
SUNWAY

REIT

ENERGY POLICY

Version 1 (2025)

Process Owner: Sunway REIT – Sustainability

Intended Users: Sunway REIT

Process / Knowledge Area: Policy Statement

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The Board of Sunway REIT endorses the policy, and it is effective on 12 August 2025

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1. INTRODUCTION

- 1.1. The government of Malaysia has just enacted Energy Efficiency Conservation Act (“EECA”) 2024 to regulate the efficient consumption and energy conservation in Malaysia, aiming to improve energy efficiency across various sectors, reduce energy wastage and support the country’s environmental goals of going carbon neutrality by 2050.
- 1.2. Sunway REIT is determined to improve energy efficiency of its owned and managed properties, minimise energy wastage and support Malaysia’s environmental goals.

2. PURPOSE

- 2.1. Sunway REIT Management Sdn Bhd (hereinafter refer to as “Manager”) strives to reduce environmental impact, optimise energy consumption and promote sustainable energy management practices.
- 2.2. This policy outlines Sunway REIT’s commitment to energy efficiency and sets forth the energy efficiency action plans, targets and roles and responsibilities to achieve the goals.

3. SCOPE

- 3.1. Sunway REIT’s Energy Policy (the “Policy”) applies to both owned and managed properties, where practicable.

4. POLICY STATEMENT

- 4.1. The Manager demonstrates commitment to implementing best energy management practices and ensuring responsible energy usage by initiatives relating to energy conservation, efficiency, quality and awareness at different stages of asset life cycle. The manager shall be guided by the following main principles in all aspects of its activities and businesses:
 - Comply with all relevant energy-related legislation and obligations imposed by governments or energy regulatory authorities
 - Integration of sustainable energy management in development, operations, and management which begins during the conceptualisation process and extends to the refurbishment, operation, and maintenance of buildings

5. IMPLEMENTATION

The Manager's approach to managing energy consumption and continuously improving practices in Sunway REIT's operation includes but not limited to:

5.1. Energy Efficiency Action Plans:

- a) Monitor, track and report energy consumption, identify anomalies, and compare performance against Building Energy Intensity ("BEI") set targets; regularly review and analyse energy data to identify areas for improvement
- b) Conduct energy audits to identify energy wastage areas and inefficiency of equipment throughout Sunway REIT's buildings
- c) Prioritise energy-efficient equipment and technologies, such as LED lighting, smart thermostats, energy-efficient appliances, and motion sensors during asset enhancement initiatives
- d) Develop and implement energy awareness and training program to educate all employees on energy-saving practices
- e) Explore the feasibility of installing rooftop solar panels for all existing and new acquisition
- f) Incorporate best practices into tenants' fit-out requirements
- g) Promote responsible energy management practices throughout Sunway REIT's supply chain and among both internal and external stakeholders through knowledge-sharing initiatives and engagement efforts

5.2. Targets:

- a) Sunway REIT has set 2030 Building Energy Intensity ("BEI") targets for its Retail and Office segments and Renewable Energy Sources targets.
- b) **BEI Targets:** Each business segment should stay below the annual target set for the respective business divisions starting 2022. The BEI targets for each business segments will be lowered by 4% on a year-on-year basis up till 2030 to align with the Intergovernmental Panel on Climate Change ("IPCC")'s target of 45% reduction in carbon emission intensity by 2030. The baseline targets were benchmarked against Malaysia's Green Building Index ("GBI") guidelines.
 - i Retail: (2022 baseline: 350 kWh/m²/year)
 - ii Office: (2022 baseline: 150 kWh/m²/year)

- c) **Renewable Energy Sources Targets:** At least 40% of electricity from renewable energy sources by 2030 (5% locally generated, 35% purchased from green sources or solar farms)

5.3. Roles and Responsibilities:

- a) **The Manager:** Allocate capital expenditure to support the execution of the above energy efficiency action plans, maintain the energy policy, and set targets
- b) **Business Unit Management Team:** Comply with all relevant energy-related legislation and obligations imposed by governments or energy regulatory authorities, appoint a Registered Energy Manager ("REM") whenever necessary and appoint a team responsible for overseeing the energy management program, conduct energy audits, coordinate upgrades, monitor energy consumption and report progress to Sunway REIT
- c) **Employees:** All employees of the Manager and Business Unit Management Team are responsible for practicing energy-efficient behaviours, reporting energy-related issues, and actively participating in energy-saving initiatives

6. RESPONSIBILITIES AND REPORTING

- 6.1. 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 are the responsibility of the Sunway REIT.