
SUNWAY[®]

REIT

GREEN BUILDING POLICY

Version 1 (2024)

Process Owner: Sunway REIT – Sustainability

Intended Users: Sunway REIT

Process / Knowledge Area: Policy Statement

Last Updated: 05/02/2024

COMMITTED TO
**SUSTAINABLE
DEVELOPMENT GOALS**



The Board of Sunway REIT endorses the policy, and it is effective on 6th February 2024

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1. PURPOSE

- 1.1. Sunway REIT Management Sdn Bhd (hereinafter refer to as “Sunway REIT”) identifies green buildings as development that focuses on increasing the efficiency of resource use such as energy, water, and materials; while reducing building impact on human health and the environment during the building’s life cycle, through better design, construction, operation and maintenance.
- 1.2. This policy outlines guideline on the key requirements that are essential to the development of green buildings.

2. SCOPE

- 2.1. Sunway REIT Green Building Policy (the “Policy”) applies in owned and managed properties, where practicable.

3. POLICY STATEMENT

- 3.1. Sunway REIT is committed to achieve green building certification for all Sunway REIT’s existing buildings by 2034.
- 3.2. Buildings purchased after 2024 will either have a green certification already in place or have the ability to achieve green certification status within three years from the acquisition date.
- 3.3. Sunway REIT shall be guided by the following main principles of conduct, which apply to all its activities and businesses:
 - a) Integration of sustainable practices in development, operations and management which begins during the conceptualisation process and extends to the design, construction, operation and maintenance of buildings
 - b) Design and produce built environment that facilitates healthy lifestyles and putting emphasis on the well-being of the stakeholders

4. IMPLEMENTATION

- 4.1. Our key strides towards green buildings and carbon neutrality in areas we operate include but not limited to establishing standard operating procedures to:
 - a) Energy efficiency
 - i Emphasise building envelop thermal performance by optimising passive low energy architectural design such as natural ventilation and daylighting control

- ii Optimising use of renewable energy via on-site energy generation and other methods where applicable
 - iii Integration of energy-efficient features and technologies to reduce building energy consumption
- b) Water efficiency
 - i Implement water efficient design that will reduce overall potable water consumption
 - ii Encourage and recognise the design of landscaping system that minimises or does not require the use of potable water supply from the local water authority
 - iii Encourage the design of systems that allows monitoring and management of water consumption
- c) Environmental protection
 - i Encourage and promote the use of sustainable building materials to reduce demand for virgin materials and reduce waste
- d) Indoor environmental quality (IAQ)
 - i Design for minimum IAQ performance in buildings to ensure comfort and well-being of building occupants
- e) Other green features
 - i Incorporate any other green features that will enable particularly environmental data in the building to be recorded, tracked and monitored for performance improvement

5. RESPONSIBILITIES AND REPORTING

- 5.1. The oversight of this Policy is led by the Board of Directors, Sustainability Committee (“SC”) and Sustainability Working Group (“SWG”). The implementation and administration of this policy is Sunway REIT and the management within each Business Units (“BU”).

6. EFFECTIVE DATE

The policy was endorsed by the Board and effective as of 6th February 2024.