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.

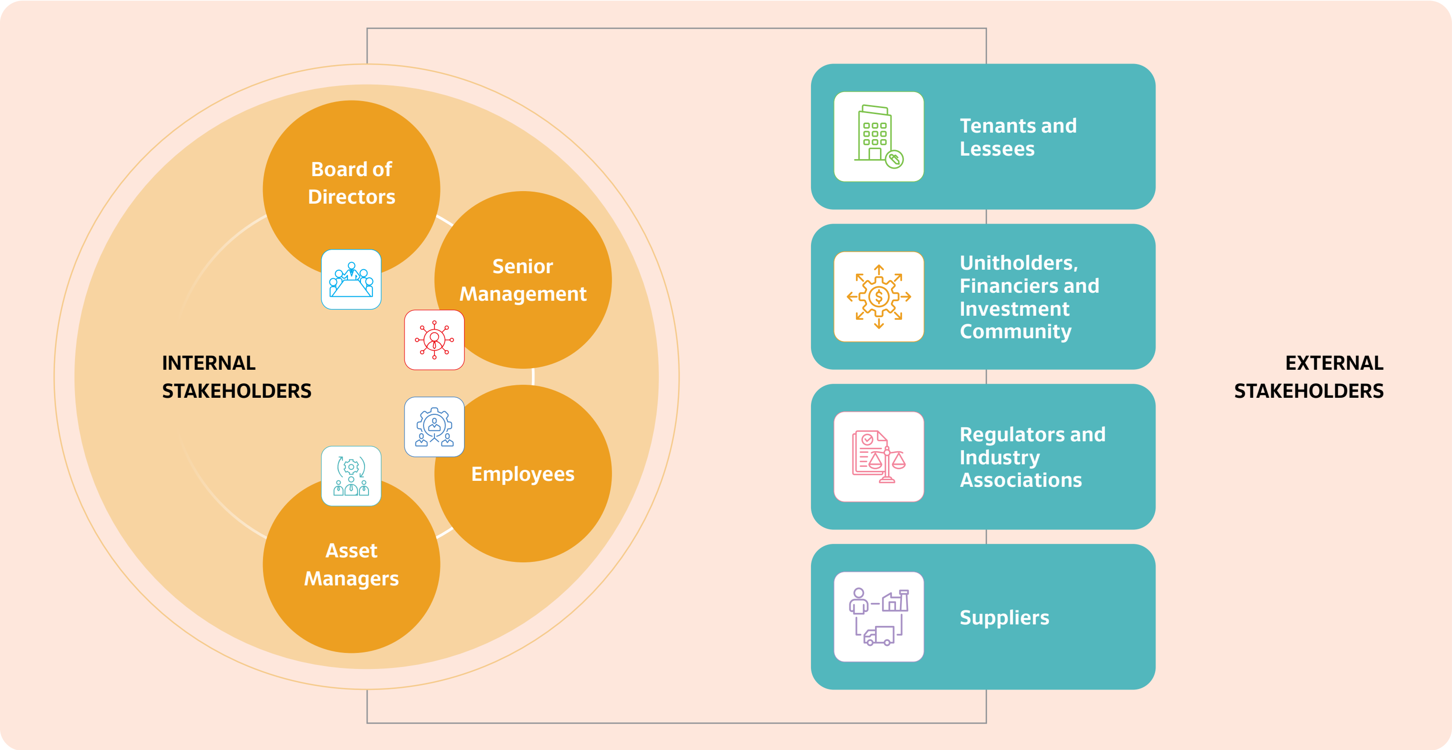
Each stakeholder group plays a vital role in advancing Sunway REIT's resilience by mitigating risks and identifying business opportunities that include enhancing brand reputation, increasing market traction, improving tenant engagement, maintaining regulatory compliance standards, and maxisiming talents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

Related UN SDGs: 3, 4, 5, 8

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

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

Related UN SDGs: 3, 8, 11, 12, 13, 17

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 AEIs 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)

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:

3 Good Health and Well-Being; 8 Decent Work and Economic Growth; 11 Sustainable Cities and Communities; 12 Responsible Consumption and Production; 13 Climate Action; 17 Partnerships for the Goals

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:

3 Good Health and Well-Being; 5 Gender Equality; 6 Clean Water and Sanitation; 7 Affordable and Clean Energy; 8 Decent Work and Economic Growth; 11 Sustainable Cities and Communities; 12 Responsible Consumption and Production; 13 Climate Action

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
- O 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: 3, 6, 7, 8, 12, 13, 17

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: 3, 8, 12, 13, 17

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