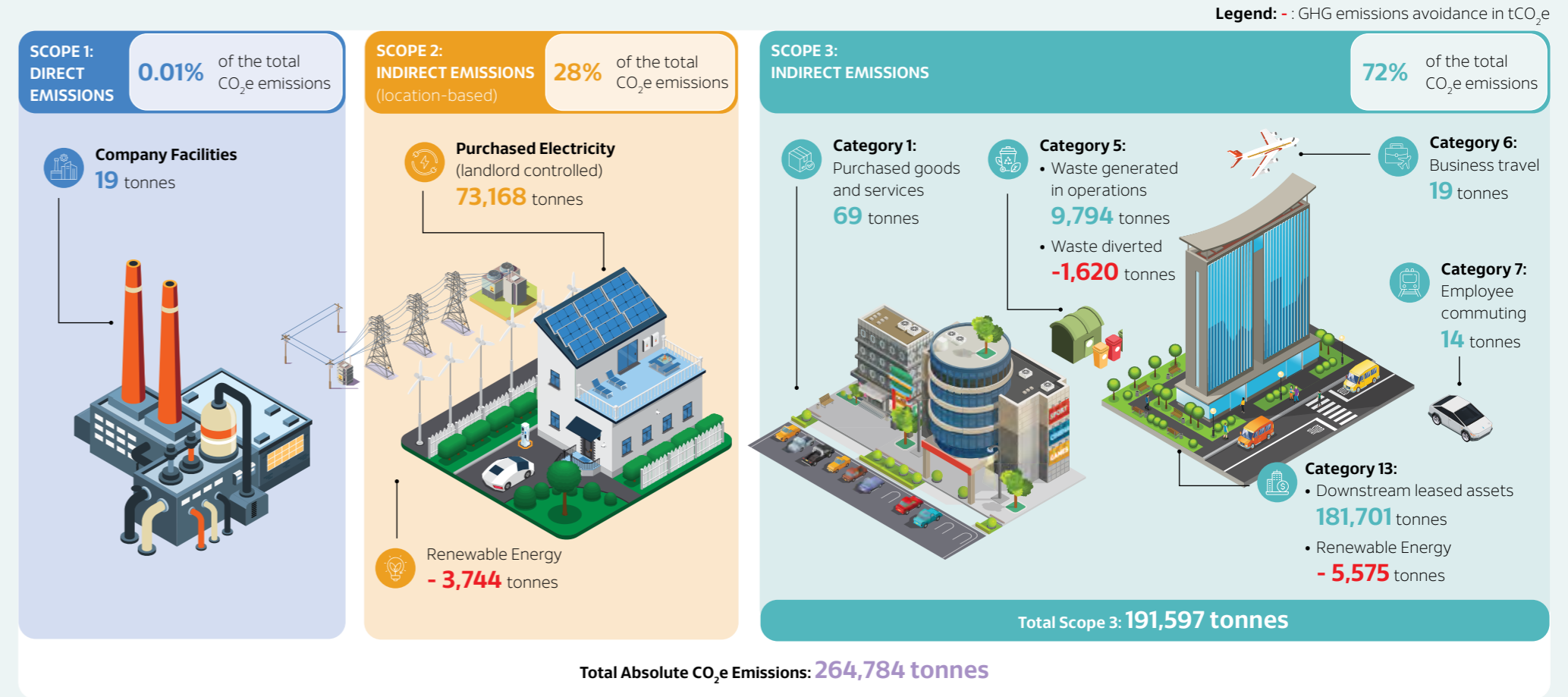


## CLIMATE REPORT

### GHG Emissions

The infographic below summarises Sunway REIT’s absolute GHG emissions generated in FY2025. There were no GHG removal activities undertaken across Sunway REIT’s value chain during the financial year.

### TOTAL ABSOLUTE CO<sub>2</sub>e EMISSIONS GENERATED IN FY2025 (SCOPE 1, SCOPE 2 AND SCOPE 3)

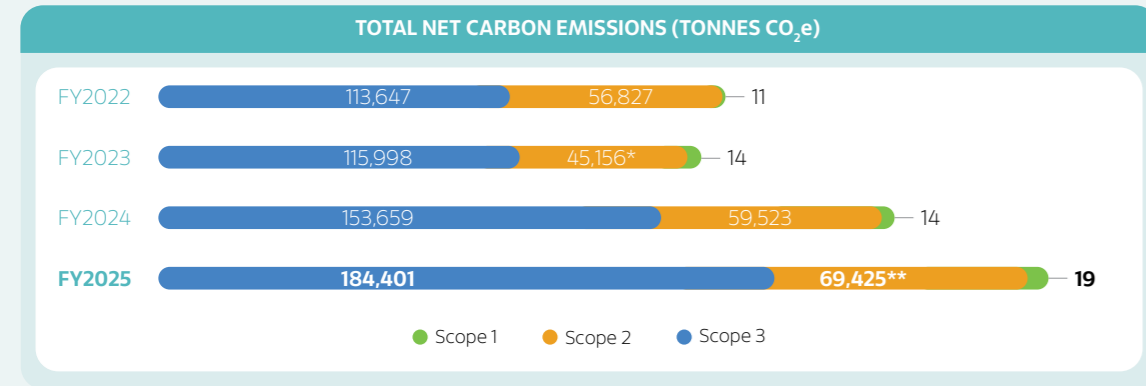


#### Notes:

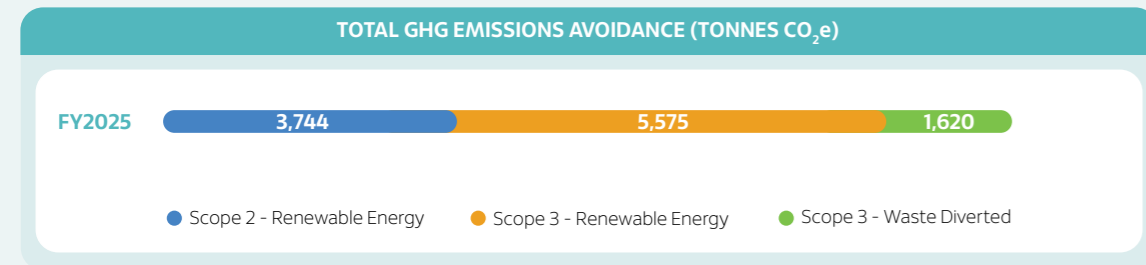
- Figures stated may not add up due to rounding of decimals
- Scope 1, Scope 2 and Scope 3 emissions have been subjected to limited assurance by a third-party independent verifier, BDO PLT. Refer to the assurance statement included in this report
- Sunway REIT does not have Scope 3 GHG emissions under Category 2 – Capital goods, Category 3 – Fuel- and energy-related activities, Category 4 – Upstream transportation and distribution, Category 8 – Upstream leased assets, Category 9 – Downstream transportation and distribution, Category 10 – Processing of sold products, Category 11 – Use of sold products, Category 12 – End-of-life treatment of sold products, Category 14 – Franchises, and Category 15 – Investments

## CLIMATE REPORT

The increase in Scope 1 and Scope 2 emissions from FY2024 to FY2025 is mainly driven by expanded data coverage of fuel and electricity consumption across the Retail segment following the acquisition of new properties in FY2024 and FY2025 – Sunway Kluang Mall and Sunway 163 Mall. The increase in Scope 3 emissions reflects the inclusion of new properties in the data collection process, as well as higher overall energy and fuel consumption by tenants.



- Notes:
- Figures stated may not add up due to rounding of decimals
  - Scope 1 and Scope 2 and Scope 3 emissions have been subjected to limited assurance by BDO PLT. Refer to the assurance statement included in this report
  - Scope 1 and Scope 3 emissions data for FY2024 have been restated, reflecting enhancement in data calculation
  - \*The lower Scope 2 emissions in FY2023 was a result from GET subscription
  - \*\*The Scope 2 emissions in FY2025 was mainly a result from the participation in CGPP



- Notes:
- Figures stated may not add up due to rounding of decimals
  - The GHG emissions avoidance data above covers FY2025 only, as this is Sunway REIT's first reporting year on GHG emissions avoidance

### Contractual Instruments

Sunway REIT participates in the Corporate Green Power Programme (“CGPP”) through a one-year agreement with Sunway RE Sdn. Bhd. (“Sunway RE”), a subsidiary of Sunway Construction Group Berhad, as its solar power provider to support the reduction of Scope 2 GHG emissions. As the solar electricity supplied does not have an attributable market-based emission factor, the resulting Scope 2 reductions are calculated using the national grid’s location-based emission factor.

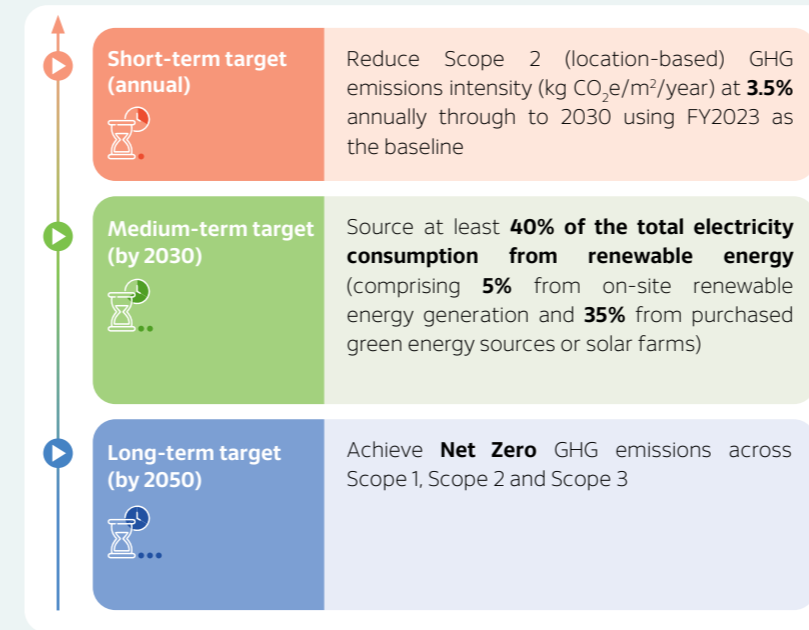
The solar energy supply under this programme commenced in November 2025 and will continue until October 2026. In FY2025, 3,147 MWh of solar energy were acquired under CGPP, resulting in an offset of 2,436 tCO<sub>2</sub>e of Sunway REIT’s Scope 2 emissions.

### Emissions Intensity Reduction Targets

As part of the commitment to reduce carbon emissions generated from its business operations, the Manager established GHG emissions reduction targets aligned with the objectives of the Paris Agreement to limit global warming to 1.5°C above pre-industrial levels in FY2025. These targets are defined in intensity terms and apply to the Retail and Office segments, comprising assets over which Sunway REIT has full operational control. The Scope 2 emissions reduction targets aim to achieve annual reductions of 3.5% through to 2030, using FY2023 as the baseline year. These targets set Sunway REIT’s decarbonisation pathway and are aligned with IPCC pathway, which calls for a 45% reduction in carbon emissions intensity by 2030 as well as meeting Sunway REIT’s Sustainability Goals and Commitments.

To support the achievement of these targets as well as the global transition to a net zero economy, Sunway REIT has incorporated renewable energy adoption as a key decarbonisation lever within its climate transition plan. This includes increasing the proportion of electricity sourced from renewable energy through a combination of on-site renewable energy generation and the procurement of electricity from certified green energy sources and solar farms. Increased reliance on renewable electricity is expected to reduce Scope 2 emissions by lowering the emissions intensity associated with purchased electricity.

The Board-approved targets are outlined below:



Performance against these targets is monitored annually to ensure ongoing progress and to inform future target-setting. These targets are reviewed periodically to reflect changes in regulatory expectations, asset performance and operational priorities.

Carbon credits remain the last resort, to be used only after maximising energy efficiency initiatives. On-site renewable energy generation will be reviewed in the near future as part of Sunway REIT’s evolving transition strategy.

## CLIMATE REPORT

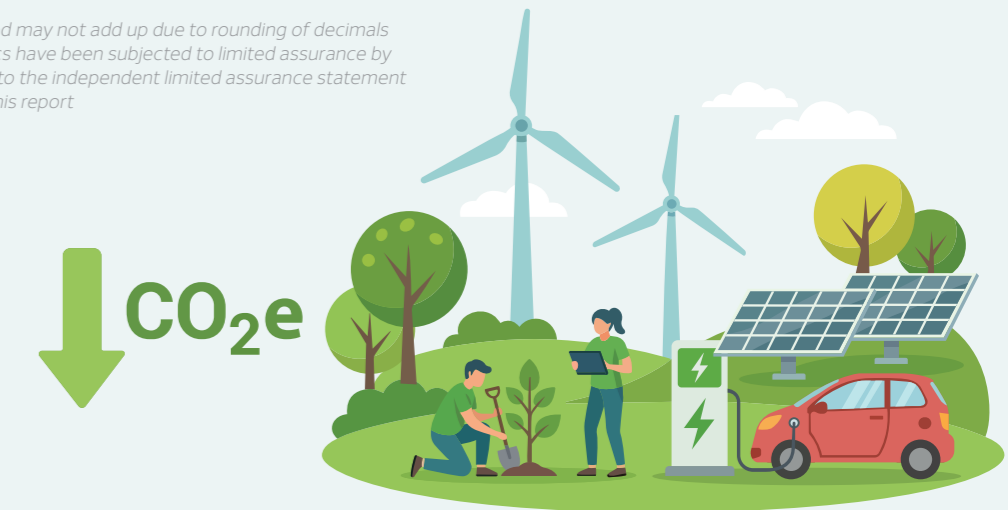
### Scope 2 Emissions Intensity Target

Sunway REIT is committed to reduce its Scope 2 (location-based) GHG emissions intensity at 3.5% annually through to 2030.

In FY2025, the overall Sunway REIT’s Scope 2 emissions intensity target has been met. This performance was driven primarily by the participation of CGPP and implementation of energy efficiency initiatives across buildings and operations. These initiatives reinforce Sunway REIT’s commitment to achieving its reduction targets for 2030 and net zero by 2050, while maintaining alignment with national climate policies and global climate action frameworks.

	Unit	FY2025 Performance	Target							
			2023 (Baseline)	2024	2025	2026	2027	2028	2029	2030
<b>Sunway REIT</b>	kg CO <sub>2</sub> e/m <sup>2</sup> /year	<b>84.72</b>	93.57	90.30	87.13	84.09	81.14	78.30	75.56	72.92

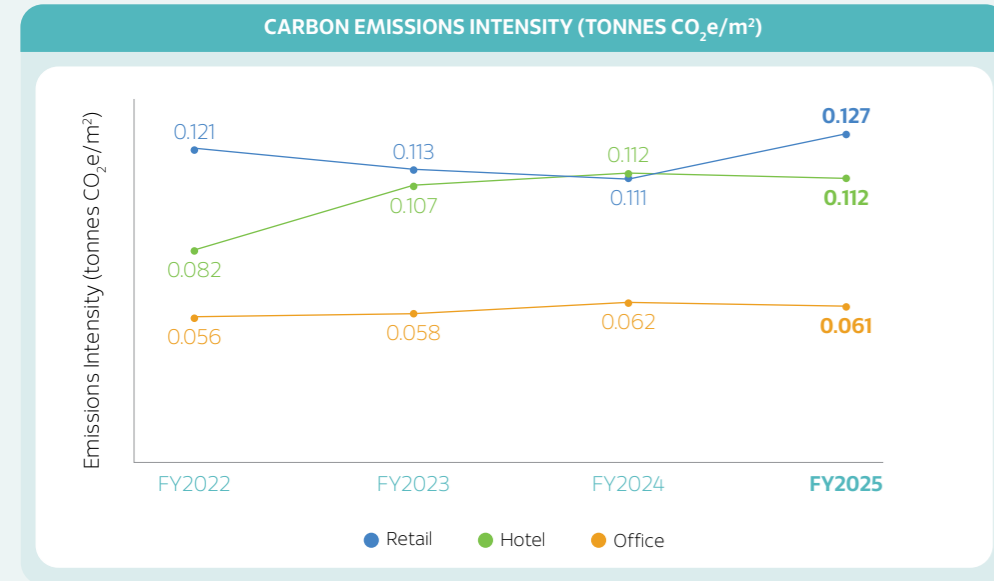
- Notes:
- Figures stated may not add up due to rounding of decimals
  - These metrics have been subjected to limited assurance by SIRIM. Refer to the independent limited assurance statement included in this report



## CLIMATE REPORT

### Emissions Intensity Performance

The increase in the FY2025 carbon emissions intensity for Retail segment is predominantly due to the inclusion of new acquired properties in FY2024 and FY2025.



- Notes:
- Figures stated may not add up due to rounding of decimals
  - Emissions intensity data for FY2024 Retail segment have been restated, reflecting improvement in the data collection
  - Emissions intensity data includes Scope 1, Scope 2 and Scope 3 (Category 13: Downstream Leased Asset) only

### Renewable Energy Target and Performance

A total of 9,319 tCO<sub>2</sub>e emissions have been avoided across the entire portfolio in FY2025, demonstrating measurable progress in emissions reduction.

	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
<b>Solar Energy Consumption (MWh)</b>	336	1,084	2,239	3,675	4,307	4,075	5,621
<b>GET Subscription (MWh)</b>	-	-	-	-	20,537	-	3,273
<b>Solar Procured via CGPP (MWh)</b>	-	-	-	-	-	-	3,147
<b>Total Solar Consumption (MWh)</b>	336	1,084	2,239	3,675	24,844	4,075	12,040
<b>Renewable Energy Consumption over Total Electricity Consumption (%)</b>	0.16	0.56	1.76	1.69	11.09	1.57	3.75
<b>CO<sub>2</sub>e Emissions Avoided (tonnes)</b>	197	634	1,697	2,786	19,229	3,154	9,319

- Notes:
- Figures stated may not add up due to rounding of decimals
  - These metrics have been subjected to limited assurance by BDO PLT. Refer to the independent limited assurance statement included in this report

## Impact Story



### DRIVING DECARBONISATION WITH CORPORATE GREEN POWER PROGRAMME



With the establishment of Malaysia's National Energy Policy 2022 – 2040 in September 2022, the Energy Commission of Malaysia introduced the Corporate Green Power Programme ("CGPP") on 7 November 2022. The programme enables eligible corporate consumers to purchase renewable energy virtually from solar power producers, without installing on-site solar infrastructure on their premises.

As part of the commitment to reducing carbon emissions and supporting the national energy transition agenda, Sunway REIT participated in the CGPP through a one-year Virtual Power Purchase Agreement ("VPPA") with Sunway RE Sdn. Bhd. ("Sunway RE"), a subsidiary of Sunway Construction Group Berhad. This move allows the Trust to source renewable energy, while eliminating the need for physical solar infrastructure installations at Sunway REIT's properties.

The CGPP solar plant, built and operated by Sunway RE in Kapar, spans 3.47 acres and has an installed capacity of 11.8 MW. The CGPP Kapar solar plant commenced operations in November 2025, and it is expected to generate approximately 24,000 MWh of renewable electricity annually, of which 17,400 MWh is allocated to Sunway REIT.

This allocation is projected to offset around 13,468 tCO<sub>2</sub>e, reducing reliance on conventional energy sources, contributing to Scope 2 emissions reduction and accelerating the Trust's progress toward Net Zero.



On 19 November 2025, the CGPP solar farm began supplying renewable energy to two TNB accounts of Sunway Pyramid Mall. This collaborative effort marks the beginning of a new chapter in the Trust's sustainability journey, highlighting how intra-business division partnerships within Sunway Group can amplify impact and accelerate green transformation.

This initiative also aligns with Malaysia's renewable energy roadmap and corporate decarbonisation objectives, positioning Sunway REIT as a leader in sustainable real estate.

## TRANSFORMING CITIES WITH SUSTAINABLE BUILDINGS

GRI 3-3, 102-1, 103-1, 103-2, 103-3, 103-4, 103-5, 203-1

Sunway REIT targets to have 100% of its existing buildings to be green certified by 2034 to minimise the environmental impact of the built environment on the surrounding communities. As a diversified REIT committed to delivering sustainable income distribution to its Unitholders, the Manager continues to advance its TRANSCENDS 2027 strategy, which includes a pipeline of yield-accretive acquisition targets and potential development opportunities. While acquisition and development opportunities remains dynamic and responsive to its market conditions, strategic priorities and emerging opportunities, there is a clear and growing emphasis on ESG considerations in the selection process.

To support this strategic direction, sustainability considerations are 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. By applying these considerations consistently, Sunway REIT not only future-proofs its portfolio but also strengthen its position as a leader in sustainable real estate, delivering both environmental benefits and long-term economic value.

### SUSTAINABILITY DUE DILIGENCE FOR NEW ACQUISITIONS

Sustainability due diligence has been an integral part of Sunway REIT's acquisition process since 2023, enabling the Manager to systematically identify sustainability- and climate-related risks and opportunities that may affect long-term asset performance and value.

Climate-related considerations are embedded into pre-acquisition assessments, supporting the evaluation of both physical and transition risks and informing investment decision-making. In FY2025, the Manager conducted climate Value-at Risk ("VaR") analysis for AEON Mall Seri Manjung as part of the pre-acquisition process. The assessment enabled the Manager to identify and address potential flooding risks and other climate-related vulnerabilities, strengthening the robustness of the investment decision and ensuring alignment with Sunway REIT's long-term sustainability priorities.

The sustainability due diligence assessment scope also covers key environmental, social and regulatory factors, including:

Biodiversity and Habitat	Building Safety	Climate Change Adaptation	Health and Well-being
Energy Supply	Flooding	GHG Emissions	Waste Management
Socioeconomic	Transportation	Water Efficiency	Compliance with Regulatory Requirements
Energy Efficiency	Indoor Environmental Quality	Water Supply	

### BIODIVERSITY POLICY

The Manager aims to be a catalyst for other developments in the region by reducing the overall impact of the built environment on their surroundings, by focusing on preservation, conservation, restoration and rehabilitation.

The Manager is guided by the following core principles of conduct, which apply to all its activities and businesses:

- Comply with all relevant environmental legislation and obligations imposed by the governments or regulators
- Integrate biodiversity considerations in internal strategic and decision-making processes of the Manager, as well as in the analysis, management and reporting of long-term risks
- Apply the principle of mitigation hierarchy (avoid, minimise, restore and compensate as a last resort) in negative impacts, for all phases of the businesses and projects
- Avoid or reduce deforestation associated with their activities and supply chain
- Maintain natural water bodies to serve as retention ponds to mitigate flooding and enable aquatic creatures to thrive



Kindly scan this QR code to the Biodiversity Policy.

### ENERGY MANAGEMENT

Energy management is a material sustainability-related risk and opportunity for Sunway REIT, with the potential of affecting operating costs, regulatory compliance and asset performance across the short-, medium- and long-term. As electricity represents a significant operating expense and energy regulations continue to evolve, effective energy management is critical to managing exposure to cost volatility, compliance obligations and transition risk associated with climate change.

To address these exposures, energy management is embedded within the Trust's risk management framework as a sub-risk under Climate Change, with defined mitigation measures and oversight by the Risk Management Committee. These measures include asset level energy monitoring, operational controls, energy efficiency investments and integration of energy considerations into refurbishment and asset enhancement planning.

Conversely, effective energy management enables Sunway REIT to enhance operational efficiency, moderate exposure to energy price volatility, reduce GHG emissions and strengthen long-term portfolio resilience. Improvements in energy performance also support asset competitiveness, tenant preference and alignment with sustainable finance and green building requirements, contributing to the protection and creation of long-term value.

For the disclosure of Energy Management risks and opportunities aligned to IFRS S1, please refer to ISSB Statement in Sunway REIT Integrated Annual Report 2025.

### Strategies To Enhance Energy Management

Energy management underpins Sunway REIT's broader sustainability and asset management strategy. Inefficient energy consumption may increase exposure to cost volatility and contribute to climate-related transition risks associated with emissions intensity and evolving energy regulations.

Accordingly, the Manager embeds energy management, and emissions reduction into its core business strategy to mitigate these risks and enhance asset performance, while supporting the Trust's transition towards a lower carbon asset base.

### GREEN BUILDINGS

In this context, Green Buildings form a core risk-mitigation and value-protection mechanism within Sunway REIT's energy management strategy. Green Building certifications require minimum energy performance standards that will potentially reduce assets' exposure to energy-related cost escalation, support compliance with regulations such as the Energy Efficiency Conservation Act ("EECA"), and mitigate climate-related transition risks, while enhancing asset resilience over the building lifecycle. Green Buildings also support the Trust's strategic response to evolving tenant expectations and market standards, reducing the risk of asset obsolescence and safeguarding long-term asset competitiveness.

## TRANSFORMING CITIES WITH SUSTAINABLE BUILDINGS

This strategic intent is operationalised through the integration of green building requirements across the asset lifecycle. From pre-acquisition due diligence to targeted mechanical and electrical ("M&E") upgrades across the portfolio, the Manager remains committed to delivering the 10-year Green Building roadmap while building resilience against rising energy costs and tightening energy-related regulations. This approach is guided by the Green Building Policy, which requires all newly acquired properties to either hold recognised green building certifications at acquisition or obtain certification within three years post-acquisition.

In FY2025, Sunway REIT continued to make meaningful progress on its Green Building Roadmap, securing five new green building certifications and successfully converting one provisional certificate into final certification for one property. These achievements increased the number of certified properties to 11 out of 28, representing 40% of the total gross floor area under management (excluding Sunway university and college campus), up from 37% in FY2024. This progress reflects Sunway REIT's continued focus on improving environmental performance across its assets, positioning green building practices as a foundational driver of long-term asset resilience, environmental stewardship and sustainable value creation.

### GREEN BUILDING POLICY

Applies to owned and managed properties, Sunway REIT is committed to:

- Integrate sustainable practices in development, operations and management which begins during the conceptualisation process and extends to the design, construction, operation and maintenance of buildings
- Maintain built environment that facilitates healthy lifestyles and putting emphasis on the well-being of the stakeholders



Kindly scan this QR code to the Green Building Policy.



## TRANSFORMING CITIES WITH SUSTAINABLE BUILDINGS

PROPERTIES WITH GREEN BUILDING CERTIFICATION (Building Management Standards)			
Business Segment	Properties	Green Certification	Rating
<b>Office</b> 	Sunway Pinnacle	BCA Green Mark (Renewal)	<b>Gold</b>
	Sunway Putra Tower	GreenRE (Final) <b>NEW!</b>	<b>Platinum</b>
<b>Retail</b> 	Sunway Putra Mall	GreenRE (Final)	<b>Gold</b>
	Sunway Carnival Mall (New Wing)	GreenRE (Final) <b>NEW!</b>	<b>Gold</b>
		BCA Green Mark (Provisional)	<b>Gold Plus</b>
	Sunway REIT Hypermarket – Ulu Kelang	GreenRE (Final) <b>NEW!</b>	<b>Silver</b>
	Sunway REIT Hypermarket – Putra Heights	GreenRE (Final) <b>NEW!</b>	<b>Silver</b>
	Sunway Pier	GreenRE (Provisional)	<b>Silver</b>
<b>Hotel</b> 	Sunway Resort Hotel	GreenRE (Final)	<b>Platinum</b>
	Sunway Pyramid Hotel	GreenRE (Final) <b>NEW!</b>	<b>Platinum</b>
	Sunway Putra Hotel	GreenRE (Final)	<b>Gold</b>
	Sunway Lagoon Hotel	Green Building Index (Provisional)	<b>Certified</b>
		BCA Green Mark (Provisional)	<b>Gold</b>
<b>Services</b> 	Sunway University (prior to the disposal in September 2025)	GreenRE (Final)	<b>Platinum</b>
	Sunway College Campus – North & South building (prior to the disposal in September 2025)	GreenRE (Final) <b>NEW!</b>	<b>Platinum</b>

### Green Building Features

Among the properties that achieved Green Building Certification in FY2025, several common sustainability features were implemented, complemented by additional features uniquely tailored to the operational needs and characteristics of the asset class.

#### COMMON FEATURES ACROSS CERTIFIED ASSETS

- Energy Optimisation**
  - Have building envelope with Overall Thermal Transfer Value ("OTTV") below 50 W/m<sup>2</sup>, which reduces solar heat gain and contributes to a lower cooling load requirement
  - Install AC variable voltage and variable frequency ("AC VVVF") motor drive and sleep mode elevators to encourage the use of energy-efficient lifts
  - Utilise LED light fittings to reduce energy consumption, extend service life and lower heat emissions
  - Incorporate natural ventilation strategies in car parks to lessen reliance on mechanical ventilation and artificial lighting
- Indoor Environmental Quality**
  - Use green labelled finishes (e.g. paints, adhesives, sealants, and tiles) and low volatile organic compound ("VOC") materials to support healthier interiors
- Water Efficiency**
  - Use water efficient fittings and landscaping that favours drought tolerant species to minimise potable water demand
- Waste & Resource Management**
  - Provide recycling bins to encourage waste segregation and recycling
- Sustainable Mobility**
  - Strategically located near public transport (LRT/KTM/BRT/bus stops), with covered walkway providing safe and convenient access to public transport to encourage low-carbon commuting

### Energy Audit

For properties that have yet to obtain green building certification, the Manager plans to undertake energy audits to identify efficiency improvement opportunities, implement energy saving measures and assess the need for equipment upgrades to meet green building standards. These efforts also support readiness for compliance with the EECA 2024, which came into effect on 1 January 2025 to regulate energy efficiency and conservation in Malaysia.

In FY2025, the Manager has applied and successfully received Energy Audit Conditional Grants from Sustainable Energy Development Authority ("SEDA") Malaysia to carry out these audits.

Properties that received SEDA's Energy Audit Conditional Grant and underwent energy audits in FY2025:

- Sunway Kluang Mall
- Sunway 163 Mall
- Sunway Tower

### Energy Optimisation Initiatives

Energy considerations are integrated into refurbishment and asset enhancement planning to improve long-term asset efficiency, resilience to rising energy costs and alignment with evolving regulatory and market expectations, while supporting emissions reduction. Energy performance is monitored at the asset level using utility data and building management systems, enabling the identification of high consumption assets and prioritisation of improvement opportunities. Performance trends are reviewed periodically by management to inform operational adjustments and capital expenditure decisions, supporting disciplined resource allocation.

Asset enhancement initiatives ("AEIs") are undertaken annually in a prioritised and disciplined manner to upgrade selected properties, enhance building performance and mitigate energy-related cost and regulatory risks. Key initiatives include the progressive adoption of energy efficient equipment such as LED lighting, high efficiency chillers and variable speed drives, as well as optimisation of air-conditioning, mechanical and ventilation ("ACMV") systems through regular maintenance and performance tuning. Where feasible, automation and smart controls are used to regulate lighting and cooling based on occupancy and operating hours.

## TRANSFORMING CITIES WITH SUSTAINABLE BUILDINGS

In parallel, energy optimisation measures are integrated into daily operations to reinforce efficient energy use and deliver sustained performance improvements across the portfolio.

ENHANCING ENERGY EFFICIENCY

- Air Conditioning System**
  - Replaced all 49 units of Sunway Putra Tower's ageing air handling units ("AHUs")
  - Replaced one unit of ageing chiller at Menara Sunway
  - Replaced three units of AHU fins to ensure efficient operation and maintain proper air flow at Sunway Kluang Mall
- Lighting**
  - Replaced lighting with LED lights at Menara Sunway and Sunway Pinnacle's common area and in the vacant units during reinstatement works, as well as Wisma Sunway's lift lobby
  - Upgraded higher energy wattage lighting to more energy efficient lighting at Sunway Carnival Mall
  - Replaced lighting with LED lights at the back-of-house area of Sunway Tower
- Other Equipment Replacements**
  - Replaced three units of ageing lifts at Sunway REIT Industrial – Petaling Jaya 1
  - Replaced five nos. ageing lifts at Sunway Pyramid Mall to AC VVVF lifts with standby mode that use lesser energy
  - Appointed registered energy auditors to conduct energy audits for Sunway Kluang Mall, Sunway 163 Mall and Sunway Tower, utilising Energy Audit Conditional Grant from SEDA Malaysia to identify areas that consume high electricity

ENERGY CONSERVATION

- Air Conditioning System**
  - Office Segment:**
    - Dimming office lobby lights after 7pm
  - Hotel Segment:**
    - Established Energy Committee to enhance energy monitoring
    - Turning off AHUs during midnight hours when occupancy is low at the common area of Sunway Pyramid Hotel, Sunway Lagoon Hotel, Sunway Hotel Georgetown and Sunway Hotel Seberang Jaya
    - Increased AHU temperature at Sunway Putra Hotel's lobby and reduced the AHU operation hours daily at the area that is not in use
    - Changing air-conditioning filters monthly at Sunway Resort Hotel, Sunway Pyramid Hotel and Sunway Lagoon Hotel to ensure good air quality and energy efficiency
    - Daily reading of electricity meters at Sunway Resort Hotel, Sunway Pyramid Hotel and Sunway Lagoon Hotel to detect any abnormality
- Lighting**
  - Hotel Segment:**
    - Turning off lights at the areas when not in use
    - Turning off lighting near the façade to make use of the natural lighting
- Others**
  - Every property under Sunway REIT's management raised awareness to minimise energy consumption through Earth Hour participation.

## TRANSFORMING CITIES WITH SUSTAINABLE BUILDINGS

### ELECTRIC VEHICLE CHARGING STATIONS

To support the national transition to low-carbon mobility, Sunway REIT continued to expand electric vehicle ("EV") charging infrastructure across its retail and office properties. In FY2025, a total of 25 additional EV charging bays were installed, increasing the cumulative number of operational charging bays to 83. The expanded network includes a mix of Direct Current ("DC") and Alternating Current ("AC") chargers with varying power outputs, which supports the adoption of electric vehicles and contributes to longer-term decarbonisation of transport.

### NUMBER OF NEW CHARGING POINTS

Category	Property	Count
Retail	Sunway Pyramid Mall	6
	Sunway Carnival Mall	5
	Sunway 163 Mall	7
Office	Wisma Sunway	2
	Sunway Tower	3
	Sunway Pinnacle	2

Total Number of Charging Points: **83**



### Energy Consumption

In FY2025, Sunway REIT's total energy consumption amounted to 367,784 MWh (equivalent to 1,324,022 GJ), derived mainly from electricity, district cooling, direct cooling and heating. This comprised 13% (46,689 MWh) from fuel consumption and 84% (309,054 MWh) from electricity, with 3% (12,040 MWh) sourced from renewable energy. The total energy consumption increased by 21% (63,620 MWh) compared to FY2024, primarily due to the inclusion of the energy consumption from the new properties acquired by the Trust in FY2024 and FY2025.

#### TOTAL ENERGY CONSUMPTION (MWh) BY BUSINESS SEGMENTS IN FY2025

Business Segment	FY2025	FY2024	FY2023
<b>Retail</b>	215,822 MWh	6,891 MWh	18,122 MWh
	2,185 MWh	31 MWh	
	3,147 MWh		
<b>Hotel</b>	41,839 MWh	646 MWh	2,078 MWh
	333 MWh	12 MWh	
<b>Office</b>	21,720 MWh	39 MWh	
	154 MWh		
<b>Industrial &amp; Others</b>	17,626 MWh	3,273 MWh	18,505 MWh
	2,382 MWh	7 MWh	
<b>Services</b>	12,046 MWh	359 MWh	
	567 MWh		

**TOTAL: 367,784 MWh**

Notes:

- Figures stated may not add up due to rounding decimals
- Data includes Sunway REIT's entire portfolio except Sunway Pier, as the property is still undergoing reconstruction
- Data for the Services Segment is reported up to September 2025, as the property was disposed in September 2025

- Purchased Electricity**  
309,054 MWh
- Solar Energy**  
5,621 MWh
- CGPP**  
3,147 MWh
- Get Electricity Tariff ("GET")**  
3,273 MWh
- Liquefied Petroleum Gas**  
7,895 MWh
- Diesel**  
89 MWh
- Natural Gas**  
38,705 MWh

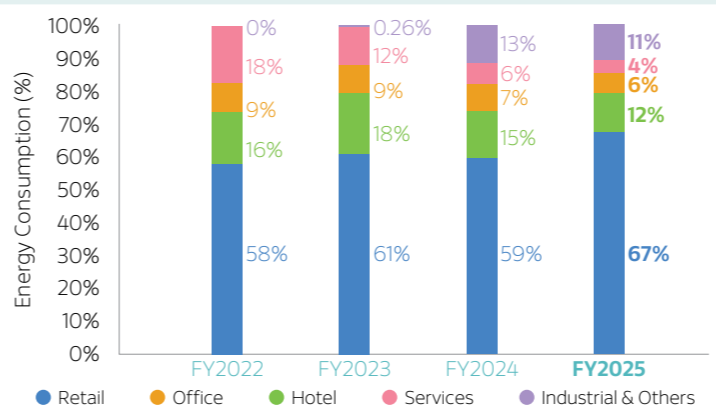
## TRANSFORMING CITIES WITH SUSTAINABLE BUILDINGS

### Energy Intensity Targets and Performance

To support disciplined energy management and contribute to progress towards the IPCC-aligned ambition of 45% reduction in carbon emissions intensity by 2030, Sunway REIT has established Building Energy Intensity ("BEI") targets for the Retail, Office and Hotel segments. These targets have been in place since 2022, with baseline levels benchmarked against Malaysia's Green Building Index ("GBI") guidelines. They are designed to drive a planned 4% year-on-year improvement through 2030 and are monitored at segment level by the respective Business Unit Management Teams using ongoing energy consumption data. For the Retail segment, BEI target applies only to properties under Sunway REIT's direct management and excludes assets under the triple net lease arrangements where energy consumption is not operationally controlled by the Trust. BEI targets are not established for the Industrial & Others segment, as these assets are similarly outside the Trust's operational control.

In FY2025, the overall Sunway REIT remains on track to achieve the 2030 BEI targets. Therefore, none of the business segment is subjected to the internal carbon pricing mechanism. Looking ahead, the Manager will continue to strengthen performance delivery by expanding stakeholder participation, particularly tenant engagement, where feasible to support further decarbonisation and energy demand reduction.

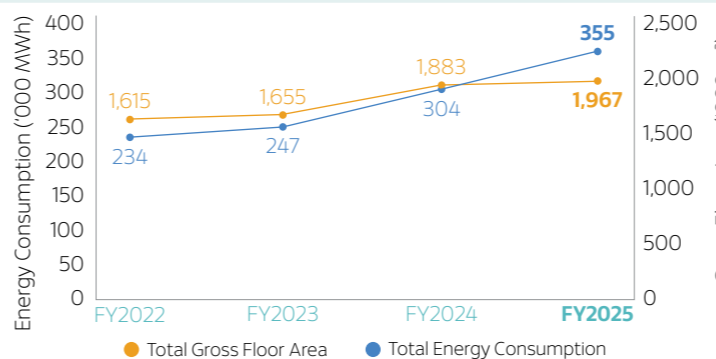
#### TOTAL ENERGY CONSUMPTION (%) BY BUSINESS SEGMENTS IN FY2025



Notes:

- Figures stated may not add up due to rounding of decimals
- FY2025 energy consumption data for the Services Segment is reported up to September 2025 following the disposal of the property during the financial year

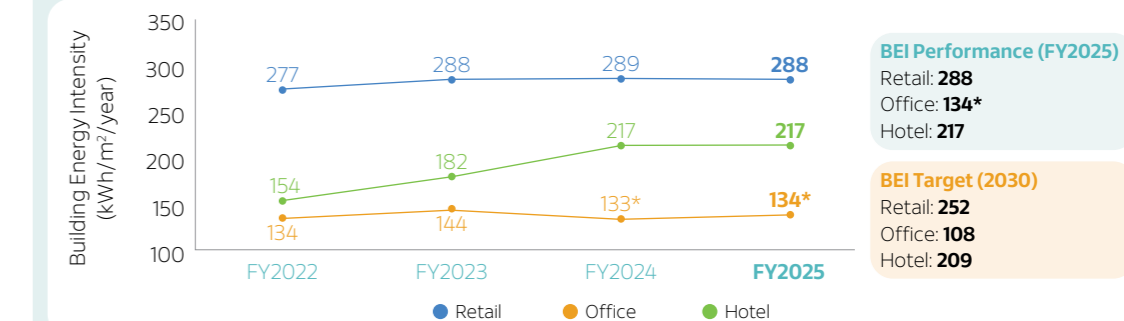
#### TOTAL ENERGY CONSUMPTION ('000 MWh) AND TOTAL GROSS FLOOR AREA ('000 m²)



Notes:

- Figures stated may not add up due to rounding of decimals
- Energy consumption data includes electricity and fuel consumption
- FY2024 energy consumption data have been restated, reflecting improvement in the data collection
- FY2025 energy consumption data includes Sunway REIT's entire portfolio, excluding Services segment, as the property under this segment has been disposed during the financial year, and Sunway Pier, as the property is still under reconstruction
- The increase in energy consumption from FY2024 onwards is attributable to the unavailability of data from the Industrial & Others segment in FY2022 and FY2023

#### BUILDING ENERGY INTENSITY (kWh/m²/year)



Business Segment	Unit	BEI Targets			BEI Performance			
		2022 (Baseline)	2025	2030	FY2022	FY2023	FY2024	FY2025
<b>Retail**</b>		350	310	252	277	288	289	<b>288</b>
<b>Office</b>	kWh/m²/year	150	133	108	134	144	133*	<b>134*</b>
<b>Hotel</b>		290	257	209	154	182	217	<b>217</b>

Notes:

- Figures stated may not add up due to rounding decimals
- \*BEI performance data excludes Sunway XFarms due to differences in its business operation as a farm, compared to the other office assets represented
- \*\*The reported Retail BEI performance for FY2025 covers the five managed retail properties - Sunway Pyramid Mall, Sunway Carnival Mall, Sunway Putra Mall, Sunway Kluang Mall and Sunway 163 Mall, and excludes retail malls under Triple Net Lease arrangements. The FY2025 average Retail BEI performance for Sunway Pyramid Mall, Sunway Carnival Mall and Sunway Putra Mall is 286 kWh/m²/year

## BLUEPRINT FOR EFFICIENCY

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

### SUSTAINABLE WATER MANAGEMENT

#### Water Security

Sunway REIT's properties are not located in high water-stressed areas and regions. However, the operations of its diverse portfolio rely heavily on consistent and reliable access to water. Reliable water supply is essential to support core building functions such as supporting food and beverage ("F&B") tenants, cooling towers, washrooms, cleaning services, irrigation systems and fire protection systems. Hotels within the portfolio depend on uninterrupted water access to maintain hospitality services, such as guest stays and large-scale events including conferences and banquets. Given these demands, water security remains a critical operational and sustainability priority for Sunway REIT, ensuring continuous water supply for both its properties and the businesses of its tenants. Effective water security requires a balance between both the quantity and quality of water resources, as water scarcity or deterioration in water quality can affect relationships with tenants, hotel guests and shoppers, potentially giving rise to reputational and financial risks.

While Malaysia generally experiences low baseline water stress, the frequency of unscheduled municipal water disruptions heightens the importance of proactive water security management, particularly for properties with water-intensive operations.

To strengthen resilience as well as the approach to sustainable water management, the Manager assesses the potential of water-related risks across Sunway REIT's portfolio using the Aqueduct Water Risk Atlas, a science-based tool developed by the World Resources Institute ("WRI"). The assessment indicates that majority of Sunway REIT's properties are in areas classified as low water-stressed regions in FY2025. Despite this favourable baseline, the Manager continues to prioritise preparedness and resilience measures to address potential short-term water supply disruptions, ensuring operational continuity across its properties.

To manage water supply disruption risks and strengthen operational resilience, Sunway REIT implements preventive and adaptive water security measures that focus on preparedness, diversification and impact mitigation. Key strategies and measures to enhance water security include:

#### Water Crisis Standard Operating Procedures ("SOP")

Implementing Water Crisis SOPs across all managed properties to respond to water supply disruptions originating from both municipal water systems and Sunway Water Treatment Plant. The SOPs outline emergency response actions during operational hours, including:

- Reducing the number of operational toilets and turning off pressure pumps to minimise flushing volumes
- Reducing air-conditioning usage
- Increasing retail malls' temperature settings to reduce water consumption
- Rescheduling water-intensive activities, such as air-conditioning equipment servicing

#### Diversification of Water Sources

Reducing reliance on municipal water supply by sourcing water from alternative sources, including Sunway South Quay Lake, where feasible.

Water security preparedness is tailored to asset location and infrastructure connectivity. Properties within Sunway City Kuala Lumpur benefit from access to Sunway Water Treatment Plant, reducing exposure to municipal supply disruptions, while properties outside Sunway City Kuala Lumpur rely on location-specific contingency measures such as on-site storage capacity and external support arrangements. To further enhance response readiness, water tankers are maintained on standby for deployment during water crisis events, with deployment prioritised based on available water levels within each property's storage tanks.

Water supply disruption is managed as an operational sustainability risk through these established controls and procedures. Performance is monitored through asset-level preparedness assessments, including evaluations of the duration each property can continue operating during supply disruptions, supporting effective business continuity planning and operational decision-making.



#### Water Crisis SOP

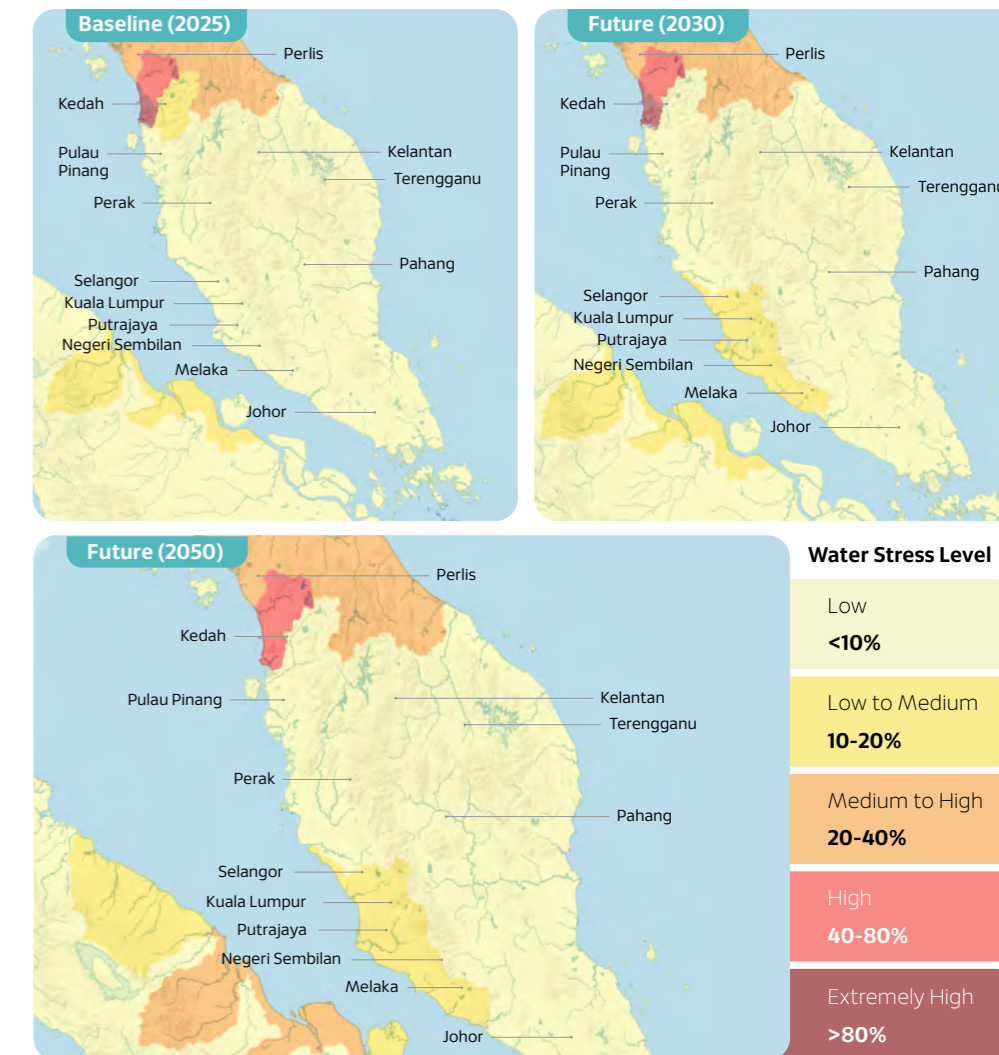
Water crisis is defined as water supply disruption from both municipal water system and water treatment plant.

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.

Sunway City Kuala Lumpur	Non-Sunway City Kuala Lumpur	
Water Sources Diversification	KL/Selangor	Outside KL/Selangor
Sunway REIT's properties in SCKL are connected to the water treatment plant, minimising the impact of water disruptions during a municipal crisis.	(Sunway Hotel Georgetown, Sunway Hotel Seberang Jaya and Sunway Carnival Mall).	
<b>Duration Each Property Can Last During Water Crisis</b>		
<1 day   1-2 days   >2 days	<1 day   1-2 days   >2 days	<1 day   1-2 days   >2 days
<b>No. of Properties</b>		
2   4   0	1   1   3	1   2   0
<ul style="list-style-type: none"> <li>• In the event of water treatment plant breakdown or municipal supply disruption, four managed properties in SCKL (Sunway Resort Hotel, Sunway Pyramid Hotel, Sunway Lagoon Hotel and Sunway Pinnacle) can operate for up to 2 days without disruption.</li> </ul>	<ul style="list-style-type: none"> <li>• In the event of municipal water supply disruption, three properties (Wisma Sunway, Sunway Tower, Sunway Putra Tower) can continue to operate more than 2 days without disruption.</li> </ul>	<ul style="list-style-type: none"> <li>• In the event of municipal water supply disruption, Sunway Hotel Georgetown and Sunway Hotel Seberang Jaya can continue to operate for up to 2 days without disruption.</li> </ul>

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



Sunway REIT's Water Management Policy is designed to ensure sustainable, efficient and secure use of water across Sunway REIT's operations by managing consumption, minimising reliance on potable water, addressing water-related risks such as municipal supply disruptions and ensuring business continuity through diversified and resilient water sources.



Kindly scan this QR code to the Water Management Policy.

## BLUEPRINT FOR EFFICIENCY

### Water Conservation

The Manager and Business Unit Management Teams are committed to reducing water consumption across Sunway REIT's portfolio through proactive water conservation initiatives and optimising water usage efficiency. Water consumption is systematically monitored at the property level, with usage data reviewed on a regular basis to evaluate infrastructure performance, identify inefficiencies and support continuous improvement initiatives.

Operational controls are in place to maintain high water quality standards, including routine inspections, preventive maintenance of plumbing systems and fixtures, and timely rectification of leakages to minimise water loss and prevent contamination. To further promote water conservation, the Business Unit Management Teams have implemented a range of water conservation measures, including the installation of water-efficient sanitary fittings, motion-sensor water taps, smart water management technologies, and rainwater harvesting systems. These initiatives have contributed to the reduction of water consumption while maintaining high operational standards.

Water-saving practices are reinforced in day-to-day operations, with ongoing monitoring to detect undetected leakages and excessive usage that may result in environmental and financial impacts. While most of the Sunway REIT's properties are located in areas with low water stress, responsible water management remains an operational priority to support cost efficiency, environmental performance, and long-term asset value.

#### Water Conservation Initiatives in FY2025

##### Hotel Segment

- Valve optimisation controls were installed at Sunway Putra Hotel to improve water efficiency in cooling tower operations. By recalibrating the valve settings, water pressure is maintained at optimal levels, preventing overflow and minimising unnecessary water loss. This one-off operational enhancement now delivers

approximately 340 m<sup>3</sup> of water savings every month, which is equivalent to around RM1,005 in monthly operating cost savings, without requiring additional capital investment or operating expenditure.

- Sunway Resort Hotel, Sunway Pyramid Hotel and Sunway Lagoon Hotel conduct daily water meter readings to promptly detect abnormalities and address potential issues early.

##### Office Segment

- Water efficient fixtures, such as motion-sensor and self-closing taps, have been installed in toilets and pantries, supported by water saving signage in high water usage areas.

Water consumption performance and savings from these initiatives are monitored regularly using metered data, enabling the Business Unit Management Teams to assess effectiveness and identify further opportunities for optimisation.

#### Water Sources

Sunway REIT manages water as a critical operational and sustainability resource, recognising that reliable access to safe and sufficient water underpins asset performance, tenant satisfaction and business continuity across its portfolio.

#### MUNICIPAL POTABLE WATER

All Sunway REIT's properties rely mostly on municipal potable water as the main water source, with water withdrawal monitored through direct metering systems that enable accurate tracking of consumption at the asset level. Prior to distribution, municipal water is treated by local water service providers in accordance with the Drinking Water Quality Standards prescribed by the Ministry of Health ("MOH").

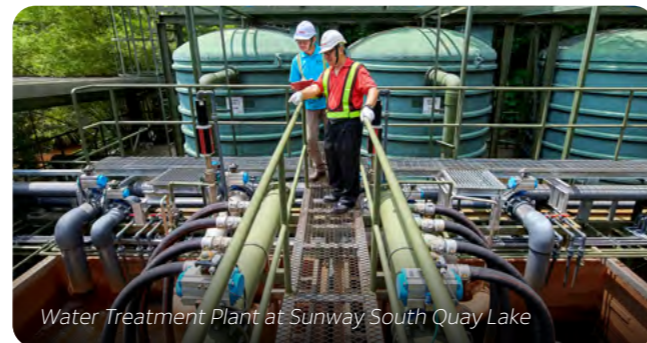
#### ALTERNATIVE WATER SOURCES

To strengthen water security and enhance resilience against supply disruptions, the Manager supplements municipal water supply through the selective use of alternative water sources where feasible. These measures form part of a broader water management approach that prioritises supply continuity, operational efficiency and reduced dependency on municipal systems, particularly for water-intensive assets.

#### Lake Water – Sunway Water Treatment Plant

Sunway REIT sourced fresh surface water from Sunway South Quay Lake at Sunway City Kuala Lumpur since 2019 to reduce the reliance of municipal water supply for the properties located within the township. The water treatment plant utilises a combination of ultrafiltration and reverse osmosis technologies to ensure the treated water meets the potable water quality standards in accordance with stringent national requirements.

Sunway South Quay Lake functions as a water catchment area, supporting stormwater management and reducing flood risks within the township while contributing to a more resilient urban ecosystem. Sunway Berhad invested RM18 million to develop the water treatment plant, which treats excess water into high-quality potable water. This alternative water source provides a reliable supplementary water supply for Sunway City Kuala Lumpur, reducing dependency on municipal water systems and enhance operational continuity for water-intensive assets, particularly during periods of unscheduled supply disruptions.



Water Treatment Plant at Sunway South Quay Lake

### Rainwater Harvesting



#### Retail

- Sunway Pyramid Mall
- Sunway Carnival Mall



#### Office

- Menara Sunway
- Wisma Sunway
- Sunway Pinnacle



#### Hotel

- Sunway Hotel Seberang Jaya
- Sunway Hotel Georgetown
- Sunway Lagoon Hotel



#### Industrial & Others

- Sunway REIT Industrial – Petaling Jaya 1

To further reduce reliance on municipal water supply, these properties have rainwater harvesting tanks which collect rainwater and surface runoffs from rooftops and surrounding hardscape. The harvested rainwater is then utilised for landscape irrigation and cleaning outdoor areas, reducing demand on municipal potable water supply. These systems operate on a recurring basis and contribute to ongoing water savings at the property level, with rainwater usage monitored through metering to support performance tracking and continuous improvement.

In FY2025, **5,101 m<sup>3</sup>** of rainwater was harvested across Sunway REIT's properties



### Water Discharge

Wastewater discharged from Sunway REIT's properties is treated by Indah Water Konsortium ("IWK"), Malaysia's national wastewater and sanitation service provider. Compliance with wastewater discharge requirements and standards set by relevant authorities, including IWK, is essential to mitigate regulatory, environmental and legal risks.

Wastewater generated across the portfolio largely originates from food and beverage ("F&B") operations and sanitation facilities. Business Unit Management Teams work closely with F&B tenants to promote proper wastewater discharge practices, including the installation and maintenance of grease traps where required, to prevent blockages and minimise environmental impact on the municipal sewerage system.

IWK does not provide explicit data on the volume of wastewater discharged. Wastewater treatment charges are determined based on water consumption, reflecting the principle that wastewater generation is proportional to water usage. As such, water discharge data is obtained from monthly utility bills as wastewater is directly channeled into the municipal sewerage system.

Given the nature of Sunway REIT's operations and the relative stability of tenant activities, water consumption patterns – and consequently wastewater generation – are expected to remain broadly consistent in the foreseeable future. Accordingly, the Manager does not anticipate significant changes to the existing wastewater treatment billing structure, which continues to reflect water usage and associated wastewater generation accurately.

## BLUEPRINT FOR EFFICIENCY

### Water Consumption

The total water consumption in FY2025 increased by 3% compared to FY2024, due to the inclusion of water consumption data from newly acquired properties in FY2024 and FY2025. The total water consumption amounted to 3,314,747 m<sup>3</sup>, of which approximately 3% was sourced from the surface water of Sunway South Quay Lake, 0.15% from rainwater harvesting, and the remaining 97% from municipal potable water.

Water sourced from Sunway South Quay Lake decreased from 12% (369,474 m<sup>3</sup>) in FY2024 to 3% (84,017 m<sup>3</sup>) in FY2025 due to the ongoing upgrading works of Sunway water treatment plant since FY2024.

#### TOTAL WATER CONSUMPTION (m<sup>3</sup>) BY BUSINESS SEGMENTS IN FY2025

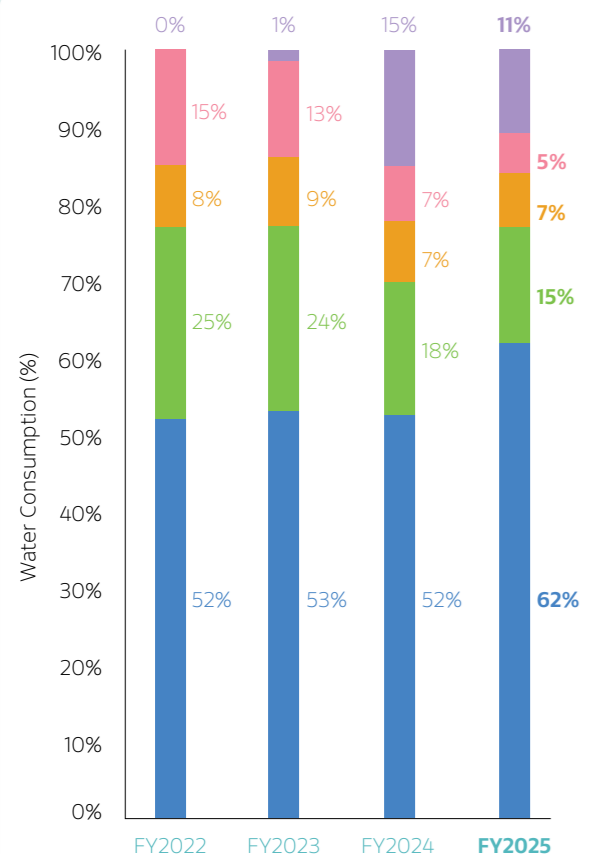
<ul style="list-style-type: none"> <li><b>Municipal Potable Water</b> 3,225,629 m<sup>3</sup></li> </ul>	2,042,222 m <sup>3</sup>		Retail
	6,375 m <sup>3</sup>		
<ul style="list-style-type: none"> <li><b>Water Treatment Plant</b> 84,017 m<sup>3</sup></li> </ul>	475,160 m <sup>3</sup>		Hotel
	36,246 m <sup>3</sup>		
<ul style="list-style-type: none"> <li><b>Rainwater Harvesting</b> 5,101 m<sup>3</sup></li> </ul>	197,542 m <sup>3</sup>		Office
	21,577 m <sup>3</sup>		
<ul style="list-style-type: none"> <li><b>Services</b> 205 m<sup>3</sup></li> </ul>	156,042 m <sup>3</sup>		Services
	19,819 m <sup>3</sup>		
<ul style="list-style-type: none"> <li><b>Industrial &amp; Others</b> 354,664 m<sup>3</sup></li> </ul>	74 m <sup>3</sup>		Industrial & Others
	4,061 m <sup>3</sup>		
<b>TOTAL: 3,314,747 m<sup>3</sup></b>			

#### Notes:

- Figures stated may not add up to rounding of decimals
- Data includes Sunway REIT's entire portfolio except Sunway Pier, as the property is still undergoing reconstruction
- Data for Services segment is only reported up to September 2025, as the property under this segment was disposed in September 2025

## BLUEPRINT FOR EFFICIENCY

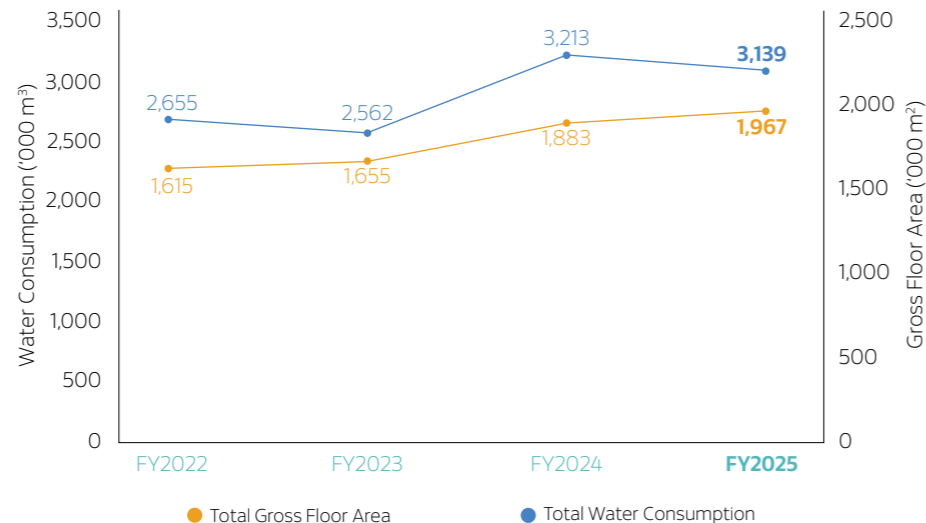
TOTAL WATER CONSUMPTION (%) BY BUSINESS SEGMENT



Notes:

- Figures stated may not add up due to rounding of decimals
- FY2025 water consumption data for the Services Segment is reported up to September 2025 following the disposal of the property during the financial year

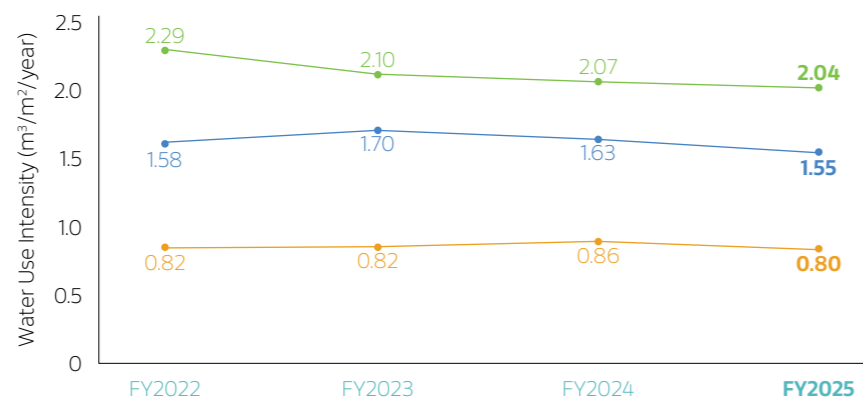
TOTAL WATER CONSUMPTION ('000 m<sup>3</sup>) AND TOTAL GROSS FLOOR AREA ('000 m<sup>2</sup>)



Notes:

- Figures stated may not add up due to rounding of decimals
- FY2024 water consumption data have been restated, reflecting improvement in the data collection
- FY2025 water consumption data includes Sunway REIT's entire portfolio, excluding Services segment, as the property under this segment has been disposed during the financial year, and Sunway Pier, as the property is still under reconstruction
- The increase in water consumption from FY2024 onwards is due to the unavailability of data from the Industrial & Others segment in FY2022 and FY2023

WATER USE INTENSITY (m<sup>3</sup>/m<sup>2</sup>/year)



Notes:

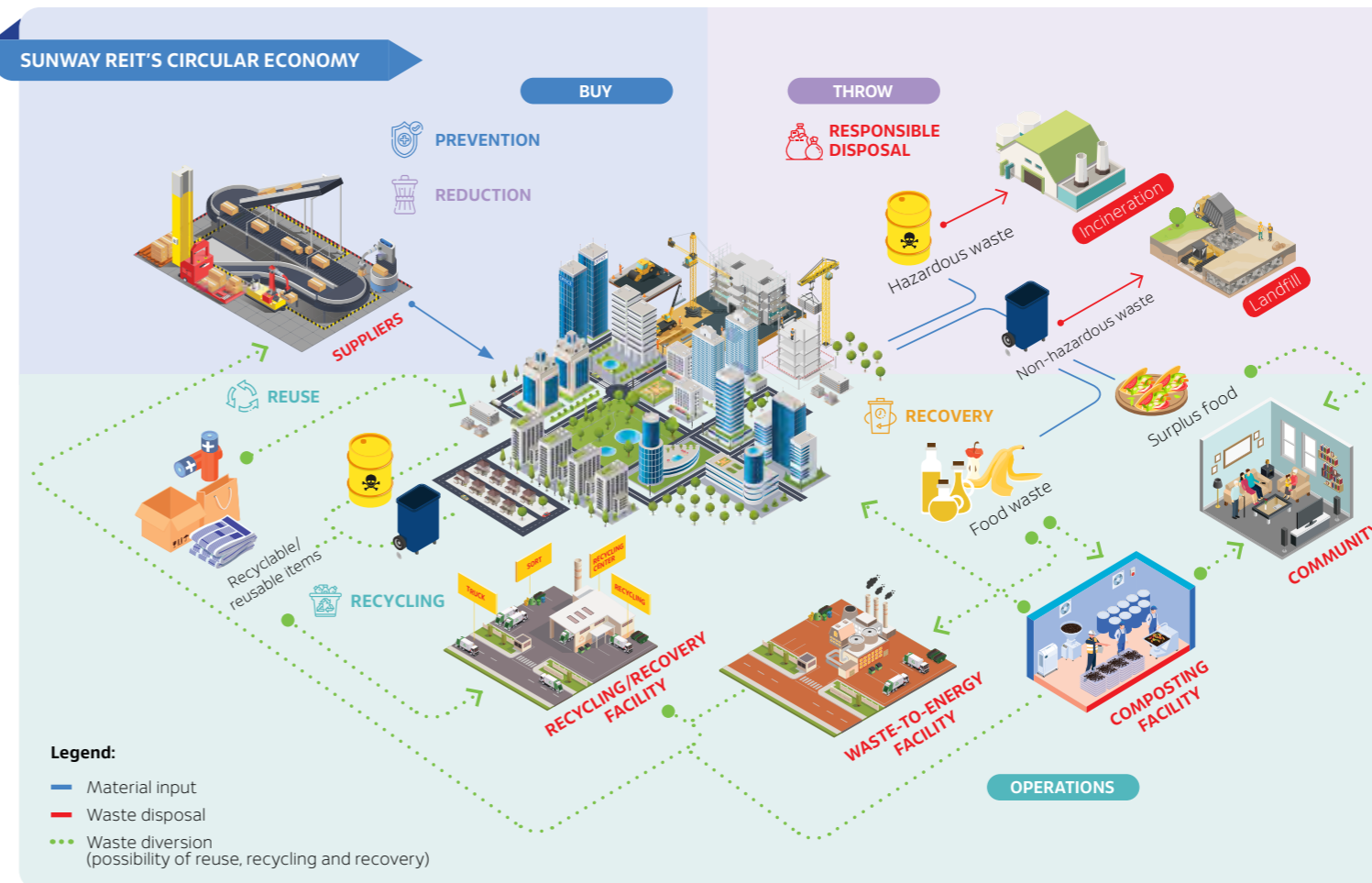
- Figures stated may not add up due to rounding of decimals
- Water Use Intensity data from FY2022 - FY2024 have been restated, reflecting improvement in the data collection and calculation methodology
- Retail's Water Use Intensity reflects water consumption primarily from Sunway REIT's managed retail properties and excludes retail malls under triple net lease arrangements

## BLUEPRINT FOR EFFICIENCY

### WASTE AND POLLUTION MANAGEMENT

Waste management is an ongoing global challenge as rising populations and economic activities continue to increase waste generation. Inadequate planning and ineffective waste management practices can lead to environmental pollution and risks to public health. Against this backdrop, Sunway REIT integrates waste and pollution control into its environmental stewardship strategy, with the objective of minimising environmental impacts arising from its business operations.

The Manager adopts a structured waste management approach grounded in circular economy principles, shifting away from the conventional linear "Take, Make and Dispose" model towards waste reduction at source, reuse of materials where feasible and responsible disposal of residual waste.



### Waste Management Approach

The majority of the waste generated across Sunway REIT's diversified portfolio arises from tenant activities and construction works. All waste from managed properties and construction sites is handled and disposed of through licensed waste contractors, in compliance with the Environmental Quality Act 1974 and Solid Waste and Public Cleansing Management Act 2007.

Sunway REIT's waste management practices comply with:

- Environmental Quality Act 1974
- Solid Waste and Public Cleansing Management Act 2007

Waste management across Sunway REIT's portfolio is implemented at the asset level. Business Unit Management Teams oversee day-to-day waste handling, including storage, segregation and the execution of site-specific waste management plans, ensuring alignment with environmental regulations. Licensed third-party contractors are engaged by the Business Unit Management Teams to manage collection, treatment and disposal activities to uphold compliance while minimising potential health, safety and environmental risks.

Waste generation data is compiled and monitored regularly by the Business Unit Management Teams, and reviews quarterly during Sustainability Working Group ("SWG") meetings. This enables the identification of waste trends, areas of concern and opportunities to enhance waste diversion and operational efficiency.

## BLUEPRINT FOR EFFICIENCY

### WASTE MANAGEMENT HIERARCHY

Beyond regulatory compliance, Sunway REIT's waste management practices are guided by a six-tier waste management hierarchy, which prioritises prevention and resource efficiency. The hierarchy outlines clear actions to divert waste and ensure the responsible disposal of residual waste.



### Waste Management Initiatives

Recognising that waste streams and operational challenges differ by asset type, Sunway REIT implements targeted waste management initiatives across its retail, office and hotel assets.

#### Retail Assets

Recycling bins and facilities are provided at every retail property, to encourage the recycling of papers, plastics and aluminium cans by shoppers and tenants.

Sunway Kluang Mall and Sunway 163 Mall, the two newly acquired properties in FY2024, have introduced recycling bins in the common areas to support the segregation and recycling of papers, plastics and aluminium cans. Dedicated bins are also provided for tenants to recycle carton boxes. Both malls have introduced Kloth Care bins to raise awareness and encourage fabric recycling among tenants and the public. Other retail malls within the portfolio continue to partner with Kloth Cares to promote the collection of fabric and reduce textile waste from the landfills.

#### Office Assets

Waste management initiatives across Sunway REIT's office portfolio continue to focus on the reduction of recurring waste generated from daily operations, with recycling positioned as a core priority. To facilitate effective waste segregation, general waste and dry recycling bins are placed on every floor of all office buildings, while dedicated e-waste collection bins are strategically located at building lobbies to encourage responsible disposal of electronic items by tenants and building occupants.

Beyond operational waste management, the Office Management Team continues to collaborate with Kloth Cares to promote the collection of fabric waste from building occupants, supporting the diversion of textile waste from landfills and encourage circular resource use.

Sustainability advocacy is further strengthened through community-focused initiatives. At Menara Sunway, The Salvation Army, an NGO recognised for its social impact and commitment to sustainability, hosted to collect unwanted new, pre-loved and unused items from tenants and occupants. Conducted as part of Sunway Berhad's 'Pay it Forward by Upcycling' initiative, the programme encouraged the extension of product lifecycles while supporting communities in need.

To ensure the effectiveness of these initiatives, ongoing awareness reminders are regularly deployed to reinforce responsible waste disposal among the office occupants, fostering consistent waste reduction practices across shared facilities.

#### Hotel Assets

Across the hotel portfolio, waste management initiatives are embedded into daily operations through the systematic application of prevention, reuse, recycling and recovery practices, in line with the waste hierarchy.

#### Prevention

Preventive measures focus on reducing waste at source, particularly plastic waste, while reinforcing waste-conscious behaviour across hotel portfolio.

In FY2025, Sunway Putra Hotel collected the unused toilet rolls from guest check-out rooms and repurposed them for staff washrooms, reducing the disposal of partially used consumables while maintaining hygiene standards. Across the portfolio, all hotels have discontinued the use of plastic water bottles in guest services and fully transitioned to providing drinking water in glass bottles in all guest rooms, reducing reliance on single-use plastics and supporting a shift towards reusable alternatives. Further plastic reduction measures were implemented at Sunway Hotel Seberang Jaya and Sunway Hotel Georgetown, where plastic laundry bags were eliminated and replaced with rattan laundry baskets in all guest rooms. In addition, both hotels introduced QR code-based access to hotel information, eliminating the need for conventional printed materials for in-house guests and reducing paper consumption.

Beyond internal operations, Sunway Resort Hotel, Sunway Pyramid Hotel and Sunway Lagoon Hotel collaborated with the local council throughout the year to conduct environmental clean-up activities around Sunway City Kuala Lumpur. The activities include removing trash and recyclables from the surrounding streets while raising environmental awareness among hotel employees. In FY2025, more than 720 kg of trash and recyclables were collected.

#### Reuse

Operational reuse practices are integrated into housekeeping processes across all hotels within Sunway REIT's portfolio to extend the useful life of materials and reduce procurement needs.

At Sunway Putra Hotel, old pillowcases and bedsheets are repurposed instead of being discarded. Discarded pillowcases are reused as protective linings during towel and linen deliveries to guest rooms, while clean discarded bedsheets are reused as extra bed bases, additional bed covers and baby pillowcases.

Collectively, these practices contribute to lower waste generation from housekeeping while reinforcing resource efficiency across hotel operations.

#### Recycling

Sunway Resort Hotel partnered with Fig Metal Industries and Sunway Super App to provide a dedicated collection point for recyclable materials, encouraging broader community participation

in recycling. Collected plastics, papers and metals are repurposed and upcycled into valuable resources, with participants incentivised with Sunway Pals Points.

In October 2025, Sunway Resort Hotel further expanded its recycling efforts by introducing smart recycling kiosks for employees. These kiosks enable the convenient recycling of aluminium cans and plastic bottles, strengthening the hotel's commitment to responsible waste management.

#### Recovery

The hotel portfolio continues to advance waste recovery initiatives aimed at converting waste materials into valuable resources.

#### Waste to Energy

Sunway Resort Hotel, Sunway Lagoon Hotel and Sunway Putra Hotel continued to collect used cooking oil ("UCO") from hotel kitchens on a monthly basis. The collected UCO is refined into biodiesel. In FY2025, approximately 17,380 kg of UCO was collected.

#### #ZEROFOODWASTE Programme

To further reduce food waste, Sunway Resort Hotel, Sunway Pyramid Hotel and Sunway Lagoon Hotel maintained their collaboration with Kechara Soup Kitchen Society through the #ZEROFOODWASTE initiative, where around 2,420 kg of surplus food was donated in FY2025 to those in need.

#### Food Composting

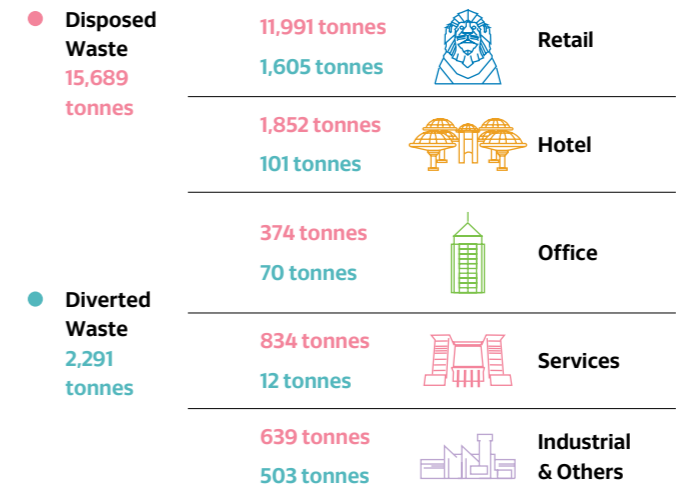
Additionally, Sunway Resort Hotel, Sunway Pyramid Hotel and Sunway Lagoon Hotel continued to utilise the food composting machine to divert food waste from landfills. Through this effort, more than 27,620 kg of food waste was diverted from landfills from these hotels in FY2025.

Beyond operational measures, the hotel portfolio also undertakes initiatives to raise environmental awareness among guests and the wider community. In FY2025, Sunway Resort Hotel collaborated with Alliance Bank in an initiative aimed at achieving a Malaysia Book of Records entry by constructing a mock-up of Menara Alliance Bank using recycled corrugated boxes. This initiative promoted environmental awareness and sustainable practices anchored in the principles of Reduce, Reuse and Recycle.

### TOTAL WASTE GENERATED (TONNES) BY BUSINESS SEGMENTS IN FY2025

In FY2025, 13% of the waste generated was diverted from landfills, with the remaining 87% was disposed to the landfills. The amount of waste diverted away from disposal has increased 5% compared to FY2024.

However, the total waste generated has increased 31% compared to FY2024 due to the inclusion of waste data from new acquired properties in FY2024 and FY2025. Business Unit Management Teams ensured waste disposal was done responsibly and in full compliance with Malaysian laws and regulations through licensed contractors.



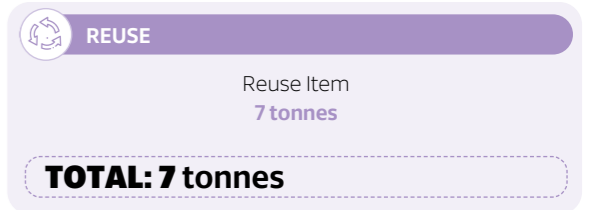
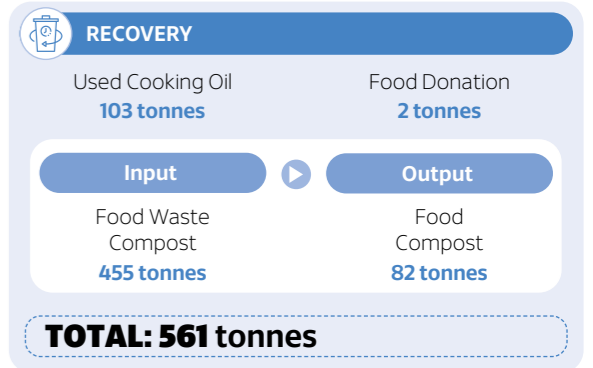
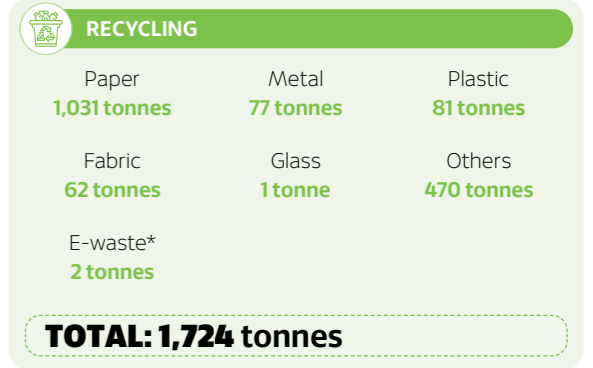
### TOTAL: 17,981 tonnes



Notes:

- Figures stated may not add up to rounding of decimals
- All recycled waste data are based on actual data provided by vendor
- Data includes Sunway REIT's entire portfolio except Sunway Pier, as the property is still undergoing reconstruction, and Sunway REIT Hypermarkets due to data unavailability
- Data for Services segment is only reported up to September 2025, as the property under this segment was disposed in September 2025

## BLUEPRINT FOR EFFICIENCY



- Construction Waste refers to metal scrap, concrete and wood generated from AEs and tenants' fit out
- 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 FY2025, e-waste was sent for recycling



# Goal 2

## ADVOCATING A RESPONSIBLE VALUE CHAIN

Sunway REIT upholds a responsible value chain by implementing upstream and downstream strategic measures.

For upstream, the Manager conducts supplier Environmental and Social (“E&S”) risk assessments and proactively addressing potential disruptions in the supply chain for upstream.

For downstream, the Green Lease Partnership Programme is a collaborative effort between Sunway REIT and its tenants to actively reduce environmental impact within its properties. This holistic approach demonstrates the company’s commitment and collective effort to responsible practices, transparent environmental assessment and sustainable stewardship across its business operations.



CAPITAL	MATERIAL ISSUES	ACTIVITIES	VALUE CREATED
<ul style="list-style-type: none"> <li>Natural</li> <li>Social &amp; Relationship</li> </ul>	<ul style="list-style-type: none"> <li>Supply / Value Chain Management</li> <li>Tenant Satisfaction</li> <li>Physical Impact of Climate Change</li> <li>Brand Awareness &amp; Reputation</li> </ul>	<ul style="list-style-type: none"> <li>Supplier Code of Conduct</li> <li>Sustainable Procurement Policy</li> <li>Supplier E&amp;S Risk Assessment</li> <li>Tenant Satisfaction Survey</li> </ul>	<ul style="list-style-type: none"> <li>Sustainable Value Chain</li> <li>Collaboration with Stakeholders</li> <li>Minimal Negative Environmental and Social Impacts</li> </ul>

### BUILDING A RESILIENT SUPPLY CHAIN

GRI 2-6, 3-3, 204-1, 308-1, 308-2, 408-1, 409-1, 414-1, 414-2, 417-1

There is an increasing recognition of the responsibility businesses hold in addressing environmental and social challenges, prompting the organisation to uphold sustainable, responsible and ethical supply chains. The Manager is committed to advancing this goal by embedding Sunway Berhad’s sustainability principles across the supply chain, which encompasses a diverse network of service providers, including building consultants, building material suppliers and maintenance contractors.

#### SUPPLIER RISK MANAGEMENT

Sunway REIT’s Sustainable Procurement Policy emphasises responsible business practices between employees and suppliers. Aside from preserving the essential aspects of business conduct, such as labour practices, safety and health standards, and environmental management, this policy also covers the procurement of environment-friendly products.

#### SUSTAINABLE PROCUREMENT POLICY

Sunway REIT’s Sustainable Procurement Policy establishes guidelines for responsible sourcing through Supplier Code of Conduct. The policy outlines key criteria for supplier selection, with preference given to suppliers that demonstrate strong commitment to sustainable practices. This approach aims to promote environmentally and socially responsible procurement practices within Sunway REIT’s supply chain.

#### SUPPLIER CODE OF CONDUCT

The Manager maintains strong ethical, legal and social responsibility standards throughout its operations. All business partners, suppliers and third-party service providers are required to comply with the Supplier Code of Conduct, which sets out the minimum standards expected across the supply chain, including:

- Adherence to all applicable laws and regulations, such as those relating to anti-money laundering, intellectual property rights and laws against bribery and fraud
- Ethical business practices
- Adherence to applicable labour and employment laws, ordinances, by-laws and regulations
- Respect for human rights and fair labour practices
- Compliance with environmental regulations and standards
- Prohibition of practices such as forced labour, child labour and other forms of slavery



Kindly scan this QR code to the Sustainable Procurement Policy.

The Manager works closely with internal and external key stakeholders, including Business Unit Management Teams, suppliers, consultants and contractors, to uphold sustainable practices throughout operations.

#### Supplier Risk Assessment

Before a supplier is being appointed, a Supplier Risk Assessment (“SRA”) is carried out by the Manager to evaluate Sunway REIT’s supply chain resilience by identifying potential environmental and social risks arising from the business activities of the supplier. As part of the supplier registration process, completion of the SRA is mandatory for all new suppliers.

Since FY2024, the SRA has been enhanced and digitalised with Simplified ESG Disclosure Guide (“SEDG”) requirements. Suppliers are required to submit comprehensive information on their operations, regulatory compliance and sustainability practices, including any environmental and social risks associated to their business activities.

As part of the SRA, suppliers are required to acknowledge and commit to the principles outlined in Sunway REIT’s Sustainable Procurement Policy.

In FY2025,

100% of new suppliers completed Supplier Risk Assessment	100% of new suppliers were identified as compliant with all assessed criteria
100% of new suppliers were found to have no negative environmental or social impacts, requiring no further action	100% of suppliers were locally sourced

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

#### Approach to Enhancing Accountability Across the Supply Chain

The Manager’s commitment to ethical conduct and anti-corruption extends beyond internal practices to its supply chain. Suppliers are evaluated based on transparency, adherence to Anti-Bribery and Corruption (“ABC”) Policy and adherence to ethical business standards, including the following:

- **Declaration of Interest:** Suppliers are required to disclose any potential conflicts of interest, including relationships between 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 ABC Policy:** As part of the supplier registration process, suppliers must formally confirm their adherence to the Anti-Bribery and Corruption Policy through the Anti-Bribery and Corruption Declaration Form.

## BUILDING A RESILIENT SUPPLY CHAIN

## UPSTREAM – SUPPLIERS

**e-Procurement**

Following the leadership of the Sponsor, Sunway Berhad, Sunway REIT implemented an e-procurement system that facilitates the electronic processing of all procurement approvals and documents, including purchase requisitions, purchase orders and goods received.

**e-Invoicing**

In November 2015, Sunway REIT transitioned from manual paper invoice handling to an automated, paperless accounts payable process. Supplier e-invoice onboarding workshops were conducted to promote digital invoicing benefits. In January 2019, Robotics Process Automation was integrated, achieving a fully automated AP solution seamlessly connected to Sunway REIT's enterprise resource planning systems for efficient supplier invoicing and payment processing.

**Sustainable Sourcing**

Sustainable sourcing refers to the responsible acquisition of goods, materials and services by considering their environmental, social and economic impacts. The Manager continues to enhance this approach by engaging with suppliers to uphold sustainable practices, reinforcing a commitment to a more holistic and responsible procurement ecosystem.

**Tissue and Hygiene Products**

(Products: jumbo tissue rolls, bathroom tissues, paper hand towels, facial tissues)

All Sunway REIT's business operations prioritise sustainability through sourcing FSC-certified materials, which helps to safeguard a sustainable cycle of responsible harvesting and replanting to maintain forest ecology.

**Computer Hardware**

Technology offers a substantial opportunity to achieve emissions reduction on a large scale. The Manager prioritises suppliers that demonstrate innovation capabilities and offer products and solutions incorporating responsible end-of-life management as well as transparent carbon footprint information. This approach enables the Manager to evaluate the environmental implications of each product and obtain essential insights into its associated emissions prior to procurement.

## OPERATIONS

**e-Applications**

The Manager and Business Unit Management Teams went paperless by moving conventional filing system from storerooms to online platforms. This not only cut down on rented space, but also increased productivity through seamless file retrieval systems. e-Applications are also in place to manage employees' needs.

## DOWNSTREAM – TENANTS &amp; LESSEES

**Green Lease Partnership Programme**

Demonstrating an unwavering commitment to its 2050 Net Zero Carbon Emissions Roadmap, Sunway REIT introduced Green Lease Partnership Programme since 2022, becoming the first Real Estate Investment Trust in Malaysia to implement such an initiative with its tenants. The programme aims to reduce its Scope 3 emissions while empowering tenants to adopt sustainable practices and play an active role in advancing sustainability outcomes. Since FY2024, Sunway REIT extended green lease to include Industrial & Others Segment. During the reporting year, the programme recorded improved participation from tenants within this segment.

In FY2025, the programme garnered the participation of:

- **100%** Hotel master lessees
- **92%** Retail tenants
- **96%** Office tenants
- **78%** Industrial & Others tenants

**2030 Target:**

**100%** tenant participation in Sunway REIT's Green Lease Partnership Programme



The Business Unit Management Teams built strategic partnership with the tenants to minimise environmental impacts and strengthen resource management protocols in alignment with net zero objectives. Furthermore, the Retail and Office segments provide tenant fit-out guidelines to advance green building adoption, emphasising energy efficiency and water conservation compliance requirements.



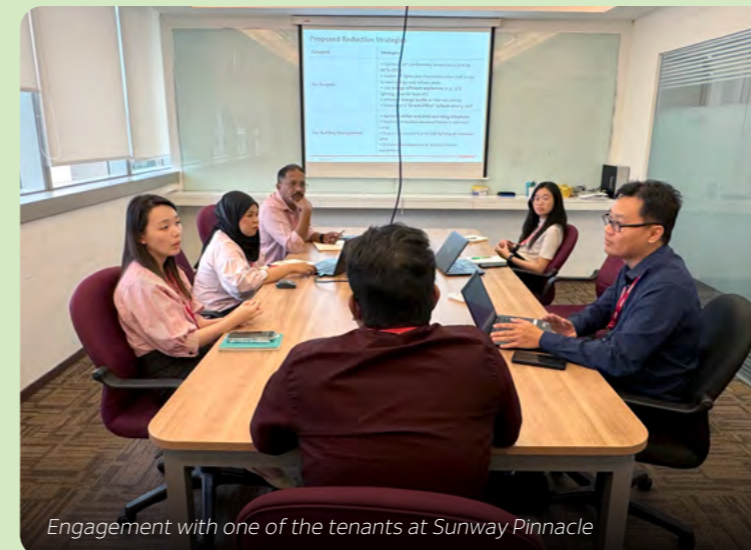
## Impact Story



## ADVANCING ENERGY EFFICIENCY THROUGH GREEN LEASE PARTNERSHIP PROGRAMME



Engagement with one of the tenants at Menara Sunway



Engagement with one of the tenants at Sunway Pinnacle

Since the introduction of Sunway REIT's Green Lease Partnership Programme in 2022, the Manager has progressively strengthened the programme to enhance collaboration with tenants and improve energy performance across its portfolio. With the support of the Business Unit Management Teams, energy consumption data was analysed to identify high energy usage tenants, beginning with the Retail and Office segments.

As part of this ongoing effort, in FY2025, the Office Management Team initiated targeted engagements with selected high-energy-usage tenants at Menara Sunway and Sunway Pinnacle to raise energy efficiency awareness and gain a deeper understanding of tenant operational patterns and constraints. These engagements support the establishment of energy consumption baselines and the development of future energy reduction targets, marking a shift towards a more structured and data-driven approach to tenant energy management. In total, 15 high-energy-usage tenants across Menara Sunway and Sunway Pinnacle were engaged.

These engagements represent an important step in strengthening collaboration between the Office Management Team and tenants, recognising that meaningful energy reductions are best achieved through shared understanding and joint action.



The engagements focused on the following areas:

- Sharing whole-building energy performance and individual tenant energy consumption trends
- Discussing collaborative strategies to reduce electricity usage
- Identifying practical and achievable energy efficiency measures
- Presenting current sustainability initiatives implemented by Building Management, as well as the future energy management roadmap
- Providing a platform for questions, open discussion, and tenant feedback

Through these discussions, tenants gained greater visibility into their energy usage patterns and a clearer understanding of how individual actions contribute to overall building performance. The sessions also enabled the Manager to identify opportunities for tailored and practical energy efficiency measures.

This engagement-driven approach supports Sunway REIT's broader environmental objectives by laying the groundwork for measurable energy reductions, enhanced tenant participation, and long-term emissions management. By fostering transparency, collaboration, and shared accountability, the Green Lease Partnership Programme continues to play a key role in embedding sustainable practices across Sunway REIT's properties and advancing its commitment to responsible energy management.

## TENANT SATISFACTION

GRI 2-25, 3-3

Sunway REIT operates in a tenant-driven property market where occupancy performance and income stability depend on sustained tenant confidence in the quality and relevance of its assets. Across Retail, Office, Hotel, Industrial & Others segments, tenant perceptions of value increasingly extend beyond location and rental rates to include building functionality, service reliability, safety standards, digital readiness and environmental performance.

Tenant satisfaction is a material sustainability-related risk and opportunity for Sunway REIT because it directly influences occupancy stability, tenancy renewal, rental income, asset valuation, and long-term cash flow resilience across its retail, office, hotel, industrial & others' asset portfolios. As a landlord with long duration assets, Sunway REIT's prospects are closely linked to its ability to attract, retain, and grow high quality tenancies in an increasingly competitive and sustainability conscious property market.

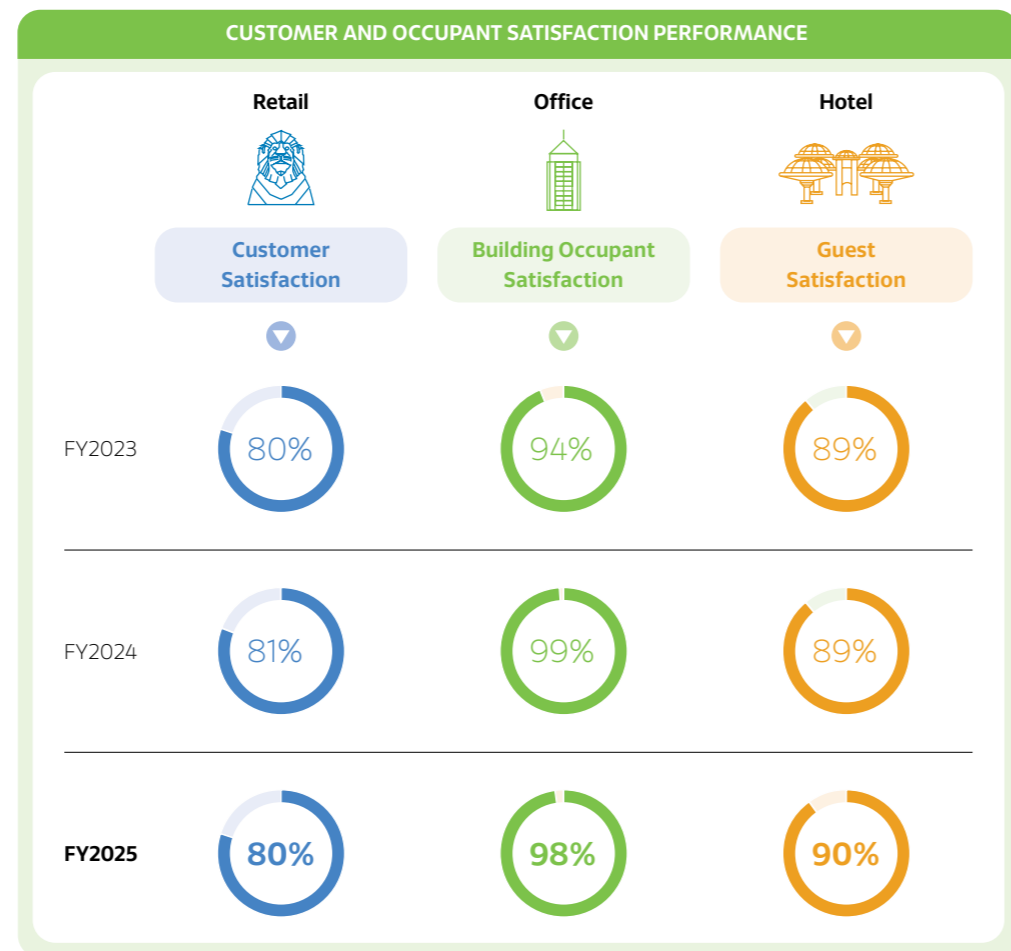
*For more information on the IFRS S1 disclosure for Tenant Satisfaction, please refer to the ISSB Statement in Sunway REIT Integrated Annual Report 2025.*

### Strategies To Enhance Tenant And Customer Experience

Guided by trust as the core element in driving successful business relationships, Sunway REIT remains dedicated to providing high-quality services and experiences for tenants and customers through operational efficiency and customised solutions. By placing tenants' and customers' needs at the forefront, the Manager, supported by the Business Unit Management Teams, actively gathers feedback and continually seeks to maximise value, contributing to stronger tenant and customer attraction and retention.

Continuous improvement remains a key focus for Sunway REIT, with tenant feedback playing a central role in driving performance enhancements. To facilitate this, the Manager works with the Business Unit Management Teams to conduct annual tenant satisfaction surveys across all properties, collecting insights for ongoing improvement. These surveys assess critical service delivery areas, including building management, maintenance, cleanliness, security, green features and management personnel.

In recognising the direct and indirect impacts of the stakeholder operations, Sunway REIT places a strong emphasis on delivering sustainable value to tenants and shoppers. This results in increased satisfaction levels, improved tenants' sales and higher shopper traffic.



Note:  
 • Retail customer satisfaction excludes Sunway Kluang Mall and Sunway 163 Mall

## TENANT SATISFACTION



### RETAIL SEGMENT

With a commitment to embedding sustainability into business operations while enhancing tenant and customer experience through innovative programmes and green initiatives, the Retail Management Team strives to provide not only exceptional shopping environments but to also contribute meaningfully to the environment and society.

### ENERGY AND WATER CONSERVATION

**Solar Energy:**  
 Installed solar panels to generate clean and renewable energy for selected operating systems



**Smart Washroom:**  
 Utilised a centralised Internet of Things ("IoT") monitoring system used to collect data for cost optimisation, reduced downtime and more efficient and responsible water consumption



### WASTE MANAGEMENT

**Recycled Buy Back Centre:**  
 Newly set-up at Sunway Pyramid Mall that offers tenants a dedicated facility to recycle their recyclable waste and encourages better resource recovery

**Kloth Care Recycling:**  
 Encouraged the practice of recycling fabric to reduce waste disposed to the landfills, with collected materials repurposed into various functional items

**Food Waste Management:**  
 Provided an on-site food composting machine to enable F&B tenants to compost food waste

**Upcycled Art Mural:**  
 Upcycled and repurposed discarded materials from previous events into art installations in the retail malls

### GREEN LANDSCAPE DESIGN

**Urban Farming:**  
 Promoted sustainable and responsible food production through indoor farming systems



## TENANT SATISFACTION

## PARTNERSHIPS

 **Green Lease Partnership:**

Encouraged fair cooperation and shared responsibility between landlords and tenants to foster the adoption of internationally recognised sustainability practices

 **Green Procurement:**

Considered the cost, as well as the environmental and social impacts, of products and services throughout the entire lifecycle

 **Educational Platforms:**

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



Sunway Mall's 2025 Business Partner Meeting



Launching of ReX

## BASIC AMENITIES AVAILABLE AT RETAIL MALLS

In a bid to create a welcoming and inclusive environment for all visitors, regardless of age, background or mobility, the Retail Management Team is committed to offering a wide range of thoughtfully designed amenities while promoting sustainability and community engagement. These include:

- Automated External Defibrillator
- Concierge
- Surau
- Toilets
- Senior Citizen Wristband
- Wheelchair
- First Aid Kit
- Sewing Kit
- Lockers
- 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
- Emergency Contact Tattoo
- Power Scooter

The Retail Management Team's ongoing focus on innovation has played a key role in strengthening customer relations and improving business productivity. The Customer Engagement Hub has been enhanced to include Generative AI-powered chatbots to enable faster responses to customer enquiries. This technological enhancement is designed to streamline communication processes and improve the overall customer experience.

Annual customer satisfaction surveys were carried out among mall shoppers using the Sunway Malls' Customer Relationship Management ("CRM") system to obtain deeper insights into customer experiences and to analyse shopper sentiments.

The Retail segment continued to demonstrate excellence in delivering quality shopping experiences while upholding high standards of safety and sustainability.



## ADVANCING RETAIL SUSTAINABILITY THROUGH CERTIFIED EXCELLENCE

Sunway REIT's Retail Management Team has taken a bold and coordinated step to strengthen its governance and sustainability practices. During the year, the team has successfully secured the **ISO 14001 (Environmental Management Systems)** and **ISO 45001 (Occupational Health & Safety Management Systems)** certifications concurrently across Sunway Pyramid Mall, Sunway Putra Mall and Sunway Carnival Mall, while continuing to maintain ISO 9001 (Quality Management Systems) – a quality standard upheld for over a decade.

These certifications are accredited by the United Kingdom Accreditation Service ("UKAS") and the Department of Standards Malaysia ("DSM"), affirming its credibility and alignment with global best practices. It reflects a strategic effort to standardise operational excellence across all retail assets, aligning environmental stewardship, workplace safety and service quality with internationally recognised standards.

**Building an Integrated Management System ("IMS")**

At the core of this achievement is an IMS that combines ISO 9001, ISO 14001 and ISO 45001 within a single governance framework. It allows the team to manage environmental impacts and health and safety risks more systematically, track performance clearly and continuously improve operations.

**Advancing ESG Leadership**

Further reinforcing its leadership in sustainability, Sunway Pyramid Mall became the first shopping mall in Malaysia to receive the **SIRIM 55 ESG Certification**, recognising its ESG performance and highlighting the Retail Management Team's commitment to responsible retail management.

Together, these milestones demonstrate a structured and integrated approach to embedding sustainability, safety and quality into governance and operations, raising the benchmark for responsible retail management in Malaysia.



## TENANT SATISFACTION

## TENANT SATISFACTION



### OFFICE SEGMENT

Through the Sunway Community App, the Office Management Team has managed to streamline service requests from tenants, ensuring prompt attention within the timelines outlined in their service level agreements.

Tenant satisfaction remains a core priority for the Office Management Team. Feedback is gathered annually through comprehensive tenant satisfaction survey, supported by multiple channels including the Sunway Community App, internal distribution methods, QR codes, and in person visits to tenants' offices.

The feedback is focused across key service parameters:

Staff availability and responsiveness to enquiries

Service delivery efficiency

Effectiveness of security operations

Cleanliness and maintenance of common area

Quality of works and services delivered

Billing accuracy

In response to tenants' feedback, the Office Management Team introduced targeted enhancements to address specific concerns while maintaining high service standards.

#### IMPROVEMENT INITIATIVES

##### Sunway Putra Tower

- Improved consistency of air-conditioning supply temperatures
- Upgraded AHUs and fresh air fan systems to enhance air change rates
- Leveraged Sunway Community App to keep building occupants and tenants informed of events, service disruption and improvements

##### Sunway Pinnacle

- Introduced EV charging stations to address tenants' need
- Responded promptly to localised high-humidity issues caused by ventilation deficiencies

##### Sunway Tower

- Enhanced target toilet improvements, focusing on ventilation and cleanliness of ablution areas on identified floors

##### Menara Sunway

- Improved security response time on incidents through recalibration of expectations and review of SOPs
- Refurbished restroom at targeted floor

##### Wisma Sunway

- Upgraded building lifts to enhance service levels
- Minor enhancement on landscape
- Introduced EV charging stations for tenant's convenience



### HOTEL SEGMENT

Delivering exceptional guest experience remains a cornerstone of hospitality operations for the Hotel segment. In FY2025, guest satisfaction was assessed through multiple channels, including guest feedback forms, TripAdvisor reviews, and the Global Review Index by ReviewPro, contributing to an overall satisfaction score of 90%. To further enhance the guest experience, the hotel also introduced a partnership with corporates aiming for carbon neutrality, offering carbon credits to event partners and hotel guests, providing an added value proposition for sustainability-minded visitors.

#### SUNWAY HOTELS & RESORTS APP

To further enhance the guest journey, the Hotel Management Team introduced the Sunway Hotels & Resorts App, designed to elevate guest experience at Sunway Resort Hotel, while reducing paper usage and energy consumption. The app offers a suite of features that improve operational efficiency and service convenience for both guests and hotel staff, such as seamless check-in process and personalised services throughout the stay.

Key features of the app include:

Effortless Check-In & Check-Out Services

Access to Comprehensive Hotel Information

In-Room Control Functionalities

Room Reservation Services

In FY2025, the Hotel Management Team was recognised with multiple external awards, reflecting strong performance in hospitality and customer service across its hotel operations.



#### International Travel Awards 2025, Dubai, UAE

##### Best City Hotel in Malaysia

- Sunway Putra Hotel

#### TripAdvisor Travellers' Choice Awards 2025

##### Top 10% Worldwide

- Sunway Resort Hotel
- Sunway Pyramid Hotel
- Sunway Lagoon Hotel

#### Trip.com 2025 Awards

##### 2025 Trip Best Premium Hotel

- Sunway Resort Hotel

##### 2025 Trip Best Family Hotel

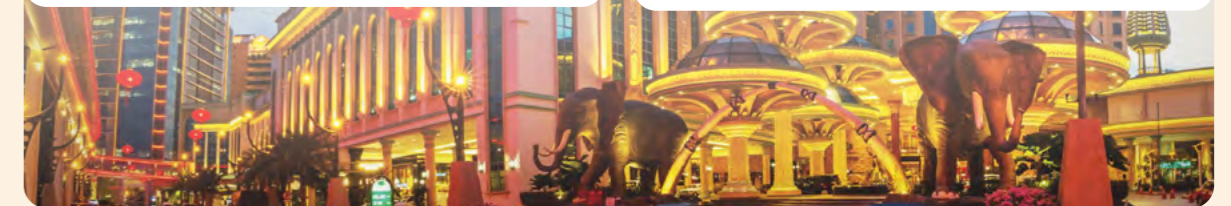
- Sunway Pyramid Hotel

##### Chinese Friendly Hotel 2024 & 2025

- Sunway Lagoon Hotel

##### Top Producing Hotel 2025

- Sunway Putra Hotel



#### Booking.com 2025 Awards

##### Traveller Review Awards 2025

- Sunway Putra Hotel

#### M&C Asia Stella Awards 2025

##### Best Meetings Hotel (Malaysia)

- Sunway Resort Hotel

#### Traveloka Malaysia Hotel Award 2025

##### Outstanding Collaboration Award

- Sunway Pyramid Hotel

#### Muslim-Friendly Tourism and Hospitality Assurance and Recognition (MFAR)

##### Gold

- Sunway Resort Hotel

##### Lite

- Sunway Pyramid Hotel

## TENANT SATISFACTION

## TENANT SATISFACTION



### INDOOR AIR QUALITY (“IAQ”) AUDIT

IAQ audits are one of the components of the broader initiative to certify each building as a green building. Beyond fulfilling the green building requirements, these audits help to identify and address potential indoor air quality issues to ensure healthy, safe and productive environment for tenants and building occupants. Since 2022, nine properties (excluding Sunway university & college campus), representing 33% of the total GFA under management, have undergone IAQ audits. The insights gained have enabled the Manager to implement targeted improvements and maintain a high level of operational excellence.

#### Properties that undergone IAQ Audits in FY2025:

- Sunway Putra Tower
- Sunway Carnival Mall (Old Wing)
- Sunway Kluang Mall
- Sunway REIT Hypermarket – Putra Height
- Sunway REIT Hypermarket – Ulu Kelang



## TENANT SATISFACTION

### Tenant Satisfaction Scores

The Business Unit Management Teams continue to conduct tenant satisfaction surveys throughout the financial year. The Tenant Satisfaction Score serves as a key indicator for monitoring of service quality, asset condition and management performance across the portfolio. It also informs operational planning, prioritisation of improvement actions and assessment of sustainability-related risks and opportunities associated with tenant experience and income stability. During the financial year, a new annual Tenant Satisfaction Score target of 80% was established for all business segment.

In FY2025, the tenant satisfaction survey was extended to include tenants from Industrial & Others segment, as well as the tenants under triple net lease agreements, thereby achieving full coverage of the metric across the entire portfolio.

	Annual Tenant Satisfaction Score Target	FY2024		FY2025	
		Average Tenant Satisfaction Score	Net Promoter Score	Average Tenant Satisfaction Score	Net Promoter Score
Retail*	80%	84%	45%	71%	27%
Office		98%	37%	98%	29%
Industrial and Others*		-	-	83%	-25%
Triple Net Lease Tenants		-	-	87%	-33%

Notes:

- \*Refers to Sunway REIT’s managed properties
- The Triple Net Lease tenants include SunCity Ipoh Hypermarket, Sunway REIT Hypermarkets, Sunway REIT Industrial – Shah Alam 1 and AEON Mall Seri Manjung

The tenant satisfaction score in FY2025 for Retail segment reflects the expanded coverage to include tenants from the newly acquired malls in FY2024 – Sunway Kluang Mall and Sunway 163 Mall. While the segment recorded a positive NPS, indicating healthy tenant advocacy, the decline in FY2025 satisfaction score was mainly attributed to a higher proportion of neutral responses from tenants. This suggests that although tenants were generally satisfied, approximately 29% have yet to express strong endorsement.

For the Office segment, all offices achieved high scores, reflecting the Manager’s commitment to delivering high-quality services and maintaining strong tenant relationships.





# 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.



### CAPITAL

- Human
- Social & Relationship

### MATERIAL ISSUES

- Talent Development & Retention
- Diversity, Equity & Inclusivity
- Labour Practices & Standards
- Occupational Safety & Health
- Community Engagement & Social Impacts
- Brand Awareness & Reputation

### ACTIVITIES

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

### VALUE CREATED

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

## UPHOLDING HUMAN RIGHTS

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

The Manager of Sunway REIT is dedicated to cultivating a workplace culture grounded in dignity, inclusion, respect, and fairness. Employee rights to equal pay and opportunities, decent working conditions, fair working hours, protection from discrimination, freedom of association, and a safe, healthy environment are upheld through comprehensive policies and initiatives aligned with all relevant laws and international frameworks. These efforts are continuously enhanced through feedback gathered through regular engagement activities to ensure meeting the evolving needs and expectations of the workforce.

### RESPECTING HUMAN RIGHTS

Sunway REIT places human rights at the centre of its responsible business practice, reinforcing a culture of fairness, dignity, equality and respect for all individuals.

### HUMAN RIGHTS POLICY

Sunway REIT's Human Rights Policy outlines the Trust's commitment to safeguards the rights of employees, stakeholders and communities through a series of key commitments, including but 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

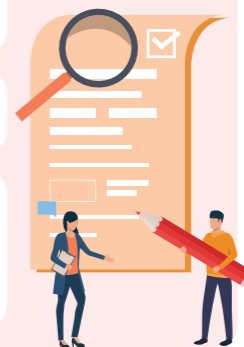


Kindly scan this QR code to the Human Rights Policy.

### HUMAN RIGHTS DUE DILIGENCE

Sunway REIT employs Human Rights Due Diligence through three parts, enabling it to prevent negative human rights impact across all its business activities and operations:

- A public commitment to respecting human rights
- An ongoing process of human rights due diligence
- A process to ensure access to remedy for anyone adversely affected or harmed directly or indirectly caused or contributed to, by its business activities



The Manager adheres to the principles outlined in the Universal Declaration of Human Rights, the UN Guiding Principles on Business and Human Rights and the International Labour Organisation's eight fundamental conventions, maintaining a zero-tolerance stance on child labour and forced labour across all its operations. These global frameworks guide the development and continuous refinement of Sunway REIT's Human Rights Policy.

In addition, the Manager also operates in compliance with the Employment Act 1955 and all other applicable Malaysian labour laws, ensuring fair compensation and equitable treatment for all its employees regardless of age, race, gender or religion.

The principles are embedded in Sunway REIT's Human Rights Policy and Supplier Code of Conduct, which clearly outline the human rights obligations.

While employees' rights to collective bargaining and freedom of association are recognised, none of the Manager's employees are covered by collective bargaining agreements as of 2025.

### GRIEVANCE PROCEDURES AND WHISTLEBLOWING MECHANISM

Sunway REIT maintains comprehensive grievance procedures and whistleblowing channels, accessible to both employees and external stakeholders, in line with its Whistleblowing Policy. This mechanism aims to facilitate the timely resolution of issues and uphold a workplace environment that respects the dignity of all individuals.

In addition, the mechanism also acts as a secure and accessible platform for employees and external stakeholders to raise concerns or report any incidents of actual or suspected illegal or unethical conduct. This includes work-related grievances, bullying, harassment, fraud, bribery, corruption and other forms of misconduct. All reports are treated confidentially, with whistleblowers protected against retaliation or adverse treatment.

In FY2025, Sunway REIT recorded **ZERO** substantiated complaints concerning human rights violations

**Whistleblowing Channels:**

- +603 5639 8025
- whistleblowing@sunway.com.my

Kindly scan this QR code to the Whistleblowing Policy.

For more information on the Supplier Code of Conduct, refer to Sunway REIT's Sustainable Procurement Policy and page 67 of this report.

## INVESTING IN OUR PEOPLE

GRI 2-7, 3-3, 205-2, 401-1, 401-2, 401-3, 402-1, 404-1, 404-2, 404-3, 405-1

Employees are a key stakeholder group and an essential driver of Sunway REIT's success. Well-being is prioritised as a foundation for productivity, resilience, and growth. To attract, retain and motivate talents, the Manager offers a comprehensive suite of benefits and invests in the employees' physical, mental, and social well-being, professional development, and workplace safety with the support of Sunway Berhad's Group Human Resources Department ("Group HR"). These efforts include health and wellness programmes, career development and progression opportunities, and initiatives that promote work-life balance. By fostering a safe, inclusive and respectful workplace, the Manager ensures employees feel valued, supported and empowered to voice concerns.

### SUPPORTING PHYSICAL, MENTAL HEALTH & WELL-BEING OF OUR PEOPLE

Various programmes were in place to support the overall wellness of its employees in FY2025.

#### EMPLOYEE ASSISTANCE PROGRAMME

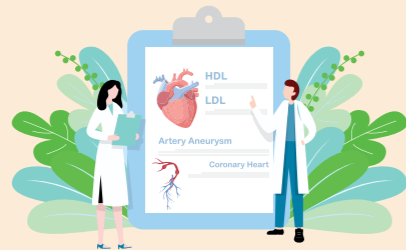
Since 2021, Group HR introduced Employee Assistance Programme, which covers the employees of the Manager. The programme provides a safe and confidential support for employees who are struggling with mental and emotional challenges through a dedicated 24-hour, multilingual hotline managed by independent and professional counsellors. Therapy sessions are available in multiple languages to accommodate the different linguistic needs of the employees.



#### EMPLOYEE HEALTH SCREENING

Confirmed employees who have served the organisation for at least six months are eligible for Health Screening Programme, which is offered as follows:

- Employees <40 years old: Once every two years
- Employees >40 years old: Once a year



#### HEALTH AND FINANCIAL TALKS

The Manager and Group HR introduced a series of health and financial talks to foster a health-conscious workplace and equip employees with knowledge and practical skills that support both personal and professional life.

Health talks, delivered by specialist from Sunway Medical Centre, provided valuable insights into sustainable diet practices, healthy BMI management, and modern, non-invasive approaches to weight loss, empowering employees to make informed decisions about their well-being. Complementing this, the Financial Literacy sessions focused on essential topics such as budgeting, cash flow management, and basic investment principles. These sessions offered practical guidance beyond the workplace, helping employees build financial confidence and security.



#### FRUITS DAY

After a temporary pause of nearly a year, the Fruits Day initiative resumed in September 2025. This initiative provides employees with a monthly selection of fresh, nutritious fruits, promoting healthier eating habits and balanced diets. By encouraging mindful nutrition choices, Fruits Day reinforces the Manager's commitment to encouraging a wellness-oriented workplace culture.



## Impact Story



### ENHANCING EMPLOYEE WELL-BEING THROUGH JOMFIT

#### ADVANCING EMPLOYEE WELL-BEING THROUGH INTEGRATED HEALTH INITIATIVES

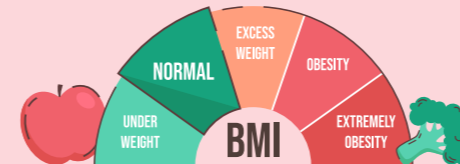
People are the most valuable asset of an organisation, and their physical health is essential to long-term organisational success. With this in mind, the Manager strengthened its well-being agenda for its employees by introducing JomFit 2.0 in FY2025.

JomFit 2.0 is a year-long programme structured to embed healthy living into daily work routines. Anchored in prevention, awareness and practical lifestyle support, the programme delivered a broad spectrum of activities, ranging from BMI assessments and on-site health screenings to nutrition engagements, expert-led virtual health talks and virtual step challenges, aimed at cultivating sustainable, long-term behavioural change.

Rather than running as standalone initiatives, this programme encouraged regular participation and gradual lifestyle improvements. It reflects the Manager's approach to employee well-being as a sustained, integrated effort that supports a healthier, more engaged and productive workforce, thereby contributing to Sunway REIT's operational objectives.

#### Six Months BMI Journey to Promote Consistent Personal Health Management

JomFit 2.0 commenced with the launch of a six-month BMI Journey in July 2025, starting with basic health screenings and on-site BMI assessments. Employees were also given access to medical concierge services, which helped them navigate health screening eligibility, schedule appointments, while maximising the available health benefits provided by Group HR. This initiative increased employees' awareness of their personal health status, encouraged accountability and motivated them to adopt healthier lifestyle choices throughout the programme. A total of 11 Sunway REIT employees voluntarily committed to improving or maintaining a healthy BMI, demonstrating dedication to better physical well-being.



#### Supporting Daily Wellness Through Healthy Pantry Snacks

To reinforce healthy everyday habits, a series of healthy pantry takeovers were introduced between July to September 2025. These initiatives served as practical touchpoints that encouraged employees to make more nutritious daily choices.

- **July:** Vitagen set up a booth in the office, offering probiotic drinks and exclusive discounts to all employees while promoting better digestive health;
- **August:** Love Earth hosted a pantry takeover with breakfast bar sampling and a nutrition talk to raise awareness on balanced eating; and
- **September:** Truly Gourmet's Tempeh Chips were distributed free of charge to BMI Journey participants and introduced as healthier snack alternatives in the office pantry.

Beginning September 2025, the Manager also reinstated monthly Fruits Day, after nearly a year's pause, offering nutritious fruit selections to encourage healthier snacking habits and support everyday dietary balance.

#### Expanding Wellness Understanding Through Expert-Led Health Talks

The programme also featured a series of virtual JOMFIT health talks designed to deepen understanding of preventive health. Covering topics such as weight management, chronic disease prevention, and emerging approaches to healthy living, these sessions were conducted in partnership with Sunway Medical Centre. The talks strengthened employees' health literacy by combining expert insights with practical guidance, encouraging sustained behaviour change.

#### Specialist Health Talks conducted in FY2025:

- **Wellness in Balance: Your Path to a Healthy BMI** – focusing on sustainable diet and lifestyle practices for healthy weight management
- **Precision Without Incision: A Modern Take on Weight Loss** – focusing on modern, non-surgical options for weight management and obesity treatment



On-Site Health Screening for Employees at Menara Sunway

#### Fostering Movement, Team Bonding and Consistency

In November 2025, the Manager introduced #JomFitStep Challenge, a virtual month-long challenge encouraging employees to incorporate more steps into their daily routines. Participants were challenged to achieve a minimum of 5,000 steps daily throughout the whole month. Teams were randomly assigned to promote inclusivity, collaboration and cross-functional interaction. The challenge also includes an individual streak component, rewarding participants who consistently met the daily step target.

Although participation was modest, with four employees taking part, the initiative strengthened camaraderie, accountability and positive daily movement habits across the organisation.

#### Embedding a Sustainable and Holistic Well-being Culture

Across its diverse engagements, JomFit 2.0 demonstrates the Manager's ongoing commitment to cultivating a sustained well-being culture. By integrating preventive health education, nutrition awareness, movement based challenges and continuous engagement, the programme supports a healthier, more informed and more resilient workforce ecosystem that contributes to Sunway REIT's long-term operational excellence.

## INVESTING IN OUR PEOPLE

### CHAMPIONING WORK LIFE BALANCE

Employees benefit from a comprehensive suite of lifestyle privileges that form a key component of the overall compensation package, designed to reward contributions while enhancing convenience and everyday well-being. These offerings extend beyond basic remuneration to include healthcare support, wellness programmes, flexible work arrangements, and exclusive discounts across living, leisure, and learning categories. By embedding these privileges into daily work life, Sunway REIT fosters a culture that values work-life balance, financial security, and holistic well-being, recognising that sustained performance is closely linked to quality of life and access to meaningful support both within and beyond the workplace.

#### Staff Discounts

The Manager encourages its employees to be a healthy part of the communities they serve through the following benefits:

- Live**
  - Discounts on properties developed by Sunway Berhad
- Play**
  - Sunway Leisure Programme where employees can enjoy up to 50% off on accommodation and selected dining outlets at Sunway Hotels & Resorts
  - Staff rates for Sunway Theme Parks Entrance Fee
  - Employee privileges at Sunway Malls
- Learn**
  - Discounts on selected educational programmes at participating institutions under Sunway Education Group
- Health**
  - Preferred room rates and hospital admission charges at Sunway Medical Centre
  - Maternity packages and promotion rates on hospital charges
  - SunMed Kids Club, exclusively for children of Sunway Group staff aged 12 years and below
    - Discounts room rates, medication and vaccinations

#### Kelab Sosial Sunway ("KSS")

A social club that caters for all employees. In FY2025, the club organised various activities, which include:

- Blood Donation Drives
- Corporate Social Responsibility ("CSR")
- Health talks
- Local and Overseas trips
- Family Day
- Sports and recreational activities and competitions

KSS also offers a clubhouse, located at Menara Sunway, furnished and equipped with facilities for employees' use such as:

- Gymnasium
- Sauna
- Squash court
- Table tennis, etc.

In addition, the club also offers discounts on a range of essential goods, such as:

- Fresh vegetables from Sunway XFarms
- Pharmacy retail goods such as supplements, skincare, personal protective equipment and hygiene products from Sunway Multicare Pharmacy and SunMed Pharmacy

#### Perks@Sunway

- Exclusive deals and various lifestyle benefits are made available for the employees of the Manager via Sunway Super App
- eStaff ID feature was introduced to enhance employee experience

#### Sunway Lagoon Club Membership

- Complimentary access to Sunway Lagoon Club, a recreational facility, aimed to promote work life balance and encourage employees' well-being



## INVESTING IN OUR PEOPLE

### ELEVATING EMPLOYEE EXPERIENCE

Beyond well-being and benefits, the Manager of Sunway REIT enhances employee experience through a structured and people-centred approach that prioritises connection, inclusion and long-term development.

#### New Hire Onboarding and Buddy Programme

To familiarise new employees with Sunway REIT's business operations, organisational structure and leadership, new hires are provided with an onboarding starter kit that includes the main information about Sunway Group and Sunway REIT. All new employees are also required to attend New Hire Induction Programme to ensure consistent understanding of Sunway Group's values, culture and operational practices.

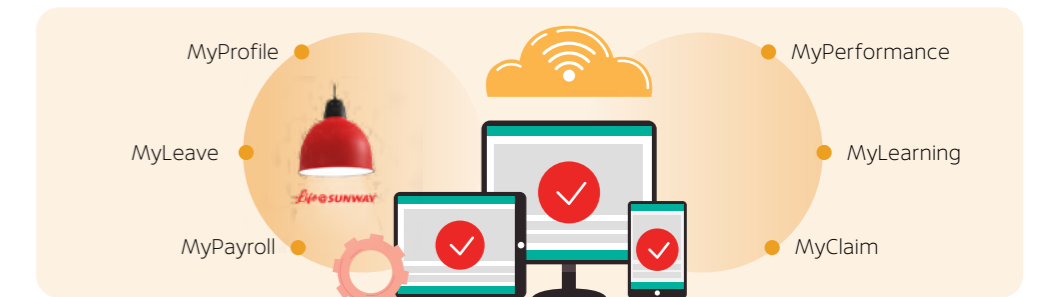
**100%** of the new hires in FY2025 were assigned with a buddy



To support early clarity and connection, each new employee is paired with experienced colleagues through the Buddy Programme. This structured programme helps new hires navigate workplace culture and operational processes, enabling them to integrate more confidently and effectively.

#### Life@Sunway

Life@Sunway is a one-stop human resources ("HR") system introduced by Group HR that provides convenient access to the essential HR services. The system enables employees to manage key employment matters, including leave applications, claim submissions, access to payroll information, enrolment in training programmes, and performance tracking and reviews. By consolidating multiple HR functions into a single system, Life@Sunway enhances accessibility, efficiency and employee autonomy in managing day-to-day work life needs.



### Flexibility and Work Life Integration

In alignment with Group HR and the Flexible Working Arrangements Policy under the amended Employment Act 1955, the Manager supports employee well-being and work-life integration through flexible work options. These arrangements are granted on a needs basis, include alternatives such as staggered working hours to accommodate individual circumstances. This approach enables employees to better balance professional responsibilities with personal commitments while maintaining operational effectiveness.

#### Family-Friendly Policies

- Working Mothers & Childcare Support**
  - Offers designated car parks near lift lobbies at Menara Sunway to ease daily commute for expectant mothers
  - Provides private and comfortable mother's rooms for breastfeeding mothers to express and store breastmilk
- Care Support**
  - Offers discounted rates at the Postnatal Care Confinement Centre located at Sunway Sanctuary, the premier senior living facility in the heart of Sunway City
  - Provides special rates on a range of care services at SunwayCare@Sunway Sanctuary
- Childcare Subsidy**
  - Provides financial assistance to working parents through partial tuition fee subsidies at Sunway Little Sunshine Childcare Centre
  - Subsidy applies for up to two children per family, capped at RM250 per month per child
  - Offers a tax-exempt childcare subsidy of up to RM3,000 per year
- Health Well-being Programme**
  - Dental
  - Optical
  - Traditional Medical Treatment
  - Prescribed medicines purchased from pharmacies
  - Portable Insurance Coverage
- Leaves**
  - Annual leave
  - Emergency leave
  - No pay leave
  - Maternity / Paternity leave
  - Medical / Hospitalisation leave
  - Examination / Study leave
  - Special leave
  - Childcare leave
  - Natural disaster leave
  - Compassionate leave
  - Marriage leave
  - Birthday leave

## INVESTING IN OUR PEOPLE

### Birthday and Festival Celebrations

To enhance the overall employee experience and foster an inclusive workplace culture, the Manager celebrates every employees' birthdays and cultural festivities. These occasions provide opportunities for employees to connect beyond the work environment, strengthen interpersonal relationships, and build a sense of belonging. By recognising personal milestones and embracing cultural diversity, the Manager reinforces a supportive and inclusive workplace.

### Long Service Awards Recognition

As part of the efforts to enhance the overall employee experience, the Manager recognises and celebrates employee loyalty through Long Service Awards Recognition. Employees who reached service milestones of 10, 20, and 30 years with Sunway Group are honoured with Long Service Award. This award acknowledges employee dedication and long-term contributions, reinforcing a culture of appreciation.

In FY2025, **2 employees** of the Manager were recognised with the Long Service Award



20 Years Long Service Award

### Employee Engagement

The Manager strives to create a positive and fulfilling working environment through employee engagement activities.

#### Staff Communication Session

Throughout the year, the Manager conducted four townhall sessions with the CEO to share updates on Sunway REIT's operational and financial performance, as well as management changes. These sessions provided employees with visibility into the Trust's direction, strengthened alignment with business priorities and reinforced confidence in leadership.

#### Make Your Voice Heard

Despite the leadership transition, the Manager continued to prioritise employees' feedback on their experience working at Sunway REIT through the annual employee engagement survey, "Make Your Voice Heard". This survey provides a structured platform and opportunity for employees to provide feedback on workplace experience and organisational culture, supporting continuous improvement and reinforcing a culture of listening and inclusion.

In FY2025, the survey indicated a slight decline in the overall employee satisfaction, from 72% in FY2024 to 69% in FY2025, primarily attributable to the impact of recent management changes.

In FY2025,  
**69%** Employee Engagement Score  
**53%** Net Promoter Score

#### Strengthening Collaboration Across Teams

To strengthen teamwork and bonding between the employees, the Manager organised a series of team-building activities in FY2025. Delivered through a series of team-based and

experiential activities, these activities encouraged interaction beyond departmental boundaries, supported trust-building and strengthened shared understanding. By creating opportunities for employees to connect in a different setting, the activities reinforced behaviours vital for effective collaboration and reflects the Manager's continued investment in people and culture as a foundation for sustainable business performance.

#### Employee Engagement through Newsletters

The Manager also leverages the support of the Sponsor's Group Branding Marketing and Communications department and Group HR to keep employees informed and connected through monthly newsletters. These newsletters feature key updates and initiatives are circulated to strengthen internal communication and foster a sense of belonging within Sunway Group.

The Sustainable Events Management Policy, established in FY2023, applies to all employee engagement activities. By integrating sustainability values into these events, the Manager aims to create positive social and environmental impact, ensuring that every initiative delivers a meaningful and enriching experience for all employees.



Kindly scan this QR code to the Sustainable Events Management Policy.



### TALENT MANAGEMENT & DEVELOPMENT

The Manager remains dedicated to building a strong talent pipeline, acknowledging that a capable workforce is essential to Sunway REIT's long-term success. Through proactive identification and development of high-potential employees, the Manager seeks to ensure a continuous pool of skilled individuals ready to assume key roles within the organisation. This approach includes a combination of:

#### TALENT ACQUISITION

- Leverage the Employee Referral Programme to source high-quality candidates by tapping into employees' professional networks

#### TALENT DEVELOPMENT

- Monitor employees' progress on a regular basis to support continuous skills development
- Equip the workforce to grow and thrive in a dynamic business landscape through formal training programmes, on-the-job experiences and self-directed learning opportunities

#### TALENT RETENTION

- Implement structured approach encompassing performance evaluations, targeted promotions and career development opportunities
- Review salary structure annually and benchmark it against industry standards to ensure competitive and market-aligned remuneration, balancing performance-based bonuses, salary increments, and benefits within the performance management framework
- Conduct annual employee performance reviews through MyPerformance system, which evaluates job performance and facilitates two-way feedback
- Organise regular coaching sessions and career conversations between employees and line managers to enhance learning outcomes and support ongoing professional growth

In FY2025, **100%** of the employees received performance and career development reviews

#### Internship Programme

Sunway REIT continues to support the development of future talent and the growth of the industry by offering internship opportunities that provide students with meaningful practical experience, exposure to a professional working environment and insight into potential career pathways.

In FY2025, the Manager supported **SEVEN** students through its internship programme

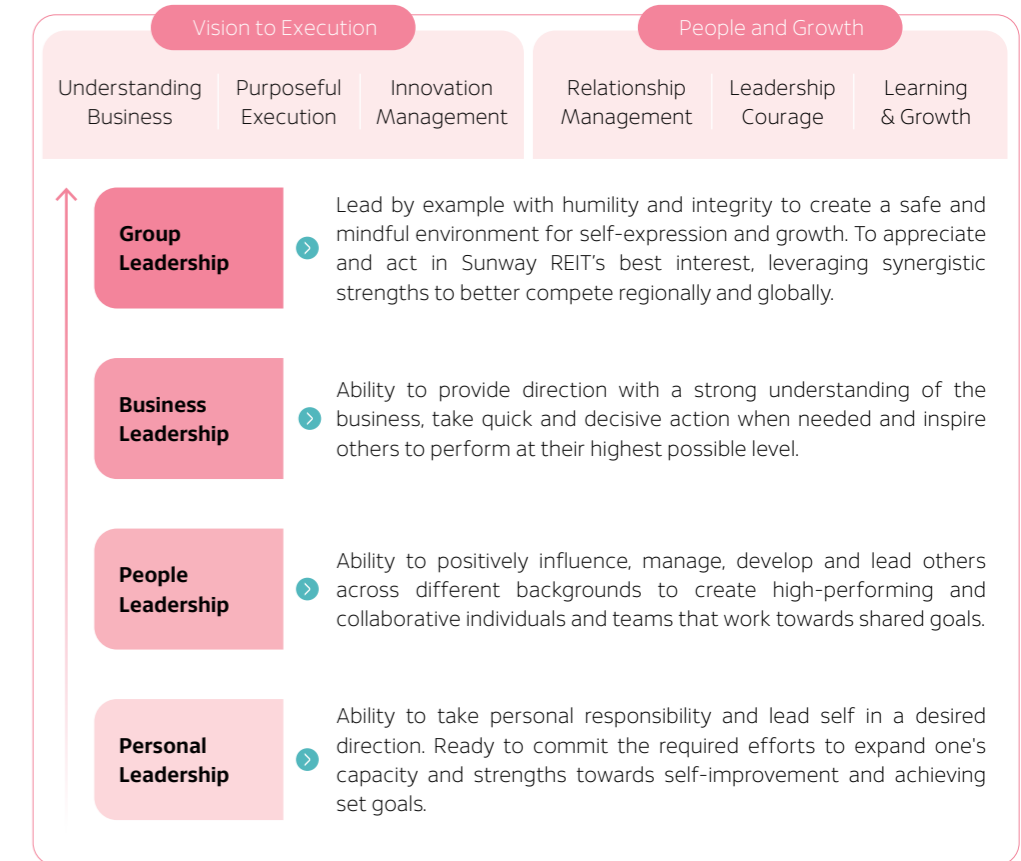
## INVESTING IN OUR PEOPLE

### CONTINUOUS LEARNING AND DEVELOPMENT

Continuous learning and development training is essential for equipping employees with role-specific skills and expertise, improving performance and driving higher productivity and efficiency. Beyond capability building, it also cultivates a robust talent pool that support long-term growth of Sunway REIT.

#### Building Future Leaders

Group HR has a mature talent development framework designed to nurture and elevate the leadership capabilities across the workforce. This framework encompasses a suite of leadership programmes, thoughtfully aligned with the Sunway Leadership Competencies to address evolving needs of employees and equips them with the necessary skills required to achieve organisational goals.



## INVESTING IN OUR PEOPLE

### Developing Employees' Potential

Employees are provided with access to a wide range of learning and development programmes through Sunway Leadership Centre, supported by Sunway Berhad, aimed at strengthening core competencies, leadership skills, digital proficiency and future-ready capabilities. The programmes are delivered through a blended learning approach, combining eLearning modules, interactive classroom sessions and experiential simulations.

All employees are encouraged to pursue training opportunities relevant to their roles through the full programme schedule published in the monthly learning calendars issued by Group HR.

In addition, all employees, including Senior Management of the Manager, are required to complete mandatory annual trainings on key corporate policies. These sessions ensure comprehensive understanding of the Trust's standards and reinforce a strong culture of compliance, accountability and ethical conduct within Sunway REIT.

In FY2025, Virtual Talk Series were also held by the Manager to support employees' personal and professional development through sessions on digital productivity and financial literacy, equipping employees with practical skills that enhance confidence, adaptability and effectiveness at work and beyond.

### TRAINING PROGRAMMES

#### Compulsory Annual Trainings on Mandatory Policies

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



### Core Functional and Technical Training Programmes

- Financial Statement Training
- Budget and Sales & Service Tax Training
- Occupational Safety and Health Training
- Real Estate Industry Conference
- NSRF and ISSB Training
- Green Building Training

### Learning and Development Trainings

#### Digital Training Series

- Microsoft Excel Training
- Streamline Your Workflow with Power Automate

#### Personal Development Trainings

- Presentation Intelligence
- JOMFIT Virtual Health Talks
- Financial Talk Series

#### Business Leadership Training Series

- Coaching & Mentoring Workshop
- Leading a High-Performance Team
- People Leadership Series



By investing in talent development, the Manager not only accelerates individual growth but also builds a robust and future-ready workforce, ensuring the organisation remains well-positioned to achieve its strategic objectives.

### AVERAGE TRAINING HOURS

In FY2025,

Per Employee: 66 hours

#### By Gender

Male: 69 hours  
 Female: 65 hours

#### By Employee Category

Senior Management 83 hours  
 Manager & Senior Manager 72 hours  
 Senior Executive & Assistant Manager 84 hours  
 Executive 50 hours

Total Learning Hours: 1,322 hours

**RM60,379** invested in employees' learning and development trainings



### Empowering High-Potential Talent

The Manager encourages continuous learning and professional growth through education assistance subsidies and course sponsorship programmes. Employees receive support for participation in external training programmes, professional examinations and memberships with professional bodies. These initiatives strengthen employees' expertise, contributing to improved business performance and fostering innovation.

### FOSTERING DIVERSITY, EQUITY AND INCLUSIVITY

Sunway REIT recognises the importance of workforce diversity and strives to uphold an inclusive and equitable workplace. In line with its Code of Conduct and Business Ethics and Diversity and Inclusion Policy, the Manager enforces a zero-tolerance approach to any discrimination against ethnicity, religion, gender, nationality, disabilities and any form of harassment. The Manager is dedicated to fostering equal access to opportunities, ensuring that all employment decisions are grounded in merit and performance.

#### Women In Leadership

Sunway REIT continues to champion gender diversity within its leadership team. In FY2025, women accounted for 50% of the Manager's Board of Directors, exceeding the 30% benchmark set by the Malaysian Code on Corporate Governance ("MCCG").

#### The Employees

The Manager is dedicated to fostering an inclusive working environment that attracts talents from diverse backgrounds, experiences and cultures. Complementing this, the Manager leverages extensive operational resources from the Sponsor, Sunway Berhad, across key functions such as information technology, risk and compliance, human resources, occupational health and safety, legal and corporate secretarial services. This synergy of diverse talent and robust organisational support is instrumental in driving Sunway REIT's ongoing pursuit of excellence and sustaining its long-term success.

The Manager of Sunway REIT remains committed in employing local workforce. In FY2025,

**100%** of the workforce comprising local employees

### BOARD DIVERSITY (Total Number of Board Members: 6)

#### Gender

50%  
 50%

#### Age Group

>50 years old: 100%

#### Ethnicity

Malay 33%  
 Chinese 50%  
 Others 17%

### NEW HIRE DIVERSITY (Total Number of New Hires: 5)

#### Gender

40%  
 60%

#### Age Group

<30 years old: 80%  
 40-50 years old: 20%

#### Ethnicity

Chinese: 100%

Note:

- The Number of New Hires only applied for confirmed staff



## INVESTING IN OUR PEOPLE

### EMPLOYEE DIVERSITY (Total Number of Employees: 20)

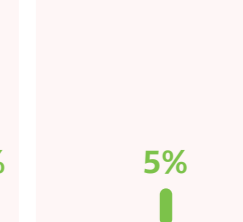
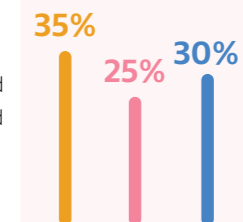
#### Gender

20% 75%

5%

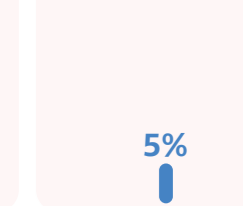
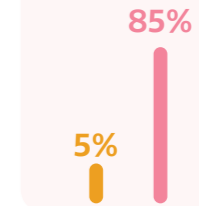
#### Age Group

<30 years old  
 30-40 years old  
 40-50 years old  
 >50 years old



#### Ethnicity

Malay  
 Chinese  
 Indian



### TURNOVER RATE

Total Employee Turnover: **35%**

#### Gender

1  
 6



Notes:

- Sunway REIT supports internal mobility within Sunway Group. In FY2025, three employees were transferred to other divisions under Sunway Group
- Employee Turnover rate covers confirmed staff only



Kindly scan this QR code to the Diversity and Inclusion Policy.

## PROTECTING PEOPLE, PRIORITISING SAFETY

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 is committed to creating safe, healthy and inclusive working environments for all stakeholders. This commitment underpins long-term business sustainability and essential to safeguarding the well-being of employees, contractors, visitors and the wider stakeholder community. By prioritising health and safety risks, the Manager aims to provide a workplace that enhances employee productivity, promotes overall wellness and strengthens stakeholder confidence.

The Occupational Health, Safety and Environment (“OHSE”) Policy forms the foundation of this commitment, embedding health, safety, and environmental considerations into daily operations through a proactive, systematic, and consultative approach. The policy ensures accountability at all levels and empowers individuals to take ownership of workplace safety and well-being.



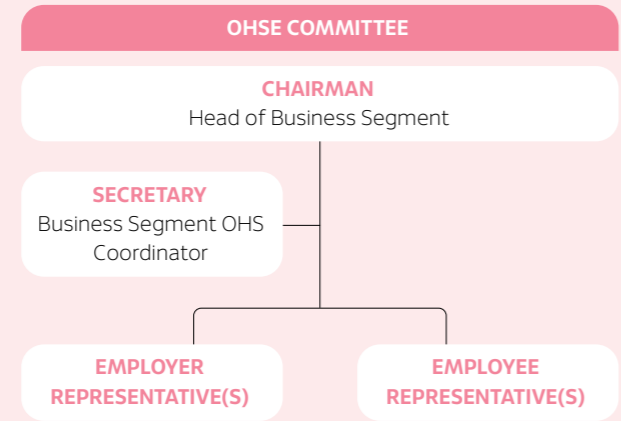
Kindly scan this QR code to the Occupational Health, Safety and Environment Policy.

### OHSE GOVERNANCE

The OHSE function within Sunway REIT is anchored by the principles of the OHSE Policy, which was established in FY2024. The Manager remains dedicated to upholding stringent health and safety standards by advancing proactive and preventive measures to mitigate potential risks and incidents, reinforcing Sunway REIT’s aspiration to foster a sustainable operating environment and cultivate a culture of continuous enhancement in its health and safety practices.

Business Unit Management Teams adopt Sunway Berhad’s Group OHSE Policy and are supported by divisional-level OHSE Committees, established in accordance with the Occupational Safety and Health (Safety and Health Committee) Regulations 1996. These committees oversee and steer workplace health and safety initiatives, reflecting the shared responsibility of all stakeholders in upholding a secure and healthy workplace.

### Organisational Structure for OHSE Standards in Each Business Segment



### KEY FUNCTIONS OF OHSE COMMITTEES

- Developing OHSE rules and Safe System of Work
- Reviewing the effectiveness of OHSE programmes
- Analysing incident, corrective and preventive actions
- Reviewing OHSE Policy
- Investigating accidents
- Inspecting place of work
- Recommending / implementing Corrective and Preventive Actions (“CAPA”) in response to HSE reports
- Investigating and resolving complaints

### Operational Responsibilities

#### The Manager

The Manager works closely with Sunway Berhad’s Group OHSE Department (“Group OHSE”) and OHSE team from the Office Management Team to enhance health and safety management across Sunway REIT’s properties. The Corporate Office of the Manager is represented by an appointed qualified Occupational Safety and Health Coordinator (“OSH-C”) to carry out its responsibility in health and safety management.

#### 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

#### Business Unit Management Teams

Business Unit Management Teams consistently evaluate the properties for potential hazards and apply a proactive approach to address safety concerns, contributing to enhanced overall customer experience.

They are guided by Occupational Health, Safety, and Environment Management System (“OHSEMS”), which is aligned with Sunway Berhad’s Group OHSEMS to ensure consistent safety practices across all operations. This includes incorporating a comprehensive hazard identification and risk assessment process that upholds workplace safety.

Potential risks are identified based on a hierarchy of controls to ensure effective measures are in place to eliminate hazards and reduce risks. The process involves assessing work-related hazards that pose a risk of high-consequence injuries or health issues, reflecting the Business Unit Management Teams’ commitment to ensuring a safe working environment for all employees and stakeholders.

Compliance with applicable regulatory and management system requirements is verified through regular internal and external audits, including:

- Occupational Safety and Health (Amendment) Act 2022
- Environmental Quality (Amendment) Act 2024
- ISO 45001:2018 Occupational Health and Safety Management Systems
- ISO 14001:2015 Environmental Management Systems

#### Competency within the Business Unit Management Teams

The Business Unit Management Teams have appointed certified Occupational Health and Safety (“OHS”) Officers and qualified OSH-C to effectively address relevant risks and implement appropriate control measures. Accountabilities, management roles and responsibility are clearly communicated to ensure that Business Unit Management Teams are fully aware of their duties in upholding a safe working environment.

Throughout the year, targeted professional training programmes were provided by Group OHSE to address skill gaps and enhance OHS capabilities of employees within the Business Unit Management Teams. OHSE practitioners were also trained in key competency areas, enabling the formation of an internal competency pool comprising trained personnel across various safety and health disciplines, including ergonomics and Basic Occupational First Aid. This allows trained personnel to contribute to knowledge sharing and provide specialised support across business divisions whenever necessary.

### MANAGING OPERATIONAL RISKS

#### Risk Identification & Assessment

Workplace safety is grounded in proactive behaviour and continuous effort to minimise risks. The Manager and Business Unit Management Teams apply the Hazard Identification, Risk Assessment and Risk Control (“HIRARC”) framework by DOSH to systematically identify and evaluate potential hazards across operations. This approach helps reduce workplace incidents, prevent serious injuries and minimise disruptions to business operations. Additionally, risk assessments and control measures are reviewed regularly, with updates implemented in response to significant changes or incident findings.

#### Incident and Hazard Reporting

Sunway REIT adopts the Group OHSE’s incident and hazard reporting procedures, which is applied consistently across all operations. The procedures enable timely identification, reporting, investigation, and resolution of workplace incidents and hazards. Incidents on-site are initially reported via WhatsApp, the most accessible and immediate communication channel for construction and operational sites. All reported incidents from construction sites are subsequently recorded in the Autodesk Construction Cloud platform. This digital system enables systematic tracking, documentation, and monitoring of the incident status and corrective actions. This process is governed by a clear defined reporting matrix, ensuring incidents and hazard are managed consistently and effectively.

The integration of real-time communication with digital tracking ensures swift responses, accountability, and supports continuous improvement in maintaining a safe working environment.

## PROTECTING PEOPLE, PRIORITISING SAFETY

Sunway REIT ensures transparent and confidential incident reporting mechanisms across all operations. Key initiatives include:

- A dedicated incident and hazard reporting system
- Confidentiality, anonymity and protection under the Sunway REIT’s Whistleblowing Policy
- Empowering employees to stop work when they identify imminent hazards or risks of their health and safety

Sunway REIT remains committed to strengthening both proactive and preventive measures to reduce the likelihood of future incidents.

#### Collaborative Approach to Incident Investigation and Fatality Prevention

In managing OHS risks, the Manager leverages the expertise of Group OHSE who has a dedicated Group Incident Investigations Team comprised of experienced OHS practitioners. The team leads investigations into fatalities and high-consequence work-related injuries (“HCWRI”).

The Group Incident Investigations Team’s mandate includes:

- Identifying root causes
- Recommending corrective and preventive actions
- Strengthening procedures, providing trainings, and supervisory controls

This structured and collaborative approach supports continuous learning and strengthens controls to prevent recurrence of serious incidents.

## PROTECTING PEOPLE, PRIORITISING SAFETY

### SAFETY FOR CONTRACTORS AND SUPPLIERS

Sunway REIT extends its health and safety expectations to all suppliers and third-party contractors through:

- Sustainable Procurement Policy
- Supplier Code of Conduct
- Procurement SOP that requires all non-workers to comply with OHSE regulations

Contractors must:

- Conduct risk assessments before starting work
- Implement appropriate mitigation measures aligned with OHSE requirements
- Comply with regular site inspections and permit-to-work systems, enforced by the business segment's safety teams

These measures ensure that occupational health and safety standards are consistently applied across the entire value chain.

### STRENGTHENING SAFETY AND HEALTH

#### Group OHSE Corporate Audits

The Manager is dedicated to maintaining a safe and conducive environment for all stakeholders. This commitment is demonstrated through an annual OHS audits across Sunway REIT's properties, excluding properties that were on Triple Net Leases, with the support from Group OHSE to ensure the safety of all building occupants.

Introduced in 2022, the Group OHSE Corporate Audit programme now covers all employees and contractors. Cross-functional audits are carried out by trained OHSE auditors, certified as Lead Auditors for ISO 45001:2018 OHS Management Systems to verify compliance with OSHA 1994 across majority of Sunway REIT's sites. Several properties have obtained ISO certifications under ISO 45001:2018 and ISO 14001:2015, including:

Sunway Pyramid Mall

Sunway Carnival Mall

Sunway Putra Mall

In FY2025, Group OHSE enhanced its Corporate Audit scoring and rating system with a more comprehensive and detailed checklist. The ratings are shown in the table below:

Category	Status of Conformance
Diamond	96 – 100% Conformance
Ruby	90 – 95% Conformance
Sapphire	70 – 89% Conformance
Emerald	50 – 69% Conformance
Opal	Below 50% Conformance



This improvement was driven by consistently high performance across most properties over the past two years. The updated audit framework also ensures compliance with the amended Occupational Safety and Health Act ("OSHA") and Environment Quality Act ("EQA"), both enforced in FY2025.

The audit findings resulted in the following rankings for these properties:

RUBY	SAPPHIRE	EMERALD
<ul style="list-style-type: none"> <li>• Sunway Pyramid Mall</li> <li>• Sunway Putra Mall</li> <li>• Sunway Resort Hotel</li> <li>• Sunway Putra Hotel</li> <li>• Sunway Property &amp; Facility Management</li> </ul>	<ul style="list-style-type: none"> <li>• Sunway Carnival Mall</li> </ul>	<ul style="list-style-type: none"> <li>• Sunway Hotel Georgetown</li> <li>• Sunway Hotel Seberang Jaya</li> </ul>

### Tenant Health & Well-being

As a landlord, tenants' health and well-being remain a priority. To safeguard building occupants and ensure that the properties' indoor air quality ("IAQ") are within the safe limits, the Manager engages independent DOSH-registered IAQ auditors to conduct IAQ audits.

IAQ audits are conducted, in conjunction with the Green Building Certification required for the selected Sunway REIT's properties, which include tenant-occupied spaces. The audits are carried out in accordance with the Industry Code of Practice ("ICOP") 2010 standards.

In FY2025, five Sunway REIT's properties underwent IAQ audits.

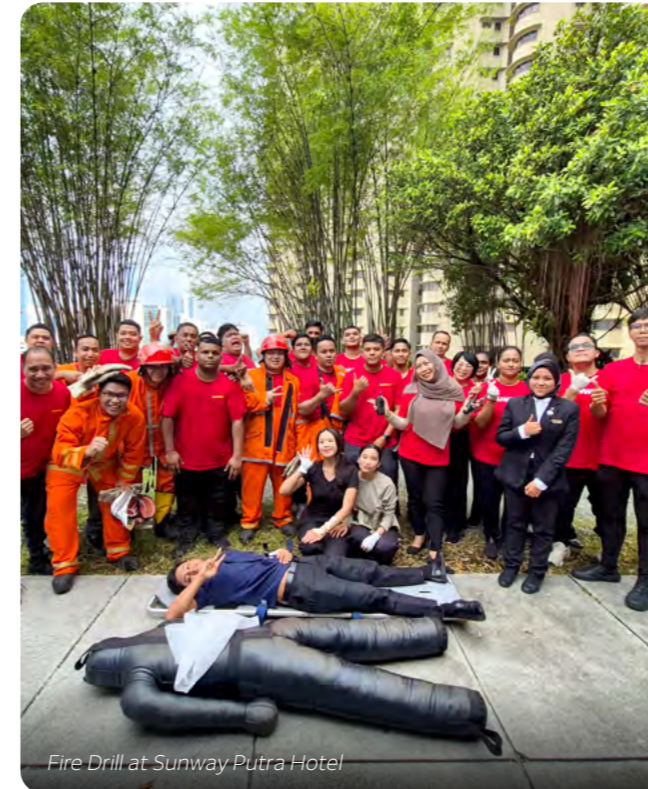
For more information on the IAQ audits conducted in FY2025, please refer to page 76 of this report.

### Annual Emergency Response Drill

At Sunway REIT, safety is more than regulatory compliance. It is a commitment upheld by the Manager to every employee and building occupant who enters and exits its properties each day, with the support of the Business Unit Management Teams.

The Business Unit Management Teams conducted annual fire drill exercises across all Sunway REIT's properties, except Triple Net Lease properties, which reinforces Sunway REIT's dedication to safeguarding all building occupants.

Beyond technical checks and established procedures, the annual fire drills deliver assurance for the building occupants who participated in these exercises.



Fire Drill at Sunway Putra Hotel

### Workplace Inspection

Continuing the efforts from the previous year, a workplace inspection was carried out by Group OHSE at the Manager's Corporate Office in November 2025. The inspection assessed potential risks, hazards and control measures within the workplace.

Based on the OHSE workplace inspection report, one recommendation was highlighted by the Group OHSE team, which was promptly addressed after the inspection.

### OSHE Awareness Training

To promote a safe and healthy work environment, the Manager continued to conduct mandatory OSHE awareness training for all its employees in December 2025, with support from the Office Management Team. The training reinforced safe work practices among existing employees and supported the effective onboarding of new hires during the financial year. In line with the Manager's commitment to fostering a safe working environment for all occupants, the training was extended to Sunway Berhad's employees who are working on the same floor.

In FY2025, **100%** of the Manager's employees attended the OHSE awareness training

## PROTECTING PEOPLE, PRIORITISING SAFETY



OSHE Awareness Training

### Online Induction Training

In FY2025, Group OHSE introduced a mandatory online OHSE training course for all employees. The training covers key topics including:

- Roles and responsibilities of employers and employees
- Hazard and risk identification
- Incident reporting processes

In FY2025, **100%** of the Manager's employees completed the mandatory e-OHSE training

In addition, all new hires also receive safety and health training are part of the New Hire Induction Programme. The programme includes:

- Overview of Occupational Safety & Health Act ("OSHA") 1994,
- Accident prevention in the workplace, and
- Emergency response procedures.

## PROTECTING PEOPLE, PRIORITISING SAFETY

### HEALTH SERVICES FOR EMPLOYEES

Sunway REIT focuses on employee well-being by offering various occupational and non-occupational health services to promote physical, mental, emotional and financial wellness. Comprising regular health screenings, mental health support and educational workshops on financial literacy and wellness, the initiatives are developed and organised by Group HR and Group OHSE. The programmes are 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, 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 subsidised by KSS

### OHSE WEEK 2025 HIGHLIGHTS

In conjunction with Group OHSE’s organised OHSE Week 2025, held in May 2025, the Office Management Team hosted a series of activities at Menara Sunway aimed at promoting occupational health, safety, environmental awareness, and community well-being. The programmes were open to Menara Sunway’s tenants.

As part of the commitment to environmental sustainability and responsible waste management, an e-waste collection drive was conducted during the week. The initiative recorded a significant increase in the collection weight, with a total of 2,767 kg e-waste collected from Menara Sunway and Sunway Pinnacle’s tenants, reflected growing awareness and engagement among tenants.

A blood donation drive was also held and achieved record-breaking participation, with 99 bags of blood collected, the highest ever recorded at Menara Sunway. This milestone underscored the strong community spirit and collective commitment to social responsibility.

In addition, during OHSE Week 2025, Group OHSE also offered a comprehensive range of programmes and services addressing occupational and non-occupational health needs. These includes a series of informative and engaging talks conducted in collaboration with regulatory bodies, research institutions, and non-governmental organisations, interactive awareness activities organised by other Sunway Berhad’s subsidiaries, and complimentary OHSE training programmes for OHSE practitioners and Menara Sunway’s tenants. Activities ranged from OHSE exhibitions, wellness sessions, and interactive quizzes to practical safety trainings and experiential learning initiatives, all aimed at strengthening health, safety, and environmental awareness among participants.



#### Universal Accessibility

Sunway REIT advances inclusivity through its Universal Accessibility Policy, ensuring physical accessibility for every occupant, tenant and visitor in its buildings, wherever practical and feasible. The policy sets out the implementation of the principles and practices of physical accessibility in common areas and infrastructure, such as 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 to allow single-hand, closed-fist operation



Kindly scan this QR code to the Universal Accessibility Policy.

## Impact Story



### PLANTING A GREENER FUTURE THROUGH YOUR SEAT, A TREE

At the 12<sup>th</sup> Annual General Meeting (“AGM”) held on 29 May 2025, Sunway REIT introduced “Your Seat, A Tree”, an initiative that converted each attendee’s attendance into the planting of a tree. This initiative demonstrates the Trust’s commitment to its ESG agenda while delivering tangible environmental and social impact.



The tree planting was carried out in partnership with APE Malaysia under its Restore Our Amazing Rainforest (“ROAR”) programme. Through this collaboration, 244 trees were planted at the Lower Kinabatangan Wildlife Sanctuary in Sabah, one tree for each of the 244 unitholders who attended the AGM.

This initiative contributes to the restoration of degraded forest corridors along the Lower Kinabatangan, a critical habitat for wildlife, while also creating job opportunities for local communities through reforestation activities.



As a token of appreciation, each unitholder who attended the AGM received a seed, which symbolises growth and sustainability.

To prevent wastage, Sunway REIT donated 103 leftover seeds from its 12<sup>th</sup> AGM to the Parent Teacher Committee (“PTC”) of Australian International School on 11 November 2025. The seeds were distributed during their PTC’s AGM. This aligns with the Trust’s commitment to creating positive community impact and supporting environmental sustainability.

Through ‘Your Seat, A Tree’, Sunway REIT demonstrates how small actions can lead to significant outcomes—restoring ecosystems, supporting livelihoods and fostering a culture of sustainability among stakeholders.

## DRIVING POSITIVE COMMUNITY IMPACT

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

Sunway REIT, in collaboration with the Business Unit Management Teams, goes beyond its day-to-day business operations to drive community enrichment actively. In FY2025, various Corporate Social Responsibility (“CSR”) initiatives were carried out to foster inclusivity and community well-being. Held in collaboration with strategic partners, the initiatives were aligned with the relevant UN SDGs, reflecting Sunway REIT’s pursuit to advancing a more equitable and sustainable future.

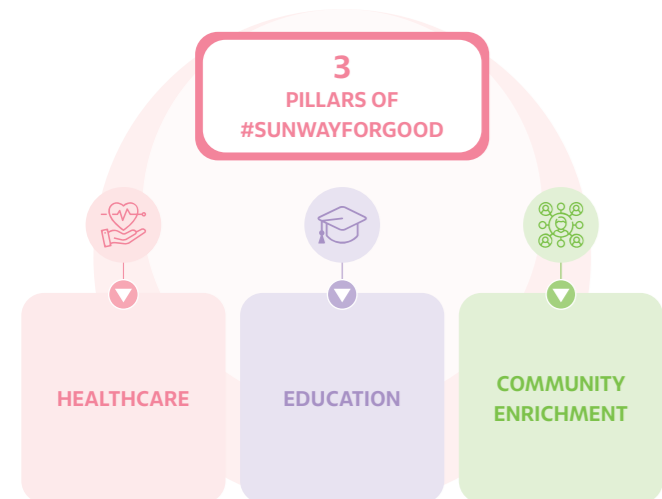
In FY2025, Sunway REIT contributed more than

**RM147,752**

Impacted

**21,242** beneficiaries  
*(contributed to Sunway Berhad’s effort)*

Volunteered **967.5** man-hours by the Managers’ and Business Unit Management Teams’ employees



## HEALTHCARE

### Saving Lives, Building Futures

#### Blood Donation Drives

The Office Management Team organised nine blood donation drives throughout the financial year with various parties, including Kelab Sosial Sunway (“KSS”), Jabatan Kesihatan Negeri Selangor 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.

**400**

bags of blood were collected through the blood donation drives

**1,200**

lives are able to be saved



## EDUCATION

### Education and Awareness Initiatives

#### Workplace Mental Health Awareness Talk

The Office Management Team organised a Workplace Mental Health Awareness Talk during the financial year to promote mental well-being and raise awareness of mental health issues at the workplace. The session encouraged open dialogue, reduce stigma and equip employees and management with practical strategies to support mental well-being, enhance productivity, and foster a healthier and more inclusive working environment.

**213**

beneficiaries

#### World Autism Awareness Day Programme

Sunway Hotel Seberang Jaya supported Jabatan Pediatrik Hospital Seberang Jaya by providing sponsorship for the event venue from 9am – 1pm, supporting local government efforts to raise awareness about autism.

**RM5,000**

sponsorship for the event venue

#### Basic Water Safety Knowledge Programme

Sunway Kluang Mall organised a water safety programme in collaboration with Program Pemulihan Dalam Komuniti (“PDK”) Kluang, specially designed to support individuals from the special needs community. The programme provided a supportive, inclusive, and empowering environment for participants to learn essential water safety skills.

Over the course of two months, the programme welcomed four different classes comprising both children and adults. With a focus on individual progress, participants developed water confidence, learned fundamental aquatic movements, and gained greater awareness of water safety through guided sessions.

**20**

beneficiaries | **RM5,600** sponsored

## Impact Story



## IMPACTING COMMUNITY WITH OUR TENANT, SUNWAY XFARMS

### COMMUNITY ENRICHMENT THROUGH SUSTAINABLE FARMING EDUCATION

In FY2025, the Manager collaborated with Sunway XFarms to organise a Corporate Social Responsibility (“CSR”) programme at Sekolah Kebangsaan Olak Lempit in Banting, Selangor, aimed at promoting sustainable farming practices and food security awareness within the local community. The initiative benefitted 139 individuals, including 100 Standard Five students, who were majority from B40 households. Five student volunteers and 34 teachers, including the headmaster, also participated in the programme.

At the start of the programme, each participating student received eco-friendly mini farm kits and mystery microgreen kits. Participants were then introduced to the fundamentals of food security through an interactive learning session, followed by hands-on activities involving the cultivation of “pak choy” using hydroponic systems and the growing of microgreens. These practical sessions were complemented by creative decoration activities, fostering curiosity, responsibility and a sense of ownership over the learning process.

To ensure a lasting impact beyond the programme, Sunway REIT sponsored three units of solar-powered hydroponic farms for the school. A total of 19 volunteers from the Manager, with the guidance of Sunway XFarms’ personnel, built and installed the systems.

Following the installation, a knowledge transfer session was conducted by Sunway XFarms to equip teachers, school representatives and students with the skills needed to maintain the hydroponic systems and cultivate crops effectively. Selected students and teachers subsequently participated in the first planting cycle of the school’s hydroponic farms, which have a capacity of 168 plants. Three types of vegetables, namely spinach, lettuce and water spinach (kangkung) were planted. At the end of the programme, each participating student received a nourishment gift bag.

This initiative demonstrates Sunway REIT’s commitment to community-driven sustainability by combining education, infrastructure support and employee volunteerism. By equipping young learners with practical knowledge and resources, the programme supports early awareness of sustainable practices while contributing to long-term local food resilience and community well-being.

**139**

beneficiaries

**RM41,600**

contributed



## DRIVING POSITIVE COMMUNITY IMPACT



## COMMUNITY ENRICHMENT

## Gifting for a Good Cause

## Donation of Amenities

During the financial year, Sunway Resort Hotel donated amenities to support communities in need and contributing to waste diversion. Toilet rolls, toothbrushes, sewing kits, lotions, soap bars, shampoo, and HDPE bottles were collected from guestroom and donated to various marginalised and vulnerable groups within the community, including Perkhidmatan Sosial Pembangunan Komuniti ("PSPK"), Malaysian CARE, Prison Kajang, and What-a-Waste ("WAW").



3,164 beneficiaries | > 925 kg of amenities donated

## Donation of Nutritious Breakfast

Sunway Resort Hotel contributed nutritious packed breakfasts to children at a temporary relief centre at Dewan Serbaguna Masjid Putra Heights following the fire incident. The initiative provided healthy breakfast packs to 100 affected children, including those temporarily residing at the relief centre as well as students returning to school.

In collaboration with WaW, the hotel prepared 100 nutritious breakfast packs per schooling day to ensure children could begin their school day with proper nourishment. Each pack consisted of one fruit, two pastries, and a packed drink.

100 beneficiaries | > RM1,800 contributed

## World Kindness Day – CSR Programme at Rumah K.I.D.S

Sunway Resort Hotel organised a CSR programme at Rumah K.I.D.S to enhance the home's living environment while engaging the children in meaningful activities. Volunteers repainted the walls and grills, refreshing and uplifting the surroundings, while the children participated in a guided painting session to learn basic techniques through hands-on practice.

28 beneficiaries | > RM1,400 contributed

## Northeast Monsoon Preparedness Support for Gombak District Civil Defence Force

Sunway Resort Hotel contributed to the Northeast Monsoon preparedness efforts for the Gombak District Civil Defence Force by donating 2,092 pieces of linen to support flood victims at Temporary Evacuation Centres ("PPS"). This contribution provided necessary relief and comfort to those affected by the monsoon disaster.

12,000 beneficiaries

939 kg of used linen donated



## Donation of Unused Items

Sunway Resort Hotel donated unused items to support community initiatives through PSPK, WAW, and Malaysian Care. The contribution promoted reuse and recycling while benefiting local communities by providing unused items a second life. The donated items included 400 plastic combs, 500 sewing kits, and 2,750 plastic knives to PSPK; 1,000 emery boards, 2,000 matches, and 600 shoe polishes to WAW; and 1,764 eco-friendly soaps to Malaysian Care.

300 households benefited

## Donation of Used Duvet

Sunway Resort Hotel donated 35 pieces of used duvets to support refugee students at Ruth Education Centre. This contribution provided comfort and warmth to the students, supporting the well-being and daily needs of vulnerable communities.

65 beneficiaries | 94 kg of used duvet donated

## Donation of Personal Protective Equipment ("PPE") to Sunway Medical Centre

Sunway Resort Hotel donated surplus PPE to Sunway Medical Centre. These items were previously used by the hotel during its operations as a quarantine facility during the COVID-19 pandemic. The donation ensured that the protective equipment continued to serve a meaningful purpose in supporting healthcare professionals on the frontlines.

28 boxes of PPE donated

## Donation of Office Chairs

The Manager, in collaboration with Sunway Berhad's Group Brand Marketing and Communications Department ("GBMC") took the initiative to donate used office chairs to encourage resource reuse and sustainability. 13 chairs were donated to SK Bandar Sunway through GBMC for learning needs, while the remaining 14 chairs were donated to colleagues to support their workspace needs.

27 office chairs donated

## Empowering Communities Through Sponsorship

## Enliven Women Empowerment Programme

Sunway Pyramid Mall took the initiative to support a women-led programme through event sponsorship. The two-day programme was held at Komune Living & Wellness in Kuala Lumpur and focused on empowering women through meaningful engagement, practical tools, and mindset development, supporting their journey to overcome challenges and create positive life outcomes. The programme also contributed to social impact efforts centred on women's well-being, mental resilience, and community upliftment, particularly within the B40 community.

20 beneficiaries | RM5,000 sponsored

## The Estée Lauder Companies' Breast Cancer Campaign – Pinkleball Charity Tournament 2025

Sunway Pyramid Mall supported the Pink Pickleball Tournament organised by The Estée Lauder Companies at PickleDepot in Sentul Depot, supporting the global mission to create a breast cancer-free world. The event brought the community together through an inclusive, health-driven fundraising event while raising awareness on the importance of early detection and breast cancer prevention. Through this sponsorship, fundraising proceeds were channelled to Cancer Research Malaysia, the National Cancer Society of Malaysia, and the Breast Cancer Welfare Association Malaysia, contributing to ongoing research, support, and advocacy efforts.

RM3,450 contributed

## DRIVING POSITIVE COMMUNITY IMPACT

## SPREADING JOY TO THE UNDERSERVED COMMUNITIES THROUGH FESTIVALS

## CHINESE NEW YEAR

## The Golden Era of Fortune – Wishing Pond

During the Chinese New Year 2025, Sunway Pyramid Mall set up a dedicated Wishing Pond area to encourage shoppers to participate for a meaningful cause. Shoppers were invited to toss coins or make donations via QR code, with contributions benefitting the Subang Jaya Community Ambulance and supporting its free emergency ambulance services for the public.

> RM1,120 raised

## RAMADAN AND HARI RAYA

## Buka Puasa Cheer with Orphans

Sunway Putra Hotel brought Ramadan joy to 50 children and the caregivers from Rumah Kasih Harmoni Paya Jaras. The event hosted at Rumah Makan Nusantara, began with a traditional iftar buffet featuring 50 meals of Indonesian and local cuisine. The children, aged between 1 and 17 years old, enjoyed the festive dining experience and were also presented with gifts during the event, creating meaningful moments of togetherness and celebration in honour of Ramadan.



50 beneficiaries

## Eidisi Manis Raya Campaign 2025

Sunway Pyramid Mall, in partnership with KitaRefill and Hometoomuch, provided essential aid to support B40 families during Raya 2025. In collaboration with SJ Echo and Ahli Dewan Undangan Negeri ("ADUN") Subang Jaya, the initiative extended its reach and impact within the community. Shoppers were encouraged to contribute by pledging RM1 for every product purchased at charity booths, turning each purchase into a meaningful way to give back. In addition, RM20,000 was donated to Kelab Warga Emas Subang Jaya, further supporting local families and spreading festive cheer throughout the community.

RM20,000 donated

## DRIVING POSITIVE COMMUNITY IMPACT

### RAMADAN AND HARI RAYA

#### Barakah Sahur Bites

Sunway Putra Mall celebrated the spirit of giving during Ramadan by partnering with The Lost Food Project to redistribute excess F&B meals as Sahur for the homeless in Kuala Lumpur, reducing food waste while addressing food insecurity. The campaign also supported Autism Café Project to empower the differently-abled through product purchases and exposure, promoting inclusive employment opportunities.



**35** beneficiaries

### THAIPUSAM

#### Thaipusam Meals Distribution

Sunway Hotel Georgetown and Sunway Hotel Seberang Jaya joined forces to give back to the local community by distributing 1,000 meals to visitors and devotees attending the Thaipusam festival at Nagarithar Sivan Temple in Georgetown, Penang.

**1,000** beneficiaries | **RM8,028** sponsored

### DEEPAVALI

#### Spreading Deepavali Joy Through Community Engagement

In conjunction with the Deepavali festive season, Sunway Hotel Seberang Jaya and Sunway Hotel Georgetown partnered with Persatuan Kebajikan Setia Ikhlas Pulau Pinang to support the local community through luncheon events held in Butterworth and at Sunway Hotel Georgetown.

The initiative benefitted more than 150 children and elderly individuals from 10 homes, bringing them together to celebrate the festival of lights through shared meals and meaningful interactions. As part of the festive celebration, 150 pieces of glass tumblers and sling bags were distributed to the beneficiaries.

**150** beneficiaries | **RM2,580** contributed

#### Deepavali Celebration with Malaysian Association for the Blind

Sunway Putra Mall organised a community outreach initiative to support blind individuals from the Indian community by providing donations and essential grocery items. The initiative also fostered inclusivity and strengthened community ties through shared festive celebrations. A total of 15 visually impaired adults each received grocery packs containing 15 essential items, creating a meaningful and supportive experience for everyone involved.

**15** beneficiaries | **RM8,050** donated



### CHRISTMAS

#### The Cozy Delivery

In the spirit of Christmas, Sunway Putra Mall went beyond donation to celebrate inclusion and create a meaningful and memorable experience for the younger generation. As part of the initiative, toys, school essentials, and packed food were delivered to Ronald McDonald House Charities, benefitting children and underprivileged communities. The celebration was further enhanced with a Santa Meet & Greet and a magic show, spreading joy and festive cheer while creating lasting memories for every participant.

**161** beneficiaries

#### Christmas Visitation to Paediatric Ward

Sunway Carnival Mall in collaboration with Sunway Medical Centre, Penang, organised a festive visit to the Paediatric Ward to spread festive cheer while reinforcing the mall's commitment to community care. Children were delighted by a Santa mascot appearance and gift distribution, creating a warm and comforting atmosphere. Mini wooden puzzle sets were presented to the children by representatives from Sunway Carnival Mall and Sunway Medical Centre, Penang.

**85** beneficiaries

#### Spreading Christmas Cheer

Sunway Kluang Mall organised a meaningful Christmas celebration to spread festive cheer to children from local shelters in Kluang, Johor. The full-day programme benefitted children and teachers, fostering positive experiences and a strong sense of community. The celebration featured a festive lunch, movie screening, arcade playtime, performances, and gift presentation, creating a joyful and memorable day filled with laughter and togetherness.

**52** beneficiaries

#### Cozy Cozy Christmas

Sunway Pyramid Mall partnered with Generating Opportunities for Learning Disabilities ("GOLD") to support the empowerment, inclusion and long-term independence of neurodivergent individuals. As part of the initiative, the Retail Management Team led the production of wall décor for a dedicated charity corner and allocated booth space to showcase and sell items for fundraising purposes. The collaboration was highlighted through credit mentions on selected marketing platforms to amplify awareness. The campaign also included hosting children from the GOLD community for a Christmas celebration, donating special edition Christmas character plushies, and holding a festive launch event to officially unveil the charity corner.

**140** beneficiaries

#### Christmas Santa's Station in the Lobby - Cards From The Heart

Sunway Resort Hotel collaborated with the children of Shelter Home for Children in a heartwarming Christmas Card Making Workshop. The children's colourful handmade creations were transformed into festive cards, which were made available for purchase at the hotel lobby's Santa's Station for MYR20 each. The Christmas Card sales directly supported the Shelter Home, helping to bring warmth and a memorable Christmas to the children.

**65** beneficiaries | **RM4,380** raised from card sales

## DRIVING POSITIVE COMMUNITY IMPACT

### DONATIONS, SPONSORSHIPS AND CORPORATE RESPONSIBILITY

Sunway REIT has established a comprehensive policy to govern donations, contributions and sponsorships, emphasising ethical considerations and adherence to corporate responsibility. The policy incorporates rigorous due diligence, risk assessment, and monitoring processes to ensure all contributions are aligned with Sunway REIT's corporate values, strategic priorities, and applicable legal and regulatory compliance.

Sunway REIT seeks to support meaningful social causes, empower communities, and contribute to the national development agenda. All donations and contributions comply fully with Malaysian laws and regulations, are directed to credible and established entities, and strictly prohibited from being used for any illicit or improper purposes. Transparency and accountability are upheld through regular disclosures, documentation, and internal audit oversight, reinforcing Sunway REIT's commitment to ethical business practices and corporate citizenship.

In FY2025, Sunway REIT enhanced its Donations, Sponsorships and Corporate Responsibility Policy by strengthening governance and operational clarity. The revised policy separates overarching policy principles from detailed standards and operational guidelines, ensuring greater consistency, control, and effectiveness in managing donations, contributions, and sponsorships across the organisation. The updated policy also aligns with GBMC revised donation approval thresholds, which were adjusted to reflect rising costs, inflationary pressures, and the evolving operating environment.

Each sponsorship initiative is carefully evaluated to ensure it delivers positive social outcomes, supports causes aligned with Sunway REIT's mission, and foster mutually beneficial partnerships with stakeholders. Guided by principles of transparency, accountability and responsible corporate citizenship, these sponsorships aim to make meaningful and lasting impacts on 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.



Kindly scan this QR code to the Donations, Sponsorships and Corporate Responsibility Policy.



# Goal 4

## UPHOLDING TRANSPARENCY AND DELIVERING EXCELLENCE

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.

CAPITAL	MATERIAL ISSUES	ACTIVITIES	VALUE CREATED
<ul style="list-style-type: none"> <li>Financial</li> <li>Natural</li> <li>Social &amp; Relationship</li> <li>Intellectual</li> </ul>	<ul style="list-style-type: none"> <li>Sustainable Financing</li> <li>Business Performance &amp; Resilience</li> <li>Risk, Compliance &amp; Crisis Management</li> <li>Corporate Governance &amp; Transparency</li> <li>Brand Awareness &amp; Reputation</li> </ul>	<ul style="list-style-type: none"> <li>Sustainable Financing</li> <li>TRANSCEND 2027</li> <li>Code of Conduct and Business Ethics</li> <li>Risk Management</li> <li>Cybersecurity Awareness</li> <li>Data Governance and Privacy</li> </ul>	<ul style="list-style-type: none"> <li>Corporate Governance</li> <li>Zero Tolerance for Fraud, Bribery and Corruption</li> <li>Resilience Against Cyber Risk</li> <li>Data Security and Privacy for Stakeholders</li> </ul>



## SUSTAINABLE FINANCE

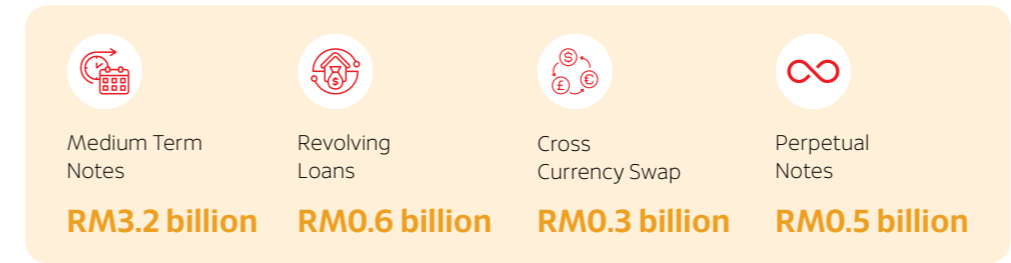
GRI 3-3, 201-1, 203-1, 203-2

Sunway REIT continues to lead sustainable finance within Malaysia's REIT sector by embedding sustainability considerations into its capital management approach to generate long-term financial resilience while creating positive environmental impact. Since 2021, Sunway REIT has steadily incorporated its financing with sustainable finance mechanisms, reflecting its dedication to responsible financing and aligning its capital deployment with sustainability priorities.

For FY2025, **96%** of Sunway REIT's borrowings are under sustainable finance mechanisms (FY2024: 98%), with its sustainability-linked issuances receiving strong investor support and underscoring continued confidence in its sustainability agenda

### COMPONENTS OF SUSTAINABLE FINANCE

As of December 2025, total sustainable finance of Sunway REIT amounting to RM4.6 billion (December 2024: RM4.9 billion), distributed across:



### INDEPENDENT RATINGS AND GLOBAL ALIGNMENT

In 2021, Sunway REIT issued a Sustainability-Linked Medium Term Notes ("SLMTN") Framework under SUNREIT Bond Berhad in conjunction with its maiden issuance of unrated SLMTN and subsequently updated the framework in 2023.

In 2024, Sunway REIT embedded and broadened the SLMTN Framework into a Sustainability-Linked Financing Framework under Sunway REIT, which encompassed the following:

- Sunway REIT and its subsidiaries, including but not limited to SUNREIT Bond Berhad, SUNREIT Perpetual Bond Berhad and SUNREIT Capital Berhad; and
- 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 were assessed independently by RAM Sustainability Sdn. Bhd. ("RAM Sustainability"), which enhanced their credibility. The sustainable finance frameworks cover:

Sustainable Finance Frameworks	The framework is aligned with:
<b>SLMTN Framework</b> Rated <b>Aligned to Strong</b> level of disclosure by RAM Sustainability in May 2024	<b>ASEAN Capital Market Forum</b> <ul style="list-style-type: none"> <li>ASEAN Sustainability-Linked Bond Standards</li> </ul> <b>International Capital Market Association</b> <ul style="list-style-type: none"> <li>Sustainability-Linked Bond Principles</li> </ul>
<b>Sustainability-Linked Financing Framework</b> Received a <b>Gold Sustainable Finance</b> rating and an <b>Aligned</b> level of disclosure by RAM Sustainability in August 2024	<b>Securities Commission Malaysia</b> <ul style="list-style-type: none"> <li>Sustainable and Responsible Investment linked Sukuk Framework</li> </ul> <b>ASEAN Capital Market Forum</b> <ul style="list-style-type: none"> <li>ASEAN Sustainability-Linked Bond Standards</li> </ul> <b>International Capital Market Association</b> <ul style="list-style-type: none"> <li>Sustainability-Linked Bond Principles</li> </ul> <b>Loan Market Association, Loan Syndications &amp; Trading Association and Asia Pacific Loan Market Association</b> <ul style="list-style-type: none"> <li>Sustainability-Linked Loan Principles</li> </ul>

[Further details on the sustainable finance frameworks are available on Sunway REIT's website.](#)

### LINKING FINANCING TO SUSTAINABILITY PERFORMANCE

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

<b>KPI 1</b> <b>Renewable Energy</b> <ul style="list-style-type: none"> <li>Annual Renewable Energy Generation (MWh)</li> <li>Measures the renewable energy generated by Sunway REIT's properties</li> </ul>	<b>KPI 2</b> <b>Energy Efficiency</b> <ul style="list-style-type: none"> <li>Building Energy Intensity (kWh/m<sup>2</sup>/year)</li> <li>Measures the weighted average building energy intensity of Sunway Pyramid Mall, Sunway Carnival Mall and Sunway Putra Mall</li> </ul>
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Since the implementation of sustainable finance in 2021, Sunway REIT has consistently achieved its KPI and accounted for cumulative finance cost savings of approximately RM5.6 million up to FY2025.

## SUSTAINABLE BUSINESS PERFORMANCE

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

Sunway REIT operates in a capital-intensive property market where long-term value creation depends on maintaining asset quality, resilience and relevance across economic cycles. Sustainable business performance is driven by disciplined capital allocation, portfolio optimisation and execution capability, with outcomes reflected not only in short-term financial results but also in income stability, operational efficiency and cash flow predictability over the life of the portfolio.

Structural shifts in demand and usage patterns shape how effectively assets generate sustainable income and retain value across the portfolio. Retail assets require continual adaptation to changing consumption behaviour and competitive conditions, while Office assets are increasingly influenced by evolving workplace practices and technology-enabled efficiency. Hotel assets, given their capital intensity and exposure to demand cycles, require periodic refurbishment to sustain competitiveness, while Industrial & Others assets provide income diversification and resilience.

Across all segments, sustainability considerations are embedded into investment evaluation, asset management and capital allocation decisions. Short-term trade-offs in capital expenditure or income stability are assessed against long-term objectives of preserving asset relevance, strengthening portfolio resilience and supporting sustainable financial performance for unitholders.

### RISKS AND OPPORTUNITIES

Retail Segment			
Risk		Opportunity	
<b>Changing Consumer Trends and Behaviour</b>	Structural shifts in consumer preferences, including the growth of e-commerce, experiential retail and short-lived consumption trends, may affect the sustainability of tenant mix and footfall across retail assets. This may require frequent space reconfiguration, higher leasing incentives and shorter lease tenures, increasing operating costs and reducing income visibility. Prolonged misalignment between retail offerings and consumer demand could lead to lower occupancy, softer rental reversions and weaker Net Property Income, affecting asset valuations over time.	<b>Adaptive Tenant Mix and Flexible Leasing</b>	Proactive tenant mix management and flexible leasing strategies allow Sunway REIT to capture emerging retail concepts and respond quickly to changing consumer preferences. While shorter leases may reduce income certainty, this flexibility supports sustained footfall, improves asset competitiveness and enhances long-term income resilience.
<b>Oversupply of Retail Space in Mature Markets</b>	Oversupply of retail properties, particularly in established urban markets such as Klang Valley, may intensify competition for tenants and exert downward pressure on occupancy and rental growth. Increased reliance on incentives and fit-out contributions may reduce Net Property Income margins and income stability.	<b>Asset Enhancement Initiatives and Green-Certified Retail Assets</b>	Retail-focused asset enhancement initiatives and green-certified buildings improve energy efficiency, tenant appeal and asset longevity. Although these initiatives require higher upfront capital, they support rental premiums, tenant retention, lower operating costs over the long-term, and strengthening asset valuations.

## SUSTAINABLE BUSINESS PERFORMANCE

Office Segment			
Risk		Opportunity	
<b>Hybrid Work and Reduced Space Demand</b>	The adoption of hybrid and flexible working arrangements, combined with productivity gains from digitalisation and artificial intelligence, may structurally reduce demand for office space. This could result in prolonged vacancy periods, downward pressure on rental rates and reduced leasing demand, affecting long-term income generation and asset relevance.	<b>Repositioning and Sustainability Upgrades</b>	Targeted office AEs, including upgrades to building systems and sustainability features, as well as green building certification support improved space utilisation, tenant retention and long-term income stability, mitigating obsolescence risk.
<b>Asset Obsolescence</b>	Older office assets that are not upgraded to meet evolving tenant expectations for flexibility, digital readiness and sustainability may face higher vacancy risk and increased capital requirements to remain competitive.		

Hotel Segment			
Risk		Opportunity	
<b>Demand Volatility and Capital Intensity</b>	Hotel assets are exposed to fluctuations in travel demand and higher operating and capital intensity. Asset upgrades and refurbishment works may result in temporary income disruption and higher operating costs, affecting short-term financial performance.	<b>Refurbishment and Asset Repositioning</b>	Strategic refurbishment and redevelopment of hotel assets improve asset appeal, extend asset lifespan and support long-term revenue growth once stabilised. Well-positioned assets may benefit from tourism recovery and experiential demand trends.

Industrial & Others Segment			
Risk		Opportunity	
<b>Concentration and Location-Specific Risks</b>	Expansion into new industrial locations may expose assets to unfamiliar regulatory environments, infrastructure constraints and physical climate risks such as flooding. These factors may require enhanced due diligence and capital investment to preserve asset performance.	<b>Portfolio Diversification and Resilient Income</b>	Industrial & Others assets provide opportunities to diversify income sources, reduce reliance on discretionary retail spending and support more stable occupancy and rental income, enhancing overall portfolio resilience.

## SUSTAINABLE BUSINESS PERFORMANCE

### IMPACTS ON BUSINESS MODEL, VALUE CHAIN AND FINANCIAL PERFORMANCE

Sustainability-related business performance risks influence Sunway REIT's business model by affecting the income-generating capacity and competitiveness of its assets across investment, leasing and asset management activities. Misalignment between assets and evolving market expectations may weaken occupancy stability, reduce rental reversions and increase reliance on incentives or capital interventions, reducing cash flow visibility and increasing sensitivity to market cycles.

Across the value chain, impacts extend from investment evaluation and capital allocation through redevelopment, leasing and daily property operations. Additional capital expenditure may be required to reposition or enhance assets, while leasing and marketing functions face increased complexity in sustaining tenant demand and quality. Business Unit Management Teams must balance short-term income disruption against longer-term enhancement objectives, increasing coordination with contractors, service providers and financing partners.

If the challenges are sustaining, pressure on asset performance may weaken portfolio competitiveness and constrain capital optimisation. This could translate into slower Net Property Income growth, softer asset valuation appreciation and reduced distributable income, ultimately affecting the Trust's capacity to deliver stable long-term returns and maintain financial resilience across economic cycles.

Impact on Business Model and Value Chain	
<b>Current Effects (Short-term &lt;2 years)</b>	<p>During the reporting period, capital was deployed towards AEs, selective property acquisitions and ongoing maintenance to preserve asset quality, improve operational efficiency and support income stability.</p> <p>Retail and hotel assets accounted for a higher proportion of enhancement expenditure due to greater exposure to tenant expectations and operational intensity. Asset recycling was undertaken to improve portfolio efficiency and capital productivity.</p>
<b>Anticipated Effects (Medium-term 2-5 years; Long-term &gt;5 years)</b>	<p>Over the medium to long-term, sustainability-related risks and opportunities are expected to increasingly shape Sunway REIT's business model. Planned redevelopment projects, new developments and continued AEs will expand development and construction activities, increase exposure to design standards, energy performance requirements and capital planning considerations, and deepen integration across investment, asset management and leasing functions.</p> <p>The TRANSCEND 2027 strategy to grow Assets Under Management to RM14-15 billion will further influence capital allocation, funding structure and risk exposure across the value chain. Increased engagement with development partners, contractors, technology providers and sustainability solution providers is expected as assets are repositioned or expanded.</p>
<b>Direct and Indirect Adaptation and Mitigation Measures</b>	<p>Sunway REIT manages sustainability-related business performance risks through a combination of operational measures and strategic responses embedded within investment, asset management and capital planning processes.</p> <ul style="list-style-type: none"> <li><b>Operational measures:</b> AEs, refurbishment, redevelopment projects to modernise facilities, improve energy efficiency, extend asset lifespan.</li> <li><b>Climate adaptation measures:</b> Enhanced drainage and flood mitigation infrastructure to protect asset value.</li> <li><b>Strategic measures:</b> Disciplined acquisition and disposal criteria based on minimum NPI yield threshold; portfolio diversification across asset classes and geographies; flexible leasing strategies; integrating sustainability into due diligence, capital approval and risk assessment processes, including evaluation of long-term operating costs, asset obsolescence risk and climate resilience.</li> </ul>
Effects on Financial Position, Financial Performance and Cash Flow	
<b>Current</b>	<ul style="list-style-type: none"> <li>Capital expenditure on AEs increased revenue by 14.5% at Sunway Pyramid Mall and 22.1% at Sunway Carnival Mall and the acquisition of 9 new assets in FY2024 and FY2025 increased rental by RM70.6 million in FY2025</li> <li>Operating cash flows remained stable due to consistent rental income</li> <li>No material impairment identified</li> </ul>
<b>Short-term (&lt;2 years) to medium-term (2-5 years)</b>	<p>Sunway REIT expects its financial position and performance to evolve through execution of TRANSCEND 2027.</p> <ul style="list-style-type: none"> <li>The Trust plans to acquire approximately RM4 billion in new assets over the next 2 years, targeting minimum NPI yields of 6-7%. Around RM2 billion of this growth is expected from its Sponsor and committed AEI pipelines, with the remainder from external acquisitions. These initiatives are expected to enhance income growth while increasing financing and operating expenses associated with redevelopment and sustainability upgrades</li> </ul>
<b>Long-term (&gt;5 years)</b>	<ul style="list-style-type: none"> <li>Continued investment in high-resilience, sustainable assets, combined with asset recycling, is expected to enhance portfolio quality, support asset valuation growth and strengthen balance sheet resilience</li> </ul>

Funding is planned through a balanced mix of debt and equity at an approximate 45:55 ratio, equivalent to around RM1.8 billion in debt and RM2.2 billion in equity, supported by private placements and hybrid securities. Gearing is targeted below 45% to preserve financial flexibility. Investing cash flows are therefore expected to remain elevated during this phase.

Based on current assessments, sustainability-related business performance risks are not expected to result in a material adverse impact on Sunway REIT's financial position, financial performance or cash flows over the short-, medium- or long-term.

### Strategies

Sunway REIT's strategy to manage sustainability-related business performance risks and opportunities is anchored in its TRANSCEND 2027 framework, guiding capital allocation, asset management and portfolio optimisation decisions across economic cycles.

The strategy prioritises focused growth within core segments, particularly retail assets within integrated developments and high-quality assets in resilient catchments. Investment decisions are guided by minimum Net Property Income yield thresholds of 6% to 7%, supported by qualitative assessments of asset quality, sustainability performance, long-term demand fundamentals and portfolio fit.

Portfolio optimisation is achieved through asset recycling of properties with limited upside or weaker strategic relevance, alongside asset enhancement initiatives, refurbishment and selective redevelopment to modernise facilities, improve energy efficiency and extend asset lifespan. Sustainability considerations are embedded in acquisition due diligence, capital planning and asset management, including assessment of long-term operating costs, physical risk exposure and opportunities to future-proof assets.

Progress is monitored through portfolio performance indicators such as occupancy, rental reversions, Net Property Income and asset valuations, supported by a balanced funding approach and a target gearing level below 45% to maintain resilience and flexibility.

*For further details on Sunway REIT's business performance strategy and TRANSCEND 2027 targets, please refer to The Business Model: TRANSCEND 2027 section in Sunway REIT Integrated Annual Report 2025.*

### METRICS AND TARGETS

Sunway REIT has established business performance targets to monitor its ability to deliver sustainable financial outcomes, preserve asset value and maintain competitive market positioning over time. These targets support oversight of how sustainability-related risks and opportunities influence income stability, asset valuation and long-term returns to unitholders.

Business performance targets are applied on a multi-year basis and are aligned with the Trust's TRANSCEND 2027 strategy. Performance is assessed annually, with selected indicators tracked over longer time horizons to evaluate consistency and resilience across market cycles. No revisions were made to these targets during the reporting period. Targets are benchmarked against the performance of leading Malaysian REIT peers to provide external context and support comparability over time.

## SUSTAINABLE BUSINESS PERFORMANCE

### Business Performance Metrics

Sustainability-related business performance is monitored using a combination of market-based and financial metrics that reflect outcomes of capital allocation, asset management and portfolio optimisation decisions.

The primary metrics used are **property value**, **annual total return** and **premium-to-net asset value**. These indicators provide insight into the Trust's ability to preserve asset valuation integrity, maintain investor confidence and deliver competitive returns relative to peers.

To assess longer-term performance consistency, additional metrics including **five-year average total return** and **Distribution Per Unit Compound Annual Growth Rate ("DPU CAGR")** by using 2019 as the base year. Together, these metrics provide a balanced view of near-term performance and sustained value growth.

*For further details on the performance of these metrics, please refer to page 61 of the Sunway REIT Integrated Annual Report 2025.*

### Methodology and Calculation of Metrics

Sustainability-related business performance metrics are derived from audited financial information and publicly available market data, with methodologies applied consistently across reporting periods to support comparability and trend analysis.

The Trust's asset scale and market positioning are measured through property value and market capitalisation. Property value represents the total valuation of investment properties as at the reporting date, based on independent valuation exercises, while market capitalisation is derived from the closing unit price at the reporting date multiplied by the total number of units in issue.

Unitholder return performance is assessed using annual total return and premium-to-net asset value. Annual total return reflects movements in unit price over the reporting period combined with distributions declared during the year. Premium-to-net asset value compares the closing unit price against the net asset value per unit, both at the reporting date.

Longer-term performance consistency is evaluated using five-year average total return and DPU CAGR, with 2019 applied as the base year. These indicators provide insight into average return performance and compounded distribution growth over time.

All metrics are benchmarked annually against the performance of the leading Malaysian REIT peers to provide external context for performance assessment.

## CORPORATE GOVERNANCE & TRANSPARENCY

GRI 2-15, 2-24, 2-26, 2-27, 3-3, 205-1, 205-2, 205-3, 206-1

**Upholding all relevant laws, regulations and high ethical standards is of paramount importance to Sunway REIT. Robust Standards and Operating Procedures are in place to ensure consistent ethical business conduct across daily operations, helping to mitigate potential financial, legal and operational risks that could impede the Trust's long-term growth. Sunway REIT's comprehensive governance policies provide clear guidance not only for the Board of Directors, employees and all parties engaging with the Trust, reinforcing a culture of integrity and accountability.**

As a Real Estate Investment Trust with diverse stakeholder interactions across its retail, hotel and tenant management operations, Sunway REIT recognises that strong corporate governance and transparency are integral to protecting the Trust's value and maintaining stakeholder confidence. Corporate governance and transparency are managed as sustainability-related risks and opportunities that could reasonably be expected to affect the Trust's prospects, including regulatory compliance, investor confidence and stakeholder trust.

To track performance, Sunway REIT uses metric aligned with the Malaysian Code on Corporate Governance ("MCCG"), although such disclosures are voluntary for REITs. It is measured through the percentage of MCCG requirements fulfilled, a target set internally with Board's approval, as a quantitative indicator used to assess governance quality and transparency.

In FY2025, Sunway REIT achieved **98%** compliance, exceeding its target of compliance above 95%



This metric is applied annually using a consistent methodology and does not rely on a base period, interim milestones or targets. Performance against the target is reviewed annually and reported to the Board, enabling oversight of performance outcomes and areas for continuous improvement.

### CODE OF CONDUCT AND BUSINESS ETHICS

Sunway REIT is committed to upholding the highest standards of its core values of integrity, humility and excellence in all business dealings. The Manager maintains a comprehensive Code of Conduct and Business Ethics that is applicable to all employees and members of the Board. This Code sets clear expectations for ethical behaviour and responsible business practices, covering areas such as conflicts of interest, anti-bribery and corruption, insider trading, fraud prevention and strict adherence to internal controls.

Compliance with the Code is reinforced through mandatory annual e-training, which all employees are required to complete annually, accompanied by a formal declaration of understanding and adherence.

In FY2025, there were

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

**100%** of employees completed mandatory e-training on the Code of Conduct and Business Ethics

### CONFLICT OF INTEREST

Sunway REIT recognises conflict of interest as a governance-related sustainability risk, given its potential to compromise decision-making integrity, stakeholder confidence and regulatory compliance. To address this, the Manager enforces a Conflict of Interest Policy, which requires members of the Board, Senior Management and employees to declare and manage any situation where personal interests may conflict with the interests of Sunway REIT.

Potential conflict situations are assessed and managed in accordance with the established policy, with disclosures made where required. Any breaches of the Conflict of Interest Policy may result in disciplinary action, including termination of employment.



Kindly scan this QR code to the Conflict of Interest Policy.


### ANTI-BRIBERY AND CORRUPTION

Sunway REIT remains a zero-tolerance stance against all forms of bribery and corruption, as stipulated in the Anti-Bribery and Corruption ("ABC") Policy. Its efforts to prevent bribery, corruption and fraud are anchored in the comprehensive system aligned with the Code of Conduct and implemented through specific policies on bribery, corruption, money laundering and whistleblowing.

The ABC policy applies to all employees, business partners, agents, suppliers, contractors, consultants and other third-party service providers. It is communicated to all relevant stakeholders through various platforms, such as during new supplier registration, employee induction programmes and through corporate website.

Managing anti-bribery and corruption programme is an ongoing process. The Audit Committee oversees the review of its effectiveness and compliance, supported by systematic monitoring activities. These reviews are carried out by the Internal Audit Department or independent audits carried out by an external party, when required, to ensure that the programme and policy remain relevant and adequate.

Bribery and corruption risks are also assessed as part of the Manager's risk management framework. In FY2025, the most recent assessment identified the risk of bribery and corruption as moderate. To mitigate these risks, all employees are required to complete mandatory ABC e-training, complemented by risk management procedures and ongoing awareness initiatives.

 For more information on Anti-Corruption Risk Assessment, please refer to Sunway REIT Integrated Annual Report 2025.

In FY2025, Sunway REIT reported

**ZERO** cases of bribery and corruption

**ZERO** cases of anti-competitive behaviour, or breaches of anti-trust and monopoly laws

**100%** of employees completed mandatory e-training on the ABC Policy



Kindly scan this QR code to the Anti-Bribery and Corruption Policy.

## CYBERSECURITY & DATA PROTECTION

GRI 3-3, 418-1

**The growing reliance on digital platforms and interconnected systems has amplified the importance of data privacy and cybersecurity across all aspects of business operations. As digital tools become essential, the potential impact of cyber incidents on operational continuity, stakeholder trust and regulatory compliance has also increased. In response, Sunway REIT places strong emphasis on protecting personal data and safeguarding digital assets to maintain stakeholder confidence and operational resilience. These practices are supported by Sunway Berhad's Digital Hub ("Sunway Digital Hub"), which provides group-wide governance frameworks, policies and technical expertise to ensure compliance with the Malaysia Personal Data Protection Act 2010 ("PDPA") and uphold robust cybersecurity standards.**

Sunway Digital Hub is ISO 27001:2022 certified for its Information Security Management Systems which primarily support Group Information Technology ("IT") services, infrastructure and cybersecurity operations. They conduct annual management reviews to assess the effectiveness of information security controls, with Information Security Management Systems compliance forming part of staff performance indicators.

Oversight of IT and Group Cybersecurity strategies is led by the Group Chief Information Officer ("CIO") of Sunway Digital Hub. The CIO contributes valuable industry insights as an active member of the National Tech Association of Malaysia ("PIKOM") CIO Chapter and the PIKOM Cybersecurity User Group. Cybersecurity governance is further strengthened by the Chief Information Security Officer ("CISO"), who is responsible for the continuous review and enhancement of cybersecurity strategies within Sunway REIT. The CISO provides updates to the Board on potential cybersecurity risks and mitigation strategies, ensuring the Trust remains vigilant and resilient against evolving threats across all business operations.

### SAFEGUARDING DATA PRIVACY

The Manager respects and is committed to the protection of personal information and privacy. Personal data is collected and handled in accordance with the Malaysia PDPA 2010.

### Data Privacy Controls

- Personal data access is restricted to authorised personnel based on defined roles and business requirements. Users access rights are reviewed periodically and immediate revocation upon changes in employment status.
- All employees are required to comply with PDPA requirements, complete mandatory PDPA e-training and adhere to Sunway Berhad's compliance manual and all data protection-related policies, supported by confidentiality and non-disclosure agreements.
- Data retention and disposal are governed by a structured schedule supported by periodic reviews. Inactive or obsolete records are securely disposed of within prescribed timeframes, unless retention is required for legal purposes. Transactional data collection forms are managed in accordance with established retention limits to minimise unnecessary data storage. Third-party service providers handling personal data on behalf of the Manager must implement data protection measures, ensuring consistent safeguards throughout the data lifecycle.

In FY2025, there were

**ZERO** substantiated complaints related to breaches of customer privacy

**ZERO** incidents of identified data leaks, thefts or loss

**100%** of the employees completed the Personal Data Protection mandatory policy e-training



Through disciplined governance, clear accountability and consistent data handling practices, the Manager continues to protect personal data responsibly while supporting transparency, regulatory compliance and stakeholder confidence.

### STRENGTHENING CYBERSECURITY

Cybersecurity risk is embedded within Sunway REIT's risk management framework, following a three-lines-of-defence model to effectively identify, analysed and managed cybersecurity risks. This is achieved through alignment with the Sunway Group Cybersecurity Policy and by leveraging the expertise from Sunway Berhad's Group Cybersecurity Department ("Group Cybersecurity"), processes and infrastructure established under Sunway Berhad's Group Cybersecurity Framework. Group Cybersecurity conducts regular security assessments, monitors emerging threats and implements proactive detection measures.

When incidents are detected, responses are coordinated in accordance with the Sunway Group Cybersecurity Policy using a structured risk management approach that includes vulnerability assessments, penetration testing, continuous security monitoring, endpoint protection and incident management. Incident management processes are governed by the Incident Management Policy, while annual disaster recovery simulations are conducted for critical services, with outcomes documented and reviewed through internal and third-party audits.

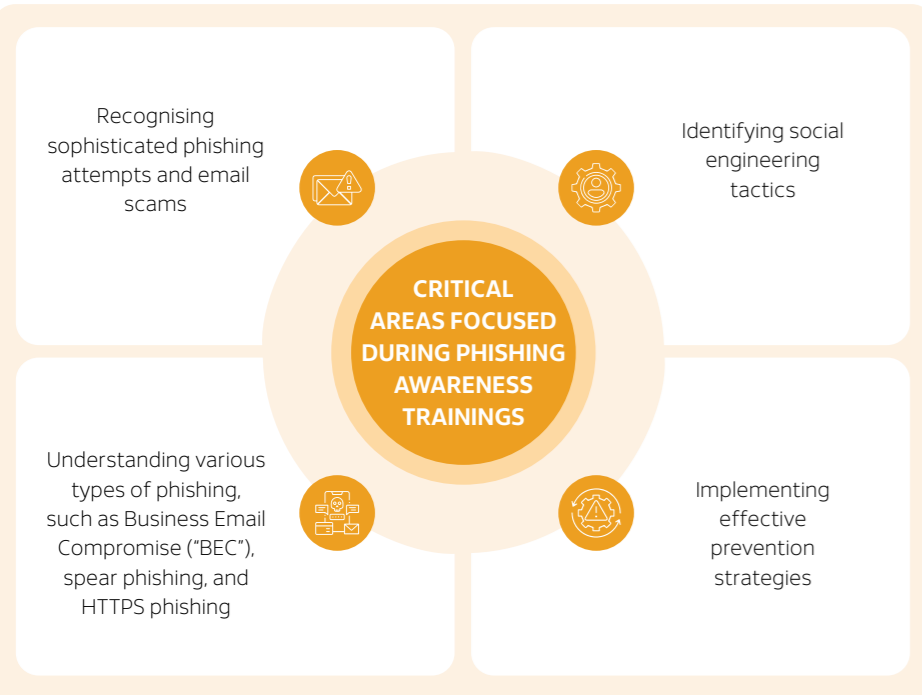


## CYBERSECURITY & DATA PROTECTION

### SPOTLIGHT

To fortify digital security and promote responsible cybersecurity practices, ongoing initiatives were implemented throughout the year with the support of Group Cybersecurity. These initiatives included monthly cybersecurity newsletters distributed via email, annual policy reviews and awareness modules delivered through Sunway MyLearning portal, access to a dedicated Cybersecurity Awareness Portal on Sunway Group Portal, as well as Group-wide phishing simulation exercises.

Two phishing simulations were conducted in the third and fourth quarters of 2025, followed by two virtual phishing awareness training sessions in September 2025 that focused on practical risk recognition and appropriate response measures.

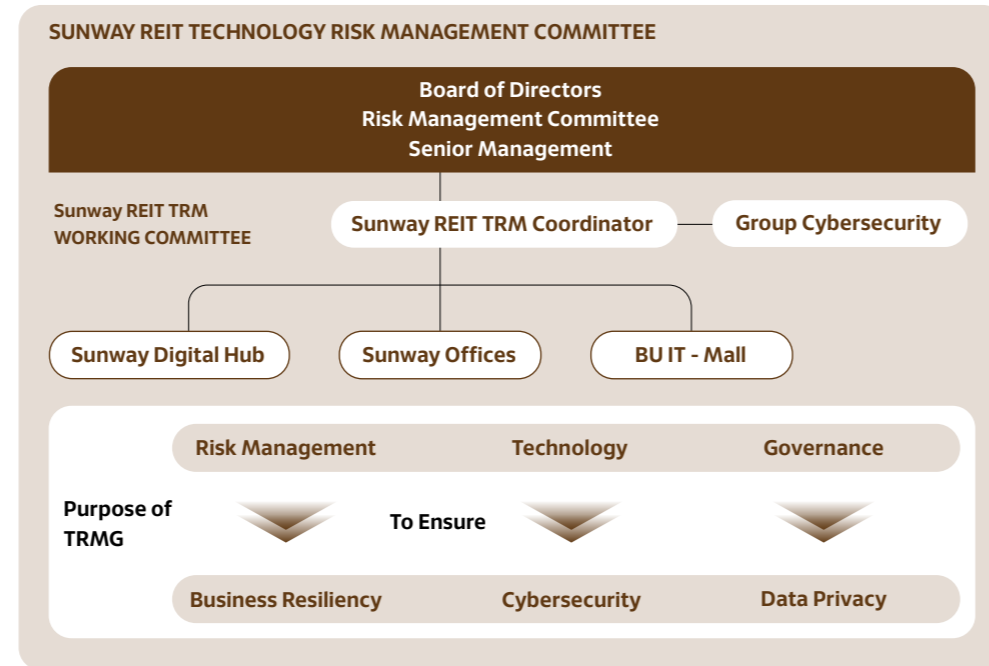


Through structured governance, certified systems, regular monitoring and continuous awareness efforts, the Manager continues to strengthen cybersecurity resilience and data protection across Sunway REIT's operations.

### ENHANCING TECHNOLOGY RISK RESILIENCE

Recognising the increasing sophistication of cyber risks, Security Commission Malaysia issued the revised Guidelines on Technology Risk Management ("TRMG") in August 2024, which came into effect in September 2024. These guidelines are mandatory for capital market entities, including Real Estate Investment Trusts ("REIT"), to ensure robust and sound technology risk management practices.

In response, Sunway REIT has implemented proactive measures to meet these regulatory expectations. A dedicated Technology Risk Management ("TRM") Committee has been established since 2024, with oversight from the Board, Risk Management Committee, and Senior Management of the Manager. This committee ensures that TRM 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.



In FY2025, there were **ZERO** reported cases of cybersecurity breaches



# Appendices

- Memberships in Associations
- Building Management Standards
- Key Performance Indicators
- Restatements
- Calculation Methodology
- IFRS S1 Content Index
- IFRS S2 Content Index
- GRI Content Index
- SASB Content Index
- Assurance Statement

## MEMBERSHIPS IN ASSOCIATIONS

GRI 2-28

Business Segment	Name of Organisation	Sunway REIT's Representation
<b>REIT</b>	Asia Pacific Real Assets ("APREA")	Sunway REIT
	Malaysia REIT Managers Association	Sunway REIT Management Sdn. Bhd.
	Institute of Corporate Directors Malaysia	Mr. Derek Teh Wan Wei, Affiliate
	Association of Chartered Certified Accountants	Ms. Rachel Soo Wei Hong, Fellow Chartered Certified Accountant
	Malaysia Institute of Accountants	Ms. Ng Bee Lien
		Ms. Cheng Shiau Ling
	Royal Institution of Surveyors Malaysia	Ms. Koh Sin Yee, Member
	GreenRE Sdn. Bhd.	Ms. Angeline Sie Ing Swan, GreenRE Accredited Professional
	US Green Building Council ("USGBC")	Ms. Angeline Sie Ing Swan, LEED Accredited Professional
<b>Retail</b>	Malaysia Shopping Malls Associations	Ms. Phang Sau Lian, President
		Mr. Michael Poh, Assistant Treasurer
		Mr. Steward Lee Siew Kit, Member
<b>Office</b>	Board of Valuers, Appraisers, Estate Agents and Property Managers ("BOVEAP")	Ms. Ana Nofita, Registered Property Manager
		Mr. Aw Yong Pei Loon, Registered Property Manager
		Mr. Vasantakumar A/L Machap, Registered Property Manager
	Suruhanjaya Tenaga Malaysia	Mr. Sathish Kumar A/L Ramiah, Registered Energy Manager ("REM") T2
		Mr. Zamzul Khairi Bin Zulkifli, Registered Energy Manager
<b>Hotel</b>	Malaysia Association of Hotels ("MAH")	Sunway Resort Hotel, Member
		Sunway Pyramid Hotel, Member
		Sunway Lagoon Hotel, Member
		Sunway Putra Hotel, Member
		Sunway Hotel Seberang Jaya, Member
		Sunway Hotel Georgetown, Member

## BUILDING MANAGEMENT STANDARDS

Business Segment	Building Management Standards	Details	
<b>Managed Assets</b>			
<b>Office</b>	Menara Sunway	ISO 9001:2015 (Quality Management Systems) ISO 27001:2022 (Information Security Management Systems)	Achieved in 2021 (Last recertification: 2024, Valid until 2028)
	Sunway Tower	ISO 9001:2015 (Quality Management Systems) ISO 27001:2022 (Information Security Management Systems)	Achieved in 2021 (Last recertification: 2024, Valid until 2028)
	Sunway Putra Tower	ISO 9001:2015 (Quality Management Systems) ISO 27001:2022 (Information Security Management Systems)	Achieved in 2021 (Last recertification: 2024, Valid until 2028)
		GreenRE	Platinum (Final)
	Wisma Sunway	ISO 9001:2015 (Quality Management Systems) ISO 27001:2022 (Information Security Management Systems)	Achieved in 2021 (Last recertification: 2024, Valid until 2028)
	Sunway Pinnacle	ISO 9001:2015 (Quality Management Systems) ISO 27001:2022 (Information Security Management Systems)	Achieved in 2021 (Last recertification: 2024, Valid until 2028)
	BCA Green Mark	Gold (Renewal)	
<b>Retail</b>	Sunway Pyramid Mall	ISO 9001:2015 (Quality Management Systems)	Achieved in 2011 (Last recertification: 2025, Valid until 2026)
		ISO 14001:2015 (Environmental Management Systems)	Achieved in 2025 (Valid until 2028)
		ISO 45001:2018 (Occupational Health and Safety Management Systems)	Achieved in 2025 (Valid until 2028)
		SIRIM 55 ESG Certification	Achieved in 2025 (Valid until 2028)
	Sunway Carnival Mall	ISO 9001:2015 (Quality Management Systems)	Achieved in 2011 (Last recertification: 2025, Valid until 2026)
		ISO 14001:2015 (Environmental Management Systems)	Achieved in 2025 (Valid until 2028)
		ISO 45001:2018 (Occupational Health and Safety Management Systems)	Achieved in 2025 (Valid until 2028)
		BCA Green Mark	Gold Plus (Provisional) - New Wing
		GreenRE	Gold (Final) - New Wing
	Sunway Putra Mall	ISO 9001:2015 (Quality Management Systems)	Achieved in 2011 (Last recertification: 2025, Valid until 2026)
		ISO 14001:2015 (Environmental Management Systems)	Achieved in 2025 (Valid until 2028)
		ISO 45001:2018 (Occupational Health and Safety Management Systems)	Achieved in 2025 (Valid until 2028)
GreenRE		Gold (Final)	
Sunway Pier	GreenRE	Silver (Provisional)	
<b>Leased Assets</b>			
<b>Retail</b>	Sunway REIT Hypermarket - Putra Heights	GreenRE	Silver (Final)
	Sunway REIT Hypermarket - Ulu Kelang	GreenRE	Silver (Final)
<b>Hotel</b>	Sunway Resort Hotel	GreenRE	Platinum (Final)
	Sunway Pyramid Hotel	GreenRE	Platinum (Final)
	Sunway Lagoon Hotel	Green Building Index	Certified (Design Assessment)
	Sunway Putra Hotel	GreenRE	Gold (Final)

## KEY PERFORMANCE INDICATORS

GRI 2-7, 2-8, 102-5, 102-6, 102-7, 103-2, 103-3, 2-4, 303-3, 303-4, 303-5, 306-3, 306-4, 306-5, 401-1, 401-3, 403-9, 403-10, 404-1, 404-3, 405-1

## PLANET

Indicator	Unit of Measurement	FY2022	FY2023	FY2024	FY2025
<b>NET CO<sub>2</sub>e EMISSIONS</b>					
<b>i. GHG Emissions</b>					
<b>Scope 1</b>					
Company Facilities	tonnes CO <sub>2</sub>	11	13	14	19
	tonnes CH <sub>4</sub>	0.00	0.00	0.00	0.00
	tonnes N <sub>2</sub> O	0.14	0.18	0.18	0.24
	tonnes CO <sub>2</sub> e	11	14	14	19
<b>Sub-total Scope 1</b>	tonnes CO <sub>2</sub>	11	13	14	19
	tonnes CH <sub>4</sub>	0.00	0.00	0.00	0.00
	tonnes N <sub>2</sub> O	0.14	0.18	0.18	0.24
	<b>tonnes CO<sub>2</sub>e</b>	<b>11</b>	<b>14</b>	<b>14</b>	<b>19</b>
<b>Scope 2 (location-based)</b>					
Purchased Electricity	tonnes CO <sub>2</sub>	56,827	45,156	59,523	69,425
	tonnes CO <sub>2</sub> e	56,827	45,156	59,523	69,425
<b>Sub-total Scope 2</b>	<b>tonnes CO<sub>2</sub></b>	<b>56,827</b>	<b>45,156</b>	<b>59,523</b>	<b>69,425</b>
	<b>tonnes CO<sub>2</sub>e</b>	<b>56,827</b>	<b>45,156</b>	<b>59,523</b>	<b>69,425</b>
<b>Scope 3</b>					
Category 1: Purchased Goods and Services	tonnes CO <sub>2</sub> e	35	62	57	69
Category 2: Capital Goods	tonnes CO <sub>2</sub> e	N/A	N/A	N/A	N/A
Category 3: Fuel- and Energy-related Activities	tonnes CO <sub>2</sub> e	N/A	N/A	N/A	N/A
Category 4: Upstream Transportation and Distribution	tonnes CO <sub>2</sub> e	N/A	N/A	N/A	N/A
Category 5: Waste Generated in Operations	tonnes CO <sub>2</sub> e	5,002	6,046	7,064	8,174
Category 6: Business Travel	tonnes CO <sub>2</sub>	17	17	16	19
	tonnes CH <sub>4</sub>	0.05	0.03	0.03	0.04
	tonnes N <sub>2</sub> O	0.04	0.04	0.04	0.05
	tonnes CO <sub>2</sub> e	17	17	16	19
Category 7: Employee Commuting	tonnes CO <sub>2</sub> e	-	16	16	14
Category 8: Upstream Leased Assets	tonnes CO <sub>2</sub> e	N/A	N/A	N/A	N/A
Category 9: Downstream Transportation and Distribution	tonnes CO <sub>2</sub> e	N/A	N/A	N/A	N/A
Category 10: Processing of Sold Products	tonnes CO <sub>2</sub> e	N/A	N/A	N/A	N/A

## KEY PERFORMANCE INDICATORS

## PLANET

Indicator	Unit of Measurement	FY2022	FY2023	FY2024	FY2025
<b>NET CO<sub>2</sub>e EMISSIONS</b>					
<b>i. GHG Emissions</b>					
<b>Scope 3</b>					
Category 11: Use of Sold Products	tonnes CO <sub>2</sub> e	N/A	N/A	N/A	N/A
Category 12: End-of-life Treatment of Sold Products	tonnes CO <sub>2</sub> e	N/A	N/A	N/A	N/A
Category 13: Downstream Leased Assets	tonnes CO <sub>2</sub>	108,588	109,852	146,490	176,108
	tonnes CO <sub>2</sub> e	108,593	109,858	146,506	176,125
Category 14: Franchises	tonnes CO <sub>2</sub> e	N/A	N/A	N/A	N/A
Category 15: Investments	tonnes CO <sub>2</sub> e	N/A	N/A	N/A	N/A
<b>Sub-total Scope 3</b>	tonnes CO <sub>2</sub>	108,606	109,869	146,506	176,127
	tonnes CH <sub>4</sub>	0.05	0.03	0.03	0.04
	tonnes N <sub>2</sub> O	0.04	0.04	0.04	0.05
	<b>tonnes CO<sub>2</sub>e</b>	<b>113,647</b>	<b>115,998</b>	<b>153,659</b>	<b>184,401</b>
<b>Overall GHG Emissions (Scope 1 and 2)</b>	tonnes CO <sub>2</sub>	56,838	45,170	59,537	69,443
	tonnes CH <sub>4</sub>	0.00	0.00	0.00	0.00
	tonnes N <sub>2</sub> O	0.14	0.18	0.18	0.24
	<b>tonnes CO<sub>2</sub>e</b>	<b>56,838</b>	<b>45,170</b>	<b>59,537</b>	<b>69,443</b>
<b>Overall GHG Emissions (Scope 1, 2 and 3)</b>	tonnes CO <sub>2</sub>	165,444	155,038	206,043	245,570
	tonnes CH <sub>4</sub>	0.05	0.04	0.03	0.04
	tonnes N <sub>2</sub> O	0.18	0.22	0.22	0.29
	<b>tonnes CO<sub>2</sub>e</b>	<b>170,486</b>	<b>161,168</b>	<b>213,196</b>	<b>253,844</b>

## Notes:

- Figures stated may not add up to rounding of decimals
- Figures stated are Net GHG emissions
- '-' indicates the data not available
- N/A denotes that the category is not applicable to Sunway REIT
- The emissions reporting boundary for Scope 1, 2, and 3 is disclosed based on the equity share approach for Sunway REIT
- Scope 1 and Scope 3 emissions data of FY2024 have been restated, reflecting enhancements in data collection
- Scope 3 Category 7: Employee commuting emissions data includes only probationary staff in the total employee count
- The data and information provided have been prepared to the best of the Manager's ability in ensuring completeness, accuracy and reliability

## KEY PERFORMANCE INDICATORS

## PLANET

Indicator	Unit of Measurement	FY2022	FY2023	FY2024	FY2025	
<b>ENERGY</b>						
<b>i. Purchased Electricity</b>						
<b>Managed Assets</b>						
Office	Landlord Controlled	MWh	12,105	12,773	12,613	12,609
	Tenant Controlled	MWh	8,014	8,291	9,725	9,112
	<b>Total</b>	<b>MWh</b>	<b>20,119</b>	<b>21,064</b>	<b>22,338</b>	<b>21,720</b>
Retail*	Landlord Controlled	MWh	62,865	46,350	63,848	79,589
	Tenant Controlled	MWh	57,626	69,095	70,542	93,799
	<b>Total</b>	<b>MWh</b>	<b>120,491</b>	<b>115,445</b>	<b>134,390</b>	<b>173,389</b>
Industrial & Others	Landlord Controlled	MWh	-	450	443	645
	Tenant Controlled	MWh	-	0	0	0
	<b>Total</b>	<b>MWh</b>	<b>-</b>	<b>450</b>	<b>443</b>	<b>645</b>
<b>Total Purchased Electricity Consumption (Managed Assets)</b>		<b>MWh</b>	<b>140,610</b>	<b>136,959</b>	<b>157,171</b>	<b>195,754</b>
<b>Leased Assets</b>						
Hotel	MWh	32,955	40,751	41,973	41,839	
Services	MWh	39,942	21,229	15,875	12,046	
Retail	MWh	-	-	25,422	42,434	
Industrial & Others	MWh	-	185	14,447	16,982	
<b>Total Purchased Electricity Consumption (Leased Assets)</b>		<b>MWh</b>	<b>72,897</b>	<b>62,165</b>	<b>97,716</b>	<b>113,300</b>
<b>Total Purchased Electricity Consumption</b>		<b>MWh</b>	<b>213,507</b>	<b>199,124</b>	<b>254,887</b>	<b>309,054</b>
<b>ii. Renewable Energy Consumption - Green Electricity Tariff ("GET") Subscription</b>						
<b>Managed Assets</b>						
Office	Landlord Controlled	MWh	-	164	0	0
	Tenant Controlled	MWh	-	0	0	0
	<b>Total</b>	<b>MWh</b>	<b>-</b>	<b>164</b>	<b>0</b>	<b>0</b>
Retail*	Landlord Controlled	MWh	-	10,513	0	0
	Tenant Controlled	MWh	-	3,645	0	0
	<b>Total</b>	<b>MWh</b>	<b>-</b>	<b>14,158</b>	<b>0</b>	<b>0</b>
Industrial & Others	Landlord Controlled	MWh	-	0	0	0
	Tenant Controlled	MWh	-	0	0	0
	<b>Total</b>	<b>MWh</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Renewable Energy Consumption - GET Subscription (Managed Assets)</b>		<b>MWh</b>	<b>-</b>	<b>14,322</b>	<b>0</b>	<b>0</b>

## KEY PERFORMANCE INDICATORS

## PLANET

Indicator	Unit of Measurement	FY2022	FY2023	FY2024	FY2025	
<b>ENERGY</b>						
<b>ii. Renewable Energy Consumption - Green Electricity Tariff ("GET") Subscription</b>						
<b>Leased Assets</b>						
Hotel	MWh	-	0	0	0	
Services	MWh	-	6,215	0	0	
Retail	MWh	-	0	0	0	
Industrial & Others	MWh	-	0	0	3,273	
<b>Total Renewable Energy Consumption - GET Subscription (Leased Assets)</b>		<b>MWh</b>	<b>-</b>	<b>6,215</b>	<b>0</b>	<b>3,273</b>
<b>Total Renewable Energy Consumption - GET Subscription</b>		<b>MWh</b>	<b>-</b>	<b>20,537</b>	<b>0</b>	<b>3,273</b>
<b>% of Renewable Energy Purchased via GET Subscription</b>		<b>%</b>	<b>-</b>	<b>9%</b>	<b>0%</b>	<b>1%</b>
<b>iii. Renewable Energy Consumption - Solar Energy</b>						
<b>Managed Assets</b>						
Office	MWh	89	158	157	154	
Retail*	MWh	1,481	2,098	2,111	1,536	
Industrial & Others	MWh	-	0	0	0	
<b>Total Renewable Energy Consumption - Solar Energy (Managed Assets)</b>		<b>MWh</b>	<b>1,570</b>	<b>2,256</b>	<b>2,268</b>	<b>1,690</b>
<b>Leased Assets</b>						
Hotel	MWh	292	320	320	333	
Services	MWh	1,146	1,008	752	567	
Retail	MWh	667	724	735	649	
Industrial & Others	MWh	-	0	0	2,382	
<b>Total Renewable Energy Consumption - Solar Energy (Leased Assets)</b>		<b>MWh</b>	<b>2,105</b>	<b>2,052</b>	<b>1,807</b>	<b>3,931</b>
<b>Total Renewable Energy Consumption - Solar Energy</b>		<b>MWh</b>	<b>3,675</b>	<b>4,307</b>	<b>4,075</b>	<b>5,621</b>
<b>% of Renewable Energy from Solar Panels on Sunway REIT properties</b>		<b>%</b>	<b>1.69%</b>	<b>1.92%</b>	<b>1.57%</b>	<b>1.75%</b>

## KEY PERFORMANCE INDICATORS

## PLANET

Indicator	Unit of Measurement	FY2022	FY2023	FY2024	FY2025
<b>ENERGY</b>					
<b>iv. Renewable Energy Consumption - Corporate Green Power Programme ("CGPP")</b>					
<b>Managed Assets</b>					
Office	MWh	-	-	-	0
Retail*	MWh	-	-	-	3,147
Industrial & Others	MWh	-	-	-	0
<b>Total Renewable Energy Consumption - CGPP (Managed Assets)</b>	<b>MWh</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,147</b>
<b>Leased Assets</b>					
Hotel	MWh	-	-	-	0
Services	MWh	-	-	-	0
Retail	MWh	-	-	-	0
Industrial & Others	MWh	-	-	-	0
<b>Total Renewable Energy Consumption - CGPP (Leased Assets)</b>	<b>MWh</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>
<b>Total Renewable Energy Consumption - CGPP</b>	<b>MWh</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,147</b>
<b>% of Renewable Energy Purchased via CGPP</b>	<b>%</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1%</b>
<b>v. Total Electricity Consumption (Purchased Electricity + Renewable Energy)</b>					
<b>Managed Assets</b>					
Office	MWh	20,208	21,386	22,495	21,874
Retail*	MWh	121,972	131,701	136,501	178,071
Industrial & Others	MWh	-	450	443	645
<b>Overall Electricity Consumption (Managed Assets)</b>	<b>MWh</b>	<b>142,180</b>	<b>153,537</b>	<b>159,439</b>	<b>200,590</b>
<b>Leased Assets</b>					
Hotel	MWh	33,247	41,070	42,293	42,171
Services	MWh	41,088	28,452	16,627	12,613
Retail	MWh	667	724	26,157	43,083
Industrial & Others	MWh	-	185	14,447	22,636
<b>Overall Electricity Consumption (Leased Assets)</b>	<b>MWh</b>	<b>75,002</b>	<b>70,431</b>	<b>99,523</b>	<b>120,504</b>
<b>Overall Electricity Consumption</b>	<b>MWh</b>	<b>217,182</b>	<b>223,968</b>	<b>258,962</b>	<b>321,094</b>
<b>Overall Renewable Energy Consumption</b>	<b>MWh</b>	<b>3,675</b>	<b>24,844</b>	<b>4,075</b>	<b>12,040</b>
<b>% of Renewable Energy from Overall Electricity Consumption</b>	<b>%</b>	<b>1.69%</b>	<b>11.09%</b>	<b>1.57%</b>	<b>3.75%</b>

## KEY PERFORMANCE INDICATORS

## PLANET

Indicator	Unit of Measurement	FY2022	FY2023	FY2024	FY2025	
<b>ENERGY</b>						
<b>vi. Total Fuel Consumption</b>						
<b>Managed Assets</b>						
Office	Landlord Controlled	MWh	21	34	23	39
	Tenant Controlled	MWh	0	0	0	0
	<b>Total</b>	<b>MWh</b>	<b>21</b>	<b>34</b>	<b>23</b>	<b>39</b>
Retail*	Landlord Controlled	MWh	25	23	26	31
	Tenant Controlled	MWh	12,948	18,988	16,173	25,012
	<b>Total</b>	<b>MWh</b>	<b>12,974</b>	<b>19,011</b>	<b>16,199</b>	<b>25,043</b>
Industrial & Others	Landlord Controlled	MWh	-	-	8	7
	Tenant Controlled	MWh	-	-	-	0
	<b>Total</b>	<b>MWh</b>	<b>-</b>	<b>-</b>	<b>8</b>	<b>7</b>
<b>Total Fuel Consumption (Managed Assets)</b>	<b>MWh</b>	<b>12,995</b>	<b>19,045</b>	<b>16,230</b>	<b>25,089</b>	
<b>Leased Assets</b>						
Hotel	MWh	3,748	4,449	4,038	2,736	
Services	MWh	-	-	585	359	
Retail	MWh	-	-	-	-	
Industrial & Others	MWh	-	-	24,348	18,505	
<b>Total Fuel Consumption (Leased Asset)</b>	<b>MWh</b>	<b>3,748</b>	<b>4,449</b>	<b>28,971</b>	<b>21,600</b>	
<b>Total Fuel Consumption</b>	<b>MWh</b>	<b>16,742</b>	<b>23,494</b>	<b>45,202</b>	<b>46,689</b>	
<b>Total Energy Consumption</b>	<b>MWh</b>	<b>233,925</b>	<b>247,462</b>	<b>304,164</b>	<b>367,784</b>	
<b>vii. Others</b>						
<b>Total property portfolio certified to a recognised building management standard for property</b>						
Green buildings	Number	3	5	8	11	

## Notes:

- Figures stated may not add up to rounding of decimals
- "-" indicates the data not available
- \*Retail under Managed Assets includes data for the entire retail segment, except Sunway Pler, as the property is still under reconstruction
- FY2024 electricity consumption data and FY2024 fuel consumption data have been restated, reflecting enhancements in data collection

- FY2024 electricity consumption for Retail under Leased Asset is based on estimation of annualising
- The increase in energy consumption from FY2024 onwards is attributable to the unavailability of data from the Industrial & Others segment for FY2022 and FY2023
- The total number of green buildings in FY2025 excludes Sunway university and college campus as the property was disposed in September 2025
- The data and information provided have been prepared to the best of our ability in ensuring completeness, accuracy and reliability

## KEY PERFORMANCE INDICATORS

## PLANET

Indicator	Unit of Measurement	FY2022	FY2023	FY2024	FY2025
<b>WATER</b>					
<b>i. Municipal Water Consumption</b>					
<b>Managed Assets</b>					
Office	m <sup>3</sup>	66,240	77,220	120,383	197,542
Retail*	m <sup>3</sup>	619,313	674,417	1,350,412	1,594,752
Industrial & Others	m <sup>3</sup>	-	22,383	16,775	22,101
<b>Total usage from Municipal Potable Water (Managed Assets)</b>	<b>m<sup>3</sup></b>	<b>685,553</b>	<b>774,020</b>	<b>1,487,570</b>	<b>1,814,395</b>
<b>Leased Assets</b>					
Hotel	m <sup>3</sup>	346,718	278,653	468,157	475,160
Services	m <sup>3</sup>	257,211	196,521	157,649	156,042
Retail	m <sup>3</sup>	-	-	259,936	447,470
Industrial & Others	m <sup>3</sup>	-	-	464,679	332,563
<b>Total usage from Municipal Potable Water (Leased Assets)</b>	<b>m<sup>3</sup></b>	<b>603,929</b>	<b>475,174</b>	<b>1,350,422</b>	<b>1,411,234</b>
<b>Total usage from Municipal Potable Water</b>	<b>m<sup>3</sup></b>	<b>1,289,482</b>	<b>1,249,194</b>	<b>2,837,992</b>	<b>3,225,629</b>
<b>ii. Water Treatment Plant</b>					
<b>Managed Assets</b>					
Office	m <sup>3</sup>	150,875	146,249	114,544	21,577
Retail*	m <sup>3</sup>	757,819	685,887	74,421	6,375
Industrial & Others	m <sup>3</sup>	-	-	-	0
<b>Total usage from Water Treatment Plant (Managed Assets)</b>	<b>m<sup>3</sup></b>	<b>908,694</b>	<b>832,136</b>	<b>188,965</b>	<b>27,952</b>
<b>Leased Assets</b>					
Hotel	m <sup>3</sup>	318,690	339,078	125,324	36,246
Services	m <sup>3</sup>	130,691	136,546	55,184	19,819
Retail	m <sup>3</sup>	-	-	0	0
Industrial & Others	m <sup>3</sup>	-	-	0	0
<b>Total usage from Water Treatment Plant (Leased Assets)</b>	<b>m<sup>3</sup></b>	<b>449,381</b>	<b>475,624</b>	<b>180,509</b>	<b>56,065</b>
<b>Total usage from Water Treatment Plant</b>	<b>m<sup>3</sup></b>	<b>1,358,075</b>	<b>1,307,760</b>	<b>369,474</b>	<b>84,017</b>
<b>% of usage from Water Treatment Plant</b>	<b>%</b>	<b>51%</b>	<b>51%</b>	<b>11%</b>	<b>3%</b>

## KEY PERFORMANCE INDICATORS

## PLANET

Indicator	Unit of Measurement	FY2022	FY2023	FY2024	FY2025
<b>WATER</b>					
<b>iii. Rainwater Harvesting</b>					
<b>Managed Assets</b>					
Office	m <sup>3</sup>	6,356	4,385	4,895	4,061
Retail*	m <sup>3</sup>	0	0	94	74
Industrial & Others	m <sup>3</sup>	-	-	0	0
<b>Total Rainwater Harvested (Managed Assets)</b>	<b>m<sup>3</sup></b>	<b>6,356</b>	<b>4,385</b>	<b>4,989</b>	<b>4,135</b>
<b>Leased Assets</b>					
Hotel	m <sup>3</sup>	293	414	504	760
Services	m <sup>3</sup>	467	523	409	205
Retail	m <sup>3</sup>	-	-	0	0
Industrial & Others	m <sup>3</sup>	-	-	0	0
<b>Total Rainwater Harvested (Leased Assets)</b>	<b>m<sup>3</sup></b>	<b>760</b>	<b>937</b>	<b>913</b>	<b>965</b>
<b>Total Rainwater Harvested</b>	<b>m<sup>3</sup></b>	<b>7,116</b>	<b>5,322</b>	<b>5,902</b>	<b>5,101</b>
<b>% of Rainwater Harvested</b>	<b>%</b>	<b>0.27%</b>	<b>0.21%</b>	<b>0.18%</b>	<b>0.15%</b>
<b>iv. Overall Water Usage (Municipal Water + Water Treatment Plant + Rainwater)</b>					
<b>Managed Assets</b>					
Office	m <sup>3</sup>	223,471	227,854	239,822	223,180
Retail*	m <sup>3</sup>	1,377,132	1,360,304	1,424,927	1,601,201
Industrial & Others	m <sup>3</sup>	-	22,383	16,775	22,101
<b>Overall Water Usage (Managed Assets)</b>	<b>m<sup>3</sup></b>	<b>1,600,603</b>	<b>1,610,541</b>	<b>1,681,524</b>	<b>1,846,482</b>
<b>Leased Assets</b>					
Hotel	m <sup>3</sup>	665,701	618,144	593,985	512,166
Services	m <sup>3</sup>	388,369	333,590	213,243	176,066
Retail	m <sup>3</sup>	-	-	259,936	447,470
Industrial & Others	m <sup>3</sup>	-	-	464,679	332,563
<b>Overall Water Usage (Leased Assets)</b>	<b>m<sup>3</sup></b>	<b>1,054,070</b>	<b>951,734</b>	<b>1,531,843</b>	<b>1,468,265</b>
<b>Overall Water Usage</b>	<b>m<sup>3</sup></b>	<b>2,654,673</b>	<b>2,562,276</b>	<b>3,213,367</b>	<b>3,314,747</b>
<b>Overall Water Usage from Alternative Sources (Water Treatment Plant + Rainwater)</b>	<b>m<sup>3</sup></b>	<b>1,365,191</b>	<b>1,313,082</b>	<b>375,375</b>	<b>89,117</b>
<b>% of Water Usage from Alternative Sources</b>	<b>%</b>	<b>51%</b>	<b>51%</b>	<b>12%</b>	<b>3%</b>

## KEY PERFORMANCE INDICATORS

## PLANET

Indicator	Unit of Measurement	FY2022	FY2023	FY2024	FY2025
<b>WATER</b>					
<b>v. Water Withdrawal</b>					
Municipal Potable Water	Freshwater	1,289,482	1,249,194	2,837,992	3,225,629
	Other Water	0	0	0	0
Surface Water	Freshwater	1,358,075	1,307,760	369,474	84,017
	Other Water	0	0	0	0
Groundwater	Freshwater	0	0	0	0
	Other Water	0	0	0	0
Harvested Rainwater	Freshwater	7,116	5,322	5,902	5,101
	Other Water	0	0	0	0
External Wastewater	Freshwater	0	0	0	0
	Other Water	0	0	0	0
Seawater	Freshwater	0	0	0	0
	Other Water	0	0	0	0
<b>Total Water Withdrawal</b>	<b>Freshwater</b>	<b>2,654,673</b>	<b>2,562,276</b>	<b>3,213,367</b>	<b>3,314,747</b>
	<b>Other Water</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>vi. Water Discharged</b>					
Water Discharge by Destination	Ocean	0	0	0	0
	Surface Water	0	0	0	0
	Subsurface / Well	0	0	0	0
	Off-site Water Treatment	2,654,673	2,562,276	3,213,367	3,314,747
	Beneficial / Other Use Total Discharge	0	0	0	0
<b>Total Water Discharge</b>	<b>m<sup>3</sup></b>	<b>2,654,673</b>	<b>2,562,276</b>	<b>3,213,367</b>	<b>3,314,747</b>
<b>vii. Others</b>					
The Number and / or Proportion of Sites with a Water Management Plan	Percentage	100	100	100	100
The Number and / or Proportion of Facilities, Assets, Production, Revenue in Water-stressed Regions	Number	0	0	0	0
Number of Incidents of Non-compliance With Water Quality / Quantity Permits, Standards and Regulations	Number	0	0	0	0

## Notes:

- Figures stated may not add up to rounding of decimals
- indicates the data not available
- \*Retail under Managed Assets includes data for the entire retail segment of Sunway REIT, except Sunway Pier, as the property is still under reconstruction
- FY2024 water data have been restated, reflecting enhancement in the data collection
- Data for Services segment is only reported up to September 2025, as the property under this segment was disposed in September 2025
- Wastewater from all properties are discharged to a third-party, Indah Water Konsortium. Wastewater are not discharged to surface water, ocean, subsurface or well
- The data and information provided have been prepared to the best of our ability in ensuring completeness, accuracy and reliability
- The increase in water consumption from FY2024 onwards is attributable to the unavailability of data from the Industrial & Others segment for FY2022 and FY2023

## KEY PERFORMANCE INDICATORS

## PLANET

Indicator	Unit of Measurement	FY2022	FY2023	FY2024	FY2025
<b>WASTE</b>					
<b>i. Disposed Waste</b>					
<b>Managed Assets</b>					
Office	tonnes	542	477	474	374
Retail*	tonnes	8,108	7,791	8,207	11,538
Industrial & Others	tonnes	-	-	-	68
<b>Total Disposed Waste (Managed Assets)</b>	<b>tonnes</b>	<b>8,649</b>	<b>8,268</b>	<b>8,681</b>	<b>11,980</b>
<b>Leased Assets</b>					
Hotel	tonnes	2,042	1,932	2,106	1,852
Services	tonnes	-	1,386	1,476	834
Retail	tonnes	-	-	245	453
Industrial & Others	tonnes	-	-	1,085	571
<b>Total Disposed Waste (Leased Assets)</b>	<b>tonnes</b>	<b>2,042</b>	<b>3,318</b>	<b>4,911</b>	<b>3,710</b>
<b>Total Disposed Waste</b>	<b>tonnes</b>	<b>10,691</b>	<b>11,585</b>	<b>13,593</b>	<b>15,689</b>
<b>% of Disposed Waste</b>	<b>%</b>	<b>96%</b>	<b>92%</b>	<b>92%</b>	<b>87%</b>
<b>ii. Diverted Waste</b>					
<b>Managed Assets</b>					
Office	tonnes	28	42	29	70
Retail*	tonnes	349	723	987	1,545
Industrial & Others	tonnes	-	-	-	108
<b>Total Diverted Waste (Managed Assets)</b>	<b>tonnes</b>	<b>377</b>	<b>766</b>	<b>1,016</b>	<b>1,724</b>
<b>Leased Assets</b>					
Hotel	tonnes	65	130	88	101
Services	tonnes	-	77	19	12
Retail	tonnes	-	-	70	60
Industrial & Others	tonnes	-	-	-	395
<b>Total Diverted Waste (Leased Assets)</b>	<b>tonnes</b>	<b>65</b>	<b>206</b>	<b>176</b>	<b>567</b>
<b>Total Diverted Waste</b>	<b>tonnes</b>	<b>442</b>	<b>972</b>	<b>1,193</b>	<b>2,291</b>
<b>% of Diverted Waste</b>	<b>%</b>	<b>4%</b>	<b>8%</b>	<b>8%</b>	<b>13%</b>

## KEY PERFORMANCE INDICATORS

## PLANET

Indicator	Unit of Measurement	FY2022	FY2023	FY2024	FY2025
<b>WASTE</b>					
<b>iii. Total Waste (Disposed Waste + Diverted Waste)</b>					
<b>Managed Assets</b>					
Office	tonnes	570	520	503	444
Retail*	tonnes	8,457	8,514	9,195	13,084
Industrial & Others	tonnes	-	-	-	176
<b>Total Waste Produced (Managed Assets)</b>	<b>tonnes</b>	<b>9,026</b>	<b>9,033</b>	<b>9,698</b>	<b>13,704</b>
<b>Leased Assets</b>					
Hotel	tonnes	2,107	2,061	2,194	1,952
Services	tonnes	-	1,463	1,495	846
Retail	tonnes	-	-	315	513
Industrial & Others	tonnes	-	-	1,085	966
<b>Total Waste Produced (Leased Assets)</b>	<b>tonnes</b>	<b>2,107</b>	<b>3,524</b>	<b>5,088</b>	<b>4,277</b>
<b>Total Waste Produced</b>	<b>tonnes</b>	<b>11,133</b>	<b>12,557</b>	<b>14,786</b>	<b>17,981</b>

## Notes:

- Figures stated may not add up to rounding of decimals
- indicates the data not available
- \*Retail under Managed Assets includes data for the entire retail segment of Sunway REIT, except Sunway Pier, as the property is still under reconstruction
- FY2024 waste data have been restated, reflecting improvement in the data collection
- Data for Services segment is only reported up to September 2025, as the property under this segment was disposed in September 2025
- FY2025 waste data for Industrial & Others under Managed Asset are reported based on estimation
- The data and information provided have been prepared to the best of our ability in ensuring completeness, accuracy and reliability
- The increase in FY2024 waste consumption is attributable to the unavailability of data from the Industrial & Others segment for FY2022 and FY2023

## KEY PERFORMANCE INDICATORS

## PEOPLE

Indicator	FY2023		FY2024		FY2025		
	Number	%	Number	%	Number	%	
<b>A. BOARD MEMBERS</b>							
Total Board Members	7	-	7	-	6	-	
<b>i. Board Diversity</b>							
<b>Gender</b>							
Male	4	57%	4	57%	3	50%	
Female	3	43%	3	43%	3	50%	
<b>TOTAL</b>	<b>7</b>	<b>100%</b>	<b>7</b>	<b>100%</b>	<b>6</b>	<b>100%</b>	
<b>Age Group</b>							
<40 Years Old	0	0%	0	0%	0	0%	
40-50 Years Old	2	29%	2	29%	0	0%	
>50 Years Old	5	71%	5	71%	6	100%	
<b>TOTAL</b>	<b>7</b>	<b>100%</b>	<b>7</b>	<b>100%</b>	<b>6</b>	<b>100%</b>	
<b>Ethnicity</b>							
Malay	2	29%	2	29%	2	33%	
Chinese	4	57%	4	57%	3	50%	
Others	1	14%	1	14%	1	17%	
<b>TOTAL</b>	<b>7</b>	<b>100%</b>	<b>7</b>	<b>100%</b>	<b>6</b>	<b>100%</b>	
<b>B. EMPLOYEES</b>							
<b>i. Employee Count</b>							
Total Employees	21	-	22	-	20	-	
<b>ii. Employee Retention</b>							
Total Employees	15	71%	17	77%	13	65%	
<b>iii. Employee Diversity</b>							
<b>Gender</b>							
Executives	Male	3	14%	3	14%	4	20%
	Female	16	76%	18	82%	15	75%
Non-executives	Male	0	0%	0	0%	0	0%
	Female	2	10%	1	5%	1	5%
<b>TOTAL</b>	<b>21</b>	<b>100%</b>	<b>22</b>	<b>100%</b>	<b>20</b>	<b>100%</b>	

## KEY PERFORMANCE INDICATORS

## PEOPLE

Indicator	FY2023		FY2024		FY2025		
	Number	%	Number	%	Number	%	
<b>B. EMPLOYEES</b>							
<b>iii. Employee Diversity</b>							
<b>Age Group</b>							
Executives	Below 30 Years Old	4	19%	7	32%	7	35%
	Between 30 to 40 Years Old	9	43%	8	36%	5	25%
	Between 40 to 50 Years Old	5	24%	5	23%	6	30%
	More Than 50 Years Old	1	5%	1	5%	1	5%
Non-executives	Below 30 Years Old	0	0%	0	0%	0	0%
	Between 30 to 40 Years Old	1	5%	0	0%	0	0%
	Between 40 to 50 Years Old	0	0%	0	0%	0	0%
	More Than 50 Years Old	1	5%	1	5%	1	5%
<b>TOTAL</b>	<b>21</b>	<b>100%</b>	<b>22</b>	<b>100%</b>	<b>20</b>	<b>100%</b>	
<b>Ethnicity</b>							
Executives	Malay	2	10%	2	9%	1	5%
	Chinese	16	76%	18	82%	17	85%
	Indian	1	5%	1	5%	1	5%
	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%	0	0%	0	0%
	Indian	1	5%	1	5%	1	5%
	Other Races	0	0%	0	0%	0	0%
	Foreigner	0	0%	0	0%	0	0%
<b>TOTAL</b>	<b>21</b>	<b>100%</b>	<b>22</b>	<b>100%</b>	<b>20</b>	<b>100%</b>	

## KEY PERFORMANCE INDICATORS

## PEOPLE

Indicator	FY2023		FY2024		FY2025		
	Number	%	Number	%	Number	%	
<b>B. EMPLOYEES</b>							
<b>iii. Employee Diversity</b>							
<b>Women Diversity</b>							
Women in Workforce	19	90%	19	86%	16	80%	
Women in STEM-related Positions	5	26%	5	26%	3	19%	
<b>Management Positions</b>							
Women in Executive Management (Board of Directors)	3	43%	3	43%	3	50%	
Women in All Management Positions	15	83%	14	82%	10	63%	
Women in Senior Management Positions (EG 9 and above)	2	67%	3	75%	3	30%	
Women in Middle Management Positions (EG 5 - 8)	9	90%	8	89%	5	50%	
Women in Junior Management Positions (EG 3 - 4)	4	80%	3	75%	2	20%	
<b>Minority Groups</b>							
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%	
<b>iv. Employment Status</b>							
<b>Gender</b>							
Permanent	Male	3	14%	3	14%	4	20%
	Female	17	81%	18	82%	15	75%
Contract	Male	0	0%	0	0%	0	0%
	Female	1	5%	1	4%	1	5%
<b>TOTAL</b>	<b>21</b>	<b>100%</b>	<b>22</b>	<b>100%</b>	<b>20</b>	<b>100%</b>	
Part-time / Non-guaranteed Hours	Male	0	0%	0	0%	0	0%
	Female	0	0%	0	0%	0	0%
<b>TOTAL</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	
Full-time	Male	3	14%	3	14%	4	20%
	Female	18	86%	19	86%	16	80%
<b>TOTAL</b>	<b>21</b>	<b>100%</b>	<b>22</b>	<b>100%</b>	<b>20</b>	<b>100%</b>	

## KEY PERFORMANCE INDICATORS

## PEOPLE

Indicator	FY2023		FY2024		FY2025		
	Number	%	Number	%	Number	%	
<b>B. EMPLOYEES</b>							
<b>iv. Employment Status</b>							
<b>Region</b>							
Permanent	Domestic	20	95%	21	95%	19	95%
	Overseas	0	0%	0	0%	0	0%
Contract	Domestic	1	5%	1	5%	1	5%
	Overseas	0	0%	0	0%	0	0%
Part-time	Domestic	0	0%	0	0%	0	0%
	Overseas	0	0%	0	0%	0	0%
<b>TOTAL</b>		<b>21</b>	<b>100%</b>	<b>22</b>	<b>100%</b>	<b>20</b>	<b>100%</b>
Part-time / Non-guaranteed Hours	Domestic	0	0%	0	0%	0	0%
	Overseas	0	0%	0	0%	0	0%
<b>TOTAL</b>		<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>
Full-time	Domestic	21	100%	22	100%	20	100%
	Overseas	0	0%	0	0%	0	0%
<b>TOTAL</b>		<b>21</b>	<b>100%</b>	<b>22</b>	<b>100%</b>	<b>20</b>	<b>100%</b>
<b>v. New Hires</b>							
Total New Hires		6	-	4	-	5	-
<b>Gender</b>							
Male		1	17%	1	25%	2	40%
Female		5	83%	3	75%	3	60%
<b>TOTAL</b>		<b>6</b>	<b>100%</b>	<b>4</b>	<b>100%</b>	<b>5</b>	<b>100%</b>
<b>Age Group</b>							
Employees Below 30 Years Old		2	33%	4	100%	4	80%
Employees Between 30 to 40 Years Old		4	67%	0	0%	0	0%
Employees Between 40 to 50 Years Old		0	0%	0	0%	1	20%
Employees More Than 50 Years Old		0	0%	0	0%	0	0%
<b>TOTAL</b>		<b>6</b>	<b>100%</b>	<b>4</b>	<b>100%</b>	<b>5</b>	<b>100%</b>

## KEY PERFORMANCE INDICATORS

## PEOPLE

Indicator	FY2023		FY2024		FY2025		
	Number	%	Number	%	Number	%	
<b>B. EMPLOYEES</b>							
<b>v. New Hires</b>							
<b>Ethnicity</b>							
Malay	2	33%	0	0%	0	0%	
Chinese	4	67%	4	100%	5	100%	
Indian	0	0%	0	0%	0	0%	
<b>TOTAL</b>	<b>6</b>	<b>100%</b>	<b>4</b>	<b>100%</b>	<b>5</b>	<b>100%</b>	
<b>Employee Category</b>							
Senior Management (EG 9 and above)	0	0%	0	0%	0	0%	
Manager & Senior Manager (EG 5 - 8)	4	67%	0	0%	0	0%	
Senior Executive & Assistant Manager (EG 3 - 4)	1	17%	2	50%	2	40%	
Executive (EG 1 - 2)	1	17%	2	50%	3	60%	
Non-executive	0	0%	0	0%	0	0%	
<b>TOTAL</b>	<b>6</b>	<b>100%</b>	<b>4</b>	<b>100%</b>	<b>5</b>	<b>100%</b>	
<b>Region</b>							
Domestic	Male	1	17%	1	25%	2	40%
	Female	5	83%	3	75%	3	60%
Overseas	Male	0	0%	0	0%	0	0%
	Female	0	0%	0	0%	0	0%
<b>TOTAL</b>	<b>6</b>	<b>100%</b>	<b>4</b>	<b>100%</b>	<b>5</b>	<b>100%</b>	
Domestic	Below 30 Years Old	2	33%	4	100%	4	80%
	Between 30 to 40 Years Old	4	67%	0	0%	0	0%
	Between 40 to 50 Years Old	0	0%	0	0%	1	20%
	More Than 50 Years Old	0	0%	0	0%	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%
<b>TOTAL</b>	<b>6</b>	<b>100%</b>	<b>4</b>	<b>100%</b>	<b>5</b>	<b>100%</b>	

## KEY PERFORMANCE INDICATORS

## PEOPLE

Indicator	FY2023		FY2024		FY2025	
	Number	%	Number	%	Number	%
<b>B. EMPLOYEES</b>						
<b>vi. Employee Attrition (Includes Voluntary and Involuntary Departures)</b>						
Total Employees	6	29%	5	23%	7	35%
<b>Gender</b>						
Male	4	67%	1	20%	1	14%
Female	2	33%	4	80%	6	86%
<b>TOTAL</b>	<b>6</b>	<b>100%</b>	<b>5</b>	<b>100%</b>	<b>7</b>	<b>100%</b>
<b>Age Group</b>						
Employees Below 30 Years Old	2	33%	1	20%	3	43%
Employees Between 30 to 40 Years Old	2	33%	4	80%	2	29%
Employees Between 40 to 50 Years Old	1	17%	0	0%	2	29%
Employees More Than 50 Years Old	1	17%	0	0%	0	0%
<b>TOTAL</b>	<b>6</b>	<b>100%</b>	<b>5</b>	<b>100%</b>	<b>7</b>	<b>100%</b>
<b>Ethnicity</b>						
Malay	1	17%	0	0%	1	14%
Chinese	5	83%	5	100%	6	86%
Others	0	0%	0	0%	0	0%
<b>TOTAL</b>	<b>6</b>	<b>100%</b>	<b>5</b>	<b>100%</b>	<b>7</b>	<b>100%</b>
<b>Employee Category</b>						
Senior Management (EG 9 and above)	1	17%	0	0%	1	14%
Manager & Senior Manager (EG 5 - 8)	2	33%	2	40%	3	43%
Senior Executive & Assistant Manager (EG 3 - 4)	1	17%	2	40%	3	43%
Executive (EG 1 - 2)	2	33%	0	0%	0	0%
Non-executive	0	0%	1	20%	0	0%
<b>TOTAL</b>	<b>6</b>	<b>100%</b>	<b>5</b>	<b>100%</b>	<b>7</b>	<b>100%</b>

## KEY PERFORMANCE INDICATORS

## PEOPLE

Indicator	FY2023		FY2024		FY2025		
	Number	%	Number	%	Number	%	
<b>B. EMPLOYEES</b>							
<b>vii. Years of Service</b>							
Average Years Employed By The Company For Female Employees	3.3	-	4.0	-	4.8	-	
Average Years Employed By The Company For Male Employees	0.9	-	1.3	-	1.3	-	
Executives	Less Than 1 Year	5	24%	4	18%	4	20%
	Between 1 to 5 Years	10	48%	12	55%	8	40%
	Between 5 to 10 Years	3	14%	2	9%	2	10%
	Between 10 to 15 Years	1	5%	3	14%	3	15%
	Between 15 to 20 Years	0	0%	0	0%	1	5%
	More Than 20 Years	0	0%	0	0%	1	5%
Non-executives	Less Than 1 Years	0	0%	0	0%	0	0%
	Between 1 to 5 Years	1	5%	0	0%	0	0%
	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%	1	5%	1	5%
<b>TOTAL</b>	<b>21</b>	<b>100%</b>	<b>22</b>	<b>100%</b>	<b>20</b>	<b>100%</b>	

## Notes:

- Figures stated may not add up to rounding of decimals
- "-" refers to data not available
- FY2023 and FY2024 data have been restated, reflecting enhancements in calculation methodology
- The employee data only includes confirmed staff and excludes probationary staff
- The data and information provided have been prepared to the best of our ability in ensuring completeness, accuracy and reliability

## KEY PERFORMANCE INDICATORS

## PEOPLE

Indicator	FY2023		FY2024		FY2025	
	Number	%	Number	%	Number	%
<b>C. LEARNING AND DEVELOPMENT HOURS</b>						
Total Learning and Development Hours	815	-	870	-	1,322	-
Average Training and Development Hours Per Employee	35	-	38	-	66	-
<b>i. Average Training Hours</b>						
<b>Gender</b>						
Male	43	-	40	-	69	-
Female	34	-	38	-	65	-
<b>Employee Category</b>						
Senior Management (EG 9 and above)	28	-	39	-	83	-
Manager & Senior Manager (EG 5 - 8)	34	-	37	-	72	-
Senior Executive & Assistant Manager (EG 3 - 4)	44	-	31	-	84	-
Executive (EG 1 - 2)	42	-	49	-	50	-
<b>Cost (RM)</b>						
Total Expenditure	41,680	-	44,223	-	60,379	-
Average Amount Spent Per Employee on Training and Development	1,812	-	1,923	-	3,019	-
<b>ii. Average Amount Spent Per Employee</b>						
<b>Gender</b>						
Male	1,465	-	2,900	-	4,998	-
Female	1,864	-	1,776	-	2,524	-
<b>Age Group</b>						
Employees Below 30 Years Old	1,053	-	824	-	863	-
Employees Between 30 to 40 Years Old	2,554	-	3,424	-	4,841	-
Employees Between 40 to 50 Years Old	1,826	-	2,048	-	4,566	-
Employees More Than 50 Years Old	345	-	0	-	1,370	-
<b>Ethnicity</b>						
Malay	1,633	-	2,448	-	74	-
Chinese	2,022	-	2,070	-	3,524	-
Indian	0	-	0	-	195	-
Other Races	0	-	0	-	0	-

## KEY PERFORMANCE INDICATORS

## PEOPLE

Indicator	FY2023		FY2024		FY2025	
	Number	%	Number	%	Number	%
<b>C. LEARNING AND DEVELOPMENT HOURS</b>						
<b>ii. Average Amount Spent Per Employee</b>						
<b>Employee Category</b>						
Senior Management (EG 9 and above)	1,627	-	2,149	-	6,821	-
Manager & Senior Manager (EG 5 - 8)	2,532	-	3,227	-	3,911	-
Senior Executive & Assistant Manager (EG 3 - 4)	1,483	-	1,130	-	3,320	-
Executive (EG 1 - 2)	1,287	-	414	-	430	-
<b>D. FAMILY-FRIENDLY LEAVE</b>						
Parental / Childcare Leave	Number of Parental / Childcare Leave Applications	12	-	7	-	11
	Number of Days Applied for Parental / Childcare Leave	13	-	9	-	9.5
Maternity Leave	Number of Maternity Leave Applications	0	-	1	-	0
	Number of Days Applied for Maternity Leave	0	-	98	-	0
Paternity Leave	Number of Paternity Leave Applications	0	-	0	-	0
	Number of Days Applied for Paternity Leave	0	-	0	-	0
<b>E. PERFORMANCE REVIEW</b>						
<b>i. Completion of Performance Review</b>						
<b>Gender</b>						
Male	-	100%	-	100%	-	100%
Female	-	100%	-	100%	-	100%
<b>ii. Completion of Performance Review</b>						
<b>Employee Category</b>						
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%
Non-Executive	-	-	-	-	-	100%

## Notes:

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- "-" refers to data not available
- FY2023 and FY2024 data have been restated, reflecting enhancements in calculation methodology
- The employee data only includes confirmed staff and excludes probationary staff
- The data and information provided have been prepared to the best of our ability in ensuring completeness, accuracy and reliability

## KEY PERFORMANCE INDICATORS

### PEOPLE

Indicator	FY2023		FY2024		FY2025	
	Number	Rate	Number	Rate	Number	Rate
<b>F. SAFETY AND HEALTH</b>						
<b>i. Work-related Injuries</b>						
<b>Employees</b>						
Total Hours Worked	44,528	-	44,896	-	40,824	-
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
<b>Non-Employees</b>						
Total Hours Worked	5,709,264	-	4,821,375	-	5,829,840	-
Fatalities	0	-	0	-	0	-
High-consequence Work-related Injuries	0	0.00	0	0.00	0	0.00
Lost Time Injury	9	0.48	7	0.29	14	0.41
Recordable Work-related Injuries	9	2.41	10	2.07	16	2.40
<b>ii. Work-related Ill Health</b>						
<b>Employees</b>						
Number of Fatalities	0	0	0	0	0	0
Number of Recordable Work-related Ill Health	0	0	0	0	0	0
<b>Non-Employees</b>						
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 to rounding of decimals
- '-' refers to data not available
- The rates are calculated based on the formulas below:  

$$\text{Lost Time Injury rate} = (\text{Total Number of Lost Time Injury} / \text{Total Manhours}) \times 200,000 \text{ hours}$$

$$\text{Recordable work-related injuries rate} = (\text{Recordable work-related injuries} / \text{Total Manhours}) \times 1,000,000 \text{ hours}$$
- Employees includes probationary staff, but excludes interns as they are hired on an ad-hoc basis
- Non-Employees includes employees of the Business Unit Management Teams and contractors, but excludes part-timers as they are hired on an ad-hoc basis
- The data and information provided have been prepared to the best of our ability in ensuring completeness, accuracy and reliability

## RESTATEMENTS

### GRI 2-4

#### ENVIRONMENTAL

##### GREENHOUSE GAS EMISSIONS

###### Scope 1 Emissions:

Scope 1 for FY2024 has been restated following the improvements in data collection.

###### Scope 3 Emissions:

Scope 3 (Category 5: Waste Generated in Operations) for FY2024 has been updated reflecting the improvements in data collection.

Scope 3 (Category 13: Downstream Leased Assets) for FY2024 has been restated to reflect improvements in data collection which includes the entire Sunway REIT's portfolio, except Sunway Pier, as the property is still under reconstruction.

#### ENERGY

##### Purchased Electricity:

FY2024 Electricity Consumption for Retail and Industrial & Others segments has been updated due to improvements in data collection.

##### Fuel Consumption:

FY2024 Fuel Consumption for Industrial & Others segment has been updated reflecting improvements in data collection.

#### WATER

##### Municipal Water Consumption:

FY2024 Municipal Water Consumption for Retail and Industrial & Others segments has been restated following improvements in data collection.

##### Water Use Intensity:

FY2022, FY2023, and FY2024 Water Use Intensity for Retail, Hotel and Office segments have been restated reflecting enhancements in calculation methodology.

#### WASTE

##### Disposed Waste:

FY2024 Disposed Waste for Industrial & Others segment has been restated reflecting improvements in data collection.

#### SOCIAL

##### EMPLOYEE PROFILE

Data and information relating to Employee Profile in FY2023 and FY2024 have been restated due to adjustment of methodology that includes confirmed staff only.

## CALCULATION METHODOLOGY

### GREENHOUSE GAS (“GHG”) EMISSIONS

Sunway REIT’s GHG Emissions calculation methodology follows the GHG Protocol Corporate Accounting and Reporting Standard and Corporate Value Chain (Scope 3) Standard. It sets out boundaries, data sources and formulas to quantify Scope 1, Scope 2 and selected Scope 3 emissions.

#### Organisational Boundary

Sunway REIT adopts equity share approach to define its organisational boundary. Emissions are accounted for in proportion to the Trust’s economic ownership interest in each asset, irrespective of operational control. As Sunway REIT holds 100% equity interest in all its properties, it reports 100% of the GHG emissions associated with these assets. This includes properties where the Trust does not have operational control, e.g. Triple Net Lease properties.

#### GHG Emissions Calculation Formula:

GHG Categories	Formula	Source of Emission Factor
<b>Scope 1 (Direct)</b>		
Stationary combustion: Diesel used for electricity generator sets at Sunway REIT’s managed properties	$CO_2 \text{ emission} = \sum \text{Fuel Consumption} \times \text{Emission Factor} \times \text{GWP}$	<ul style="list-style-type: none"> <li>DESNZ 2025 emission factors</li> </ul>
<b>Scope 2 (Indirect)</b>		
Electricity purchased for landlord controlled spaces	$CO_2 \text{ emission} = \sum [\text{Electricity Purchased} \times \text{Grid Emission Factor (location-based)}]$	<ul style="list-style-type: none"> <li>Malaysia Energy Commission, 2022</li> </ul>
<b>Scope 3 (Indirect)</b>		
<b>Category 1:</b> <i>Purchased Goods and Services</i>	$CO_2 \text{ emission} = \sum (\text{Quantity of Goods Purchased} \times \text{Emission Factor})$	<ul style="list-style-type: none"> <li>Product suppliers / manufacturers</li> </ul>
<b>Category 5:</b> <i>Waste Generated in Operations</i>	$CO_2 \text{ emission} = \sum (\text{Amount of Waste} \times \text{Treatment-specific Emission Factor})$	<ul style="list-style-type: none"> <li>DESNZ 2025 emission factors</li> </ul>
<b>Category 6:</b> <i>Business Travel</i>	$CO_2 \text{ emission} = \sum [\text{Distance Travelled (Vehicle-km or Passenger-km)} \times \text{Mode Emission Factor (class/region)}]$	<ul style="list-style-type: none"> <li>DESNZ 2025 emission factors</li> </ul>
Air, car, staretax travel of employees for business trips		
<b>Category 7:</b> <i>Employee Commuting</i>	$CO_2 \text{ emission} = \sum (\text{No. of Employees} \times \text{Avg. Distance} \times \text{Working Days} \times \text{Mode Emission Factor})$	<ul style="list-style-type: none"> <li>DESNZ 2025 emission factors</li> </ul>
Daily commuting of employees to office		
<b>Category 13:</b> <i>Downstream Leased Assets</i>		
Tenant energy consumption in leased spaces where tenants have operational control	$CO_2 \text{ emission} = [\text{Tenant Electricity Purchased} \times \text{Grid Emission Factor (location-based)}] + \sum [\text{Activity Data} \times \text{Emission Factor} \times \text{GWP}]$	<ul style="list-style-type: none"> <li>Malaysia Energy Commission, 2022</li> <li>DESNZ 2025 emission factors</li> </ul>

#### Exclusions & Limitations

- Data unavailability for the material used at construction sites

## CALCULATION METHODOLOGY

### BUILDING ENERGY INTENSITY (“BEI”)

BEI is the primary metric used to assess energy performance across the Retail, Office and Hotel portfolios. The metric supports internal energy management and targets tracking. The BEI calculation methodology is aligned with the Malaysia Green Building Index (“GBI”) Non Residential Existing Building (“NREB”) v1.1 rating tool.

#### BEI Boundary

BEI encompasses total building energy consumption attributable to both landlord and tenant controlled areas, including:

- Chiller plants
- Back-of-house
- Common areas
- Retail, Office and Hotel tenants’ demised areas

This aligns with the BEI calculation methodology published in GBI NREB v1.1, which defines BEI on a whole-building basis.

#### Basis of Methodology

The formulas and assumptions follow the GBI NREB v1.1 rating tool. BEI is calculated using whole building (landlord + tenant) energy to reflect the true building performance.

#### BEI Formula

The BEI calculations follow the assumptions, definitions and operating hour benchmarks set by GBI.

$$BEI = \left[ \frac{\text{Adjusted Building Energy Consumption}}{\text{Adjusted Gross Floor Area}} \right] \times \text{Segment Operating Hours Factor}$$

#### Where:

- Adjusted Building Energy Consumption** excludes energy attributable to car parks and data centres
- Adjusted Gross Floor Area** excludes car park and data centre spaces and incorporates vacancy adjustments
- Segment Operating Hours Factor** normalises building operation according to GBI weekly operating hours

### SCOPE 2 EMISSIONS INTENSITY

Scope 2 Emissions Intensity measures the GHG emissions arising from purchased electricity consumed at the landlord controlled spaces relative to the Gross Floor Area (“GFA”) of the assessed assets. It allows Sunway REIT to track changes in electricity related emissions efficiency over time and supports target-setting and benchmarking across Retail and Office segments.

The boundary reflects the electricity consumption directly attributable to Sunway REIT’s operational influence, aligned with the Scope 2 definition under the GHG Protocol.

#### Formula

$$\text{Scope 2 Emissions Intensity (kg CO}_2\text{e/m}^2\text{/year)} = \frac{[\text{Scope 2 GHG Emissions} - \text{Solar Generation} - \text{CGPP Consumption}]}{\text{GFA}}$$

#### Where:

- Solar Generation** refers to the renewable electricity generated on-site
- CGPP Consumption** refers to the solar energy purchased via Corporate Green Power Programme
- GFA** includes carpark area

#### Data Inputs & Sources

In addition of the data inputs required for Scope 2 emissions mentioned in the GHG emissions calculation methodology above, this calculation relies on:

- Solar generation data** from system monitoring logs or billing invoices
- CGPP allocation data** from Renewable Energy Certificates issued
- GFA** records, aligned with annual property valuation reports

#### Exclusions & Limitations

- Variations in solar generation performance and CGPP allocation may introduce year-to-year uncertainty

## CALCULATION METHODOLOGY

Segment specific formulas for Retail, Office and Hotel are applied as below:

	<b>Retail</b>	$BEI_{Retail} = \frac{(TBEC - CPEC - DCEC)}{(GFA - DCA - GLA \times FVR)} \times \frac{84}{WOH}$
	<b>Office</b>	$BEI_{Office} = \frac{(TBEC - CPEC - DCEC)}{(GFA - DCA - GLA \times FVR)} \times \frac{52}{WOH}$
	<b>Hotel</b>	$BEI_{Hotel} = \frac{(TBEC - CPEC - DCEC)}{(GFA - DCA - GLA \times FVR)} \times \frac{168}{WOH}$

### Definition of Variables:

<b>TBEC</b>	Total Building Energy Consumption (kWh/year)
<b>CPEC</b>	Carpark Energy Consumption (kWh/year)
<b>DCEC</b>	Data Centre Energy Consumption (kWh/year)
<b>GFA (excluding carpark)</b>	Gross Floor Area exclusive of car park area (m <sup>2</sup> )
<b>DCA</b>	Data Centre Area (m <sup>2</sup> )
<b>GLA</b>	Gross Lettable Area (m <sup>2</sup> )
<b>FVR</b>	Weighted Floor Vacancy Rate of GLA (%)
<b>WOH</b>	Weighted Weekly Operating Hours of GLA exclusive of DCA (hours/week)

Typical weekly operating hours applied by GBI are:

	<b>Retail</b>	<b>84</b> hours/week
	<b>Office</b>	<b>52</b> hours/week
	<b>Hotel</b>	<b>168</b> hours/week

### Data Inputs & Sources

BEI calculations rely on:

- Electricity bills
- Tenants sub-metering
- Chiller plant metering
- Billing records where landlord supplies electricity

Other data sources:

- Building area records: GFA and GLA from annual property valuation reports
- Operational data: vacancy rates, weekly operating hours
- Adjustment data: car park consumption (Sunway REIT does not operate any no data centres)

### Limitations & Measurement Uncertainty

- Car park energy consumption is estimated** as there is no sub metering installed across all car parks, which may introduce variance in accuracy.
- Variations in tenant business models** (e.g. operating hours, equipment load, occupancy patterns) may affect the accuracy of benchmark based assumptions and normalisation factors.
- Irregular or non standard operating hours** across different tenant types can impact the effectiveness of GBI's operating hour normalisation approach.
- Weather fluctuations** (e.g. extreme heat, seasonal temperature changes) are not explicitly normalised under the GBI framework, potentially influencing year on year comparability.

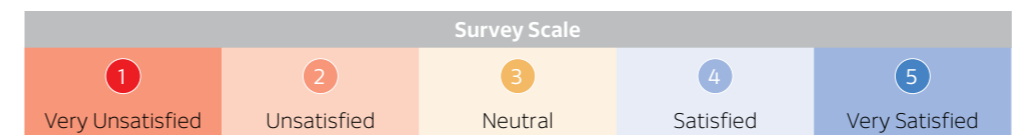
### TENANT SATISFACTION SCORE

The Tenant Satisfaction Score is a quantitative metric derived from structured satisfaction surveys administered across relevant tenant groups.

#### Rating Scale

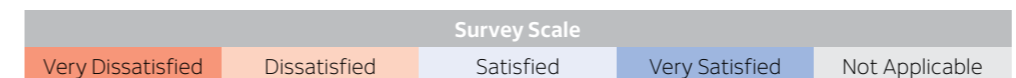
The Tenant Satisfaction Score is calculated as the proportion of "Satisfied" and "Very Satisfied" responses relative to the total number of valid survey responses received from the Retail, Industrial & Others, and Triple Net Lease segments.

Respondents were asked to rate their satisfaction on a 1 to 5 scale, where:



Under this scale, the metric uses the Top 2 Box approach, which captures the total number of respondents who rated 4 (Satisfied) or 5 (Very Satisfied).

For Office segment, responses are collected using a defined rating scale from "Very Dissatisfied" to "Very Satisfied" and "Not Applicable".



#### Formula

Segment	Formula
<ul style="list-style-type: none"> <li>Retail</li> <li>Industrial &amp; Others</li> <li>Triple Net Lease</li> </ul>	$\text{Tenant Satisfaction Score (\%)} = \frac{\text{Number of "Satisfied" + "Very Satisfied" responses}}{\text{Total number of valid responses}} \times 100$
Office	$\text{Tenant Satisfaction Score (\%)} = 100 - \left[ \frac{\text{Number of "Dissatisfied" + "Very Satisfied" responses}}{\text{Number of total responses - Number of "Not Applicable" responses}} \right] \times 100$

## CALCULATION METHODOLOGY

### Boundary

The Tenant Satisfaction Score is computed separately for each asset class. It applies to tenants occupying space in the following segments:

<b>Retail</b>	Covers the retail tenants across all Sunway REIT's managed retail properties, including: <ul style="list-style-type: none"> <li>Sunway Pyramid Mall</li> <li>Sunway Carnival Mall</li> <li>Sunway Putra Mall</li> <li>Sunway Kluang Mall</li> <li>Sunway 163 Mall</li> </ul>
<b>Office</b>	Covers all multi-tenanted office buildings where Sunway REIT manages building operations, including: <ul style="list-style-type: none"> <li>Menara Sunway</li> <li>Sunway Pinnacle</li> <li>Sunway Putra Tower</li> <li>Sunway Tower</li> <li>Wisma Sunway</li> </ul>
<b>Industrial &amp; Others</b>	Covers multi-tenanted industrial and others properties managed under Sunway REIT: <ul style="list-style-type: none"> <li>Sunway REIT Industrial – Prai</li> <li>Sunway REIT Industrial – Petaling Jaya 1</li> </ul>
<b>Triple Net Lease</b>	Covers triple-net leased single-tenant assets where the lessee manages majority of the operational responsibilities, including: <ul style="list-style-type: none"> <li>SunCity Ipoh Hypermarket</li> <li>Six (6) Sunway REIT Hypermarkets</li> <li>Sunway REIT Industrial – Shah Alam 1</li> <li>AEON Mall Seri Manjung</li> </ul>

### Data Inputs & Sources

- Survey platform exports or manual survey data

### Limitations & Measurement Uncertainty

- Low response rates in certain asset classes (e.g. Triple Net Lease and Industrial & Others) may affect representativeness
- Differences in business models may reduce comparability across segments

## IFRS S1 CONTENT INDEX

IFRS S1 Indicator	Description	Section	Page Number
<b>Governance</b>			
<b>27(a)</b>	<b>The governance body(s) or individual(s) responsible for oversight of sustainability-related risks and opportunities</b>		
27 (a) (i)	How 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 Terms of Reference of Sustainability Committee	11-15 Sunway REIT's website
27 (a) (ii)	How the 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	Sustainability Governance	13-14
27 (a) (iii)	How and how often the body(s) or individual(s) is informed about sustainability-related risks and opportunities	Sustainability Governance	12
27 (a) (iv)	How 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	11-15
27 (a) (v)	How the body(s) or individual(s) oversees 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	Sustainability Governance	12-14
<b>27(b)</b>	<b>Management's role in the processes, controls and procedures used to monitor, manage and oversee sustainability-related risks and opportunities</b>		
27 (b) (i)	Whether the role is delegated to a specific management-level position or management-level committee and how oversight is exercised over that position or committee	Sustainability Governance	13, 15
27 (b) (ii)	Whether management uses controls and procedures to support the oversight of sustainability-related risks and opportunities and, if so, how these controls and procedures are integrated with other internal functions	Sustainability Governance	13, 15
<b>Strategy</b>			
<b>Sustainability-related risks and opportunities</b>			
30 (a)	Describe the sustainability-related risks and opportunities that could reasonably be expected to affect the entity's prospects	Material Matters Energy Management Tenant Satisfaction Business Performance ISSB Statement in IAR 2025	25 53 70 102-103 IAR (157, 159, 162-163, 169-170)
30 (b)	Specify 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 ISSB Statement in IAR 2025	34 IAR (158)
30 (c)	Explain how the entity defines 'short-term', 'medium-term' and 'long-term' and how these definitions are linked to the planning horizons used by the entity for strategic decision-making		
<b>Business model and value chain</b>			
32 (a)	A description of the current and anticipated effects of sustainability-related risks and opportunities on the entity's business model and value chain	Sustainable Business Performance ISSB Statement in IAR 2025	104 IAR (164-165, 171)
32 (b)	A description of where in the entity's business model and value chain sustainability-related risks and opportunities are concentrated (for example, geographical areas, facilities and types of assets)	About Sunway REIT ISSB Statement in IAR 2025	4-5 IAR (8-9, 155)

## IFRS S1 CONTENT INDEX

IFRS S1 Indicator	Description	Section	Page Number
<b>Strategy</b>			
<b>Strategy and decision-making</b>			
33 (a)	How the entity has responded to, and plans to respond to, sustainability-related risks and opportunities in its strategy and decision-making	Energy Management Tenant Satisfaction	53-55 70-76
33 (b)	The progress against plans the entity has disclosed in previous reporting periods, including quantitative and qualitative information	Sustainable Business Performance	105
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)	ISSB Statement in IAR 2025	IAR (170)
<b>Financial position, financial performance and cash flows</b>			
<b>35</b>	<b>Quantitative and qualitative information about:</b>		
35 (a)	How sustainability-related risks and opportunities have affected its financial position, financial performance and cash flows for the reporting period		
35 (b)	The sustainability-related risks and opportunities identified in paragraph 35 (a) 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		
35 (c) (i)	How the entity expects its financial position to change over the short-, medium-, long-term, given its strategy to manage sustainability-related risks and opportunities, taking into consideration its investment and disposal plans (for example, plans for capital expenditure, major acquisitions and divestments, joint ventures, business transformation, innovation, new business areas, and asset retirements), including plans the entity is not contractually committed to	ISSB Statement in IAR 2025	IAR (165-167, 172-173)
35 (c) (ii)	How the entity expects its financial position to change over the short-, medium-, long-term, given its strategy to manage sustainability-related risks and opportunities, taking into consideration its planned sources of funding to implement its strategy		
35 (d)	How the entity expects its financial performance and cash flows to change over the short-, medium-, long-term, given its strategy to manage sustainability-related risks and opportunities		
<b>Resilience</b>			
41	An entity shall disclose information that enables users of general purpose financial reports to understand its capacity to adjust to the uncertainties arising from sustainability-related risks. An entity shall disclose a qualitative and, if applicable, quantitative assessment of the resilience of its strategy and business model in relation to its sustainability-related risks, including information about how the assessment was carried out and its time horizon. When providing quantitative information, an entity may disclose a single amount or a range	ISSB Statement in IAR 2025	IAR (168, 173)
<b>Risk Management</b>			
<b>44(a)</b>	<b>The processes and related policies the entity uses to identify, assess, prioritise and monitor sustainability-related risks, including information about:</b>		
44 (a) (i)	The inputs and parameters the entity uses	Climate Report ISSB Statement in IAR 2025	34 IAR (157-158)
44 (a) (ii)	Whether and how the entity uses scenario analysis to inform its identification if sustainability-related risks		
44 (a) (iii)	How the entity assesses the nature, likelihood and magnitude of the effects of those risks	ISSB Statement in IAR 2025	IAR (157-158)
44 (a) (iv)	Whether and how the entity prioritises sustainability-related risks relative to other types of risk		

## IFRS S1 CONTENT INDEX

IFRS S1 Indicator	Description	Section	Page Number
44 (a) (v)	How the entity monitors sustainability-related risks		
44 (a) (vi)	Whether and how the entity has changed the processes it used compared with the previous reporting period		
44 (b)	The processes the entity uses to identify, assess, prioritise and monitor sustainability-related opportunities	ISSB Statement in IAR 2025	IAR (157-158)
44 (c)	The extent to which, and how, the processes for identifying, assessing and prioritising and monitoring sustainability-related risks and opportunities are integrated into and inform the entity's overall risk management process		
<b>Metrics and Targets</b>			
46 (a)	Metrics required by an applicable IFRS Sustainability Disclosure Standard	About Sunway REIT Climate Report Energy Management	5-6 50 56
46 (b) (i)	Metrics the entity uses to measure and monitor that sustainability-related risk or opportunity	For more information on Leasable floor area, by property sector, and average occupancy rate, by property sector, please refer to IAR 2025. Energy Management	57
46 (b) (ii)	Metrics the entity uses to measure and monitor its 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	Tenant Satisfaction Sustainable Business Performance ISSB Statement in IAR 2025	77 105 IAR (168-,169, 174)
<b>Metrics and Targets</b>			
<b>50</b>	<b>If a metric has been developed by an entity, the entity shall disclose information about:</b>		
50 (a)	How the metric is defined, including whether it is derived by adjusting a metric taken from a source other than IFRS Sustainability Disclosure Standards and, if so, which source and how the metric disclosed by the entity differs from the metric specified in that source	Sustainable Business Performance Calculation Methodology ISSB Statement in IAR 2025	105 135-137 IAR (168-169, 174)
50 (b)	Whether the metric is an absolute measure, a measure expressed in relation to another metric or a qualitative measure (such as red, amber, green – or RAG – status)	Sustainability Goals and Commitments ISSB Statement in IAR 2025	30 IAR (168-169, 174)
50 (c)	Whether the metric is validated by a third party and, if so, which party	About This Report	3
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	Calculation Methodology	135-137
<b>51</b>	<b>Progress towards achieving its strategic goals, and any targets it is required to meet by law or regulation. For each target, the entity shall disclose:</b>		
51 (a)	The metric used to set the target and monitor progress towards reaching the target	Energy Management	52, 57
51 (b)	The specific quantitative or qualitative target the entity has set or is required to meet	Tenant Satisfaction	77
51 (c)	The period over which the target applies	Sustainable Business Performance	105
51 (d)	The base period from which progress is measured	ISSB Statement in IAR 2025	IAR (168-169, 174)
51 (f)	Performance against each target and an analysis of trends or changes in the entity's performance	Energy Management Tenant Satisfaction ISSB Statement in IAR 2025	57 77 IAR (60-61, 169)
51 (g)	Any revisions to the target and an explanation for those revisions	No revisions of the targets	-

## IFRS S2 CONTENT INDEX

IFRS S2 Indicator	Description	Section	Page Number
<b>Governance</b>			
<b>6 (a)</b>	<b>The governance body(s) or individual(s) responsible for oversight of climate-related risks and opportunities</b>		
6 (a) (i)	How 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	11-15
6 (a) (ii)	How the body(s) or individual(s) determined whether appropriate skills and competencies will be developed to oversee strategies designed to respond to climate-related risks and opportunities	Sustainability Governance	13-14
6 (a) (iii)	How and how often the body(s) or individual(s) is informed about climate-related risks and opportunities	Sustainability Governance	12
6 (a) (iv)	How 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	11-15
6 (a) (v)	How the body(s) or individual(s) oversees the setting of targets related to climate-related risks and opportunities, and monitors progress towards those targets	Sustainability Governance	12-14
<b>6 (b)</b>	<b>Management's role in the governance processes, controls and procedures used to monitor, manage and oversee climate-related risks and opportunities</b>		
6 (b) (i)	Whether the role is delegated to a specific management-level position or management-level committee and how oversight is exercised over that position or committee	Sustainability Governance	13, 15
6 (b) (ii)	Whether management uses controls and procedures to support the oversight of climate-related risks and opportunities and, if so, how these controls and procedures are integrated with other internal functions	Sustainability Governance	13, 15
<b>Strategy</b>			
<b>Climate-Related Risks and Opportunities</b>			
10 (a)	Describe climate-related risks and opportunities that could reasonably be expected to affect the entity's prospects	Climate Report ISSB Statement in IAR 2025	36-45 IAR (159)
10 (b)	Explain, for each climate-related risk the entity has identified, whether the entity considers the risk to be a climate-related physical risk or climate-related transition risk	Climate Report ISSB Statement in IAR 2025	36-45 IAR (159)
10 (c)	Specify, for each climate-related risk and opportunity the entity has identified, over which time horizons—short, medium or long term— the effects of each climate-related risk and opportunity could reasonably be expected to occur	Climate Report ISSB Statement in IAR 2025	36-45 IAR (158)
10 (d)	Explain how the entity defines 'short term', 'medium term' and 'long term' and how these definitions are linked to the planning horizons used by the entity for strategic decision-making	Climate Report ISSB Statement in IAR 2025	36-45 IAR (158)
<b>Business Model and Value Chain</b>			
13 (a)	A description of the current and anticipated effects of climate-related risks and opportunities on the entity's business model and value chain	Climate Report	36-45
13 (b)	A description of where in the entity's business model and value chain climate-related risks and opportunities are concentrated (for example, geographical areas, facilities and types of assets)	About Sunway REIT Climate Report	4-5 38

## IFRS S2 CONTENT INDEX

IFRS S2 Indicator	Description	Section	Page Number
<b>Strategy</b>			
<b>Strategy and Decision-Making</b>			
14 (a) (i)	Current and anticipated changes to the entity's business model, including its resource allocation, to address climate-related risks and opportunities (for example, these changes could include plans to manage or decommission carbon-, energy- or water-intensive operations; resource allocations resulting from demand or supply-chain changes; resource allocations arising from business development through capital expenditure or additional expenditure on research and development; and acquisitions or divestments)	Climate Report ISSB Statement in IAR 2025	45 IAR (160-161)
14 (a) (ii)	Current and anticipated direct mitigation and adaptation efforts (for example, through changes in production processes or equipment, relocation of facilities, workforce adjustments, and changes in product specifications)	Climate Report	36-45
14 (a) (iii)	Current and anticipated indirect mitigation and adaptation efforts (for example, through working with customers and supply chains)	Climate Report	36-45
14 (a) (iv)	Any climate-related transition plan the entity has, including information about key assumptions used in developing its transition plan, and dependencies on which the entity's transition plan relies	Climate Report	46
14 (a) (v)	How the entity plans to achieve any climate-related targets, including any greenhouse gas emissions targets, described in accordance with paragraphs 33–36	Climate Report	35, 48-50
<b>16</b>	<b>Quantitative and qualitative information about:</b>		
16 (a)	How climate-related risks and opportunities have affected its financial position, financial performance and cash flows for the reporting period		
16 (b)	The climate-related risks and opportunities identified in paragraph 16(a) 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		
16 (c) (i)	How the entity expects its financial position to change over the short-, medium- and long-term, given its strategy to manage climate-related risks and opportunities, taking into consideration its investment and disposal plans (for example, plans for capital expenditure, major acquisitions and divestments, joint ventures, business transformation, innovation, new business areas, and asset retirements), including plans the entity is not contractually committed to	ISSB Statement in IAR 2025	IAR (159-161)
16 (c) (ii)	How the entity expects its financial position to change over the short-, medium- and long-term, given its strategy to manage climate-related risks and opportunities, taking into consideration its planned sources of funding to implement its strategy		
16 (d)	How the entity expects its financial performance and cash flows to change over the short-, medium- and long-term, given its strategy to manage climate-related risks and opportunities (for example, increased revenue from products and services aligned with a lower-carbon economy; costs arising from physical damage to assets from climate events; and expenses associated with climate adaptation or mitigation)		

## IFRS S2 CONTENT INDEX

IFRS S2 Indicator	Description	Section	Page Number
<b>Climate Resilience</b>			
22 (a) (i)	The implications, if any, of the entity's assessment for its strategy and business model, including how the entity would need to respond to the effects identified in the climate-related scenario analysis	Climate Report	45
22 (a) (ii)	The significant areas of uncertainty considered in the entity's assessment of its climate resilience	Climate Report	45
22 (a) (iii)	The entity's capacity to adjust or adapt its strategy and business model to climate change over the short-, medium- and long-term, including: (1) The availability of, and flexibility in, the entity's existing financial resources to respond to the effects identified in the climate-related scenario analysis, including to address climate-related risks and to take advantage of climate-related opportunities (2) The entity's ability to redeploy, repurpose, upgrade or decommission existing assets (3) The effect of the entity's current and planned investments in climate-related mitigation, adaptation and opportunities for climate resilience	Climate Report	45
<b>22(b)(i)</b>	<b>How and when the climate-related scenario analysis was carried out, including information about the inputs the entity used:</b>		
22 (b) (i) (1)	Which climate-related scenarios the entity used for the analysis and the sources of those scenarios	Climate Report	36-38
22 (b) (i) (2)	Whether the analysis included a diverse range of climate-related scenarios	Climate Report	36-38
22 (b) (i) (3)	Whether the climate-related scenarios used for the analysis are associated with climate-related transition risks or climate-related physical risks	Climate Report	36-38
22 (b) (i) (4)	Whether the entity used, among its scenarios, a climate related scenario aligned with the latest international agreement on climate change	Climate Report	36-38
22 (b) (i) (5)	Why the entity decided that its chosen climate-related scenarios are relevant to assessing its resilience to climate-related changes, developments or uncertainties	Climate Report	36-38
22 (b) (i) (6)	The time horizons the entity used in the analysis	Climate Report	34
22 (b) (i) (7)	What scope of operations the entity used in the analysis (for example, the operating locations and business units used in the analysis)	Climate Report	36-38
<b>22(b)(ii)</b>	<b>How and when the climate-related scenario analysis was carried out, including the key assumptions the entity made in the analysis:</b>		
22 (b) (ii) (1)	Climate-related policies in the jurisdictions in which the entity operates	Climate Report	15
22 (b) (ii) (2)	Macroeconomic trends	Climate Report	36-38
22 (b) (ii) (3)	National- or regional-level variables (for example, local weather patterns, demographics, land use, infrastructure and availability of natural resources)	Climate Report	36-38
22 (b) (ii) (4)	Energy usage and mix	Climate Report	36-38
22 (b) (ii) (5)	Developments in technology	Climate Report	36-38
22 (b) (iii)	The reporting period in which the climate-related scenario analysis was carried out	Climate Report	36-38

## IFRS S2 CONTENT INDEX

IFRS S2 Indicator	Description	Section	Page Number
<b>Risk Management</b>			
<b>25 (a)</b>	<b>Processes and related policies the entity uses to identify, assess, prioritise and monitor climate-related risks</b>		
25 (a) (i)	The inputs and parameters the entity uses (for example, information about data sources and the scope of operations covered in the processes)	Climate Report	36
25 (a) (ii)	Whether and how the entity uses climate-related scenario analysis to inform its identification of climate-related risks	Climate Report	36-38
25 (a) (iii)	How the entity assesses the nature, likelihood and magnitude of the effects of those risks (for example, whether the entity considers qualitative factors, quantitative thresholds or other criteria)	Climate Report	36-38
25 (a) (iv)	Whether and how the entity prioritises climate-related risks relative to other types of risk	Climate Report	36-38
25 (a) (v)	How the entity monitors climate-related risks	Climate Report	36-38
25 (a) (vi)	Whether and how the entity has changed the processes it uses compared with the previous reporting period	Climate Report	36-38
25 (b)	An entity shall disclose information about the processes the entity uses 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	36-38
25 (c)	An entity shall disclose information about 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	36-38
<b>Metrics and Targets</b>			
<b>29</b>	<b>Climate-related metrics</b>		
<b>29(a)</b>	<b>Greenhouse gases—the entity shall:</b>		
	Disclose its absolute gross greenhouse gas emissions generated during the reporting period, expressed as metric tonnes of CO <sub>2</sub> equivalent (see paragraphs B19–B22), classified as		
29 (a) (i)	(1) Scope 1 greenhouse gas emissions (2) Scope 2 greenhouse gas emissions (3) Scope 3 greenhouse gas emissions	Climate Report	47
29 (a) (ii)	Measure its greenhouse gas emissions in accordance with the Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (2004) unless required by a jurisdictional authority or an exchange on which the entity is listed to use a different method for measuring its greenhouse gas emissions (see paragraphs B23–B25)		
	(1) Disclose the measurement approach, inputs and assumptions the entity uses to measure its greenhouse gas emissions (2) Disclose the reason why the entity has chosen the measurement approach, inputs and assumptions it uses to measure its greenhouse gas emissions (3) Disclose any changes the entity made to the measurement approach, inputs and assumptions during the reporting period and the reasons for those changes	Climate Report Calculation Methodology	46 134-135
29 (a) (iv)	For Scope 1 and Scope 2 greenhouse gas emissions disclosed in accordance with paragraph 29(a)(i)(1)–(2), disaggregate emissions between: (1) The consolidated accounting group (for example, for an entity applying IFRS Accounting Standards, this group would comprise the parent and its consolidated subsidiaries) (2) Other investees excluded from paragraph 29(a)(iv)(1) (for example, for an entity applying IFRS Accounting Standards, these investees would include associates, joint ventures and unconsolidated subsidiaries)	Climate Report	46

## IFRS S2 CONTENT INDEX

IFRS S2 Indicator	Description	Section	Page Number
<b>Metrics and Targets</b>			
29 (a) (v)	For Scope 2 greenhouse gas emissions disclosed in accordance with paragraph 29(a)(i)(2), disclose its location-based Scope 2 greenhouse gas emissions, and provide information about any contractual instruments that is necessary to inform users' understanding of the entity's Scope 2 greenhouse gas emissions (see paragraphs B30–B31)	Climate Report Key Performance Indicators	47-48 117
29 (a) (v) (1)	For Scope 3 greenhouse gas emissions disclosed in accordance with paragraph 29(a)(i)(3), and with reference to paragraphs B32–B57, disclose the categories included within the entity's measure of 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 Key Performance Indicators	47-48 117-118
29 (a) (v) (2)	For Scope 3 greenhouse gas emissions disclosed in accordance with paragraph 29(a)(i)(3), and with reference to paragraphs B32–B57, disclose 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 (see paragraphs B58–B63)	Not applicable to Sunway REIT	-
29 (b)	An entity shall disclose information relevant to the cross-industry metric categories of climate-related transition risks—the amount and percentage of assets or business activities vulnerable to climate-related transition risks	Climate Report	42
29 (c)	An entity shall disclose information relevant to the cross-industry metric categories of climate-related physical risks—the amount and percentage of assets or business activities vulnerable to climate-related physical risks	Climate Report	38
29 (d)	An entity shall disclose information relevant to the cross-industry metric categories of climate-related opportunities—the amount and percentage of assets or business activities aligned with climate-related opportunities	ISSB Statement in IAR 2025	IAR (169)
29 (e)	An entity shall disclose information relevant to the cross-industry metric categories of capital deployment—the amount of capital expenditure, financing or investment deployed towards climate-related risks and opportunities	ISSB Statement in IAR 2025	IAR (159-161)
<b>29 (f)</b>	<b>Internal carbon prices</b>		
29 (f) (i)	An explanation of whether and how the entity is applying a carbon price in decision-making (for example, investment decisions, transfer pricing and scenario analysis)	Climate Report	36, 43
29 (f) (ii)	The price for each metric tonne of greenhouse gas emissions the entity uses to assess the costs of its greenhouse gas emissions	Climate Report	35-36, 43
<b>29 (g)</b>	<b>Remuneration</b>		
29 (g) (i)	A description of whether and how climate-related considerations are factored into executive remuneration (see also paragraph 6(a)(v))	Sustainability Governance	14
29 (g) (ii)	The percentage of executive management remuneration recognised in the current period that is linked to climate related considerations	Sustainability Governance	14

## IFRS S2 CONTENT INDEX

IFRS S2 Indicator	Description	Section	Page Number
<b>Metrics and Targets</b>			
<b>Climate-Related Targets</b>			
<b>33</b>	<b>Quantitative and qualitative climate-related targets it has set to monitor progress towards achieving its strategic goals, and any targets it is required to meet by law or regulation, including any greenhouse gas emissions targets.</b>		
33 (a)	The metric used to set the target	Climate Report	48-49
33 (b)	The objective of the target (for example, mitigation, adaptation or conformance with science-based initiatives)	Climate Report	48-49
33 (c)	The part of the entity to which the target applies (for example, whether the target applies to the entity in its entirety or only a part of the entity, such as a specific business unit or specific geographical region)	Climate Report	48-49
33 (d)	The period over which the target applies	Climate Report	48-49
33 (e)	The base period from which progress is measured	Climate Report	48-49
33 (f)	Any milestones and interim targets	Climate Report	48-49
33 (g)	If the target is quantitative, whether it is an absolute target or an intensity target	Climate report ISSB Statement in IAR 2025	48-49 IAR (161-162)
33 (h)	How the latest international agreement on climate change, including jurisdictional commitments that arise from that agreement, has informed the target	Climate Report	48-49
<b>34</b>	<b>Approach to setting and reviewing each target, and monitoring of progress against each target</b>		
34 (a)	Whether the target and the methodology for setting the target has been validated by a third party	About This Report	3
34 (b)	The entity's processes for reviewing the target	Climate Report	49
34 (c)	The metrics used to monitor progress towards reaching the target	Climate Report	49
34 (d)	Any revisions to the target and an explanation for those revisions	Climate Report	49
35	An entity shall disclose information about its performance against each climate-related target and an analysis of trends or changes in the entity's performance	Climate Report	49
<b>36</b>	<b>Greenhouse gas emissions target</b>		
36 (a)	Which greenhouse gases are covered by the target	Climate Report	48-49
36 (b)	Whether Scope 1, Scope 2 or Scope 3 greenhouse gas emissions are covered by the target	Climate Report	48-49
36 (c)	Whether the target is a gross greenhouse gas emissions target or net greenhouse gas emissions target. If the entity discloses a net greenhouse gas emissions target, the entity is also required to separately disclose its associated gross greenhouse gas emissions target	Climate Report	48-49
36 (d)	Whether the target was derived using a sectoral decarbonisation approach	-	-
<b>36(e)</b>	<b>Planned use of carbon credits to offset greenhouse gas emissions to achieve any net greenhouse gas emissions target.</b>		
36 (e) (i)	The extent to which, and how, achieving any net greenhouse gas emissions target relies on the use of carbon credits	Climate Report	49
36 (e) (ii)	Which third-party scheme(s) will verify or certify the carbon credits	-	-
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	-	-
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 (for example, assumptions regarding the permanence of the carbon offset)	-	-

## GRI CONTENT INDEX

<b>Statement of Use</b>	Sunway REIT has reported in reference to the GRI standards for the period of 1 January 2025 to 31 December 2025, unless stated otherwise.
<b>GRI 1 used</b>	GRI 1: Foundation 2021
<b>Applicable GRI Sector Standard</b>	Not applicable

ESG Pillar	GRI Standard	Disclosure Number	Disclosure Title	F4GBM ESG Themes	UN SDG	Page reference and reasons for omissions, if applicable	
	<b>General Disclosures</b>						
	<b>The Organisation and Its Reporting Practices</b>						
			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	-	-	1, 3
			2-4	Restatements of information			138
			2-5	External assurance			3, 155-159
			<b>Activities and Workers</b>				
			2-6	Activities, value chain and other business relationships			4-5, 67-68
			2-7	Employees	Labour Standards	5, 8, 10	87, 128-134
			2-8	Workers who are not employees			137
			<b>Governance</b>				
			2-9	Governance structure and composition			11-15
			2-10	Nomination and selection of the highest governance body			Refer to IAR 2025
			2-11	Chair of the highest governance body			Refer to IAR 2025
			2-12	Role of the highest governance body in overseeing the management of impacts			11-15
			2-13	Delegation of responsibility for managing impacts			11-15
			2-14	Role of the highest governance body in sustainability reporting			11-15
			2-15	Conflicts of interest	Corporate Governance	5, 10, 16	106
			2-16	Communication of critical concerns			11-15
			2-17	Collective knowledge of the highest governance body			13-14, For more information, refer to IAR 2025
		2-18	Evaluation of the performance of the highest governance body			Refer to IAR 2025	
		2-19	Remuneration policies			15, For more information, refer to IAR 2025	
		2-20	Process to determine remuneration	-	-	Refer to IAR 2025	
		2-21	Annual total compensation ratio	-	-	Refer to IAR 2025	

GRI CONTENT INDEX

ESG Pillar	GRI Standard	Disclosure Number	Disclosure Title	F4GBM ESG Themes	UN SDG	Page reference and reasons for omissions, if applicable		
GENERAL	<b>Strategy, Policies and Practices</b>							
	<b>GRI 2: General Disclosures 2021</b>	2-22	Statement on sustainable development strategy				8-10, 16-17, 28-31	
		2-23	Policy commitments				15	
		2-24	Embedding policy commitments			Anti-Corruption	11-15, 106	
		2-25	Processes to remediate negative impacts			Human Rights & Community	16, 17, 70, 79	
		2-26	Mechanisms for seeking advice and raising concerns			Risk	79, 106	
		2-27	Compliance with laws and regulations			Management	106	
		2-28	Membership associations				110	
		<b>Stakeholder Engagement</b>						
	2-29	Approach to stakeholder engagement			Labour Standards	16, 17	18-21	
	2-30	Collective bargaining agreements			-	8, 10	79	
	<b>Material Topics</b>							
	<b>GRI 3: Material Topics 2021</b>	3-1	Process to determine material topics			-	-	22-25
		3-2	List of material topics			-	-	24-27
ECONOMIC	<b>Business Performance &amp; Resilience</b>							
	<b>GRI 3: Material Topics 2021</b>	3-3	Management of material topics			-	-	102-105
	<b>GRI 201: Economic Performance 2016</b>	201-1	Direct economic value generated and distributed					Refer to IAR 2025
		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 2025
	<b>GRI 202: Market Presence 2016</b>	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			-	-	130
	<b>GRI 203: Indirect Economic Impacts 2016</b>	203-1	Infrastructure investments and services supported			-	-	16-17, 52, 55, 101-105
		203-2	Significant indirect economic impacts			-	-	94-99, 101-105
	<b>Sustainable Financing</b>							
	<b>GRI 3: Material Topics 2021</b>	3-3	Management of material topics			-	-	101

GRI CONTENT INDEX

ESG Pillar	GRI Standard	Disclosure Number	Disclosure Title	F4GBM ESG Themes	UN SDG	Page reference and reasons for omissions, if applicable		
ENVIRONMENTAL	<b>Physical Impacts of Climate Change</b>							
	<b>GRI 3: Material Topics 2021</b>	3-3	Management of material topics				15, 33-51	
	<b>GRI 201: Economic Performance 2016</b>	201-2	Financial implications and other risks and opportunities due to climate change				39-45 ISSB Statement in IAR 2025 (160-161)	
	<b>GRI 102: Climate Change 2025</b>	102-1	Transition plan for climate change mitigation				35, 48-51, 53-54	
		102-2	Climate change adaptation plan			Climate Change	36-41	
		102-3	Just transition			Pollution & Resources	3, 7, 12, 13, 14	36-45
		102-4	GHG emissions reduction targets and progress				35, 46-50	
		102-5	Scope 1 GHG emissions				47-48, 117	
		102-6	Scope 2 GHG emissions				47-48, 117	
		102-7	Scope 3 GHG emissions				47-48, 117-118	
		102-8	GHG emissions intensity				49-50	
		102-9	GHG removals in the value chain				47	
		102-10	Carbon credits				49	
	<b>Energy Management</b>							
	<b>GRI 3: Material Topics 2021</b>	3-3	Management of material topics				15, 53-57	
	<b>GRI 103: Energy 2025</b>	103-1	Energy policies and commitments				9, 15, 53	
		103-2	Energy consumption and self-generation within the organisation			Climate Change	7, 12, 13	56-57, 119-122
		103-3	Upstream and downstream energy consumption				56-57, 119-122	
		103-4	Energy intensity				57	
		103-5	Reduction in energy consumption				55, 57	
	<b>Water Management</b>							
	<b>GRI 3: Material Topics 2021</b>	3-3	Management of material topics			-	-	15, 58-62
	<b>GRI 303: Water and Effluents 2018</b>	303-1	Interactions with water as a shared resource				58-61	
303-2		Management of water discharge-related impacts			Pollution & Resources	6, 12, 14	61, 125	
303-3		Water withdrawal			Water Security		61-62, 125	
303-4		Water discharge					61-62, 125	
303-5		Water consumption					61-62, 123-125	

## GRI CONTENT INDEX

## GRI CONTENT INDEX

ESG Pillar	GRI Standard	Disclosure Number	Disclosure Title	F4GBM ESG Themes	UN SDG	Page reference and reasons for omissions, if applicable
ENVIRONMENTAL	<b>Waste &amp; Pollution Management</b>					
	<b>GRI 3: Material Topics 2021</b>	3-3	Management of material topics	-	-	63-65
	<b>GRI 306: Waste 2020</b>	306-1	Waste generation and significant waste-related impacts	Pollution & Resources	12, 13, 15	63-65
		306-2	Management of significant waste-related impacts			63-65
		306-3	Waste generated			65, 126-127
		306-4	Waste diverted from disposal			65, 126
306-5		Waste directed to disposal	65, 126			
SOCIAL	<b>Occupational Safety &amp; Health</b>					
	<b>GRI 3: Material Topics 2021</b>	3-3	Management of material topics	-	-	15, 88-92
	<b>GRI 403: Occupational Health and Safety 2018</b>	403-1	Occupational health and safety management system	Health & Safety	3, 8	88-89
		403-2	Hazard identification, risk assessment, and incident investigation			89-90
		403-3	Occupational health services			92
		403-4	Worker participation, consultation, and communication on occupational health and safety			88-89
		403-5	Worker training on occupational health and safety			91-92
		403-6	Promotion of worker health			92
		403-7	Prevention and mitigation of occupational health and safety impacts directly linked by business relationships			90
		403-8	Workers covered by an occupational health and safety management system			88-90
		403-9	Work-related injuries			137
		403-10	Work-related ill health			137

ESG Pillar	GRI Standard	Disclosure Number	Disclosure Title	F4GBM ESG Themes	UN SDG	Page reference and reasons for omissions, if applicable
SOCIAL	<b>Talent Development &amp; Retention, Diversity, Equity &amp; Inclusivity, and Labour Practices &amp; Standards</b>					
	<b>GRI 3: Material Topics 2021</b>	3-3	Management of material topics	-	-	15, 80-87
	<b>GRI 401: Employment 2016</b>	401-1	New employee hires and employee turnover	Labour Standards	3, 5, 8, 10	87, 131-133
		401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees			80-84
		401-3	Parental leave			83, 136
	<b>GRI 402: Labour/ Management Relations 2016</b>	402-1	Minimum notice periods regarding operational changes	-	-	79
	<b>GRI 404: Training and Education 2016</b>	404-1	Average hours of training per year per employee	Labour Standards	4, 5, 8, 10	86, 135
		404-2	Programmes for upgrading employee skills and transition assistance programs			85-86
		404-3	Percentage of employees receiving regular performance and career development reviews			85, 136
	<b>GRI 405: Diversity and Equal Opportunity 2016</b>	405-1	Diversity of governance bodies and employees	Labour Standards	5, 8, 10, 16	87, 128
		405-2	Ratio of basic salary and remuneration of women to men			N/A
	<b>GRI 406: Nondiscrimination 2016</b>	406-1	Incidents of discrimination and corrective actions taken	Corporate Governance		No related incidents occurred
	<b>GRI 407: Freedom of Association and Collective Bargaining 2016</b>	407-1	Operations and suppliers in which the right to freedom of association and collective bargaining may be at risk			79
	<b>GRI 408: Child Labour 2016</b>	408-1	Operations and suppliers at significant risk for incidents of child labour	Human Rights & Community	8, 10, 16	67, 79
	<b>GRI 409: Forced or Compulsory Labour 2016</b>	409-1	Operations and suppliers at significant risk for incidents of forced or compulsory labour			67, 79
	<b>GRI 410: Security Practices 2016</b>	410-1	Security personnel trained in human rights policies or procedures			86
<b>GRI 411: Rights of indigenous people 2016</b>	411-1	Incidents of violations involving rights of indigenous peoples			No related incidents occurred	

## GRI CONTENT INDEX

ESG Pillar	GRI Standard	Disclosure Number	Disclosure Title	F4GBM ESG Themes	UN SDG	Page reference and reasons for omissions, if applicable	
SOCIAL	<b>GRI 416: Customer Health and Safety 2016</b>	416-1	Assessment of the health and safety impacts of product and service categories	Health & Safety	3, 8	88-92	
		416-2	Incidents of noncompliance concerning the health and safety impacts of products and services			88-92	
	<b>Community Engagement &amp; Social Impacts</b>						
	<b>GRI 3: Material Topics 2021</b>	3-3	Management of material topics	-	-	15, 94-99	
	<b>GRI 413: Local Communities 2016</b>	413-1	Operations with local community engagement, impact assessments, and development programmes	Human Rights & Community	1, 3, 11, 17	94-99	
		413-2	Operations with significant actual and potential negative impacts on local communities			No related incidents occurred	
	<b>Supply / Value Chain Management</b>						
	<b>GRI 3: Material Topics 2021</b>	3-3	Management of material topics	-	-	15, 67-69	
	<b>GRI 204: Procurement Practices 2016</b>	204-1	Proportion of spending on local suppliers			67	
	<b>GRI 301: Materials 2016</b>	301-1	Materials used by weight or volume	Supply Chain (Environmental)	8, 11, 12, 13, 15, 16	Information unavailable. Steps are being taken to include the information in the next report.	
		301-2	Recycled input materials used				
		301-3	Reclaimed products and their packaging materials				
	<b>GRI 308: Supplier Environmental Assessment 2016</b>	308-1	New suppliers that were screened using environmental criteria	Supply Chain (Social)		67	
		308-2	Negative environmental impacts in the supply chain and actions taken			67-68	
	<b>GRI 414: Supplier Social Assessment 2016</b>	414-1	New suppliers that were screened using social criteria	Supply Chain (Social)	8, 10, 11, 12, 16	67	
		414-2	Negative social impacts in the supply chain and actions taken			67-68	
	<b>GRI 417: Marketing and Labeling 2016</b>	417-1	Requirements for product and service information and labeling	Risk Management	12, 16	68	
417-2		Incidents of non-compliance concerning product and service information and labeling	N/A				
417-3		Incidents of non-compliance concerning marketing communications	N/A				

## GRI CONTENT INDEX

ESG Pillar	GRI Standard	Disclosure Number	Disclosure Title	F4GBM ESG Themes	UN SDG	Page reference and reasons for omissions, if applicable
GOVERNANCE	<b>Risk Management &amp; Regulatory Compliance</b>					
	<b>GRI 3: Material Topics 2021</b>	3-3	Management of material topics	-	-	106-108
	<b>GRI 205: Anti-Corruption 2016</b>	205-1	Operations assessed for risks related to corruption	Anti-Corruption	16	106
		205-2	Communication and training about anti-corruption policies and procedures			86, 106
		205-3	Confirmed incidents of corruption and actions taken			106
	<b>GRI 206: Anti-Competitive Behaviour 2016</b>	206-1	Legal actions for anti-competitive behaviour, anti-trust, and monopoly practices (Business code of conduct)			106
	<b>GRI 415: Public Policy 2016</b>	415-1	Political Contributions	Anti-Corruption	16	No political contributions was made in FY2025
	<b>GRI 418: Customer Privacy 2016</b>	418-1	Substantiated complaints concerning breaches of customer privacy and losses of customer data	-	16	107
	<b>Brand Awareness and Reputation</b>					
	<b>GRI 3: Material Topics 2021</b>	3-3	Management of material topics	-	-	70-77

## SASB CONTENT INDEX

Code	Disclosure	Category	Section	Page Number
<b>Real Estate</b>				
<b>Energy Management</b>				
IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area, by property sector	Quantitative	Energy Management	57
IF-RE-130a.2	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity and (3) percentage renewable, by property sector	Quantitative	Climate Report Energy Management	50, 56-57, 119-122
IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property sector	Quantitative	Energy Management	57
IF-RE-130a.4	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property sector	Quantitative	-	Information unavailable. Steps are being taken to include the information in the next Report.
IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	Discussion and Analysis	Energy Management	53-55
<b>Water Management</b>				
IF-RE-140a.1	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property sector	Quantitative	Blueprint for Efficiency	62
IF-RE-140a.2	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property sector	Quantitative	Blueprint for Efficiency	61-62, 123-125
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property sector	Quantitative	Blueprint for Efficiency	62
IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	Discussion and Analysis	Blueprint for Efficiency	58-61
<b>Management of Tenant Sustainability Impacts</b>				
IF-RE-410a.1	(1) Percentage of new leases that contain a cost recovery clause for resource efficiency related capital improvements and (2) associated leased floor area, by property sector	Quantitative	-	Information unavailable. Steps are being taken to include the information in the next Report.
IF-RE-410a.2	Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property sector	Quantitative	-	Information unavailable. Steps are being taken to include the information in the next Report.
IF-RE-410a.3	Discussion of approach to measuring, incentivising and improving sustainability impacts of tenants	Discussion and Analysis	Building a Resilient Supply Chain	68-69
<b>Climate Change Adaption</b>				
IF-RE-450a.1	Area of properties located in 100-year flood zones, by property sector	Quantitative	Climate Report	38
IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	Discussion and Analysis	Climate Report	36-45

## 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 2025. 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 2025.

The management of Sunway REIT was responsible for the preparation of the Sustainability Report. The objective 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 2025.

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, IFRS S1 & S2 requirements 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 to Low-Carbon Assets, Advocating a Responsible Value Chain, Investing in Community Inclusivity and Upholding Transparency and Delivering Excellence. 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, Appendix 2 and Report to Management, with further details provided therein.

The verification was carried out by SIRIM QAS International between February and March 2026, 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.

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 2025.
- The review excluded all financial-related data, as these are subjected to the company's financial audit.
- The scope of this review excludes GHG emissions and all associated data, including energy and waste management data contributing to Scope 1, Scope 2 and Scope 3 emissions, and any information relating to Sunway REIT's GHG accounting and reporting.
- 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, the Conformity Assessment Body (CAB) in Malaysia, is accredited to ISO/IEC 17021-1:2015 and ISO/IEC 17065:2012 for the provision of management system certification, product certification, and testing services across its full scope of operational activities. Building on this foundation, SIRIM QAS International is accredited as a Validation and Verification Body (VVB) under ISO/IEC 17029:2019 and ISO 14065:2020, enabling it to provide independent, impartial, and technically robust validation and verification services in accordance with internationally recognized standards. 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, 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 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 2025 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 2025 present a reasonable and balanced view of Sunway REIT's sustainability performance.

#### List of Assessors.

1)	Ms. Aernida Abdul Kadir	:	Team Leader
2)	Ms. Kamini Sooriamoorthy	:	Team Member
3)	Ms. Suzalina Kamaralarifin	:	Team Member
4)	Mr. Azhar Mustapha	:	Team Member

Statement Prepared by:

**AERNIDA BINTI ABDUL KADIR**  
 Team Leader  
 Management System Certification Department  
 SIRIM QAS International Sdn. Bhd.  
 Date: 12 March 2026

Statement Approved by:

**WAN SHAHIMA BINTI MIOR AHMED SHAHIMI**  
 General Manager  
 Management System Certification Department  
 SIRIM QAS International Sdn. Bhd.  
 Date: 17 March 2026

Note: 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 (12 March 2026).

## ASSURANCE STATEMENT

Appendix 1 Bursa Sustainability Performance Data			
Indicator	Measurement Unit	FY2025	
<b>Bursa (Anti-corruption)</b>			
<b>Bursa C1(a) Percentage of employees who have received training on anti-corruption by employee category</b>			
Executives	Percentage	100	
Non-executives	Percentage	100	
<b>Bursa C1(b) Percentage of operations assessed for corruption-related risks</b>			
	Percentage	100	
<b>Bursa C1(c) Confirmed incidents of corruption and action taken</b>			
	Number	0	
<b>Bursa (Community/Society)</b>			
<b>Bursa C2(a) Total amount invested in the community where the target beneficiaries are external to the listed issuer</b>			
	MYR	147,752	
<b>Bursa C2(b) Total number of beneficiaries of the investment in communities</b>			
	Number	21,242	
<b>Bursa (Diversity)</b>			
<b>Bursa C3(a) Percentage of employees by gender and age group, for each employee category</b>			
Gender - Executives	Male	Percentage	21
	Female	Percentage	79
Gender - Non-executives	Male	Percentage	0
	Female	Percentage	100
	Below 30 years old	Percentage	37
	Between 30 to 40 years old	Percentage	26
Age - Executives	Between 40 to 50 years old	Percentage	32
	More than 50 years old	Percentage	5
	Below 30 years old	Percentage	0
Age - Non-executives	Between 30 to 40 years old	Percentage	0
	Between 40 to 50 years old	Percentage	0
	More than 50 years old	Percentage	100
<b>Bursa C3(b) Percentage of directors by gender and age group:</b>			
Gender	Male	Percentage	50
	Female	Percentage	50
	<40 years old	Percentage	0
Age Group	40-50 years old	Percentage	0
	>50 years old	Percentage	100
<b>Bursa (Health and safety)</b>			
<b>Bursa C5(a) Number of work-related fatalities</b>			
	Number	0	
<b>Bursa C5(b) Lost time incident rate</b>			
	Rate	0.41	
<b>Bursa C5(c) Number of employees trained on health and safety standards</b>			
	Number	20	
<b>Bursa (Labour practices and standards)</b>			
<b>Bursa C6(a) Total hours of training by employee category:</b>			
Employee category	EG 9 and above (Senior Management)	Hours	250
	EG 5 - 8 (Manager & Senior Manager)	Hours	506
	EG 3 - 4 (Senior Executive & Assistant Manager)	Hours	252
	EG 1 - 2 (Executive)	Hours	302
<b>Bursa C6(b) Percentage of employees that are contractors or temporary staff</b>			
	Percentage	5	
<b>Bursa C6(c) Total number of employee turnover by employee category:</b>			
Employee category	EG 9 and above (Senior Management)	Number	1
	EG 5 - 8 (Manager & Senior Manager)	Number	3
	EG 3 - 4 (Senior Executive & Assistant Manager)	Number	3
	EG 1 - 2 (Executive)	Number	0
<b>Bursa C6(d) Number of substantiated complaints concerning human rights violations</b>			
	Number	0	
<b>Bursa (Supply chain management)</b>			
<b>Bursa C7(a) Proportion of spending on local suppliers</b>			
	Percentage	100	
<b>Bursa (Data privacy and security)</b>			
<b>Bursa C8(a) Number of substantiated complaints concerning breaches of customer privacy and losses of customer data</b>			
	Number	0	
<b>Bursa (Water)</b>			
<b>Bursa C9(a) Total volume of water used</b>			
	m <sup>3</sup>	3,314,747	

Appendix 2 The topics and information covered in this assessment	
Sustainability Approach	Sustainability Governance Stakeholder Engagement Material Matters Sustainability Strategy
Goal 1: Transforming Our Portfolio to Low-Carbon Assets	Climate Report Transforming Cities with Sustainable Buildings Energy Management A Blueprint for Efficiency Exclude the following: Metrics and Targets for Scope1, Scope 2 and Scope 3, Energy Consumption and Total Waste Generated
Goal 2: Advocating a Responsible Value Chain	Building a Resilient Supply Chain Tenants Satisfaction
Goal 3: Investing in Community Inclusivity	Upholding Human Rights Investing in Our People Protecting People, Prioritizing Safety Driving Positive Community Impact
Goal 4: Upholding Transparency and Delivering Excellence	Sustainable Finance Sustainable Business Performance Corporate Governance & Transparency Cybersecurity and Data Protection
ISSB Statement:	Sustainability Governance
Limited coverage as in the Sustainability Report only	Risk Management Climate-related Risk and Opportunities – excluding Financial Effect

Note 1:  
This Independent Assurance Statement has been issued based on the content verified prior to the approval date. SIRIM QAS International Sdn Bhd shall not be responsible for any changes or additions made after the referred date (12 March 2026).

Note 2:  
The assurance involves activity aims to obtain sufficient appropriate evidence to express a conclusion designed to enhance the degree of confidence of the intended users other than the responsible party, about the subject matter information. It comprises of activities carried out to assess the quality and credibility of the qualitative and quantitative information reported by the organization. This assurance is different from activities used to assess or validate the organization's performance, such as compliance assessments or the issuing of certifications against specific standards.



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Independent Limited Assurance Statement to the Trustee  
SUNWAY REAL ESTATE INVESTMENT TRUST

### 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 2025 as published in the Sustainability Report 2025 (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 in accordance with the International Standard on Assurance Engagements ("ISAE") 3410 Assurance Engagements on Greenhouse Gas Statements for the Emissions Subject Matters, as well as ISAE 3000 Assurance Engagements Other than Audits or Reviews of Historical Financial Information for Electricity, Solar and Waste, for the year ended 31 December 2025 as published in the Report.

### Subject Matters

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

Subject Matters	Unit	Value 2025
GHG Emission: Scope 1	tCO <sub>2</sub> e	19
GHG Emission: Scope 2	tCO <sub>2</sub> e	69,425 <sup>1</sup>
GHG Emission: Scope 3	tCO <sub>2</sub> e	184,401
▪ Purchased goods and services	tCO <sub>2</sub> e	69
▪ Employee commuting	tCO <sub>2</sub> e	14
▪ Waste generated from operations	tCO <sub>2</sub> e	8,174 <sup>1</sup>
▪ Business traveling	tCO <sub>2</sub> e	19
▪ Downstream leased assets	tCO <sub>2</sub> e	176,125 <sup>1</sup>
Electricity Consumption	MWh	309,054*
Solar energy generation	MWh	5,621
Waste generated from operations	Ton	17,981
Waste diverted from landfill	Ton	2,291

Note:

\* Inclusive of 3,147 MWh of electricity consumption subscribed under the CGPP scheme.

<sup>1</sup> Emissions reported are net of GHG emissions avoidance.

BDO PLT (20196600013 (LLP0018825-LCA) & AP 0206), Chartered Accountants, a Limited Liability Partnership, is a member of BDO International Limited, a UK company limited by guarantee, and forms part of the international BDO network of independent member firms

## ASSURANCE STATEMENT



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

<b>Retail:</b>	<b>Hotel:</b>
1. Sunway Carnival Mall	1. Sunway Hotel Georgetown
2. Sunway Pyramid Mall (SP1, SP2 and SP3)	2. Sunway Hotel Seberang Jaya
3. Sunway Lagoon Retail	3. Sunway Resort Hotel, include Level 19@Corporate Suite and Sunway Pinnacle
4. Sunway Putra Mall	Annexe - Retail & Hotel
5. Sunway 163 Mall	4. Sunway Pyramid Hotel
6. Sunway Kluang Mall	5. Sunway Lagoon Hotel
7. SunCity Ipoh Hypermarket	6. Sunway Putra Hotel
8. Sunway REIT Hypermarket - USJ	
9. Sunway REIT Hypermarket - Putra Heights	<b>Office:</b>
10. Sunway REIT Hypermarket - Ulu Kelang	1. Menara Sunway
11. Sunway REIT Hypermarket - Plentong	2. Sunway Tower
12. Sunway REIT Hypermarket - Klang	3. Wisma Sunway
13. Sunway REIT Hypermarket - Kinrara	4. Sunway Putra Tower
14. AEON Mall Seri Manjung (from August 2025 onwards)	5. Sunway Pinnacle
15. Sunway Pier* (currently under construction)	<b>Industrial &amp; Others:</b>
	1. Sunway REIT Industrial - Petaling Jaya 1
	2. Sunway REIT Industrial - Shah Alam 1
	3. Sunway REIT Industrial - Prai
<b>Services:</b>	
1. Sunway university & college campus (only until 30 September 2025)	

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 3<sup>rd</sup> Edition issued by Bursa Malaysia Securities Berhad; and
- Group's relevant policies and procedures.

### 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.

## ASSURANCE STATEMENT



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

### *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 22 October 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 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 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.



### *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](http://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.

BDO PLT  
 Kuala Lumpur  
 19 March 2026

## ASSURANCE STATEMENT

### STATEMENT OF ASSURANCE BY INTERNAL AUDITORS

#### Assurance undertaken

In strengthening the accuracy and reliability of the Sustainability Report, selected sustainability indicators of this Sustainability Report have been subjected to an internal review by the Sunway REIT's Internal Audit Department and has been approved by the Manager's Audit Committee.

#### Subject matter

9 Common Sustainability Matters and Indicators prescribed by Bursa Malaysia as well as waste disclosure for FY2025.

#### Scope

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

#### Internal Audit Department 19 March 2026

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# **SUNWAY**

## **REIT**

### **Sunway REIT Management Sdn. Bhd.**

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