SUNWAY REIT

GREEN BUILDING POLICY

Version 1.1 (2025)

Process Owner: Sunway REIT – Sustainability

Intended Users: Sunway REIT

Process / Knowledge Area: Policy Statement

Last Updated: 12 August 2025

COMMITTED TO SUSTAINABLE DEVELOPMENT GOALS

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

CONTENTS

1. PURPOSE

1.1. Sunway REIT Management Sdn Bhd (hereinafter refer to as "Manager") 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 guidelines on the key requirements that are essential to the development of green buildings.

2. SCOPE

2.1. Sunway REIT's Green Building Policy (the "Policy") applies in owned and managed properties, where practicable.

3. POLICY STATEMENT

3.1. The Manager 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. The Manager actively integrates sustainable practices throughout the entire development process, from conceptualisation to design, construction, operation, and maintenance of buildings.

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

i Energy Efficiency

- Emphasise building envelope thermal performance through passive architectural design, such as natural ventilation and daylighting control
- Install energy-efficient equipment and technologies to reduce building energy consumption, such as light-emitting diode ("LED"), Energy Star-rated products, motion sensors devices, etc.

ii Renewable Energy

- Promote and optimise the use of renewable energy via on-site energy generation and other methods where applicable

b) Water

i Water Efficiency

- Implement water-efficient design principles to reduce potable water consumption
- Encourage landscaping systems that minimise or eliminate the need for potable water
- Regularly maintain water-related equipment to ensure optimal efficiency and minimise water wastage
- Implement water efficiency measures through the installation of water-efficient fittings, such as water efficiency labelling and standards (WELS) rated products, low-flow faucets and toilets, etc.
- Explore for alternative water sources to strengthen water security and reduce reliance on municipal water supply
- Implement rainwater harvesting system for non-potable purposes, including irrigating lush green spaces, outdoor cleaning, etc.
- Establish water management plan to respond to water disruptions

c) Materials & Waste

i Waste Management

- Develop and enforce waste management protocols that prioritise recycling and proper disposal of hazardous and non-hazardous waste at all stages, including construction, operation and renovation
- Recycling bin
- Proper storage area

ii Material Sourcing

- Encourage responsible sourcing practices to ensure the use of sustainable and ethically produced materials
- Implement measures to identify and manage hazardous materials, ensuring safe handling and disposal

d) Land Use

i Conduct comprehensive assessments to minimise environmental impact

ii Prioritise brownfield redevelopment to repurpose previously developed land, promoting sustainable land use

iii Consider surrounding density to optimise land use and minimise the ecological footprint of our project

iv Implement strategies to reduce heat island effects, such as selecting cool roofing materials and incorporating green spaces

v Integrate urban planning techniques to mitigate heat islands, contributing to a more comfortable and sustainable urban environment

e) Indoor Environmental Quality:

i Establish minimum indoor air quality (IAQ) performance standards for buildings to ensure optimal air quality and the health of occupants

ii Design for thermal comfort by optimising heating, ventilation, and air conditioning (HVAC) systems to meet occupant needs

iii Design spaces that maximise natural light, reducing the need for artificial lighting during daylight hours

iv Incorporate acoustic design principles to minimise noise disturbances within buildings

f) Other

i Continuously research and adopt innovative products and processes that enhance the sustainability performance of our assets

ii Integrate resilient design features to withstand extreme weather events and other climate-related disruptions

iii Develop and implement comprehensive emergency preparedness plans to address existing and future climate changes

iv Conduct regular risk assessments to identify vulnerabilities and strengthen building resilience against climate-related challenges

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").