

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"> Physical Impacts of Climate Change Energy Management Waste & Pollution Management Materials Management 	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 ² /year: • Retail : 288 • Office : 134 • Hotel : 217 Sunway REIT 2025 BEI Targets: kWh/m ² /year: • Retail : 310 • Office : 133 • Hotel : 257	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 40% of electricity from renewable energy sources by 2030 <i>(5% locally generated, 35% purchased from green sources/solar farms)</i>	●●● 12,040 MWh (3.75%) of electricity consumed was sourced from renewable energy	<ul style="list-style-type: none"> 5,621 MWh (1.75%) of solar energy was locally generated through solar PV panels installed at Sunway REIT’s properties. 3,147MWh (1%) of solar energy was procured via Corporate Green Power Programme. 3,273 MWh (1%) of solar energy was procured via Green Electricity Tariff.
	Waste Diversion	40% waste diverted away from landfills by 2030	●●● 13% of waste diverted from landfills	Waste diversion rate increased by 4% in FY2025.
	Green Building Certification Coverage	Certify 100% of Sunway REIT’s properties as green buildings by 2034	●●● 40% of the total portfolio’s GFA were green certified	Certified a total of 11 properties, as of 2025 (excl. Sunway university & college campus). Properties that obtained green building accreditation during the year: <ul style="list-style-type: none"> Sunway college campus (prior to the disposal in September 2025) Sunway Carnival Mall (New Wing) Sunway Putra Tower Sunway Pyramid Hotel Sunway REIT Hypermarket – Putra Heights Sunway REIT Hypermarket – Ulu Kelang

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GOAL 2: ADVOCATING A RESPONSIBLE VALUE CHAIN

Material Topics Addressed	Metrics	Goals and Commitments	2025 Performance	Description
<ul style="list-style-type: none"> Physical Impacts of Climate Change Energy Management Water Management Waste & Pollution Management Materials Management Supply / Value Chain Management 	Tenant Participation Rate in Sunway REIT's Green Lease Partnership Programme	Achieve and maintain 100% tenant participation in Sunway REIT's Green Lease Partnership Programme by 2030	<ul style="list-style-type: none"> ●●● 92% Retail tenants participated ●●● 96% Office tenants participated ●●● 78% Industrial & Others tenants participated ●●● 100% 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
<ul style="list-style-type: none"> Community Engagement & Social Impacts 	CSR beneficiaries	To reach out and support 1 million beneficiaries by 2030	<ul style="list-style-type: none"> ●●● 527,494 beneficiaries impacted from FP2021 to FY2025 	Reached out and supported 21,242 beneficiaries in FY2025.

GOAL 4: UPHOLDING TRANSPARENCY AND DELIVERING EXCELLENCE

Material Topics Addressed	Metrics	Goals and Commitments	2025 Performance	Description
<ul style="list-style-type: none"> Corporate Governance & Transparency Risk, Compliance & Crisis Management Brand Awareness & Reputation 	MSCI ESG Rating	To achieve and / or maintain MSCI ESG Rating of 'A' and above by 2030	<ul style="list-style-type: none"> ●●● Retained MSCI ESG Rating of 'A' 	Sunway REIT will continuously enhance ESG disclosures and ensure transparent communication.
	FTSE4Good ESG Rating	To achieve and maintain FTSE4Good Bursa Malaysia ESG rating higher than country average (Malaysia) by 2030	<ul style="list-style-type: none"> ●●● Achieved top 8% of the Industry Classification Benchmark (Real Estate) Supersector assessed by FTSE Russell 	
	GRESB Real Estate Assessment Rating	To achieve and maintain GRESB Real Estate Assessment Rating of 5-star by 2030	<ul style="list-style-type: none"> ●●● Achieved 3-star rating by GRESB 	<ul style="list-style-type: none"> Standing Investment rating declined from 4-star in 2024 to 3-star in 2025 due to data unavailability from the newly acquired properties in 2024. This has been rectified in 2025. Maintained 'A' rating for Public Disclosure at full score.