

10. RELATED PARTY TRANSACTIONS

10.1 OUR GROUP'S RELATED PARTY TRANSACTIONS

The table below sets out the list of the related parties who have entered into material related party transactions with our Group during the Financial Years Under Review and up to the LPD:

No.	Related party	Principal activities	Nature of relationship
Sunway, its direct subsidiaries and joint venture company			
1.	Sunway	See Section 9.1.1(i) of this Prospectus	<ul style="list-style-type: none"> Sunway is our Promoter and indirect substantial shareholder by virtue of its interest held through SunCity Tan Sri Sir (Dr.) Jeffrey Cheah, who is our Director and indirect substantial shareholder, is also a director and substantial shareholder of Sunway Datin Paduka Sarena Cheah, who is our Director and indirect substantial shareholder, is also a director and substantial shareholder of Sunway Puan Sri Datin Seri (Dr.) Susan Cheah, who is our indirect substantial shareholder, is also a substantial shareholder of Sunway Evan Cheah, who is our indirect substantial shareholder, is also a director and substantial shareholder of Sunway Adrian Cheah, who is our indirect substantial shareholder, is also a substantial shareholder of Sunway Active Equity, which is our indirect substantial shareholder, is also a substantial shareholder of Sunway Sungei Way Corporation, which is our indirect substantial shareholder, is also a substantial shareholder of Sunway <p>Tan Sri Sir (Dr.) Jeffrey Cheah, Puan Sri Datin Seri (Dr.) Susan Cheah, Datin Paduka Sarena Cheah, Evan Cheah and Adrian Cheah are collectively referred to as the "Cheah Family".</p>
2.	SunCity	See Section 9.1.1(ii) of this Prospectus	<ul style="list-style-type: none"> SunCity, which is our Promoter and direct substantial shareholder, is also a direct wholly-owned subsidiary of Sunway, which is also our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
3.	Sunway Holdings Sdn Bhd (" SunHoldings ")	Investment holdings. Its subsidiaries are involved in, among others, provision of human resource services, share registration and secretarial services, information technology services, trading in petroleum products and related services, and trading in hardware and engineering products	<ul style="list-style-type: none"> SunHoldings is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings
4.	Sunway Services Sdn Bhd (" Sunway Services ")	Provision of management services	<ul style="list-style-type: none"> Sunway Services is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder The relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway are set out in item (1) above
5.	Sunway REIT Management	Management of real estate investment trust	<ul style="list-style-type: none"> Sunway REIT Management is a direct 80.0%-owned joint venture of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of Sunway REIT Management
SunCity's subsidiaries, associated company and joint venture companies			
6.	Asiamedic Sunway Pte Ltd (" Asiamedic Sunway ")	Operation of a medical diagnostic imaging centre	<ul style="list-style-type: none"> Asiamedic Sunway is a direct 50.0%-owned joint venture of Sunway Equity Holdings Pte Ltd, which in turn is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
			<ul style="list-style-type: none"> In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of Asiamedic Sunway, Sunway Equity Holdings Pte Ltd and SunCity
7.	Deco Style Sdn Bhd ("Deco Style")	Specialist contractor in renovation of commercial and residential projects	<ul style="list-style-type: none"> Deco Style is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
8.	Emerald Tycoon Sdn Bhd ("Emerald Tycoon")	Letting and management of property	<ul style="list-style-type: none"> Emerald Tycoon is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
9.	Kinta Sunway Resort Sdn Bhd ("Kinta Sunway Resort")	Property investment and hotel owner and operator and property development	<ul style="list-style-type: none"> Kinta Sunway Resort is a direct wholly-owned subsidiary of Sunway City (Ipoh) Sdn Bhd ("SunCity Ipoh"), which in turn is a direct 95.0%-owned subsidiary of SunCity, and is 1.0% owned by SunHoldings. SunCity is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity and SunHoldings

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
10.	Peluang Klasik (M) Sdn Bhd (" Peluang Klasik ")	Provision of computer programming activities, computer consultancy, activities of providing infrastructure for hosting, data processing services and related activities	<ul style="list-style-type: none"> • Peluang Klasik is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder • SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder • In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
11.	Sunway REIT	A real estate investment trust with investments in retail, hospitality, office and other real estate assets	<ul style="list-style-type: none"> • Sunway REIT is a direct 40.9%-owned associate of Sunway REIT Holdings Sdn Bhd, which in turn is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder • SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder • In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, the Cheah Family, Active Equity and Sungei Way Corporation are also substantial unitholders of Sunway REIT by virtue of their indirect interests in Sunway REIT. Datin Paduka Sarena Cheah is also a director of Sunway REIT Management (as manager of Sunway REIT), Sunway REIT Holdings Sdn Bhd and SunCity
12.	Rich Worldclass Sdn Bhd (" Rich Worldclass ")	Property investment	<ul style="list-style-type: none"> • Rich Worldclass is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder • SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder • In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
13.	Sumber Dorongan Sdn Bhd (“ Sumber Dorongan ”)	Letting and management of property	<ul style="list-style-type: none"> Sumber Dorongan is a direct wholly-owned subsidiary of Sunway PKNS Sdn Bhd (“Sunway PKNS”), which in turn is a direct 60.0%-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
14.	Sunway Management Consultancy Co Ltd (Tianjin) (“ Sunway Management Consultancy ”)	Provision of management consultancy and advisory services	<ul style="list-style-type: none"> Sunway (Tianjin) Management Consultancy is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity, while Evan Cheah is also a director of Sunway (Tianjin) Management Consultancy
15.	Sunway Alishan Sdn Bhd (“ Sunway Alishan ”)	Property development	<ul style="list-style-type: none"> Sunway Alishan is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
16.	Sunway Belfield Sdn Bhd (“ Sunway Belfield ”)	Property development	<ul style="list-style-type: none"> Sunway Belfield is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
17.	Sunway BigBox Hotel Sdn Bhd (“ Sunway BigBox Hotel ”)	Operation of business of hotel, bar, restaurant, ballroom and all other related activities in relation to the operation of a hotel	<ul style="list-style-type: none"> In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity Sunway BigBox Hotel is a direct wholly-owned subsidiary of Sunway Iskandar Sdn Bhd (“Sunway Iskandar”), which in turn is a 60.0%-owned joint venture of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Tan Sri Sir (Dr.) Jeffrey Cheah and Datin Paduka Sarena Cheah are also directors of Sunway Iskandar. Datin Paduka Sarena Cheah is also a director of SunCity
18.	Sunway Big Box Sdn Bhd (“ Sunway Big Box ”)	Letting, management of shopping complex and car park operator	<ul style="list-style-type: none"> Sunway Big Box is a direct wholly-owned subsidiary of Sunway Iskandar, which in turn is a 60.0%-owned joint venture of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Tan Sri Sir (Dr.) Jeffrey Cheah and Datin Paduka Sarena Cheah are also directors of Sunway Iskandar. Datin Paduka Sarena Cheah is also a director of SunCity
19.	Sunway Bintang Sdn Bhd (“ Sunway Bintang ”)	Property development	<ul style="list-style-type: none"> Sunway Bintang is a direct wholly-owned subsidiary of Sunway City (Penang) Sdn Bhd (“SunCity (Penang)”), which in turn is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
20.	Sunway Biz Hotel Sdn Bhd (" Sunway Biz Hotel ")	Hotelier	<ul style="list-style-type: none"> Sunway Biz Hotel is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
21.	SunCity (Ipoh)	Property development, investment holding and provision of management services. Its subsidiaries are principally involved in, among others, property investment, hotel owner and operator, theme park, organic farming business, property development as well as development and operation of shopping mall	<ul style="list-style-type: none"> SunCity (Ipoh) is a direct 95.0%-owned subsidiary of SunCity, and is 1.0% owned by SunHoldings. SunCity is our Promoter and direct substantial shareholder SunCity and SunHoldings are direct wholly-owned subsidiaries of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity and SunHoldings
22.	Sunway City (JB) Sdn Bhd (" SunCity (JB) ")	Property development	<ul style="list-style-type: none"> SunCity (JB) is a direct 80.0%-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
23.	SunCity (Penang)	Property development, provision of property management services, investment holding, estate planters and cultivators of agriculture products or plantation activities. Its subsidiaries are principally involved in property development, property investment, provision of management services, shopping mall owner and operator, and hotelier	<ul style="list-style-type: none"> SunCity (Penang) is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
24.	Sunway Commercial Parade Sdn Bhd (formerly known as Commercial Parade Sdn Bhd) (" Sunway Commercial Parade ")	Provision of management services	<ul style="list-style-type: none"> Sunway Commercial Parade is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
25.	Sunway Design Sdn Bhd (" Sunway Design ")	Interiors decorators and contractors	<ul style="list-style-type: none"> Sunway Design is a direct 80.0%-owned subsidiary of Deco Style, which in turn is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
26.	Sunway Facility Management Sdn Bhd ("Sunway Facility Management")	Building facilities management and provision of management services	<ul style="list-style-type: none"> Sunway Facility Management is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
27.	Sunway Fame Sdn Bhd (formerly known as <i>Fame Parade Sdn Bhd</i>) ("Sunway Fame")	Provision of management services, property investment and shopping mall owner and operator	<ul style="list-style-type: none"> Sunway Fame is a direct wholly-owned subsidiary of SunCity (Penang), which in turn is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
28.	Sunway Flora Sdn Bhd ("Sunway Flora")	Property development	<ul style="list-style-type: none"> Sunway Flora is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
29.	Sunway FSSC Sdn Bhd ("Sunway FSSC")	Provision of financial and accounting services and information services	<ul style="list-style-type: none"> Sunway FSSC is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
30.	Sunway Geo Sdn Bhd ("Sunway Geo")	Property investment	<ul style="list-style-type: none"> Sunway Geo is a direct wholly-owned subsidiary of Sunway South Quay Sdn Bhd ("Sunway South Quay"), which in turn is an indirect wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder, by virtue of SunCity's interest held through Sunway Lagoon Sdn Bhd ("Sunway Lagoon") SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of Sunway South Quay and SunCity
31.	Sunway Giza Mall Sdn Bhd ("Sunway Giza Mall")	Letting and management of shopping complex	<ul style="list-style-type: none"> Sunway Giza Mall is a direct wholly-owned subsidiary of Sunway PKNS, which in turn is a direct 60.0%-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
32.	Sunway Grand Sdn Bhd ("Sunway Grand")	Property development	<ul style="list-style-type: none"> Sunway Grand is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
33.	Sunway Lifestyle Sdn Bhd ("Sunway Lifestyle")	Management of healthcare programmes	<ul style="list-style-type: none"> Sunway Healthy Lifestyle is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
			<ul style="list-style-type: none"> In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
34.	Sunway Hotel (Seberang Jaya) Sdn Bhd (“ Sunway Hotel (Seberang Jaya) ”)	Hotelier	<ul style="list-style-type: none"> Sunway Hotel (Seberang Jaya) is a direct wholly-owned subsidiary of SunCity (Penang), which in turn is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
35.	Sunway Hotel Phnom Penh Ltd (“ Sunway Hotel Phnom Penh ”)	Hotel business	<ul style="list-style-type: none"> Sunway Hotel Phnom Penh is a direct 75.0%-owned subsidiary of Konsep Objektif (M) Sdn Bhd, which in turn is a direct 70.0%-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity. Her spouse, Tan Yit Chong, is a director of Sunway Hotel Phnom Penh
36.	Sunway IFM Sdn Bhd (“ Sunway IFM ”)	Building facilities management and provision of consultancy services	<ul style="list-style-type: none"> Sunway IFM is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
37.	Sunway Integrated Parking Sdn Bhd ("Sunway Integrated Parking")	Car park operator	<ul style="list-style-type: none"> Sunway Integrated Parking is a direct wholly-owned subsidiary of Sunway South Quay, which in turn is an indirect wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder, by virtue of SunCity's interest held through Sunway Lagoon SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of Sunway South Quay and SunCity
38.	Sunway Integrated Properties Sdn Bhd ("Sunway Integrated Properties")	Property development, property investment and provision of management services	<ul style="list-style-type: none"> Sunway Integrated Properties is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Tan Sri Sir (Dr.) Jeffrey Cheah and Datin Paduka Sarena Cheah are also directors of Sunway Integrated Properties. Datin Paduka Sarena Cheah is also a director of SunCity
39.	Sunway International Hotels & Resorts Sdn Bhd ("Sunway International Hotels & Resorts")	Rendering of management, advisory, supervisory and other related services for the operation and management of hotels	<ul style="list-style-type: none"> Sunway International Hotels & Resorts is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
40.	Sunway International Properties Sdn Bhd ("Sunway International Properties")	Investment holding. As at the LPD, Sunway International Properties does not have any subsidiary	<ul style="list-style-type: none"> Sunway International Properties is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder

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No.	Related party	Principal activities	Nature of relationship
			<ul style="list-style-type: none"> In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
41.	Sunway Iskandar	Property development	<ul style="list-style-type: none"> Sunway Iskandar is a direct 60.0%-owned joint venture of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Tan Sri Sir (Dr.) Jeffrey Cheah and Datin Paduka Sarena Cheah are also directors of Sunway Iskandar. Datin Paduka Sarena Cheah is also a director of SunCity
42.	Sunway Lagoon Club Berhad (“ Sunway Lagoon Club ”)	Recreational club facilities	<ul style="list-style-type: none"> SunCity, which is our Promoter and direct substantial shareholder, is an 86.4% shareholder of Sunway Lagoon Club through its direct interest in Sunway Lagoon Club and indirect interest in Sunway Lagoon Club held through Sunway Pyramid Development Sdn Bhd (“Sunway Pyramid Development”), Sunway Lagoon, Sunway Integrated Properties, Sunway IFM, Sunway Travel Sdn Bhd (“Sunway Travel”), Sunway International Hotels & Resorts, Sunway FSSC, Sunway Property & Facility Management Sdn Bhd (“Sunway Property & Facility Management”), Sunway PKNS, Sunway Design, Sunway Treasury Sdn Bhd (“Sunway Treasury”), Deco Style and SMC. SMC holds a direct minority interest of 0.02% in Sunway Lagoon Club SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Tan Sri Sir (Dr.) Jeffrey Cheah and Datin Paduka Sarena Cheah are also directors of Sunway Integrated Properties. Datin Paduka Sarena Cheah is also a director of SunCity

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No.	Related party	Principal activities	Nature of relationship
43.	Sunway Lagoon	Operator of a theme park which includes restaurant, recreational, amusement, zoo activities and sale of retail merchandise	<ul style="list-style-type: none"> • Sunway Lagoon is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder • SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder • In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
44.	Sunway Leisure Sdn Bhd (" Sunway Leisure ")	Ice rink operator	<ul style="list-style-type: none"> • Sunway Leisure is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder • SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder • In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
45.	Sunway Little Sunshine Child Care Centre Sdn Bhd (" Sunway Little Sunshine Child Care Centre ")	Provision of child care centre services	<ul style="list-style-type: none"> • Sunway Little Sunshine Child Care Centre is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder • SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder • In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
46.	Sunway Living Space Sdn Bhd (" Sunway Living Space ")	Property development, property investment, operation and management of short stay accommodation	<ul style="list-style-type: none"> • Sunway Living Space is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder • SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder • In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
47.	Sunway Lost World Hotel Sdn Bhd (" Sunway Lost World Hotel ")	Operation of a hotel	<ul style="list-style-type: none"> Sunway Lost World Hotel is a direct wholly-owned subsidiary of SunCity (Ipoh), which in turn is a direct 95.0%-owned subsidiary of SunCity, and is 1.0% owned by SunHoldings. SunCity is our Promoter and direct substantial shareholder SunCity and SunHoldings are direct wholly-owned subsidiaries of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity and SunHoldings
48.	Sunway Lost World Water Park Sdn Bhd (" Sunway Lost World Water Park ")	Development and operation of shopping mall, hotel and theme park, including restaurant, recreational, amusement, zoo activities and sale of retail merchandise	<ul style="list-style-type: none"> Sunway Lost World Water Park is a direct wholly-owned subsidiary of SunCity (Ipoh), which in turn is a direct 95.0%-owned subsidiary of SunCity, and is 1.0% owned by SunHoldings. SunCity is our Promoter and direct substantial shareholder SunCity and SunHoldings are direct wholly-owned subsidiaries of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity and SunHoldings
49.	Sunway Management Services Sdn Bhd (" Sunway Management Services ")	Provision of share registration and secretarial services	<ul style="list-style-type: none"> Sunway Management Services is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity, while Evan Cheah is also a director of Sunway Management Services
50.	Sunway Marketplace Sdn Bhd (" Sunway Marketplace ")	Property development and property investment activities	<ul style="list-style-type: none"> Sunway Marketplace is a direct wholly-owned subsidiary of Sunway Iskandar, which in turn is a 60.0%-owned joint venture of SunCity, which is our Promoter and direct substantial shareholder

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
			<ul style="list-style-type: none"> SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Tan Sri Sir (Dr.) Jeffrey Cheah is a director of Sunway Marketplace and Sunway Iskandar, while Datin Paduka Sarena Cheah is also a director of Sunway Iskandar and SunCity
51.	Sunway Medispa Sdn Bhd (“ Sunway Medispa ”)	Provision of wellness services, holistic rejuvenation treatments for anti-aging and aesthetics	<ul style="list-style-type: none"> Sunway Medispa is a direct wholly-owned subsidiary of Sunway Resort Hotel Sdn Bhd (“Sunway Resort Hotel”), which in turn is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
52.	Sunway Monash-U Residence Sdn Bhd (“ Sunway Monash-U Residence ”)	Property investment	<ul style="list-style-type: none"> Sunway Monash-U Residence is a direct wholly-owned subsidiary of Sunway South Quay, which in turn is an indirect wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder, by virtue of SunCity's interest held through Sunway Lagoon SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of Sunway South Quay and SunCity
53.	Sunway Nexis Parking Sdn Bhd (“ Sunway Nexis Parking ”)	Car park operator	<ul style="list-style-type: none"> Sunway Nexis Parking is a direct wholly-owned subsidiary of Sunway PKNS, which in turn is a direct 60.0%-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
			<ul style="list-style-type: none"> In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
54.	Sunway Organic Garden Sdn Bhd (" Sunway Organic Garden ")	Organic farming business	<ul style="list-style-type: none"> Sunway Organic Garden is a direct wholly-owned subsidiary of SunCity (Ipoh), which in turn is a direct 95.0%-owned subsidiary of SunCity, and is 1.0% owned by SunHoldings. SunCity is our Promoter and direct substantial shareholder SunCity and SunHoldings are direct wholly-owned subsidiaries of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity and SunHoldings
55.	Sunway Pals Loyalty Sdn Bhd (" Sunway Pals Loyalty ")	Business of customer loyalty schemes as principal or agents on behalf of companies participating in such schemes	<ul style="list-style-type: none"> Sunway Pals Loyalty is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah and Evan Cheah are also directors of Sunway Pals Loyalty. Datin Paduka Sarena Cheah is also a director of SunCity
56.	Sunway Pendas Management Sdn Bhd (" Sunway Pendas Management ")	Provision of management services	<ul style="list-style-type: none"> Sunway Pendas Management is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
57.	Sunway PKNS	Property development and investment holding. Its subsidiaries are principally involved in, among others, property development, property investment and car park operations	<ul style="list-style-type: none"> • Sunway PKNS is a direct 60.0%-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder • SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder • In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
58.	Sunway Pristine Laundry Sdn Bhd (" Sunway Pristine Laundry ")	Provision of laundry services, rental and trading of laundry equipment and textiles including its ancillary and related businesses	<ul style="list-style-type: none"> • Sunway Pristine Laundry is a direct 70.0%-owned joint venture of SunCity, which is our Promoter and direct substantial shareholder • SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder • In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
59.	Sunway Property & Facility Management	Property and facility management	<ul style="list-style-type: none"> • Sunway Property & Facility Management is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder • SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder • In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
60.	Sunway Putra Hotel Sdn Bhd (" Sunway Putra Hotel ")	Hotelier	<ul style="list-style-type: none"> • Sunway Putra Hotel is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder • SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder • In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
61.	Sunway Pyramid Development	Property investment	<ul style="list-style-type: none"> Sunway Pyramid Development is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
62.	Sunway RE Capital Advisors (SG) Pte Ltd ("Sunway RE Capital Advisors")	Fund management services	<ul style="list-style-type: none"> Sunway RE Capital Advisors is a direct wholly-owned subsidiary of Sunway RE Capital Pte Ltd, which in turn is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah and Evan Cheah are also directors of Sunway RE Capital Advisors and Sunway RE Capital Pte Ltd. Datin Paduka Sarena Cheah is also a director of SunCity
63.	Sunway REM Sdn Bhd ("Sunway REM")	Purification and distribution of water for water supply purposes	<ul style="list-style-type: none"> Sunway REM is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
64.	Sunway Resort Hotel	Hotelier	<ul style="list-style-type: none"> Sunway Resort Hotel is a direct wholly-owned subsidiary of SunCity, which is a Promoter and a direct substantial shareholder of our Company SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
			<ul style="list-style-type: none"> In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
65.	Sunway South Quay	Property development	<ul style="list-style-type: none"> Sunway South Quay is a direct wholly-owned subsidiary of Sunway Lagoon, which in turn is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of Sunway South Quay and SunCity
66.	Sunway Southern Management Sdn Bhd ("Sunway Southern Management")	Provision of management services	<ul style="list-style-type: none"> Sunway Southern Management is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
67.	Sunway Sustainability Solutions Sdn Bhd ("Sunway Sustainability Solutions")	Property and facility management	<ul style="list-style-type: none"> Sunway Sustainability Solutions is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
68.	Sunway Synergy Sdn Bhd ("Sunway Synergy")	Provision of human resource services	<ul style="list-style-type: none"> Sunway Synergy is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
			<ul style="list-style-type: none"> • SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder • In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
69.	Sunway Travel	Provision of operation of travel and tour businesses, transportation services motor insurance and retail products	<ul style="list-style-type: none"> • Sunway Travel is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder • SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder • In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
70.	Sunway Treasury	Provision of financial services to the Sunway Group	<ul style="list-style-type: none"> • Sunway Treasury is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder • SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder • In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
71.	Sunway Tunas Sdn Bhd ("Sunway Tunas")	Property development	<ul style="list-style-type: none"> • Sunway Tunas is a direct wholly-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder • SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder • In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
72.	Sunway Velocity Hotel Sdn Bhd (“ Sunway Velocity Hotel ”)	Hotel operations	<ul style="list-style-type: none"> Sunway Velocity Hotel is a direct 59.0%-owned joint venture of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah and Adrian Cheah are also directors of Sunway Velocity Hotel. Datin Paduka Sarena Cheah is also a director of SunCity
73.	Sunway Velocity Mall Sdn Bhd (“ Sunway Velocity Mall ”)	Letting, management of shopping complex and car park operator	<ul style="list-style-type: none"> Sunway Velocity Mall is a direct 59.0%-owned joint venture of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah and Adrian Cheah are also directors of Sunway Velocity Mall. Datin Paduka Sarena Cheah is also a director of SunCity
74.	Sunway Velocity Three Sdn Bhd (“ Sunway Velocity Three ”)	Property development	<ul style="list-style-type: none"> Sunway Velocity Three is a direct 60.0%-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
75.	Sunway VTwo Holdings Sdn Bhd (“ Sunway VTwo Holdings ”)	Property investment	<ul style="list-style-type: none"> Sunway VTwo Holdings is a direct wholly-owned subsidiary of Sunway Velocity Two Sdn Bhd, which in turn is a direct 60.0%-owned subsidiary of SunCity, which is our Promoter and direct substantial shareholder SunCity is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
			<ul style="list-style-type: none"> In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunCity
SunHoldings' subsidiaries and joint venture company			
76.	Blacktop Lanchang Sdn Bhd ("Blacktop Lanchang")	Premix plant operator and marketing of bituminous premix	<ul style="list-style-type: none"> Blacktop Lanchang was a direct 50.0%-owned joint venture company of Blacktop Industries Sdn Bhd, which in turn is an indirect wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder, by virtue of Sunway's interest held through SunHoldings In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is a director of SunHoldings On 31 December 2024, Blacktop Industries Sdn Bhd disposed its entire shareholding in Blacktop Lanchang. As at the LPD, Blacktop Lanchang is no longer a related party of our Group
77.	Credit Bureau Malaysia Sdn Bhd ("Credit Bureau Malaysia")	Provisions of credit reference services, credit reporting and its incidental services and such others services related to a credit bureau	<ul style="list-style-type: none"> Credit Bureau Malaysia is a direct 51.0%-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings, while Evan Cheah is also a director of Credit Bureau Malaysia
78.	Dongfeng Commercial Vehicle (Malaysia) Sdn Bhd ("Dongfeng Commercial Vehicle")	Importing, distributing and retailing of Dongfeng brand trucks and vehicles and provision of after-sales parts, repair, maintenance and other ancillary services	<ul style="list-style-type: none"> Dongfeng Commercial Vehicle is a direct 97.0%-owned subsidiary of Sunway Marketing Sdn Bhd ("Sunway Marketing"), which in turn is an indirect wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder, by virtue of Sunway's interest held through SunHoldings In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings, while Evan Cheah is also a director of Sunway Marketing

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
79.	Multicare Health Pharmacy Sdn Bhd ("Multicare Health Pharmacy")	Trading of pharmaceutical products	<ul style="list-style-type: none"> Multicare Health Pharmacy is a direct 78.8%-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings, while Evan Cheah is also a director of Multicare Health Pharmacy
80.	Pasir Mas Holdings Sdn Bhd ("Pasir Mas Holdings")	Trading in petroleum products and related services	<ul style="list-style-type: none"> Pasir Mas Holdings is a direct wholly-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings, while Evan Cheah is also a director of Pasir Mas Holdings
81.	Sunway Coating Solutions Sdn Bhd ("Sunway Coating Solutions")	Manufacturing and selling of paints, chemicals and concrete	<ul style="list-style-type: none"> Sunway Coating Solutions is a direct 70.0%-owned subsidiary of Sunway Hsing Yeat Sdn Bhd, which in turn is an indirect wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder, by virtue of Sunway's interest held through SunHoldings, Sunway Winstar Sdn Bhd ("Sunway Winstar"), which is a wholly-owned subsidiary of SunHoldings, and Sunway Marketing In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings, while Evan Cheah is also a director of Sunway Winstar and Sunway Marketing
82.	Sunway Construction Sdn Bhd ("Sunway Construction")	Building and civil engineering works with capabilities in turnkey, design and build construction	<ul style="list-style-type: none"> Sunway Construction is a direct wholly-owned subsidiary of Sunway Construction Group Berhad ("SunCon Group"), which in turn is an indirect 53.6%-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder, by virtue of Sunway's interest held through SunHoldings

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
			<ul style="list-style-type: none"> In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Tan Sri Sir (Dr.) Jeffrey Cheah, Datin Paduka Sarena Cheah, Evan Cheah and Sungei Way Corporation are also substantial shareholders of SunCon Group by virtue of their direct and indirect interests in SunCon Group, while Puan Sri Datin Seri (Dr.) Susan Cheah, Adrian Cheah and Active Equity are also substantial shareholders of SunCon Group by virtue of their indirect interest in SunCon Group. Evan Cheah is also a director of Sunway Construction and SunCon Group, while Datin Paduka Sarena Cheah is also a director of SunHoldings
83.	Sunway Elite Sdn Bhd ("Sunway Elite")	Coordinate and provision of administration of employees' health care benefits and insurance services	<ul style="list-style-type: none"> Sunway Elite is a direct wholly-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings
84.	Sunway Enterprise (1988) Sdn Bhd ("Sunway Enterprise")	Trading and hiring of heavy machinery, spares parts, hiring of commercial vehicles and transportation services	<ul style="list-style-type: none"> Sunway Enterprise is a direct wholly-owned subsidiary of Sunway Marketing, which in turn is an indirect wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder, by virtue of Sunway's interest held through SunHoldings In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings, while Evan Cheah is also a director of Sunway Marketing
85.	Sunway Fintech Services Sdn Bhd ("Sunway Fintech Services")	Provision and operation of information technology system or platform as well as provision of financial technology services, including factoring services	<ul style="list-style-type: none"> Sunway Fintech Services is a direct wholly-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
			<ul style="list-style-type: none"> In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings, while Evan Cheah is also a director of Sunway Fintech Services
86.	Sunway ILabs Ventures Sdn Bhd ("Sunway ILabs Ventures")	Provision of fund management services and venture building services	<ul style="list-style-type: none"> Sunway ILabs Ventures is a direct wholly-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings, while Evan Cheah is also a director of Sunway ILabs Ventures
87.	Sunway HR Shared Services Sdn Bhd ("Sunway HR Shared Services")	Provision of human resource services	<ul style="list-style-type: none"> Sunway HR Shared Services is a direct wholly-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings
88.	Sunway Innovation Sdn Bhd ("Sunway Innovation")	Management services and investment holding. As at the LPD, Sunway Innovation does not have any subsidiary	<ul style="list-style-type: none"> Sunway Innovation is a direct wholly-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings, while Evan Cheah is also a director of Sunway Innovation

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
89.	Sunway Land Pte Ltd ("Sunway Land")	Investment holding company and real estate developers. As at the LPD, the company does not have any subsidiary	<ul style="list-style-type: none"> Sunway Land is a direct wholly-owned subsidiary of Sunway Development Pte Ltd, which in turn is an indirect wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder, by virtue of Sunway's interest held through SunHoldings In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of Sunway Development Pte Ltd and SunHoldings
90.	Sunway Leadership Centre Sdn Bhd ("Sunway Leadership Centre")	Providing training services, training venue and other related activities	<ul style="list-style-type: none"> Sunway Leadership Centre is a direct wholly-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings
91.	Sunway Leasing Sdn Bhd ("Sunway Leasing")	Provision of finance through leasing, hire purchase, money lending and share financing	<ul style="list-style-type: none"> Sunway Leasing is a direct wholly-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings
92.	Sunway Management Sdn Bhd ("Sunway Management")	Share registration and secretarial services	<ul style="list-style-type: none"> Sunway Management is a direct wholly-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings, while Evan Cheah is also a director of Sunway Management

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
93.	Sunway Marketing (S) Pte Ltd (" Sunway Marketing (S) ")	Buying and selling of hose and fittings, spares and equipment and mechanical engineering works	<ul style="list-style-type: none"> Sunway Marketing (S) is a direct wholly-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings
94.	Sunway Marketing	Marketing, distribution and sales of construction related products and industrial products, as well as trading in hoses, fittings and hose assembly, petroleum products and transportation services; trading and hiring of heavy machinery and spare parts; and importing, distributing and retailing of passenger vehicle and provision of after-sales parts, repair, maintenance and other ancillary services	<ul style="list-style-type: none"> Sunway Marketing is a direct wholly-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings, while Evan Cheah is also a director of Sunway Marketing
95.	Sunway Money Sdn Bhd (" Sunway Money ")	Provision of remittance and money services	<ul style="list-style-type: none"> Sunway Money is a direct wholly-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings, while Evan Cheah is also a director of Sunway Money

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
96.	Sunway Paving Solutions Sdn Bhd ("Sunway Paving Solutions")	Manufacturing and marketing of concrete pavers, hollow concrete blocks and eurotiles, undertake contracts for paving works and the hiring of heavy machineries	<ul style="list-style-type: none"> Sunway Paving Solutions is a direct wholly-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings
97.	Sunway Pharma Sdn Bhd ("Sunway Pharma")	Retailing and wholesale of pharmaceutical, healthcare and personal care products	<ul style="list-style-type: none"> Sunway Pharma is a direct wholly-owned subsidiary of Multicare Health Pharmacy, which in turn is an indirect 78.8%-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder, by virtue of Sunway's interest held through SunHoldings In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings, while Evan Cheah is also a director of Sunway Pharma and Multicare Health Pharmacy
98.	Sunway Popbox Sdn Bhd ("Sunway Popbox")	Dormant	<ul style="list-style-type: none"> Sunway Popbox is a direct 60.0%-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings, while Evan Cheah is also a director of Sunway Popbox
99.	Sunway Quantum Sdn Bhd ("Sunway Quantum")	Provision of information technology services	<ul style="list-style-type: none"> Sunway Quantum is a direct wholly-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
100.	Sunway Quarry Industries Sdn Bhd (“ Sunway Quarry Industries ”)	Quarry and asphalt mixing plant operators for the production and marketing of aggregates and asphaltic concrete as well as carrying out trading of related products	<ul style="list-style-type: none"> Sunway Quarry Industries is a direct wholly-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings
101.	Sunway Risk Management Sdn Bhd (“ Sunway Risk Management ”)	General and life insurance agency providing insurance underwriting and consultancy services	<ul style="list-style-type: none"> Sunway Risk Management is a direct wholly-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings
102.	Sunway Saf-T-Quip Sdn Bhd (“ Sunway Saf-T-Quip ”)	Sale of industrial safety products	<ul style="list-style-type: none"> Sunway Saf-T-Quip is a direct wholly-owned subsidiary of Sunway Winstar, which in turn is an indirect wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder, by virtue of Sunway’s interest held through SunHoldings and Sunway Marketing In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings, while Evan Cheah is also a director of Sunway Winstar and Sunway Marketing
103.	Sunway Serene Sdn Bhd (“ Sunway Serene ”)	Property development	<ul style="list-style-type: none"> Sunway Serene is a direct wholly-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
104.	Sunway Shared Services Sdn Bhd (“ Sunway Services ”)	Provision of information technology services	<ul style="list-style-type: none"> Sunway Shared Services is a direct wholly-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings
105.	Sunway Spun Pile (M) Sdn Bhd (“ Sunway Spun Pile ”)	Manufacturing and marketing of pretensioned high strength concrete piles, pretensioned concrete poles and other precast concrete products	<ul style="list-style-type: none"> Sunway Spun Pile is a direct wholly-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings
106.	Sunway Transit System Sdn Bhd (“ Sunway Transit System ”)	Car park management and rental of advertising space	<ul style="list-style-type: none"> Sunway Transit System is a direct wholly-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings
107.	Sunway United Star Sdn Bhd (“ Sunway United Star ”)	Trading in hardware and engineering products	<ul style="list-style-type: none"> Sunway United Star is a direct wholly-owned subsidiary of Sunway Winstar, which in turn is an indirect wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder, by virtue of Sunway’s interest held through SunHoldings and Sunway Marketing In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings, while Evan Cheah is also a director of Sunway Winstar and Sunway Marketing

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
108.	Sunway VCP Sdn Bhd ("Sunway VCP")	Marketing, manufacturing and sale of glazed vitrified clay pipes and other related clay products	<ul style="list-style-type: none"> Sunway VCP is a direct wholly-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings
109.	Sunway Ventures Sdn Bhd ("Sunway Ventures")	Provision of management and advisory services	<ul style="list-style-type: none"> Sunway Ventures is a direct wholly-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings, while Evan Cheah is also a director of Sunway Ventures
110.	Sunway Winstar	Trading in hardwares and engineering products	<ul style="list-style-type: none"> Sunway Winstar is a wholly-owned subsidiary of SunHoldings held through its direct interest in Sunway Winstar and indirect interest in Sunway Winstar through Sunway Marketing, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings, while Evan Cheah is also a director of Sunway Winstar and Sunway Marketing

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
111.	Sunway XFarms Sdn Bhd (" Sunway XFarms ")	Provision of urban farm project management and services, training courses/services, consultancy services, trading of farming products and provision of auxiliary and related services	<ul style="list-style-type: none"> Sunway XFarms is a direct wholly-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and an indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings, while Evan Cheah is also a director of Sunway XFarms
112.	SunwayMas Sdn Bhd (" SunwayMas ")	Property and housing development, and investment holding. Its subsidiaries are principally involved in property development and investment holding	<ul style="list-style-type: none"> SunwayMas is a direct wholly-owned subsidiary of SunHoldings, which in turn is a direct wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings
113.	Sunway Material Handling Sdn Bhd (" Sunway Material Handling ")	Sales and services and renting of material handling equipment and all related activities and renting and leasing of other machinery, equipment and tangible goods	<ul style="list-style-type: none"> Sunway Material Handling is a direct 80.0%-owned subsidiary of Sunway Enterprise, which in turn is an indirect wholly-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder, by virtue of Sunway's interest held through Sunway Marketing, which is a direct wholly-owned subsidiary of SunHoldings In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Datin Paduka Sarena Cheah is also a director of SunHoldings, while Evan Cheah is also a director of Sunway Marketing

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
Sunway Construction' subsidiaries			
114.	Sunway Engineering Sdn Bhd (" Sunway Engineering ")	Provision of mechanical, engineering works and to engage in the business of solar photovoltaic investment and related activities	<ul style="list-style-type: none"> Sunway Engineering is a direct wholly-owned subsidiary of Sunway Construction, which in turn is an indirect 53.6%-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder, by virtue of Sunway's interest held through SunCon Group, which is a direct 53.6%-owned subsidiary of SunHoldings In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Tan Sri Sir (Dr.) Jeffrey Cheah, Datin Paduka Sarena Cheah, Evan Cheah and Sungei Way Corporation are also substantial shareholders of SunCon Group by virtue of their direct and indirect interests in SunCon Group, while Puan Sri Datin Seri (Dr.) Susan Cheah, Adrian Cheah and Active Equity are also substantial shareholders of SunCon Group by virtue of their indirect interest in SunCon Group. Evan Cheah is also a director of Sunway Construction and SunCon Group, while Datin Paduka Sarena Cheah is also a director of SunHoldings
115.	Sunway Geotechnics (M) Sdn Bhd (" Sunway Geotechnics ")	Providing geotechnical services and related products and hire of heavy machineries	<ul style="list-style-type: none"> Sunway Geotechnics is a direct wholly-owned subsidiary of Sunway Construction, which in turn is an indirect 53.6%-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder, by virtue of Sunway's interest held through SunCon Group, which is a direct 53.6%-owned subsidiary of SunHoldings In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Tan Sri Sir (Dr.) Jeffrey Cheah, Datin Paduka Sarena Cheah, Evan Cheah and Sungei Way Corporation are also substantial shareholders of SunCon Group by virtue of their direct and indirect interests in SunCon Group, while Puan Sri Datin Seri (Dr.) Susan Cheah, Adrian Cheah and Active Equity are also substantial shareholders of SunCon Group by virtue of their indirect interest in SunCon Group. Evan Cheah is also a director of Sunway Construction and SunCon Group, while Datin Paduka Sarena Cheah is also a director of SunHoldings

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
116.	Sunway Machinery Sdn Bhd ("Sunway Machinery")	Renting of machinery and site equipment, undertaking of subcontract work and transportation agent	<ul style="list-style-type: none"> • Sunway Machinery is a direct wholly-owned subsidiary of Sunway Construction, which in turn is an indirect 53.6%-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder, by virtue of Sunway's interest held through SunCon Group, which is a direct 53.6%-owned subsidiary of SunHoldings • In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Tan Sri Sir (Dr.) Jeffrey Cheah, Datin Paduka Sarena Cheah, Evan Cheah and Sungei Way Corporation are also substantial shareholders of SunCon Group by virtue of their direct and indirect interests in SunCon Group, while Puan Sri Datin Seri (Dr.) Susan Cheah, Adrian Cheah and Active Equity are also substantial shareholders of SunCon Group by virtue of their indirect interest in SunCon Group. Evan Cheah is also a director of Sunway Construction and SunCon Group, while Datin Paduka Sarena Cheah is also a director of SunHoldings
117.	Sunway Pekat Solar Sdn Bhd ("Sunway Pekat Solar")	Installation of non-electric solar energy collectors	<ul style="list-style-type: none"> • Sunway Pekat Solar is a direct 60.0%-owned subsidiary of Sunway Engineering, which in turn is an indirect 53.6%-owned subsidiary of Sunway, which is our Promoter and indirect substantial shareholder, by virtue of Sunway's interest held through Sunway Construction, which is a direct wholly-owned subsidiary of SunCon Group, which in turn is a direct 53.6%-owned subsidiary of SunHoldings • In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Tan Sri Sir (Dr.) Jeffrey Cheah, Datin Paduka Sarena Cheah, Evan Cheah and Sungei Way Corporation are also substantial shareholders of SunCon Group by virtue of their direct and indirect interests in SunCon Group, while Puan Sri Datin Seri (Dr.) Susan Cheah, Adrian Cheah and Active Equity are also substantial shareholders of SunCon Group by virtue of their indirect interest in SunCon Group. Evan Cheah is also a director of Sunway Construction and SunCon Group, while Datin Paduka Sarena Cheah is also a director of SunHoldings

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
Active Equity's subsidiaries and associated companies			
118.	Hitachi Sunway Data Centre Services Sdn Bhd (" Hitachi Sunway Data Centre Services ")	Information technology outsourcing services, network services, and computer software consultants	<ul style="list-style-type: none"> Hitachi Sunway Data Centre Services is a direct 70.0%-owned subsidiary of Hitachi Sunway Information Systems Sdn Bhd ("Hitachi Sunway Information Systems"), which in turn is a direct 49.0%-owned associated company of Sunway Technology Sdn Bhd ("Sunway Technology"), which in turn is a direct wholly-owned subsidiary of Active Equity In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Tan Sri Sir (Dr.) Jeffrey Cheah, Datin Paduka Sarena Cheah and Evan Cheah are also directors and substantial shareholders of Active Equity, while Puan Sri Datin Seri (Dr.) Susan Cheah and Adrian Cheah are also substantial shareholders of Active Equity. Tan Sri Sir (Dr.) Jeffrey Cheah and Evan Cheah are also directors of Sunway Technology. Evan Cheah is also a director of Hitachi Sunway Information Systems
119.	Hitachi Information Systems (Singapore) Pte Ltd (" Hitachi Information Systems Singapore ")	Sunway Systems Pte Ltd (" Sunway Systems ") Infrastructure engineering design and consultancy services; information technology cybersecurity consultancy	<ul style="list-style-type: none"> Hitachi Sunway Information Systems Singapore is a direct wholly-owned subsidiary of Hitachi Sunway Information Systems, which in turn is a direct 49.0%-owned associated company of Sunway Technology, which in turn is a direct wholly-owned subsidiary of Active Equity In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Tan Sri Sir (Dr.) Jeffrey Cheah, Datin Paduka Sarena Cheah and Evan Cheah are also directors and substantial shareholders of Active Equity, while Puan Sri Datin Seri (Dr.) Susan Cheah and Adrian Cheah are also substantial shareholders of Active Equity. Tan Sri Sir (Dr.) Jeffrey Cheah and Evan Cheah are also directors of Sunway Technology, while Evan Cheah is also a director of Hitachi Sunway Information Systems

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
120.	Hitachi Sunway Information Systems	Provision of information technology consulting services and sales of computer hardware and related products	<ul style="list-style-type: none"> Hitachi Sunway Information Systems is a direct 49.0%-owned associated company of Sunway Technology, which in turn is a direct wholly-owned subsidiary of Active Equity In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Tan Sri Sir (Dr.) Jeffrey Cheah, Datin Paduka Sarena Cheah and Evan Cheah are also directors and substantial shareholders of Active Equity, while Puan Sri Datin Seri (Dr.) Susan Cheah and Adrian Cheah are also substantial shareholders of Active Equity. Tan Sri Sir (Dr.) Jeffrey Cheah and Evan Cheah are also directors of Sunway Technology, while Evan Cheah is also a director of Hitachi Sunway Information Systems
121.	Metacloud Sdn Bhd ("Metacloud")	Providing information technology services and software product	<ul style="list-style-type: none"> Metacloud is a direct wholly-owned subsidiary of Sunway Technology, which in turn is a direct wholly-owned subsidiary of Active Equity In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Tan Sri Sir (Dr.) Jeffrey Cheah, Datin Paduka Sarena Cheah and Evan Cheah are also directors and substantial shareholders of Active Equity, while Puan Sri Datin Seri (Dr.) Susan Cheah and Adrian Cheah are also substantial shareholders of Active Equity. Tan Sri Sir (Dr.) Jeffrey Cheah and Evan Cheah are also directors of Sunway Technology
122.	Powerware Systems Sdn Bhd ("Powerware Systems")	Provision of data centre consultancy, design and implementation of data centre infrastructure, management systems and data centre maintenance services	<ul style="list-style-type: none"> Powerware Systems is a direct 30.0%-owned associated company of Hitachi Sunway Information Systems, which in turn is a direct 49.0%-owned associated company of Sunway Technology, which in turn is a direct wholly-owned subsidiary of Active Equity

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
			<ul style="list-style-type: none"> In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Tan Sri Sir (Dr.) Jeffrey Cheah, Datin Paduka Sarena Cheah and Evan Cheah are also directors and substantial shareholders of Active Equity, while Puan Sri Datin Seri (Dr.) Susan Cheah and Adrian Cheah are also substantial shareholders of Active Equity. Tan Sri Sir (Dr.) Jeffrey Cheah and Evan Cheah are also directors of Sunway Technology, while Evan Cheah is also a director of Hitachi Sunway Information Systems
123.	PT. Sunway Digital Indonesia	Information integrator system	<ul style="list-style-type: none"> PT. Sunway Digital Indonesia is a direct 86.0%-owned subsidiary of Sunway Pareto Pte Ltd, which in turn is a direct 90.0%-owned subsidiary of Sunway Technology, which in turn is a direct wholly-owned subsidiary of Active Equity In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Tan Sri Sir (Dr.) Jeffrey Cheah, Datin Paduka Sarena Cheah and Evan Cheah are also directors and substantial shareholders of Active Equity, while Puan Sri Datin Seri (Dr.) Susan Cheah and Adrian Cheah are also substantial shareholders of Active Equity. Tan Sri Sir (Dr.) Jeffrey Cheah and Evan Cheah are also directors of Sunway Technology
124.	Sunway Systems Sdn Bhd (“ Sunway Systems ”)	Business Information technology services and software products	<ul style="list-style-type: none"> Sunway Business Systems is a direct wholly-owned subsidiary of Sunway Computer Services Sdn Bhd (“Sunway Computer Services”), which in turn is a direct wholly-owned subsidiary of Sunway Technology, which in turn is a direct wholly-owned subsidiary of Active Equity In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Tan Sri Sir (Dr.) Jeffrey Cheah, Datin Paduka Sarena Cheah and Evan Cheah are also directors and substantial shareholders of Active Equity, while Puan Sri Datin Seri (Dr.) Susan Cheah and Adrian Cheah are also substantial shareholders of Active Equity. Tan Sri Sir (Dr.) Jeffrey Cheah and Evan Cheah are also directors of Sunway Technology

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
125.	Sunway Services Computer	Trading in computer and related components and providing after sales services	<ul style="list-style-type: none"> Sunway Computer Services is a direct wholly-owned subsidiary of Sunway Technology, which in turn is a direct wholly-owned subsidiary of Active Equity In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Tan Sri Sir (Dr.) Jeffrey Cheah, Datin Paduka Sarena Cheah and Evan Cheah are also directors and substantial shareholders of Active Equity, while Puan Sri Datin Seri (Dr.) Susan Cheah and Adrian Cheah are also substantial shareholders of Active Equity. Tan Sri Sir (Dr.) Jeffrey Cheah and Evan Cheah are also directors of Sunway Technology
126.	Sunway Digital Wave Sdn Bhd (“ Sunway Digital Wave ”)	Sale and marketing of internet/broadband services and related products	<ul style="list-style-type: none"> Sunway Digital Wave is a direct 40.0%-owned associated company of Sunway Computer Services, which in turn is a direct wholly-owned subsidiary of Sunway Technology, which in turn is a direct wholly-owned subsidiary of Active Equity In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Tan Sri Sir (Dr.) Jeffrey Cheah, Datin Paduka Sarena Cheah and Evan Cheah are also directors and substantial shareholders of Active Equity, while Puan Sri Datin Seri (Dr.) Susan Cheah and Adrian Cheah are also substantial shareholders of Active Equity. Tan Sri Sir (Dr.) Jeffrey Cheah and Evan Cheah are also directors of Sunway Technology, while Evan Cheah is also a director of Sunway Digital Wave
127.	Sunway MSC Sdn Bhd (“ Sunway MSC ”)	Software developers, software consultants and advisors and to provide other computer software services	<ul style="list-style-type: none"> Sunway MSC is a direct wholly-owned subsidiary of Sunway Computer Services, which in turn is a direct wholly-owned subsidiary of Sunway Technology, which in turn is a direct wholly-owned subsidiary of Active Equity In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Tan Sri Sir (Dr.) Jeffrey Cheah, Datin Paduka Sarena Cheah and Evan Cheah are also directors and substantial shareholders of Active Equity, while Puan Sri Datin Seri (Dr.) Susan Cheah and Adrian Cheah are also substantial shareholders of Active Equity. Tan Sri Sir (Dr.) Jeffrey Cheah and Evan Cheah are also directors of Sunway Technology, while Evan Cheah is also a director of Sunway MSC

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Related party	Principal activities	Nature of relationship
Other related party			
128.	Jef-San Enterprise	Management services, rental of properties and investment holding. As at the LPD, Jef-San Enterprise does not have any subsidiary	<ul style="list-style-type: none"> • Jef-San Enterprise is a substantial shareholder of Sunway, which is our Promoter and indirect substantial shareholder • In addition to the relationship of the Cheah Family, Active Equity and Sungei Way Corporation in our Company and Sunway as set out in item (1) above, Tan Sri Sir (Dr.) Jeffrey Cheah, Datin Paduka Sarena Cheah and Evan Cheah are also directors and substantial shareholders of Jef-San Enterprise. Puan Sri Datin Seri (Dr.) Susan Cheah and Adrian Cheah are also substantial shareholders of Jef-San Enterprise

10. RELATED PARTY TRANSACTIONS (Cont'd)**10.1.1 Material related party transactions**

Save as disclosed below, there are no other material related party transactions entered into by our Group which involve the interest, direct or indirect, of our Directors, major shareholders and/or persons connected with them, for the Financial Years Under Review and up to the LPD:

(i) Material non-recurrent related party transactions

No.	Transacting parties	Nature of transaction	Transaction value			
			FYE 31 December 2022	FYE 31 December 2023	FYE 31 December 2024	From 1 January 2025 up to the LPD#
			(RM'000)	(RM'000)	(RM'000)	(RM'000)
Transactions with Sunway						
1.	SMC and Sunway	Payment received by SMC for the assignment of trademarks to Sunway	-	-	-	*
		See Note (1) for the salient terms of the transaction				
Transactions with SunCity's subsidiaries, associated company and joint venture companies						
2.	SMC and RHB Trustees Berhad (as trustee for Sunway REIT)	Payment of purchase price to RHB Trustees Berhad (as trustee for Sunway REIT) for the acquisition of two parcels of land together with a seven-storey hospital building with a lower ground floor annexed with a multi-storey car park block and a convention centre	-	430,000 (16.3% of our Group's NA)	-	-
		See Note (2) for the salient terms of the transaction				
3.	SMC and Sunway Integrated Properties	Payment of purchase price to Sunway Integrated Properties for the acquisition of two parcels of land	110,000 (4.4% of our Group's NA)	-	-	-
		See Note (3) for the salient terms of the transaction				
4.	SMC Ipoh and Sunway Lost World Water Park	Payment of purchase price to Sunway Lost World Water Park for the acquisition of a parcel of land	142^	-	-	-
		See Note (4) for the salient terms of the transaction				

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Transacting parties	Nature of transaction	Transaction value			
			FYE 31 December 2022 (RM'000)	FYE 31 December 2023 (RM'000)	FYE 31 December 2024 (RM'000)	From 1 January 2025 up to the LPD# (RM'000)
5.	SMC and Marketplace	Sunway Payment of part of the purchase price to Sunway Marketplace for the acquisition of a registered lease over a parcel of land <i>See Note (5) for the salient terms of the transaction</i>	-	-	2,066 (0.1% of our Group's NA)	-
6.	SMC and Iskandar	Sunway Payment to Sunway Iskandar for a fund raising dinner event	-	-	-	19

Notes:

- # Percentage contributions are not available as there are no audited financial statements for the period from 1 January 2025 up to 31 May 2025 for our Group.
- ^ Negligible as it is less than 0.05% of our Group's PAT or NA (as the case may be) for the respective Financial Years Under Review.
- * Negligible as the transaction value is less than RM500.
- (1) Pursuant to a deed of assignment dated 14 August 2025 entered into between SMC and Sunway, SMC had assigned absolutely its entire property, right, interest and title in and to the 'Sunway Medical Centre' and 'Sunway Cancer Centre' trademarks accrued as the registered proprietor, together with all intellectual property rights residing in and/or attached to the trademark free from all encumbrances, to Sunway, at a nominal consideration of RM10.00, with effect from the date of the deed of assignment. For information purposes, Sunway had, on 20 August 2025, submitted an application to MyIPO to record the assignment of such trademarks. As at the LPD, the application is being processed by MyIPO.
- (2) Pursuant to a sale and purchase agreement dated 29 December 2022 entered into between SMC (as purchaser) and RHB Trustees Berhad (as trustee for Sunway REIT) (as vendor) ("**Towers A & B SPA**"), SMC has agreed to acquire two parcels of leasehold land held under PN 12549, Lot 38160 and PN 12550, Lot 45, both located at Bandar Sunway, Daerah Petaling, Negeri Selangor, together with a seven-storey hospital building with a lower ground floor annexed with a multi-storey car park block and a convention centre known as Towers A and B of Sunway Medical Centre Sunway City Kuala Lumpur located at No. 5, Jalan Lagoon Selatan, Bandar Sunway, 47500 Subang Jaya, Selangor, from RHB Trustees Berhad (as trustee for Sunway REIT), at a purchase consideration of RM430,000,000.00. The sale and purchase transaction has been completed in accordance with its terms on 30 August 2023.

10. RELATED PARTY TRANSACTIONS (Cont'd)

- (3) Pursuant to a sale and purchase agreement dated 9 November 2021 entered into between SMC (as purchaser) and Sunway Integrated Properties (as vendor), SMC has agreed to acquire two parcels of leasehold lands held under H.S.(D) 308674, PT 1356 and H.S.(D) 320686, PT 1368, both located at Bandar Sunway, Daerah Petaling, Negeri Selangor, from Sunway Integrated Properties, at a purchase consideration of RM110,000,000.00 ("**Towers C to F Land SPA**"). The sale and purchase transaction has been completed in accordance with its terms on 8 July 2022.
- (4) Pursuant to a sale and purchase agreement dated 22 March 2022 entered into between SMC Ipoh (as purchaser), Sunway Lost World Water Park (as vendor) and SunCity (Ipoh) (as proprietor), SMC Ipoh has agreed to acquire a parcel of leasehold land held under PN 1065830, Lot 544671 (currently held under H.S.(D) 942116, PT 291037), located at Mukim Hulu Kinta, Daerah Kinta, Negeri Perak, from Sunway Lost World Water Park, at a purchase consideration of RM141,650.00. The sale and purchase transaction has been completed in accordance with its terms in 2022.
- (5) Pursuant to a sale and purchase agreement dated 18 November 2024 entered into between SMC (as purchaser) and Sunway Marketplace (as vendor), SMC has agreed to acquire a registered lease over a parcel of freehold land held under H.S.(D) 605673, PTD 200694, located at Mukim Pulau, Daerah Johor Bahru, Negeri Johor, from Sunway Marketplace, at a purchase consideration of RM20,659,803.00. As at the LPD, 10.0% of the purchase consideration has been paid by SMC to Sunway Marketplace as deposit and part payment of the purchase consideration, and the sale and purchase transaction is pending completion in accordance with its terms.

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10. RELATED PARTY TRANSACTIONS (Cont'd)**(ii) Material recurrent related party transactions**

No.	Transacting parties	Nature of transaction	Transaction value			
			FYE 31 December 2022	FYE 31 December 2023	FYE 31 December 2024	From 1 January 2025 up to the LPD#
			(RM'000)	(RM'000)	(RM'000)	(RM'000)
Transactions with Sunway and its direct subsidiaries and joint venture company						
1.	Our Group and Sunway Services	(a) Payment of management fees to Sunway Services for the provision of management services	2,726 (1.3% of our Group's PAT)	2,862 (1.6% of our Group's PAT)	3,000 (1.2% of our Group's PAT)	2,193
		(b) Payment of fees to Sunway Services for the provision of branding, marketing, communications and other similar services	1,617 (0.8% of our Group's PAT)	1,302 (0.7% of our Group's PAT)	1,783 (0.7% of our Group's PAT)	1,092
		See Note (1) for the salient terms of the transaction recorded through agreement				
2.	Our Group and Sunway	(a) Payment of trademark licensing fees to Sunway	1^	2^	3^	3
		See Note (2) for the salient terms of the transaction recorded through agreement				
		(b) Payment of commission to Sunway for the provision of corporate guarantees**	250^	99^	33^	121
		**Note: The corporate guarantees provided by Sunway ceased in June 2025, but our Group has yet to receive any invoice from Sunway. As such, the amount disclosed as at the LPD has yet to include the commission of approximately RM658,408.45 payable by our Group to Sunway.				

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Transacting parties	Nature of transaction	Transaction value			
			FYE 31 December 2022	FYE 31 December 2023	FYE 31 December 2024	From 1 January 2025 up to the LPD#
			(RM'000)	(RM'000)	(RM'000)	(RM'000)
3.	Our Group and Sunway as well as its direct subsidiary and joint venture company <i>See Note (3) for the identified direct subsidiary and joint venture company of Sunway</i>	Payment received by our Group for the sale and provision of medical services	93^	52^	22^	39
Transactions with SunCity and its subsidiaries, associated company and joint venture companies						
4.	SMC Singapore and Asiamedic Sunway	Payment received from Asiamedic Sunway for rental of properties <i>See Note (4) for the salient terms of the transaction recorded through agreement</i>	-	-	548 (0.2% of our Group's PAT)	375
5.	SMC and Rich Worldclass	Payment to Rich Worldclass for short-term rental of property <i>See Note (5) for the salient terms of the transaction recorded through agreement</i>	3^	-	-	-
6.	Sunway Specialist Centre and Sumber Dorongan	Payment to Sumber Dorongan for rental of properties <i>See Note (6) for the salient terms of the transaction recorded through agreement</i>	411 (0.2% of our Group's PAT)	473 (0.3% of our Group's PAT)	557 (0.2% of our Group's PAT)	352
7.	SMC and Sunway Geo	Payment to Sunway Geo for rental of property and season parking passes <i>See Note (7) for the salient terms of the transaction recorded through agreement</i>	153 (0.1% of our Group's PAT)	165 (0.1% of our Group's PAT)	243 (0.1% of our Group's PAT)	163

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Transacting parties	Nature of transaction	Transaction value			
			FYE 31 December 2022 (RM'000)	FYE 31 December 2023 (RM'000)	FYE 31 December 2024 (RM'000)	From 1 January 2025 up to the LPD# (RM'000)
8.	Our Group and Sunway Integrated Parking	Payment to Sunway Integrated Parking for season parking passes	665 (0.3% of our Group's PAT)	581 (0.3% of our Group's PAT)	959 (0.4% of our Group's PAT)	702
9.	Our Group and Sunway Integrated Properties	(a) Payment to Sunway Integrated Properties for rental of property <i>See Note (8) for the salient terms of the transaction recorded through agreement</i>	1,203 (0.6% of our Group's PAT)	-	2,061 (0.8% of our Group's PAT)	1,479
		(b) Payment of management fees to Sunway Integrated Properties for the provision of project management services <i>See Note (9) for the salient terms of the transaction recorded through agreement</i>	2,035 (0.1% of our Group's NA)	2,513 (0.1% of our Group's NA)	1,697 (0.1% of our Group's NA)	714
10.	SMC and Sunway Lagoon Club	Payment to Sunway Lagoon Club for rental of property and membership subscription fee <i>See Note (10) for the salient terms of the transaction recorded through agreement</i>	151 (0.1% of our Group's PAT)	166 (0.1% of our Group's PAT)	192 (0.1% of our Group's PAT)	107
11.	SMC and Sunway Monash-U Residence	Payment to Sunway Monash-U Residence for rental of properties <i>See Note (11) for the salient terms of the transaction recorded through agreement</i>	728 (0.3% of our Group's PAT)	-	-	-
12.	Sunway Specialist Centre and Sunway Nexis Parking	Payment to Sunway Nexis Parking for rental of parking lots	12^	12^	12^	7

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Transacting parties	Nature of transaction	Transaction value			
			FYE 31 December 2022	FYE 31 December 2023	FYE 31 December 2024	From 1 January 2025 up to the LPD#
			(RM'000)	(RM'000)	(RM'000)	(RM'000)
13.	Our Group and Sunway Pyramid Development	Payment to Sunway Pyramid Development for rental of property <i>See Note (12) for the salient terms of the transaction recorded through agreement</i>	150 (0.1% of our Group's PAT)	180 (0.1% of our Group's PAT)	365 (0.1% of our Group's PAT)	225
14.	SMC Singapore and Sunway RE Capital Advisors	Payment received from Sunway RE Capital Advisors for rental of properties <i>See Note (13) for the salient terms of the transaction recorded through agreement</i>	251 (0.1% of our Group's PAT)	267 (0.1% of our Group's PAT)	103^	-
15.	Our Group and Sunway South Quay	Payment to Sunway South Quay for rental of properties <i>See Note (14) for the salient terms of the transaction recorded through agreement</i>	468 (0.2% of our Group's PAT)	2,343 (1.3% of our Group's PAT)	1,665 (0.6% of our Group's PAT)	577
16.	SunMed Velocity and Sunway Velocity Mall	Payment to Sunway Velocity Mall for rental of designated parking lots <i>See Note (15) for the salient terms of the transaction recorded through agreement</i>	1,250 (0.6% of our Group's PAT)	1,376 (0.8% of our Group's PAT)	1,490 (0.6% of our Group's PAT)	1,514
17.	Our Group and Deco Style	(a) Payment to Deco Style for renovation and design works which are expenses in nature (b) Payment to Deco Style for renovation and design works which are capital expenditure in nature <i>See Note (16) for the salient terms of the transactions recorded through agreement</i>	3^ 4,390 (0.2% of our Group's NA)	- 6,714 (0.3% of our Group's NA)	8^ 50,612 (1.8% of our Group's NA)	- 15,860
18.	Our Group and Sunway Design	(a) Payment to Sunway Design for the provision of interior design consultancy services which are capital expenditure in nature	1,495 (0.1% of our Group's NA)	1,396 (0.1% of our Group's NA)	1,838 (0.1% of our Group's NA)	320

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Transacting parties	Nature of transaction	Transaction value			
			FYE 31 December 2022 (RM'000)	FYE 31 December 2023 (RM'000)	FYE 31 December 2024 (RM'000)	From 1 January 2025 up to the LPD# (RM'000)
		(b) Payment to Sunway Design for the provision of interior design consultancy services which are expenses in nature <i>See Note (17) for the salient terms of the transactions recorded through agreement</i>	-	-	1^	-
19.	SMC Ipoh and SunCity (Ipoh)	Payment of management fees and other expenses to SunCity (Ipoh) for the provision of project management services <i>See Note (18) for the salient terms of the transaction recorded through agreement</i>	4,323 (0.2% of our Group's NA)	830^	5,524 (0.2% of our Group's NA)	1,121
20.	SMC Penang and Sunway Fame	Payment of management fees to Sunway Fame for the provision of project management services <i>See Note (19) for the salient terms of the transaction recorded through agreement</i>	3,687 (0.1% of our Group's NA)	56^	1,144^	3,652
21.	Our Group and Kinta Sunway Resort	Payment of hotel accommodation and event expenses to Kinta Sunway Resort	10^	-	100^	20
22.	Our Group and Sunway Biz Hotel	Payment of hotel accommodation expenses to Sunway Biz Hotel	3^	1^	4^	-
23.	Our Group and Sunway Hotel (Seberang Jaya)	(a) Payment to Sunway Hotel (Seberang Jaya) for rental of hotel and training rooms <i>See Note (20) for the salient terms of the transaction recorded through agreement</i>	-	416 (0.2% of our Group's PAT)	1,901 (0.7% of our Group's PAT)	1,774

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Transacting parties	Nature of transaction	Transaction value			
			FYE 31 December 2022	FYE 31 December 2023	FYE 31 December 2024	From 1 January 2025 up to the LPD#
			(RM'000)	(RM'000)	(RM'000)	(RM'000)
		(b) Payment of hotel accommodation expenses to Sunway Hotel (Seberang Jaya)	6^	57^	461 (0.2% of our Group's PAT)	181
24.	SMC and Sunway Hotel Phnom Penh	Payment of hotel accommodation expenses to Sunway Hotel Phnom Penh	-	-	1^	-
25.	Our Group and Sunway Lost World Hotel	Payment of hotel accommodation expenses to Sunway Lost World Hotel	-	-	13^	64
26.	Our Group and Sunway Resort Hotel	(a) Payment for hotel accommodation and other facilities to Sunway Resort Hotel	224 (0.1% of our Group's PAT)	134 (0.1% of our Group's PAT)	112^	45
		(b) Payment of event fees to Sunway Resort Hotel	21^	15^	449 (0.2% of our Group's PAT)	22
27.	Our Group and Sunway Velocity Hotel	Payment of hotel accommodation expenses to Sunway Velocity Hotel	-	-	8^	-
28.	Our Group and Sunway Lagoon	Payment of event fees to Sunway Lagoon	40^	1,173 (0.6% of our Group's PAT)	1,521 (0.6% of our Group's PAT)	9
29.	SMC Ipoh and Sunway Lost World Water Park	Payment of event fees to Sunway Lost World Water Park	-	-	-	21
30.	SunMed Velocity and Sunway Putra Hotel	Payment of event fees to Sunway Putra Hotel	-	192 (0.1% of our Group's PAT)	-	-

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Transacting parties	Nature of transaction	Transaction value			
			FYE 31 December 2022	FYE 31 December 2023	FYE 31 December 2024	From 1 January 2025 up to the LPD [#]
			(RM'000)	(RM'000)	(RM'000)	(RM'000)
31.	Our Group and RHB Trustees Berhad (as trustee for Sunway REIT)	(a) Payment of events and roadshow expenses to RHB Trustees Berhad (as trustee for Sunway REIT)	-	7 [^]	17 [^]	2
		(b) Payment to RHB Trustees Berhad (as trustee for Sunway REIT) for rental of property <i>See Note (21) for the salient terms of the transaction recorded through agreement</i>	26,464 (12.6% of our Group's PAT)	17,626 (9.7% of our Group's PAT)	-	-
		(c) Payment to RHB Trustees Berhad (as trustee for Sunway REIT) for rental of booth	4 [^]	-	-	-
32.	SMC and Sunway Sustainability Solutions	Payment of service fees to Sunway Sustainability Solutions for the provision of building facility audit services <i>See Note (22) for the salient terms of the transaction recorded through agreement</i>	-	31 [^]	54 [^]	32
33.	SMC and Sunway Facility Management	Payment of car park management fees to Sunway Facility Management	42 [^]	43 [^]	45 [^]	27
34.	Our Group and Sunway FSSC	Payment of service fees to Sunway FSSC for the provision of finance data processing services <i>See Note (23) for the salient terms of the transaction recorded through agreement</i>	792 (0.4% of our Group's PAT)	892 (0.5% of our Group's PAT)	975 (0.4% of our Group's PAT)	658

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Transacting parties	Nature of transaction	Transaction value			
			FYE 31 December 2022 (RM'000)	FYE 31 December 2023 (RM'000)	FYE 31 December 2024 (RM'000)	From 1 January 2025 up to the LPD# (RM'000)
35.	Our Group and Sunway Pals Loyalty	Payment of fees to Sunway Pals Loyalty pursuant to the loyalty programme owned, operated and managed by Sunway Pals Loyalty (" Sunway Pals Loyalty Programme ") <i>See Note (24) for the salient terms of the transaction recorded through agreement</i>	208 (0.1% of our Group's PAT)	68^	38^	30
36.	Our Group and Sunway Travel	Payment to Sunway Travel for the provision of travelling and transportation services	381 (0.2% of our Group's PAT)	578 (0.3% of our Group's PAT)	1,115 (0.4% of our Group's PAT)	516
37.	SMC Ipoh and Sunway Organic Garden	Payment to Sunway Organic Garden for the purchase of food items	-	-	-	*
38.	Our Group and Sunway REM	Payment of charges to Sunway REM for the supply of treated water <i>See Note (25) for the salient terms of the transaction recorded through agreement</i>	-	-	2^	-
39.	Paradigm Fairview and Sunway PKNS	Payment to Sunway PKNS as reimbursement for project planning fees paid by Sunway PKNS on behalf of Paradigm Fairview	-	191^	96^	
40.	Our Group and Sunway Treasury	(a) Placement of funds with Sunway Treasury	8,900 (0.4% of our Group's NA)	17,085 (0.6% of our Group's NA)	5,505 (0.2% of our Group's NA)	-

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Transacting parties	Nature of transaction	Transaction value			
			FYE 31 December 2022	FYE 31 December 2023	FYE 31 December 2024	From 1 January 2025 up to the LPD#
			(RM'000)	(RM'000)	(RM'000)	(RM'000)
		(b) Interest income received from Sunway Treasury generated through placement of funds with Sunway Treasury**	238 (0.1% of our Group's PAT)	1,234 (0.7% of our Group's PAT)	595 (0.2% of our Group's PAT)	70
		<i>**Note: As at the LPD, our Group has ceased placing funds with Sunway Treasury.</i>				
41.	SMC and Sunway Medispa	Payment received from Sunway Medispa for the provision of diagnostic tests services	-	-	15^	21
		<i>See Note (26) for the salient terms of the transaction recorded through agreement</i>				
42.	Our Group and SunCity as well as its subsidiaries, associate company and joint venture companies	Payment received by our Group for the sale and provision of medical services	2,580 (0.2% of our Group's revenue)	551^	898^	340
	<i>See Note (27) for the identified direct and indirect subsidiaries, associate company and joint venture companies of SunCity</i>					
Transactions with SunHoldings' subsidiaries and joint venture company						
43.	SMC Penang and Credit Bureau Malaysia	Payment to Credit Bureau Malaysia for the provision of credit report services	-	-	4^	37
44.	Our Group and Pasir Mas Holdings	Payment to Pasir Mas Holdings for the provision of vehicle repair and maintenance services	52^	46^	69^	42
45.	Our Group and Sunway Paving Solutions	Payment to Sunway Paving Solutions for the provision of paving services	-	-	5^	6

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Transacting parties	Nature of transaction	Transaction value			
			FYE 31 December 2022 (RM'000)	FYE 31 December 2023 (RM'000)	FYE 31 December 2024 (RM'000)	From 1 January 2025 up to the LPD# (RM'000)
46.	Our Group and Sunway HR Shared Services	Payment of service fees to Sunway HR Shared Services for the provision of human resources administrative services <i>See Note (28) for the salient terms of the transaction recorded through agreement</i>	779 (0.4% of our Group's PAT)	1,095 (0.6% of our Group's PAT)	1,385 (0.5% of our Group's PAT)	1,374
47.	Our Group and Sunway Shared Services	(a) Payment to Sunway Shared Services for the provision of IT support services which are expenses in nature <i>See Note (29) for the salient terms of the transaction recorded through agreement</i>	1,528 (0.7% of our Group's PAT)	1,694 (0.9% of our Group's PAT)	2,875 (1.1% of our Group's PAT)	2,054
		(b) Payment to Sunway Shared Services for the provision of IT support services which are capital expenditure in nature	195^	30^	18^	183
48.	Our Group and Sunway Management	Payment to Sunway Management for the provision of company secretarial services	41^	38^	42^	31
49.	SMC Singapore and Sunway Marketing (S)	Payment to Sunway Marketing (S) for the provision of payroll and accounting services <i>See Note (30) for the salient terms of the transaction recorded through agreement</i>	33^	35^	29^	15
50.	SMC Singapore and Sunway Land	Payment to Sunway Land for rental of property <i>See Note (31) for the salient terms of the transaction recorded through agreement</i>	1,711 (0.8% of our Group's PAT)	1,619 (0.9% of our Group's PAT)	1,459 (0.6% of our Group's PAT)	611
51.	Our Group and Sunway Leadership Centre	Payment of training expenses to Sunway Leadership Centre	188 (0.1% of our Group's PAT)	113 (0.1% of our Group's PAT)	559 (0.2% of our Group's PAT)	132

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Transacting parties	Nature of transaction	Transaction value			
			FYE 31 December 2022	FYE 31 December 2023	FYE 31 December 2024	From 1 January 2025 up to the LPD#
			(RM'000)	(RM'000)	(RM'000)	(RM'000)
52.	Our Group and Sunway Marketing	(a) Payment to Sunway Marketing for the purchase of renovation products and fittings	2^	6^	7^	1
		(b) Payment to Sunway Marketing for the purchase of office equipment	*^	-	-	-
		(c) Payment to Sunway Marketing for purchase of electrical appliances	*^	-	-	-
53.	Our Group and Sunway United Star	(a) Payment to Sunway United Star for the purchase of minor office equipment which are expenses in nature	-	-	18^	6
		(b) Payment to Sunway United Star for the purchase of office equipment which are capital expenditure in nature	-	-	115^	2
54.	Our Group and Sunway Winstar	(a) Payment to Sunway Winstar for consumable items	-	15^	17^	-
		(b) Payment to Sunway Winstar for the purchase of office equipment	4^	47^	1^	-
55.	Our Group and Sunway Money	Payment of overseas remittance services fee to Sunway Money	1^	1^	5^	3
56.	Our Group and Sunway Risk Management	Payment of insurance premium to Sunway Risk Management	87^	93 (0.1% of our Group's PAT)	74^	*
57.	SMC and Sunway XFarms	Payment to Sunway XFarms for the supply of fresh vegetables	-	-	183 (0.1% of our Group's PAT)	112

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Transacting parties	Nature of transaction	Transaction value			
			FYE 31 December 2022 (RM'000)	FYE 31 December 2023 (RM'000)	FYE 31 December 2024 (RM'000)	From 1 January 2025 up to the LPD# (RM'000)
58.	SMC Penang and Sunway Popbox	Payment to Sunway Popbox for rental of parcel lockers <i>See Note (32) for the salient terms of the transaction recorded through agreement</i>	-	2^	4^	-
59.	Our Group and Sunway Pharma	(a) Payment to Sunway Pharma for the purchase of pharmaceutical products (b) Payment to Sunway Pharma for the purchase of electrical appliances	3^ 1^	- -	- -	- -
60.	Our Group and Multicare Health Pharmacy	Payment to Multicare Health Pharmacy for the purchase of pharmaceutical products	28^	2^	34^	*
61.	Our Group with SunHoldings' subsidiaries <i>See Note (33) for the identified direct and indirect subsidiaries and joint venture company of SunHoldings</i>	Payment received by our Group for the sale and provision of medical services	248^	149^	231^	241

Transactions with Sunway Construction and its subsidiaries

62.	Our Group and Sunway Construction	(a) Payment of contract sums to Sunway Construction for the provision of various building and renovation works <i>See Note (34) for the salient terms of the transaction recorded through agreement</i>	315,346 (12.8% of our Group's NA)	286,555 (10.8% of our Group's NA)	232,297 (8.0% of our Group's NA)	56,302
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10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Transacting parties	Nature of transaction	Transaction value			
			FYE 31 December 2022 (RM'000)	FYE 31 December 2023 (RM'000)	FYE 31 December 2024 (RM'000)	From 1 January 2025 up to the LPD# (RM'000)
		(b) Payment received from Sunway Construction pursuant to rectification claim	-	-	11,219 (4.4% of our Group's PAT)	1,172
63.	Our Group and Sunway Construction as well as its subsidiaries	Payment received by our Group for the sale and provision of medical services	202^	82^	17^	7
	<i>See Note (35) for the identified direct and indirect subsidiaries of Sunway Construction</i>					

Transactions with Active Equity's subsidiaries and associated companies

64.	SMC Singapore and Hitachi Sunway Information Systems Singapore	Payment of service charges to Hitachi Sunway Information Systems Singapore for the provision of IT related services	-	-	12^	-
65.	Our Group and Hitachi Sunway Information Systems	(a) Payment to Hitachi Sunway Information Systems for the provision of IT related services which are expenses in nature	1,440 (0.7% of our Group's PAT)	1,372 (0.8% of our Group's PAT)	1,740 (0.7% of our Group's PAT)	127
		(b) Payment to Hitachi Sunway Information Systems for the provision of IT related services which are capital expenditure in nature	1,384 (0.1% of our Group's NA)	822^	2,531 (0.1% of our Group's NA)	1,000
	<i>See Note (36) for the salient terms of the transaction recorded through agreement</i>					

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Transacting parties	Nature of transaction	Transaction value			
			FYE 31 December 2022	FYE 31 December 2023	FYE 31 December 2024	From 1 January 2025 up to the LPD#
			(RM'000)	(RM'000)	(RM'000)	(RM'000)
66.	SMC and Powerware Systems	Payment of services charge to Powerware Systems for the provision of IT maintenance services <i>See Note (37) for the salient terms of the transaction recorded through agreement</i>	-	-	1^	9
67.	SMC and PT. Sunway Digital Indonesia	Payment to PT. Sunway Digital Indonesia for rental of property <i>See Note (38) for the salient terms of the transaction recorded through agreement</i>	-	-	41^	14
68.	SMC and Sunway Computer Services	(a) Payment to Sunway Computer Services for the provision of Wi-Fi services which are expenses in nature <i>See Note (39) for the salient terms of the transaction recorded through agreement</i>	592 (0.3% of our Group's PAT)	581 (0.3% of our Group's PAT)	505 (0.2% of our Group's PAT)	63
		(b) Payment to Sunway Computer Services for the provision of licences relating to telecommunication which are capital expenditure in nature	-	7^	-	-
69.	Our Group and Sunway Digital Wave	(a) Payment to Sunway Digital Wave for the provision of internet and broadband related services and maintenance	335 (0.2% of our Group's PAT)	244 (0.1% of our Group's PAT)	412 (0.2% of our Group's PAT)	524
		(b) Payment to Sunway Digital Wave for the provision of internet and broadband related infrastructure and equipment <i>See Note (40) for the salient terms of the transactions recorded through agreement</i>	3,573 (0.1% of our Group's NA)	1,168^	4,670 (0.2% of our Group's NA)	1,892

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Transacting parties	Nature of transaction	Transaction value			
			FYE 31 December 2022	FYE 31 December 2023	FYE 31 December 2024	From 1 January 2025 up to the LPD [#]
			(RM'000)	(RM'000)	(RM'000)	(RM'000)
70.	Our Group with Active Equity's indirect subsidiaries and associated companies	Payment received by our Group for the sale and provision of medical services	35 [^]	34 [^]	13 [^]	11
	See Note (42) for the identified indirect subsidiaries and associated companies of Active Equity					

Transactions with other related party

71.	SMC and Jef-San Enterprise	Payment received by SMC for the sale and provision of medical services	181 [^]	21 [^]	57 [^]	36
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Notes:

Percentage contributions are not available as there are no audited financial statements for the period from 1 January 2025 up to 31 May 2025 for our Group.

[^] Negligible as it is less than 0.05% of our Group's revenue, PAT or NA (as the case may be) for the respective Financial Years Under Review.

* Negligible as the transaction value is less than RM500.

(1) Pursuant to a management agreement dated 1 January 2021 between Sunway Services and our Company, Sunway Services has agreed to provide management services in relation to strategy and corporate development, corporate finance, tax, legal, human resources, information technology, procurement, brand marketing and communication, security, internal audit, risk management, company secretarial and sustainable development to our Company and our subsidiaries and/or affiliates, for a term commencing from 1 January 2021 to 31 December 2030, with the fees payable to be mutually determined by the parties on a yearly basis before the commencement of every financial year of our Company. The fees will be calculated on a cost plus an arm's length margin basis provided that the fees shall not exceed the annual amounts stipulated in the fee schedule set out in the agreement ("**Capped Amount**"). For information purposes, the Capped Amount is an agreed term between our Company, Greenwood Capital, Sunway and SunCity.

10. RELATED PARTY TRANSACTIONS (Cont'd)

Had the fees not been subject to a cap, the actual amount of fees would have been approximately RM6.0 million, RM8.6 million and RM10.3 million for the FYE 31 December 2022, FYE 31 December 2023 and FYE 31 December 2024, respectively. Consequently, the PBT of our Group would have been reduced by approximately RM1.6 million, RM4.4 million and RM5.5 million for the respective Financial Years Under Review.

On 30 June 2025, our Company and Sunway Services had mutually terminated the management agreement dated 1 January 2021. Subsequently, our Company and Sunway Services have entered into a new management services agreement on 1 July 2025, wherein the services to be provided by Sunway Services are confined to the provision of certain advisory support services and assistance such as finance, tax, digital technology solutions, brand marketing and communication, sustainability and occupational health, safety and environment, human resources, security, legal, procurement, company secretarial and investor relations to our Group, for a term commencing from 1 July 2025 to 30 June 2028, with the fees payable to be mutually determined by the parties on a yearly basis before the commencement of every financial year of our Company. Under the new management services agreement dated 1 July 2025, the fees will be calculated on a cost plus an arm's length margin basis which is subject to annual review. The agreement may be terminated either by mutual agreement with two-months' notice or by the non-defaulting party if the defaulting party commits an event of termination as stipulated under the agreement.

- (2) *On 14 August 2025, our Company and Sunway had entered into the Trademark Licence Agreement, whereby Sunway has agreed to grant to our Group (a) a non-exclusive licence to use the 'Sunway' trademarks, commencing from 1 January 2025, and (b) an exclusive licence to use the 'Sunway Medical Centre' and 'Sunway Cancer Centre' trademarks, commencing from the date on which Sunway becomes the registered proprietor of such trademarks, at a licence fee of RM2,000.00 per annum. The licence fee is subject to annual review and any changes to the licence fee shall be mutually agreed by the parties. The Trademark Licence Agreement provides that the non-defaulting party may terminate the agreement if the defaulting party commits an event of termination as stipulated under the agreement. See note (1) of Section 10.1.1(i) for further information in relation to the assignment of the 'Sunway Medical Centre' and 'Sunway Cancer Centre' trademarks by SMC to Sunway, as well as the application submitted by Sunway to MyIPO to record the assignment of such trademarks.*

For information purposes, prior to the execution of the Trademark Licence Agreement, the trademark licensing arrangements between our Group and Sunway were recorded through invoices.

- (3) *The parties which have transacted with our Group include Sunway, Sunway REIT Management and Sunway Services.*
- (4) *Pursuant to a sub-lease agreement dated 13 June 2024 entered into between SMC Singapore (as tenant) and Asiamedic Sunway (as sub-tenant), Asiamedic Sunway has agreed to rent the premises located at 101 Irrawaddy Road, #09-01, Units 7, 8, 9, 10, 11, 12, 13 and 14, Royal Square at Novena, Singapore 329565, from SMC Singapore, for a term commencing from 1 July 2024 to 30 June 2034, at a monthly rental of SGD58,320.00 for the first year to third year, SGD64,152.00 for the fourth year to sixth years, and a monthly rental to be mutually agreed between the parties for the seventh year to the tenth year. SMC Singapore is entitled to terminate the sub-lease agreement if Asiamedic Sunway commits an event of termination as stipulated under the agreement. Consequently, the deposits paid by Asiamedic Sunway under the sub-lease agreement shall be forfeited and applied towards payment of all monies due and owing to SMC Singapore, and Asiamedic Sunway shall be liable to pay SMC Singapore the monthly rental for the unexpired term of the sub-lease.*
- (5) *Pursuant to a tenancy agreement dated 1 February 2020 entered into between SMC (as tenant) and Rich Worldclass (as landlord), SMC has agreed to rent the premises located at Unit C-05-05, Palmville Resort Condominiums, Jalan Lagoon Timur, Bandar Sunway, 47500 Subang Jaya, Selangor, from Rich Worldclass, for a term commencing from 1 February 2020 to 31 January 2022, at a monthly rental of RM2,800.00. The tenancy has ceased following the end of its tenancy period on 31 January 2022.*

10. RELATED PARTY TRANSACTIONS (Cont'd)

(6) *The salient terms of the tenancy agreements between Sunway Specialist Centre (as tenant) and Sumber Dorongan (as landlord) are set out as follows:*

- (a) *Pursuant to a tenancy agreement dated 20 November 2018 (as amended and supplemented by a letter dated 8 November 2019), Sunway Specialist Centre has agreed to rent the premises located at B-G-01, B-G-02 and B-G-03, Sunway Nexis Retail, Jalan PJU 5/1, Kota Damansara, 47810 Petaling Jaya, Selangor, from Sumber Dorongan, for a term commencing from 15 November 2019 to 14 November 2022, at a monthly rental of RM18,070.00 for the first year, RM22,587.50 for the second year and RM27,105.00 for the third year. Following the expiry of the principal term, the parties have extended the term of the tenancy for further terms commencing from 15 November 2022 to 14 November 2023 and from 15 November 2023 to 14 November 2024, at a revised monthly rental of RM27,105.00 and RM29,815.50 for the respective terms.*

Prior to the expiry of the extended term of the tenancy on 14 November 2024, the parties have entered into a new tenancy agreement dated 8 November 2024 in relation to the tenancy of the same premises, for a term commencing from 15 November 2024 to 14 November 2026, at a revised monthly rental of RM33,429.50. Sumber Dorongan may grant Sunway Specialist Centre an option to renew the tenancy for a further term of two years, with the revised monthly rental to be either (i) 10.0% higher than the rental for the immediate preceding month, or (ii) the prevailing market rental rate, whichever is higher. If Sunway Specialist Centre commits an event of termination as stipulated under the agreement, Sumber Dorongan is entitled to, among others, serve a notice of forfeiture requiring Sunway Specialist Centre to remedy the relevant breach within the specified period, terminate the tenancy and to re-enter and take possession of the demised premises, forfeit the security deposit, utility deposit and monthly rental paid by Sunway Specialist Centre under the agreement and to recover the monthly rental payable for the unexpired term of the tenancy.

- (b) *Pursuant to a tenancy agreement dated 30 December 2021, Sunway Specialist Centre has agreed to rent the premises located at B-G-03A, B-G-05 and B-G-06, Sunway Nexis Retail, Jalan PJU 5/1, Kota Damansara, 47810 Petaling Jaya, Selangor, from Sumber Dorongan, for a term commencing from 1 April 2022 to 31 March 2025, at a monthly rental of RM9,545.00 for the first year, RM12,726.00 for the second year, and RM15,908.00 for the third year. Sumber Dorongan may grant Sunway Specialist Centre an option to renew the tenancy for a further term of three years, at the revised monthly rental which shall be subject to an increment of not more than 10.0% from the rental of the immediate preceding month. Following the expiry of the principal term, the parties have extended the term of the tenancy for a further term commencing from 1 April 2025 to 31 March 2026, at a revised monthly rental of RM17,499.00. If Sunway Specialist Centre commits an event of termination as stipulated under the agreement, Sumber Dorongan is entitled to serve a notice of forfeiture requiring Sunway Specialist Centre to remedy the relevant breach within the specified period, failing which Sumber Dorongan is entitled to re-enter and take possession of the demised premises, forfeit the security deposit, utility deposit and monthly rental paid by Sunway Specialist Centre under the agreement and to recover the monthly rental payable for the unexpired term of the tenancy.*

- (7) *Pursuant to a letter of offer dated 2 February 2021 entered into between SMC (as tenant) and Sunway Geo (as landlord), SMC has agreed to rent the premises located at D-02-01A, Block D, Sunway Geo Avenue, Jalan Lagoon Selatan, Bandar Sunway, 47500 Subang Jaya, Selangor, from Sunway Geo, for a term commencing from 1 April 2021 to 31 March 2022, at a monthly rental of RM12,000.00. Following the expiry of the principal term, the parties have extended the term of the tenancy for further terms commencing from 1 April 2022 to 31 March 2023 and from 1 April 2023 to 31 March 2024, at a revised monthly rental of RM13,000.00 and RM14,300.00 for the respective terms.*

*Following the expiry of the extended term of the tenancy on 31 March 2024, the parties have entered into a new tenancy agreement dated 1 April 2024 ("**April 2025 Tenancy Agreement**") in relation to the tenancy of the same premises, for a term commencing from 1 April 2024 to 31 March 2025, at a revised monthly rental of RM21,969.20.*

10. RELATED PARTY TRANSACTIONS (Cont'd)

Following the expiry of the principal term of the April 2025 Tenancy Agreement, the parties have extended the term of the tenancy for a further term commencing from 1 April 2025 to 31 March 2026, at a revised monthly rental of RM24,167.00. If SMC commits an event of termination as stipulated under the agreement, Sunway Geo is entitled to serve a notice of forfeiture requiring SMC to remedy the relevant breach within the specified period, failing which Sunway Geo is entitled to re-enter and take possession of the demised premises, forfeit the security deposit, utility deposit and monthly rental paid by SMC under the agreement and to recover the monthly rental payable for the unexpired term of the tenancy.

SMC has also made payments to Sunway Geo for season parking passes and the transactions were recorded through invoices.

(8) *The salient terms of the tenancy agreements between our Group (as tenant) and Sunway Integrated Properties (as landlord) are set out as follows:*

- (a) *Pursuant to a tenancy agreement dated 10 June 2013 entered into between SMC (as tenant) and Sunway Integrated Properties (as landlord), SMC has agreed to rent the land held under PN 9497, Lot 41, located at Bandar Sunway, Daerah Petaling, Negeri Selangor, from Sunway Integrated Properties for several terms until June 2022. The monthly rental for year 2022 is RM156,837.00. This tenancy has ceased following the completion of the Towers C to F Land SPA in July 2022.*
- (b) *Pursuant to a tenancy agreement dated 1 December 2023 entered into between SunMed Velocity (as tenant) and Sunway Integrated Properties (as landlord), SunMed Velocity has agreed to rent the ground floor, second floor and third floor of a 22-storey commercial building held under Geran 79671 Lot 20048, Seksyen 90, located at Bandar Kuala Lumpur, Daerah Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur, from Sunway Integrated Properties, for a term commencing from 1 February 2024 to 31 January 2025, at a monthly rental of RM183,024.00.*

Following the expiry of the principal term, the parties have extended the term of the tenancy for a further term commencing from 1 February 2025 to 31 January 2026, at the same monthly rental. The tenancy agreement may be terminated by either party with at least two-months' notice, or by the non-defaulting party if the defaulting party commits an event of termination as stipulated under the agreement.

- (c) *Pursuant to a tenancy agreement dated 8 July 2025 entered into between SunMed Velocity (as tenant) and Sunway Integrated Properties (as landlord), SunMed Velocity has agreed to rent the premises located at Suite 3-01 & 3-02, Level 3 of Menara Sunway VISIO, Lingkaran SV, Sunway Velocity, 55100 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur, from Sunway Integrated Properties, for a term commencing from 1 January 2025 to 31 December 2026, at a monthly rental of RM31,847.10. Sunway Integrated Properties shall on the written request of SunMed Velocity extend the tenancy for a further term of one year at a monthly rental to be mutually agreed upon by both parties based on the prevailing market rate. If SunMed Velocity commits an event of termination as stipulated under the agreement, Sunway Integrated Properties is entitled to serve a notice of forfeiture requiring SunMed Velocity to remedy the relevant breach within the specified period, failing which Sunway Integrated Properties is entitled to, among others, terminate the tenancy agreement, re-enter and take possession of the demised premises, forfeit the deposits paid by SunMed Velocity under the agreement and to recover the monthly rental payable for the unexpired term of the tenancy.*

(9) *The salient terms of the project management agreements entered into between our Group and Sunway Integrated Properties are set out as follows:*

- (a) *Pursuant to a project management agreement dated 16 March 2020 entered into between Paradigm Fairview and Sunway Integrated Properties, Paradigm Fairview has appointed Sunway Integrated Properties for the provision of project management services in connection with the development and construction of a medical centre building at Sunway Medical Centre Damansara, for a term commencing from 16 March 2020 until the completion of the construction of the said project, at a management fee calculated at 2.0% of the final construction costs. The construction of the medical centre building has been completed, with the CCC issued on 26 September 2024.*

10. RELATED PARTY TRANSACTIONS (Cont'd)

- (b) Pursuant to a project management agreement dated 29 August 2024 entered into between Paradigm Fairview and Sunway Integrated Properties, Paradigm Fairview has appointed Sunway Integrated Properties for the provision of project management services in connection with the renovation works at the medical centre building at Sunway Medical Centre Damansara, for the duration of the design development until completion of the construction (including the defects liability period), at a management fee of RM350,000.00. The certificate of practical completion of the renovation works has been issued on 30 June 2025, and rectification works are currently being carried out to address identified defects. Paradigm Fairview will arrange for the relevant authority to inspect the renovated structures after the completion of the rectification works. Barring any unforeseen circumstances, the CCC for the renovated structures is estimated to be obtained by the fourth quarter of 2025. The engagement of Sunway Integrated Properties under the agreement may be terminated by the non-defaulting party if the defaulting party commits an event of termination as stipulated under the agreement. In addition, Paradigm Fairview may, by notice, require Sunway Integrated Properties to suspend the performance of its services under the agreement, and if Paradigm Fairview does not instruct Sunway Integrated Properties to resume the full performance of services within 12 months from the date of such notice, either party may proceed to terminate the agreement.
- (c) Pursuant to a project management agreement dated 1 April 2016 entered into between SMC and Sunway Integrated Properties, SMC has appointed Sunway Integrated Properties for the provision of project management services in connection with the construction of Towers D and E of Sunway Medical Centre Sunway City Kuala Lumpur, for the duration of the design development until completion of the construction (including the defects liability period), at a management fee calculated at 2.0% of the construction cost final account. The construction of the buildings has been completed and the CCC have been issued on 20 February 2017 and 27 February 2023 respectively.
- (10) Pursuant to a tenancy agreement dated 1 September 2021 (as amended and supplemented by a first supplemental agreement dated 2 November 2021) entered into between SMC (as tenant) and Sunway Lagoon Club (as landlord), SMC has agreed to rent the premises located at Ixora Room 3 & 3A, 1st Floor, Sunway Lagoon Club, No. 3, Jalan Lagoon Timur, Bandar Sunway, 47500 Subang Jaya, Selangor, from Sunway Lagoon Club, for a term commencing from 1 September 2021 to 31 August 2022 (in respect of Ixora Room 3A) and for a term commencing from 1 November 2021 to 31 August 2022 (in respect of Ixora Room 3), at a total monthly rental of RM10,464.00. Following the expiry of the principal term, the parties have extended the term of the tenancy for further terms commencing from 1 September 2022 to 31 August 2023 and from 1 September 2023 to 31 August 2025, at a revised total monthly rental of RM10,464.00 and RM11,510.40 for the respective terms. If SMC commits an event of termination as stipulated under the agreement, Sunway Lagoon Club is entitled to terminate the tenancy agreement, forfeit the deposits paid by SMC under the tenancy agreement and recover the monthly rental for the unexpired term of tenancy as liquidated damages. Sunway Lagoon Club may also terminate the tenancy agreement with a 60-days' notice.
- SMC has also paid membership subscription fees to Sunway Lagoon Club and the transactions were recorded through invoices.
- (11) Pursuant to a letter of tenancy dated 12 December 2020 issued by Sunway Monash-U Residence which was accepted by SMC, SMC has agreed to rent 190 single bed units and 92 twin bed units at Block D, Sunway House Waterfront Residence, Persiaran Tasik Barat, Sunway South Quay, 47500 Subang Jaya, Selangor, from Sunway Monash-U Residence, for a term commencing from 7 December 2020 to 6 October 2021, at a monthly rental of RM320.00 (for single bed units) and RM200.00 (for twin bed units) respectively. Following the expiry of the principal term, the parties have extended the tenancy on a month-to-month basis, at the same monthly rental for each bed units. This tenancy has ceased in July 2022.

10. RELATED PARTY TRANSACTIONS (Cont'd)

- (12) Pursuant to a tenancy agreement dated 11 October 2024 entered into between Sunway Senior Living (as tenant) and Sunway Pyramid Development (as landlord), Sunway Senior Living has agreed to rent two units of apartments located at E-509 and E-512, Sunway Villa Apartment, Jalan PJS 7/16, Bandar Sunway, 46150 Petaling Jaya, Selangor, from Sunway Pyramid Development, for a term commencing from 1 November 2024 to 31 October 2026, at a total monthly rental of RM2,000.00. If Sunway Senior Living commits an event of termination as stipulated under the agreement, Sunway Pyramid Development is entitled to terminate the tenancy agreement, forfeit the deposits paid by Sunway Senior Living under the tenancy agreement and recover the monthly rental for the unexpired term of tenancy as liquidated damages. Sunway Pyramid Development may also terminate the tenancy agreement with 60-days' notice. In the event of early termination of the tenancy agreement by Sunway Senior Living, Sunway Pyramid Development shall be entitled to forfeit the deposits paid by Sunway Senior Living under the tenancy agreement and recover the monthly rental for the unexpired term of tenancy as liquidated damages.

In addition, our Group has also rented other properties from Sunway Pyramid Development and the transactions were recorded through invoices.

- (13) Pursuant to a sub-tenancy agreement dated 22 December 2021 entered into between SMC Singapore (as tenant) and Sunway RE Capital Advisors (as sub-tenant), Sunway RE Capital Advisors has agreed to rent the premises located at 101 Irrawaddy Road, #09-01, Unit 13 and 14, Royal Square at Novena, Singapore 329565, from SMC Singapore, for a term commencing from 1 March 2022 to 28 February 2023, at a monthly rental of SGD6,523.20. Following the expiry of the principal term, the parties have extended the term of the tenancy for several successive periods between 1 March 2023 to 29 February 2024 at the same monthly rental. Following the expiry of the extended term on 29 February 2024, the parties have extended the term of the tenancy for a further period commencing from 1 March 2024 to 31 May 2024, at a revised monthly rental of SGD8,456.00. This tenancy has ceased following the end of its tenancy period on 31 May 2024.

- (14) The salient terms of the tenancy agreements entered into between our Group (as tenant) and Sunway South Quay (as landlord) are set out as follows:

- (a) Pursuant to a tenancy agreement dated 1 October 2019, SMC has agreed to rent the premises located at F-03-02, Block F, Sunway Geo Avenue, Jalan Lagoon Selatan, Bandar Sunway, 47500 Subang Jaya, Selangor, from Sunway South Quay, for a term commencing from 12 July 2019 to 30 September 2021, at a monthly rental of RM5,500.00. Following the expiry of the principal term of the tenancy, the parties have extended the term of the tenancy for further terms commencing from 1 October 2021 to 30 September 2022 and from 1 October 2022 to 30 September 2023, at the same monthly rental.

Prior to the expiry of the of the extended term of the tenancy on 30 September 2023, the parties have entered into a new tenancy agreement dated 6 July 2023 ("**July 2023 Tenancy Agreement**") in relation to the tenancy of the same premises, for a term commencing from 1 October 2023 to 30 September 2024, at a revised monthly rental of RM5,885.00.

Following the expiry of the principal term of the July 2023 Tenancy Agreement, the parties have extended the term of the tenancy for a further term commencing from 1 October 2024 to 30 September 2026, at a revised monthly rental of RM6,474.00. If SMC commits an event of termination as stipulated under the agreement, Sunway South Quay is entitled to, among others, serve a notice of forfeiture requiring SMC to remedy the relevant breach within the specified period, terminate the tenancy and to re-enter and take possession of the demised premises, forfeit the security deposit, utility deposit and monthly rental paid by SMC under the agreement and to recover the monthly rental payable for the unexpired term of the tenancy.

10. RELATED PARTY TRANSACTIONS (Cont'd)

- (b) Pursuant to a tenancy agreement dated 1 April 2020, SMC has agreed to rent the premises located at F-02-11 and F-03-11, Block F, Sunway Geo Avenue, Jalan Lagoon Selatan, Bandar Sunway, 47500 Subang Jaya, Selangor, from Sunway South Quay, for a term commencing from 1 April 2020 to 31 March 2022, at a monthly rental of RM15,000.00. Following the expiry of the principal term, the parties have extended the term of the tenancy for further terms commencing from 1 April 2022 to 31 March 2023 and from 1 April 2023 to 31 March 2024, at a revised total monthly rental of RM16,500.00 and RM18,150.00 for the respective terms.

Prior to the expiry of the extended terms of the tenancy on 31 March 2024, the parties have entered into a new tenancy agreement dated 8 February 2024 in relation to the tenancy of the same premises, for a term commencing from 1 April 2024 to 31 March 2026, at a revised monthly rental of RM19,965.00. Sunway South Quay may grant SMC an option to renew the tenancy for a further term of one year, with the revised monthly rental to be either (i) 10.0% higher than the rental for the immediate preceding month, or (ii) the prevailing market rental rate, whichever is higher. If SMC commits an event of termination as stipulated under the agreement, Sunway South Quay is entitled to serve a notice of forfeiture requiring SMC to remedy the relevant breach within the specified period, failing which Sunway South Quay is entitled to re-enter and take possession of the demised premises, forfeit the security deposit, utility deposit and monthly rental paid by SMC under the agreement and to recover the monthly rental payable for the unexpired term of the tenancy.

- (c) Pursuant to a tenancy agreement dated 20 September 2022 entered into between SunMed@Home (as tenant) and Sunway South Quay (as landlord), SunMed@Home has agreed to rent the premises located at G-01-01, Block G, Sunway Geo Avenue, Jalan Lagoon Selatan, Bandar Sunway, 47500 Subang Jaya, Selangor, from Sunway South Quay, for a term commencing from 20 October 2022 to 19 October 2024 (first term) and from 20 October 2024 to 19 October 2026 (automatic renewal term), at a monthly rental of RM12,308.20 for the first year, RM12,632.10 for the second year, and RM12,956.00 for the third and fourth years. Sunway South Quay may grant SunMed@Home an option to renew the tenancy for a further term of three years, with the revised monthly rental to be either (i) 10.0% higher than the rental for the immediate preceding month, or (ii) the prevailing market rental rate, whichever is higher. If SunMed@Home commits an event of termination as stipulated under the agreement, Sunway South Quay is entitled to serve a notice of forfeiture requiring SunMed@Home to remedy the relevant breach within the specified period, failing which Sunway South Quay is entitled to re-enter and take possession of the demised premises, forfeit the security deposit, utility deposit and monthly rental paid by SunMed@Home under the agreement and to recover the monthly rental payable for the unexpired term of the tenancy.

- (d) Pursuant to a tenancy agreement dated 10 February 2023 entered into between SunMed@Home (as tenant) and Sunway South Quay (as landlord), SunMed@Home has agreed to rent the premises located at B1-01-01, Block B, Sunway Geo Avenue, Jalan Lagoon Selatan, Bandar Sunway, 47500 Subang Jaya, Selangor, from Sunway South Quay, for a term commencing from 6 June 2022 to 5 June 2024 (first term) and from 6 June 2024 to 5 June 2026 (automatic renewal term), at a monthly rental of RM8,784.00 for the first and second years, and RM9,369.60 for the third and fourth years. Sunway South Quay may grant SunMed@Home an option to renew the tenancy for further two terms of three years each, with the revised monthly rental to be either (i) 10.0% higher than the rental for the immediate preceding month, or (ii) the prevailing market rental rate, whichever is higher. If SunMed@Home commits an event of termination as stipulated under the agreement, Sunway South Quay is entitled to serve a notice of forfeiture requiring SunMed@Home to remedy the relevant breach within the specified period, failing which Sunway South Quay is entitled to re-enter and take possession of the demised premises, forfeit the security deposit, utility deposit and monthly rental paid by SunMed@Home under the agreement and to recover the monthly rental payable for the unexpired term of the tenancy.

On 29 May 2023, a novation agreement was executed between SunMed@Home, Sunway TCM and Sunway South Quay whereby, with the consent of Sunway South Quay, SunMed@Home has novated all its rights, title, interest, obligations and liabilities under the tenancy agreement to Sunway TCM (as new tenant) with effect from 1 May 2023.

10. RELATED PARTY TRANSACTIONS (Cont'd)

- (e) Pursuant to a tenancy agreement dated 11 April 2019 entered into between SunMed@Home (as tenant) and Sunway South Quay (as landlord), SunMed@Home has agreed to rent the premises located at B1-02-01, Block B, Sunway Geo Avenue, Jalan Lagoon Selatan, Bandar Sunway, 47500 Subang Jaya, Selangor, from Sunway South Quay, for a term commencing from 1 January 2019 to 31 March 2022, at a monthly rental of RM9,000.00. Following the expiry of the principal term, the parties have extended the term of the tenancy for a further term commencing from 1 April 2022 to 31 March 2025, at a revised monthly rental of RM9,900.00.

On 29 May 2023, a novation agreement was executed between SunMed@Home, Sunway TCM and Sunway South Quay whereby, with the consent of Sunway South Quay, SunMed@Home has novated all its rights, title, interest, obligations and liabilities under the tenancy agreement to Sunway TCM (as new tenant) with effect from 1 May 2023.

Following the expiry of the extended term of the tenancy on 31 March 2025, Sunway TCM and Sunway South Quay have executed a new tenancy agreement dated 5 June 2025 in relation to the tenancy of the same premises, for a term commencing from 1 April 2025 to 31 March 2028, at a revised monthly rental of RM11,893.00. Sunway South Quay may grant Sunway TCM an option to renew the tenancy for a further term of three years, with the revised monthly rental to be either (i) 10.0% higher than the rental for the immediate preceding month, or (ii) the prevailing market rental rate, whichever is higher. If Sunway TCM commits an event of termination as stipulated under the agreement, Sunway South Quay is entitled to, among others, serve a notice of forfeiture requiring Sunway TCM to remedy the relevant breach within the specified period, terminate the tenancy and to re-enter and take possession of the demised premises, forfeit the security deposit, utility deposit and monthly rental paid by Sunway TCM under the agreement and to recover the monthly rental payable for the unexpired term of the tenancy.

- (f) Pursuant to a tenancy agreement dated 8 August 2023, Sunway TCM has agreed to rent the premises located at B1-03-01, Block B, Sunway Geo Avenue, Jalan Lagoon Selatan, Bandar Sunway, 47500 Subang Jaya, Selangor, from Sunway South Quay, for a term commencing from 1 August 2023 to 31 July 2025 (first term) and from 1 August 2025 to 31 July 2027 (automatic renewal term), at a monthly rental of RM9,677.25 for the first and second years, and RM11,612.70 for the third and fourth years. Sunway South Quay may grant Sunway TCM an option to renew the tenancy for a further term of three years, with the revised monthly rental to be the prevailing market rate, provided that the increment shall not be more than 20.0% from the monthly rental of the immediate preceding month. If Sunway TCM commits an event of termination as stipulated under the agreement, Sunway South Quay is entitled to, among others, serve a notice of forfeiture requiring Sunway TCM to remedy the relevant breach within the specified period, terminate the tenancy and to re-enter and take possession of the demised premises, forfeit the security deposit, utility deposit and monthly rental paid by Sunway TCM under the agreement and to recover the monthly rental payable for the unexpired term of the tenancy.

- (15) Pursuant to an agreement dated 1 August 2019 entered into between SunMed Velocity (as tenant) and Sunway Velocity Mall (as landlord), SunMed Velocity has agreed to rent 100 parking lots at Level B1A and 300 parking lots at Level B2 of the Sunway Velocity Mall, from Sunway Velocity Mall, for a term commencing from 1 August 2019 to 31 July 2022, at a rental of (i) RM150.00 per bay per month for the first year; (ii) RM200.00 per bay per month for the second year; and (iii) RM250.00 per bay per month for the third year. Prior to the expiry of the principal term, the parties have entered into a new agreement dated 27 July 2022 in relation to the rental of parking lots for a further term commencing from 1 August 2022 to 31 July 2025, at a rental of (i) RM275.00 per bay per month for the first year; (ii) RM303.00 per bay per month for the second year; and (iii) RM333.00 per bay per month for the third year. Either party may exercise the option to renew the agreement for a further term of three years. The agreement may be terminated by either party with a 30-days' notice. As at the LPD, SunMed Velocity and Sunway Velocity Mall are in the midst of renewing the agreement.

10. RELATED PARTY TRANSACTIONS (Cont'd)

(16) *The salient terms of the letters of award issued by our Group to Deco Style are set out as follows:*

- (a) *Pursuant to a letter of award dated 11 March 2024 (as amended and supplemented by a supplemental letter dated 2 December 2024) issued by SMC Penang to Deco Style, SMC Penang has appointed Deco Style to undertake renovation works at the medical centre building at Sunway Medical Centre Penang, at a contract sum of RM72,200,000.00. The renovation works have been completed in phases, with the CCC issued on 27 August 2024 and 30 April 2025 respectively.*
- (b) *Pursuant to a letter of award dated 10 February 2025 issued by SunMed Velocity to Deco Style, SunMed Velocity has appointed Deco Style to undertake renovation works at Tower B of Sunway Medical Centre Velocity, at a contract sum of RM7,300,000.00. Subsequent to the LPD, the renovation works have been completed, and SunMed Velocity is in the midst of arranging the relevant authority to inspect the renovated structures. Barring any unforeseen circumstances, the CCC for the renovated structures is estimated to be obtained by the third quarter of 2025. The letter of award may be terminated by SunMed Velocity with 30-days' notice or by the non-defaulting party if the defaulting party commits an event of termination as stipulated under the letter of award.*

Deco Style also provides renovation and design works for other companies within our Group and the transactions are recorded through purchase orders.

(17) *The salient terms of the engagement agreements entered into between our Group and Sunway Design are set out as follows:*

- (a) *Pursuant to an engagement agreement dated 1 October 2024 entered into between SMC and Sunway Design, SMC has appointed Sunway Design for the provision of interior design consultancy services for the renovation works at Towers D and E of Sunway Medical Centre Sunway City Kuala Lumpur, at a total service fee of RM1,075,000.00, subject to the completion of the renovation works. As at the LPD, the renovation works are still ongoing. The engagement of Sunway Design under the agreement may be terminated by the non-defaulting party if the defaulting party commits an event of termination as stipulated under the agreement. In addition, SMC may, by notice, require Sunway Design to suspend the performance of its services under the agreement, and if SMC does not instruct Sunway Design to resume the full performance of services within 12 months from the date of such notice, either party may proceed to terminate the agreement.*
- (b) *Pursuant to an engagement agreement dated 19 September 2019 entered into between SMC and Sunway Design, SMC has appointed Sunway Design for the provision of interior design consultancy services in connection with the construction of Towers D and E of Sunway Medical Centre Sunway City Kuala Lumpur, at a total service fee calculated at 5.0% of the final interior design construction cost for the project. The construction of the medical centre buildings has been completed, with the CCC issued on 27 February 2023.*
- (c) *Pursuant to an engagement agreement dated 24 January 2024 entered into between SMC Penang and Sunway Design, SMC Penang has appointed Sunway Design for the provision of interior design consultancy services for the renovation works at the medical centre building at Sunway Medical Centre Penang, at a total service fee of RM400,000.00, subject to the completion of the renovation works. The renovation works have been completed in phases, with the CCC issued on 27 August 2024 and 30 April 2025 respectively.*
- (d) *Pursuant to an engagement agreement dated 26 October 2020 entered into between Paradigm Fairview and Sunway Design, Paradigm Fairview has appointed Sunway Design for the provision of interior design consultancy services in connection with the construction of the medical centre building of Sunway Medical Centre Damansara, at a total service fee of RM980,000.00, subject to the completion of the construction of the building. The construction of the building has been completed, with the CCC issued on 26 September 2024.*

10. RELATED PARTY TRANSACTIONS (Cont'd)

- (e) *Pursuant to an engagement agreement dated 29 August 2024 entered into between Paradigm Fairview and Sunway Design, Paradigm Fairview has appointed Sunway Design for the provision of interior design consultancy services for the renovation works at the medical centre building at Sunway Medical Centre Damansara, at a total service fee of RM81,000.00, subject to the completion of the renovation works. The certificate of practical completion of the renovation works has been issued on 30 June 2025, and rectification works are currently being carried out to address identified defects. Paradigm Fairview will arrange for the relevant authority to inspect the renovated structures after the completion of the rectification works. Barring any unforeseen circumstances, the CCC for the renovated structures is estimated to be obtained by the fourth quarter of 2025. The engagement of Sunway Design under the agreement may be terminated by the non-defaulting party if the defaulting party commits an event of termination as stipulated under the agreement. In addition, Paradigm Fairview may, by notice, require Sunway Design to suspend the performance of its services under the agreement, and if Paradigm Fairview does not instruct Sunway Design to resume the full performance of services within 12 months from the date of such notice, either party may proceed to terminate the agreement.*
 - (f) *Pursuant to an engagement agreement dated 2 January 2022 entered into between SMC Ipoh and Sunway Design, SMC Ipoh has appointed Sunway Design for the provision of interior design consultancy services in connection with the construction of the medical centre building of Sunway Medical Centre Ipoh, at a total service fee of RM700,000.00, subject to the completion of the construction of the building. The construction of the building has been completed, with the CCC issued on 30 October 2024.*
 - (g) *Pursuant to an engagement agreement dated 8 May 2025 entered into between SMC Ipoh and Sunway Design, SMC Ipoh has appointed Sunway Design for the provision of interior design consultancy services for the renovation works at Sunway Medical Centre Ipoh, at a total service fee of RM65,000.00, subject to the completion of the renovation works. The certificate of practical completion of the renovation works has been issued on 25 June 2025, and rectification works are currently being carried out to address identified defects. SMC Ipoh will arrange for the relevant authority to inspect the renovated structures after the completion of the rectification works. Barring any unforeseen circumstances, the CCC for the renovated structures is estimated to be obtained by the fourth quarter of 2025. The engagement of Sunway Design under the agreement may be terminated by the non-defaulting party if the defaulting party commits an event of termination as stipulated under the agreement. In addition, SMC Ipoh may, by notice, require Sunway Design to suspend the performance of its services under the agreement, and if SMC Ipoh does not instruct Sunway Design to resume the full performance of services within 12 months from the date of such notice, either party may proceed to terminate the agreement.*
- (18) *The salient terms of the project management agreements entered into between SMC Ipoh and SunCity (Ipoh) are set out as follows:*
- (a) *Pursuant to a project management agreement dated 1 November 2021, SMC Ipoh has appointed SunCity (Ipoh) for the provision of project management services in connection with the development and construction of a medical centre building at Sunway Medical Centre Ipoh, for the duration of the design development until completion of the construction (including the defects liability period), at a management fee calculated at 2.0% of the final construction costs. The construction of the building has been completed, with the CCC issued on 30 October 2024.*

10. RELATED PARTY TRANSACTIONS (Cont'd)

- (b) Pursuant to a project management agreement dated 29 August 2024, SMC Ipoh has appointed SunCity (Ipoh) for the provision of project management services in connection with the renovation works at the medical centre building at Sunway Medical Centre Ipoh, for the duration of the design development until completion of the construction (including the defects liability period), at a management fee of RM400,000.00. The certificate of practical completion of the renovation works has been issued on 25 June 2025, and rectification works are currently being carried out to address identified defects. SMC Ipoh will arrange for the relevant authority to inspect the renovated structures after the completion of the rectification works. Barring any unforeseen circumstances, the CCC for the renovated structures is estimated to be obtained by the fourth quarter of 2025. The engagement of SunCity (Ipoh) under the agreement may be terminated by the non-defaulting party if the defaulting party commits an event of termination as stipulated under the agreement. In addition, SMC Ipoh may, by notice, require SunCity (Ipoh) to suspend the performance of its services under the agreement, and if SMC Ipoh does not instruct SunCity (Ipoh) to resume the full performance of services within 12 months from the date of such notice, either party may proceed to terminate the agreement.
- (19) The salient terms of the project management agreements entered into between SMC Penang and Sunway Fame are set out as follows:
- (a) Pursuant to a project management agreement dated 29 December 2016 entered into between SMC Penang and Sunway Fame, SMC Penang has appointed Sunway Fame for the provision of project management services in connection with the development, construction and expansion of Sunway Medical Centre Penang, for the duration of the design development until completion of the construction (including the defects liability period), at a management fee calculated at 2.0% of the final construction costs. The development, construction and expansion of the medical centre building have been completed in phases, and the CCC for the building as well as the expanded and renovated structures thereat have been issued on 26 August 2022, 27 August 2024 and 30 April 2025 respectively.
- (b) Pursuant to a project management agreement dated 3 July 2023 entered into between SMC Penang and Sunway Fame, SMC Penang has appointed Sunway Fame for the provision of project management services in connection with renovation works at the medical centre building at Sunway Medical Centre Penang, for the duration of the design development until completion of the construction (including the defects liability period), at a management fee calculated at 2.0% of the final construction costs. The renovation works have been completed in phases, with the CCC issued on 27 August 2024 and 30 April 2025 respectively.
- (20) Pursuant to several letters of confirmation issued by Sunway Hotel (Seberang Jaya) and accepted by SMC Penang, SMC Penang has agreed to rent the following rooms at Sunway Hotel Seberang Jaya, from Sunway Hotel (Seberang Jaya), for the rental term and at the monthly rental stated below:

Description of rented rooms	Rental term	Monthly rental (RM)
4 function rooms at Level 1A	1 September 2023 to 30 November 2023	12,000.00
4 function rooms at Level 1A	1 March 2024 to 31 December 2024	12,206.90
16 hotel rooms at Level 9	1 April 2024 to 31 December 2024	81,379.31
11 hotel rooms at Level 15	1 June 2023 to 31 May 2024	55,000.00
11 hotel rooms at Level 15	1 March 2024 to 31 December 2024	55,948.28

10. RELATED PARTY TRANSACTIONS (Cont'd)

	Description of rented rooms	Rental term	Monthly rental (RM)
	16 hotel rooms at Level 8	1 August 2024 to 31 August 2024 1 October 2024 to 31 December 2024	81,379.31
	(a) 43 hotel rooms in aggregate at Levels 8, 9 and 15 (b) 4 function rooms at Level 1A	1 January 2025 to 31 December 2025	230,913.80
(21)	<p>Pursuant to a master lease agreement dated 9 October 2012 (as amended and supplemented by supplemental letters dated 7 August 2013 and 28 June 2016 respectively) entered into between RHB Trustees Berhad (as the trustee for Sunway REIT) (as lessor), Sunway REIT Management (as manager) and SMC (as lessee), SMC has agreed to rent Towers A and B of Sunway Medical Centre Sunway City Kuala Lumpur together with fixtures and fittings as well as infrastructure, systems and facilities thereat, from RHB Trustees Berhad (as trustee for Sunway REIT), for a term commencing from 31 December 2012 to 30 December 2022, at an annual rental of RM19.0 million for the first year, RM19.8 million for the second year, RM20.8 million for the third year, RM21.5 million for the fourth year, RM22.3 million for the fifth year, RM23.0 million for the sixth year, RM23.8 million for the seventh year, RM24.7 million for the eighth year, RM25.5 million for the ninth year and RM26.4 million for the tenth year.</p> <p>SMC has continued renting Towers A and B of Sunway Medical Centre Sunway City Kuala Lumpur for a period commencing from 31 December 2022 up to the completion date of the Towers A & B SPA, being 30 August 2023, under the terms of the Towers A & B SPA, at the actual pro-rated rental of RM17.6 million.</p>		
(22)	<p>Pursuant to a technical services agreement dated 1 January 2024 entered into between Sunway Sustainability Solutions and SMC, Sunway Sustainability Solutions has agreed to provide building facility audit services in relation to Sunway Medical Centre Sunway City Kuala Lumpur (Towers A, B and C) for a term commencing from 1 January 2024 to 31 December 2025, at a service fee of RM4,500.00 per month. The agreement shall be automatically renewed for a period of one year each, at the revised service fee to be agreed by the parties. The agreement may be terminated by SMC with one-month's notice or by the non-defaulting party if the defaulting party commits an event of termination as stipulated under the agreement.</p> <p>Sunway Sustainability Solutions has also provided building facility audit services to SMC in FYE 31 December 2023 and the transactions were recorded through invoices.</p>		
(23)	<p>The salient terms of the service level agreements entered into between our Group and Sunway FSSC are set out as follows:</p> <p>(a) Pursuant to a service level agreement dated 1 January 2022 entered into between Sunway FSSC and SMC, SunMed@Home, Sunway TCM, SunMed Velocity, SMC Penang, SMC Singapore and Sunway Specialist Centre, Sunway FSSC has agreed to provide finance data processing services to the foregoing companies within our Group for a term commencing from 1 January 2022 to 31 December 2022, at a total service fee of RM777,493.00.</p> <p>(b) Pursuant to a service level agreement dated 1 January 2023 entered into between Sunway FSSC and the companies within our Group (excluding Sunway Healthcare Academy, SMC Kota Bharu, Platinum Greenway and Sunway Iskandar MC), Sunway FSSC has agreed to provide finance data processing services to the foregoing companies within our Group for a term commencing from 1 January 2023 to 31 December 2023, at a total service fee of RM933,437.00.</p>		

10. RELATED PARTY TRANSACTIONS (Cont'd)

Following the expiry of the term of the service level agreement on 31 December 2023, the parties had on 1 January 2024 executed a new service level agreement for the provision of finance data processing services, for a term commencing from 1 January 2024 to 31 December 2024, at a total service fee of RM1,030,135.00.

- (c) *Pursuant to a service level agreement dated 14 June 2024 entered into between Sunway FSSC and Sunway Healthcare Academy, Sunway FSSC has agreed to provide finance data processing services to Sunway Healthcare Academy, for a term commencing from 1 August 2024 to 31 December 2024, at a total service fee of RM6,560.00.*
 - (d) *Pursuant to a service level agreement dated 14 June 2024 entered into between Sunway FSSC and SMC Kota Bharu, Sunway FSSC has agreed to provide finance data processing services to SMC Kota Bharu, for a term commencing from 1 August 2024 to 31 December 2024, at a total service fee of RM2,480.00.*
 - (e) *Pursuant to a service level agreement dated 14 June 2024 entered into between Sunway FSSC and Platinum Greenway, Sunway FSSC has agreed to provide finance data processing services to Platinum Greenway, for a term commencing from 1 August 2024 to 31 December 2024, at a total service fee of RM2,130.00.*
 - (f) *Pursuant to a service level agreement dated 14 June 2024 entered into between Sunway FSSC and Sunway Iskandar MC, Sunway FSSC has agreed to provide finance data processing services to Sunway Iskandar MC, for a term commencing from 1 August 2024 to 31 December 2024, at a total service fee of RM2,130.00.*
 - (g) *Pursuant to a service level agreement dated 1 January 2025 entered into between Sunway FSSC and our Group, Sunway FSSC has agreed to provide finance data processing services to our Group, for a term commencing from 1 January 2025 to 31 December 2025, at a total service fee of RM1,396,690.00.*
- (24) *The salient terms of the agreements entered into between our Group and Sunway Pals Loyalty are as follows:*
- (a) *Pursuant to a participation form signed by SMC on 8 April 2014 and accepted by Sunway Pals Loyalty, SMC has agreed to participate in the Sunway Pals Loyalty Programme, for a term commencing from 1 March 2014 to 28 February 2017. Under the Sunway Pals Loyalty Programme, SMC shall pay points reward transaction fees to Sunway Pals Loyalty at a rate of 5.0% on all self-pay, inpatient, fully-settled hospital bills and the total sales amount at SunMed Retail Pharmacy. Sunway Pals Loyalty may terminate SMC's participation in the Sunway Pals Loyalty Programme if SMC commits an event of termination as stipulated under the terms and conditions of the participation form.*

Following the expiry of the principal term, the parties have extended the term of the agreement on a month-to-month basis on the same terms and conditions.

10. RELATED PARTY TRANSACTIONS (Cont'd)

- (b) Pursuant to a merchant agreement dated 1 August 2019 entered into between SunMed Velocity and Sunway Pals Loyalty, SunMed Velocity has agreed to participate in the Sunway Pals Loyalty Programme, for terms commencing from 1 August 2019 to 31 July 2022 and from 1 August 2022 to 31 July 2025 (automatic renewal term). Under the Sunway Pals Loyalty Programme, SunMed Velocity shall pay fees to Sunway Pals Loyalty, comprising transaction fees at a rate of 0.5% of the sales value, as well as fees in respect of points issued to the members under the Sunway Pals Loyalty Programme at a rate of RM0.01 per point issued. The agreement may be terminated by Sunway Pals Loyalty with at least two-months' notice or by the non-defaulting party if the defaulting party commits an event of termination as stipulated under the agreement. As at the LPD, SunMed Velocity has notified Sunway Pals Loyalty of its intention to renew the agreement.
- (c) Pursuant to a merchant agreement dated 23 July 2023 entered into between Sunway Senior Living and Sunway Pals Loyalty, Sunway Senior Living has agreed to participate in the Sunway Pals Loyalty Programme, for terms commencing from 1 August 2023 to 1 August 2026 and from 2 August 2026 to 1 August 2029 (automatic renewal term). Under the Sunway Pals Loyalty Programme, Sunway Senior Living shall pay fees to Sunway Pals Loyalty, comprising transaction fees at a rate of 0.5% of the sales value, as well as fees in respect of points issued to the members under the Sunway Pals Loyalty Programme at a rate of RM0.01 per point issued. The agreement may be terminated by Sunway Pals Loyalty with at least two-months' notice or by the non-defaulting party if the defaulting party commits an event of termination as stipulated under the agreement.
- (25) Pursuant to an agreement entered into between Sunway REM and SMC, Sunway REM has agreed to supply treated water to SMC for a term commencing from 1 August 2018 until the agreement is terminated in accordance with its terms, at a fixed minimum amount of RM500.00 per month calculated at RM2.28 per cubic meter based on the usage of the treated water for every 1,000 litres of treated water produced. The agreement may be terminated by the non-defaulting party if the defaulting party commits an event of termination as stipulated under the agreement. As at the LPD, Sunway REM has yet to bill SMC for the services rendered in 2025.
- Sunway REM has also supplied treated water to SunMed Velocity and the transaction was recorded through invoice.
- (26) Pursuant to a laboratory services agreement dated 1 February 2024 entered into between SMC and Sunway Medispa, SMC has agreed to provide services in relation to diagnostic tests to Sunway Medispa, for a term commencing from 1 February 2024 to 31 January 2026, at the fees set out in the agreement. The agreement may be terminated by either party with at least three months' notice, or by the non-defaulting party if the defaulting party commits an event of termination as stipulated under the agreement.
- (27) The parties which have transacted with our Group include Deco Style, Emerald Tycoon, Peluang Klasik, RHB Trustees Berhad (as trustee for Sunway REIT), Sunway Alishan, Sunway BigBox Hotel, Sunway Fame, Sunway Flora, Sunway (Tianjin) Management Consultancy, Sunway Belfield, Sunway Bintang, SunCity (Ipoh), SunCity (JB), SunCity (Penang), SunCity, Sunway Commercial Parade, Sunway Design, Sunway Facility Management, Sunway FSSC, Sunway Geo, Sunway Giza Mall, Sunway Grand, Sunway Healthy Lifestyle, Sunway Hotel (Seberang Jaya), Sunway IFM, Sunway Integrated Parking, Sunway Integrated Properties, Sunway International Hotels & Resorts, Sunway Lagoon Club, Sunway Lagoon, Sunway Leisure, Sunway Lost World Water Park, Sunway Medispa, Sunway Monash-U Residence, Sunway Nexis Parking, Sunway Pals Loyalty, Sunway Pendas Management, Sunway PKNS, Sunway Pristine Laundry, Sunway Putra Hotel, Sunway Pyramid Development, Sunway REM, Sunway Resort Hotel, Sunway South Quay, Sunway Southern Management, Sunway Sustainability Solutions, Sunway Synergy, Sunway Travel, Sunway Treasures, Sunway Tunas, Sunway Velocity Hotel, Sunway Velocity Mall, Sunway Velocity Three, Sunway VTwo Holdings, Sunway Big Box, Sunway International Properties, Sunway Little Sunshine Child Care Centre, Sunway Living Space, Sunway Management Services and Sunway Property & Facility Management.

10. RELATED PARTY TRANSACTIONS (Cont'd)

(28) *The salient terms of the service level agreements entered into between our Group and Sunway HR Shared Services are set out as follows:*

- (a) *Pursuant to a service level agreement dated 1 January 2022 entered into between SMC and Sunway HR Shared Services, Sunway HR Shared Services has agreed to provide human resources administrative services to SMC, for a term commencing from 1 January 2022 to 31 December 2022, at a total service fee of RM656,989.20.*

Following the expiry of the term of the service level agreement on 31 December 2022, the parties had on 1 January 2023 executed a new service level agreement for the provision of the said human resources administrative services, for a term commencing from 1 January 2023 to 31 December 2023, at a total service fee of RM805,492.80.

Following the expiry of the term of the service level agreement on 31 December 2023, the parties had on 1 January 2024 executed a new service level agreement for the provision of the said human resources administrative services, for a term commencing from 1 January 2024 to 31 December 2024, at a total service fee of RM953,026.20. The agreement may be terminated by either party with one-month's notice. Following the expiry of the service level agreement on 31 December 2024, the parties have extended the term of the agreement on a month-to-month basis, at a monthly service fee of RM79,418.85.

- (b) *Pursuant to a service level agreement dated 1 January 2022 entered into between SunMed Velocity and Sunway HR Shared Services, Sunway HR Shared Services has agreed to provide human resources administrative services to SunMed Velocity, for a term commencing from 1 January 2022 to 31 December 2022, at a total service fee of RM110,955.60.*

Following the expiry of the term of the service level agreement on 31 December 2022, the parties had on 1 January 2023 executed a new service level agreement for the provision of the said human resources administrative services, for a term commencing from 1 January 2023 to 31 December 2023, at a total service fee of RM144,238.50.

Following the expiry of the term of the service level agreement on 31 December 2023, the parties had on 1 January 2024 executed a new service level agreement for the provision of the said human resources administrative services, for a term commencing from 1 January 2024 to 31 December 2024, at a total service fee of RM192,584.70. The agreement may be terminated by either party with one-month's notice. Following the expiry of the service level agreement on 31 December 2024, the parties have extended the term of the agreement on a month-to-month basis, at a monthly service fee of RM16,048.73.

- (c) *Pursuant to a service level agreement dated 1 January 2023 entered into between SMC Penang and Sunway HR Shared Services, Sunway HR Shared Services has agreed to provide human resources administrative services to SMC Penang, for a term commencing from 1 January 2023 to 31 December 2023, at a total service fee of RM91,696.50.*

Following the expiry of the term of the service level agreement, the parties had on 1 January 2024 executed a new service level agreement for the provision of the said human resources administrative services, for a term commencing from 1 January 2024 to 31 December 2024, at a total service fee of RM187,286.40. The agreement may be terminated by either party with one-month's notice. Following the expiry of the service level agreement on 31 December 2024, the parties have extended the term of the agreement on a month-to-month basis, at a monthly service fee of RM15,607.20.

10. RELATED PARTY TRANSACTIONS (Cont'd)

- (d) Pursuant to a service level agreement dated 1 January 2022 entered into between Sunway Specialist Centre and Sunway HR Shared Services, Sunway HR Shared Services has agreed to provide human resources administrative services to Sunway Specialist Centre, for a term commencing from 1 January 2022 to 31 December 2022, at a total service fee of RM4,548.60.

Following the expiry of the term of the service level agreement on 31 December 2022, the parties had, on 1 January 2023, executed a new service level agreement for the provision of the said human resources administrative services, for a term commencing from 1 January 2023 to 31 December 2023, at a total service fee of RM9,437.40.

Following the expiry of the term of the service level agreement on 31 December 2023, the parties had, on 1 January 2024, executed another new service level agreement for the provision of the said human resources administrative services, for a term commencing from 1 January 2024 to 31 December 2024, at a total service fee of RM9,695.70. The agreement may be terminated by either party with one-month's notice. Following the expiry of the service level agreement on 31 December 2024, the parties have extended the term on a month-to-month basis, at a monthly service fee of RM807.98.

- (e) Pursuant to a service level agreement dated 1 January 2022 entered into between SunMed@Home and Sunway HR Shared Services, Sunway HR Shared Services has agreed to provide human resources administrative services to SunMed@Home, for a term commencing from 1 January 2022 to 31 December 2022, at a total service fee of RM6,942.60.

Following the expiry of the term of the service level agreement on 31 December 2022, the parties had, on 1 January 2023, executed a new service level agreement for the provision of the said human resources administrative services, for a term commencing from 1 January 2023 to 31 December 2023, at a total service fee of RM10,565.10.

Following the expiry of the term of the service level agreement on 31 December 2023, the parties had, on 1 January 2024, executed a new service level agreement for the provision of the said human resources administrative services, for a term commencing from 1 January 2024 to 31 December 2024, at a total service fee of RM7,723.80. The agreement may be terminated by either party with one-month's notice. Following the expiry of the service level agreement on 31 December 2024, the parties have extended the term on a month-to-month basis, at a monthly service fee of RM643.65.

- (f) Pursuant to a service level agreement dated 1 January 2024 entered into between Sunway Senior Living and Sunway HR Shared Services, Sunway HR Shared Services has agreed to provide human resources administrative services to Sunway Senior Living, for a term commencing from 1 January 2024 to 31 December 2024, at a total service fee of RM19,630.80. The agreement may be terminated by either party with one-month's notice. Following the expiry of the service level agreement on 31 December 2024, the parties have extended the term on a month-to-month basis, at a monthly service fee of 1,635.90.

- (g) Pursuant to a service level agreement dated 1 January 2024 entered into between Sunway TCM and Sunway HR Shared Services, Sunway HR Shared Services has agreed to provide human resources administrative services to Sunway TCM, for a term commencing from 1 January 2024 to 31 December 2024, at a total service fee of RM6,199.20. The agreement may be terminated by either party with one-month's notice. Following the expiry of the service level agreement on 31 December 2024, the parties have extended the term on a month-to-month basis, at a monthly service fee of RM516.60.

10. RELATED PARTY TRANSACTIONS (Cont'd)

- (h) Pursuant to a service proposal dated 14 August 2024 issued by Sunway HR Shared Services and accepted by Sunway Healthcare Academy, Sunway HR Shared Services has agreed to provide ad-hoc services in relation to enrolment of Rymnet system for profiles, leave and payroll to Sunway Healthcare Academy, at a total cost of RM1,350.00.
- (i) Pursuant to a service proposal dated 12 November 2024 issued by Sunway HR Shared Services and accepted by SMC Ipoh, Sunway HR Shared Services has agreed to provide ad-hoc services in relation to enrolment of Rymnet system for profiles, leave and payroll to SMC Ipoh, at a total cost of RM1,350.00.
- (29) The salient terms of the agreements or service proposals entered into between our Group and Sunway Shared Services are set out as follows:
- (a) Provision of IT support and maintenance services

No.	Details of agreement/service proposal	Subject-matter	Service term	Total fees (RM)
(i)	(1) Service level agreement dated 1 January 2022; (2) Service level agreement dated 1 January 2023; (3) Service level agreement dated 1 January 2024; and (4) Service level agreement dated 1 January 2025, entered into between SMC and Sunway Shared Services	Provision of IT support services	(1) 1 January 2022 to 31 December 2022 (2) 1 January 2023 to 31 December 2023 (3) 1 January 2024 to 31 December 2024	40,937.00 per year
(ii)	(1) Service proposal dated 12 April 2024; and (2) Service proposal dated 3 January 2025, issued by Sunway Shared Services and accepted by SMC	Provision of various IT maintenance and support services at Sunway Medical Centre Sunway City Kuala Lumpur, Sunway Medical Centre Velocity and Sunway Medical Centre Penang	(1) 1 January 2024 to 31 December 2024 (2) 1 January 2025 to 31 December 2025	1 January 2024 to 31 December 2024: 64,800.00 1 January 2025 to 31 December 2025: 62,700.00
(iii)	(1) Service proposal dated 12 January 2023; and (2) Service proposal dated 2 January 2025, issued by Sunway Shared Services and accepted by SMC	Provision of IT support services	(1) 1 January 2023 to 31 December 2024 (2) 1 January 2025 to 31 December 2027	1 January 2023 to 31 December 2024: 139,104.00 1 January 2025 to 31 December 2027: 266,994.00

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Details of agreement/service proposal	Subject-matter	Service term	Total fees (RM)
(iv)	Service proposal dated 15 June 2023 issued by Sunway Shared Services and accepted by SMC	Provision of IT maintenance and support services	1 January 2023 to 31 December 2025	5,400.00
(v)	Service proposal dated 26 September 2024 issued by Sunway Shared Services and accepted by SMC	Provision of IT maintenance and storage services	1 September 2024 to 31 August 2025	7,203.20
(vi)	Service proposal dated 5 January 2024 issued by Sunway Shared Services and accepted by SMC	Provision of IT services at SMC's office at Sunway Lagoon Club	1 January 2024 to 31 December 2024. This service proposal was not renewed following its expiry on 31 December 2024	20,868.00

(b) Provision of software development and support services

No.	Details of service proposal	Subject-matter	Service term	Total fees (RM)
(i)	Service proposal dated 7 August 2023 issued by Sunway Shared Services and accepted by SMC	Provision of software development and maintenance services	14 August 2023 to 31 December 2025	10,800.00
(ii)	Service proposal dated 15 October 2024 issued by Sunway Shared Services and accepted by SMC	Provision of IT development and support services	16 October 2024 to 31 December 2025	18,100.00
(iii)	Service proposal dated 15 June 2023 issued by Sunway Shared Services and accepted by SMC	Provision of services in relation to Implementation and maintenance of portal	2 July 2023 to 31 December 2025	22,500.00
(iv)	(1) Service proposal dated 15 July 2024; (2) Service proposal dated 25 September 2024; and (3) Service proposal dated 18 December 2024, issued by Sunway Shared Services and accepted by SMC	Provision of private cloud services	(1) 1 July 2024 to 30 June 2025 (2) 1 September 2024 to 30 September 2024 (for the provision of additional private cloud services) (3) 1 November 2024 to 31 December 2024 (for the provision of additional	Service proposal dated 15 July 2024: RM54,158.88 Service proposal dated 25 September 2024: 16,056.88

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Details of service proposal	Subject-matter	Service term	Total fees (RM)
			private cloud services)	Service proposal dated 18 December 2024: 16,768.00
(v)	Service proposal dated 17 August 2021 issued by Sunway Shared Services and accepted by SMC	Provision of private cloud hosting services	19 September 2021 to 31 December 2023. This service proposal was not renewed following its expiry on 31 December 2023	61,648.75
(vi)	(1) Service proposal dated 18 December 2023; and (2) Service proposal dated 2 April 2025, issued by Sunway Shared Services and accepted by SMC	Provision of private cloud hosting services	(1) 1 January 2024 to 31 December 2024 (2) 1 January 2025 to 31 December 2025	1 January 2024 to 31 December 2024: 27,078.00 1 January 2025 to 31 December 2025: 27,478.00
(vii)	(1) Service proposal dated 1 October 2024; and (2) Service proposal dated 7 February 2025, issued by Sunway Shared Services and accepted by SMC	Provision of cloud services	(1) 1 August 2023 to 31 December 2024 (2) 1 January 2025 to 31 December 2025	1 August 2023 to 31 December 2024: 236,616.69 1 January 2025 to 31 December 2025: 170,423.69
(viii)	(1) Service proposal dated 18 March 2024; and (2) Service proposal dated 2 April 2025, issued by Sunway Shared Services and accepted by SMC	Provision of cloud services	(1) 1 January 2024 to 31 December 2024 (2) 1 January 2025 to 31 December 2025	1 August 2023 to 31 December 2024: 37,853.76 1 January 2025 to 31 December 2025: 38,653.76
(ix)	Service proposal dated 1 December 2022 issued by Sunway Shared Services and accepted by SMC	Provision of Cloudflare related services for the domain www.sunmedgo.com	1 October 2022 to 31 October 2025	86,664.39

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Details of service proposal	Subject-matter	Service term	Total fees (RM)
(x)	Service proposal dated 22 April 2024 issued by Sunway Shared Services and accepted by SMC	Provision of Cloudflare managed services for the domain www.shghis.com	6 March 2024 to 6 March 2025. This service proposal was not renewed following its expiry on 6 March 2025	1,800.00
(c) Provision of web enablement services and licences				
No.	Details of service proposal	Subject-matter	Service term	Total fees (RM)
(i)	Service proposal dated 27 September 2022 issued by Sunway Shared Services and accepted by SMC	Provision of web enablement services	1 January 2022 to 31 December 2024. This service proposal was not renewed following its expiry on 31 December 2024	49,500.00
(ii)	(1) Service proposal dated 21 January 2021; and	Provision of one unit of web enablement licence	(1) 1 February 2021 to 31 December 2023	1 February 2021 to 31 December 2023:
	(2) Service proposal dated 19 December 2023, issued by Sunway Shared Services and accepted by SMC		(2) 1 January 2024 to 31 December 2025	3,242.00 1 January 2024 to 31 December 2025 3,760.00
(iii)	Service proposal dated 16 October 2024 issued by Sunway Shared Services and accepted by SMC	Provision of 35 units of web enablement licence	1 August 2024 to 31 July 2025. As at the LPD, the parties are in the midst of renewing the service proposal	34,020.00
(iv)	Service proposal dated 26 April 2024 issued by Sunway Shared Services and accepted by SMC	Provision of eight units of web enablement licence	26 April 2024 to 31 July 2025. As at the LPD, the parties are in the midst of renewing the service proposal	4,777.92

10. RELATED PARTY TRANSACTIONS (Cont'd)**(d) Provision of cybersecurity related services**

No.	Details of service proposal	Subject-matter	Service term	Total fees (RM)
(i)	Service proposal dated 4 December 2024 issued by Sunway Shared Services and accepted by SMC	Provision of vulnerability assessment and penetration testing services in relation to Orlig customer relationship management platform	26 November 2024 to 6 December 2024. This service proposal was not renewed following its expiry on 6 December 2024	13,200.00
(ii)	Service proposal dated 3 April 2024 issued by Sunway Shared Services and accepted by SMC	Provision of vulnerability assessment and penetration testing services for web applications, host based assessment and security posture assessment	1 April 2024 to 30 June 2024. This service proposal was not renewed following its expiry on 30 June 2024	76,500.00
(iii)	Service proposal dated 4 November 2024 issued by Sunway Shared Services and accepted by SMC	Provision of annual security testing services to SMC, SMC Penang, SHH and Paradigm Fairview	4 November 2024 to 29 January 2025. This service proposal was not renewed following its expiry on 29 January 2025	110,968.00
(iv)	Service proposal dated 16 October 2024 issued by Sunway Shared Services and accepted by SMC	Provision of secure sockets layer ("SSL") certificate for the domain www.sunmedgo.com	2 November 2024 to 2 November 2025	7,900.00
(v)	Service proposal dated 1 July 2024 issued by Sunway Shared Services and accepted by SMC	Provision of SSL certificate for the domain www.shghis.com	2 August 2024 to 2 August 2025	7,900.00

(e) Provision of other services

No.	Details of service proposal	Subject-matter	Service term	Total fees (RM)
(i)	Service proposal dated 8 May 2024 issued by Sunway Shared Services and accepted by SMC	Provision of finance robot enhancement services	10 May 2024 to 3 June 2024. This service proposal was not renewed following its expiry on 3 June 2024	10,734.00

10. RELATED PARTY TRANSACTIONS (Cont'd)

No.	Details of service proposal	Subject-matter	Service term	Total fees (RM)
(ii)	Service proposal dated 31 December 2024 issued by Sunway Shared Services and accepted by SMC	Provision of robotics and cognitive automation services	1 January 2025 to 31 December 2025	87,086.00
(iii)	Service proposal dated 16 December 2024 issued by Sunway Shared Services and accepted by SMC	Provision of project manager outsourcing services	1 January 2025 to 28 February 2025. This service proposal was not renewed following its expiry on 28 February 2025	44,000.00
(iv)	Service proposal dated 13 December 2024 issued by Sunway Shared Services and accepted by SMC	Provision of Share Point Plan 2 (2 terabytes)	1 December 2024 to 31 December 2025	6,649.00
(v)	Service proposal dated 9 January 2025 issued by Sunway Shared Services and accepted by SMC	Provision of co-pilot license for four users	1 January 2025 to 31 December 2025	14,592.00
(vi)	(1) Service proposal dated 16 November 2022; (2) Service proposal dated 9 January 2024; and (3) Service proposal dated 10 December 2024, issued by Sunway Shared Services and accepted by SMC	Provision of domain management services for the domain www.GPReferral.sunmedgo.com	(1) 1 January 2023 to 31 December 2023 (2) 31 December 2023 to 31 December 2024 (3) 31 December 2024 to 31 December 2025	1 January 2023 to 31 December 2023: 13,200.00 31 December 2023 to 31 December 2024: 11,400.00 31 December 2024 to 31 December 2025: 11,400.00
(vii)	Service proposal dated 9 December 2024 issued by Sunway Shared Services and accepted by SMC	Provision of server system integration services	1 January 2025 to 31 December 2027	70,618.80
(viii)	Service proposal dated 19 December 2023 issued by Sunway Shared Services and accepted by SMC	Provision of workforce management server storage	1 January 2024 to 31 December 2024. This service proposal was not renewed following its expiry on 31 December 2024	15,576.50

10. RELATED PARTY TRANSACTIONS (Cont'd)

- (30) Pursuant to a letter dated 1 January 2022 issued by Sunway Marketing (S) and accepted by SMC Singapore, Sunway Marketing (S) has agreed to provide accounting services to SMC Singapore at a monthly fee of minimum SGD600.00. Subsequently, Sunway Marketing (S) had issued and SMC Singapore had accepted letters dated 1 January 2023, 1 January 2024 and 1 January 2025 respectively for the provision of the said accounting services, at the same monthly fee. Based on the latest letter dated 1 January 2025, the services will continue until mutually terminated by the parties.
- (31) Pursuant to a lease agreement dated 30 December 2021 (as amended and supplemented by an addendum dated 12 May 2022, addendum no. 2 dated 14 March 2023 and addendum no. 3 dated 27 March 2024) entered into between SMC Singapore (as tenant) and Sunway Land (as landlord), SMC Singapore has agreed to lease the premises located at 101 Irrawaddy Road #09-01, Royal Square at Novena, Singapore 329565, from Sunway Land, for a term commencing from 1 January 2022 to 31 December 2024, at a monthly rental of SGD31,752.00 for the first and second years and SGD39,690.00 for the third year.
- Following the expiry of the lease agreement, the parties have entered into a new master lease agreement dated 14 April 2025 in relation to the lease of the same premises, for a term commencing from 1 January 2025 to 31 December 2034, at a monthly rental of SGD46,250.00 for the first three years, SGD60,125.00 for the fourth year, SGD66,600.00 for the fifth year, and a monthly rental to be mutually agreed between the parties for the sixth year to the tenth year. In the event that SMC Singapore commits an event of termination stipulated under the agreement, Sunway Land is entitled to terminate the agreement, subject to the terms and conditions of the agreement. The deposits paid by SMC Singapore under the lease agreement shall be forfeited, and SMC Singapore shall be liable to pay SMC Singapore the monthly rental for the unexpired term of the lease.
- (32) Pursuant to a parcel locker deployment contract dated 15 September 2023 entered into between SMC Penang and Sunway Popbox, SMC Penang has accepted the deployment of Sunway Popbox's parcel lockers at Sunway Medical Centre Penang for a term commencing from 1 August 2023 to 31 July 2025, at a monthly rental of RM400.00. This transaction has ceased in February 2025.
- (33) The parties which have transacted with our Group include Blacktop Lanchang, Credit Bureau Malaysia, Dongfeng Commercial Vehicle, Pasir Mas Holdings, Sunway Coating Solutions, Sunway Elite, Sunway Enterprise, Sunway Fintech Services, Sunway HR Shared Services, Sunway iLabs Ventures, Sunway Innovation, Sunway Leadership Centre, Sunway Leasing, Sunway Management, Sunway Marketing, Sunway Money, Sunway Paving Solutions, Sunway Pharma, Sunway Popbox, Sunway Quantum, Sunway Quarry Industries, Sunway Risk Management, Sunway Saf-T-Quip, Sunway Serene, Sunway Shared Services, Sunway Spun Pile, Sunway Transit System, Sunway United Star, Sunway VCP, Sunway Ventures, Sunway Winstar, Sunway XFarms, SunwayMas and Sunway Material Handling.
- (34) The salient terms of the letters of award and letter of intent issued by our Group to Sunway Construction are set out as follows:
- (a) Pursuant to a letter of award dated 27 April 2018 (as amended and supplemented by the letter dated 20 June 2018, the first supplemental letter of award dated 30 April 2019 and the second supplemental letter of award dated 9 December 2020) issued by SMC Penang to Sunway Construction, SMC Penang has appointed Sunway Construction to undertake the development of the medical centre building of Sunway Medical Centre Penang, at a contract sum of RM196,165,438.30. The construction of the building has been completed, with the CCC issued on 26 August 2022.
- (b) Pursuant to a letter of award dated 29 September 2020 issued by SMC to Sunway Construction, SMC has appointed Sunway Construction to undertake the main building works for the construction of Towers D, E and F of Sunway Medical Centre Sunway City Kuala Lumpur, at a contract sum of RM612,305,000.00. The main building works for Towers D, E and F have been completed and the CCC for Towers D, E and F (in respect of car park podium only) have been issued on 27 February 2023 and 24 March 2023 respectively.

10. RELATED PARTY TRANSACTIONS (Cont'd)

- (c) Pursuant to a letter of award dated 22 October 2024 issued by SMC to Sunway Construction, SMC has appointed Sunway Construction to undertake extension and renovation works at Towers D and E of Sunway Medical Centre Sunway City Kuala Lumpur, at a contract sum of RM90,319,000.00. As at the LPD, the extension and renovation works are still ongoing, and the renovation works are expected to be completed by the fourth quarter of 2025.
- (d) Pursuant to a letter of intent dated 3 May 2024 issued by SMC and accepted by Sunway Construction, SMC intended to appoint Sunway Construction to undertake renovation works at Tower F of Sunway Medical Centre Sunway City Kuala Lumpur, at an estimated contract sum of RM80,000,000.00. As at the LPD, the renovation works are still ongoing, and the renovation works are expected to be completed by the third quarter of 2026.
- (e) Pursuant to a letter of award dated 15 December 2021 issued by Paradigm Fairview to Sunway Construction, Paradigm Fairview has appointed Sunway Construction to undertake main building works for the construction of a medical centre building at Sunway Medical Centre Damansara, at a contract sum of RM239,025,000.00. The construction of the medical centre building has been completed, with the CCC issued on 26 September 2024.
- (f) Pursuant to a letter of award dated 29 August 2024 issued by Paradigm Fairview to Sunway Construction, Paradigm Fairview has appointed Sunway Construction to undertake renovation works at the medical centre building at Sunway Medical Centre Damansara, at a contract sum of RM9,000,000.00. The certificate of practical completion of the renovation works has been issued on 30 June 2025, and rectification works are currently being carried out to address identified defects. Paradigm Fairview will arrange for the relevant authority to inspect the renovated structures after the completion of the rectification works. Barring any unforeseen circumstances, the CCC for the renovated structures is estimated to be obtained by the fourth quarter of 2025.
- (g) Pursuant to a letter of award dated 28 June 2022 issued by SMC Ipoh to Sunway Construction, SMC Ipoh has appointed Sunway Construction to undertake main building works for the construction of a medical centre building at Sunway Medical Centre Ipoh, at a contract sum of RM217,000,000.00. The construction of the medical centre building has been completed, with the CCC issued on 30 October 2024.
- (h) Pursuant to a letter of award dated 13 August 2024 issued by SMC Ipoh to Sunway Construction, SMC Ipoh has appointed Sunway Construction to undertake renovation works at the medical centre building at Sunway Medical Centre Ipoh, at a contract sum of RM18,189,000.00. The certificate of practical completion of the renovation works has been issued on 25 June 2025, and rectification works are currently being carried out to address identified defects. SMC Ipoh will arrange for the relevant authority to inspect the renovated structures after the completion of the rectification works. Barring any unforeseen circumstances, the CCC for the renovated structures is estimated to be obtained by the fourth quarter of 2025.
- (35) The parties which have transacted with our Group include Sunway Construction, Sunway Engineering, Sunway Geotechnics, Sunway Machinery and Sunway Pekat Solar.
- (36) The salient terms of the agreements entered into between our Group and Hitachi Sunway Information Systems are as follows:
- (a) Pursuant to a network managed services agreement dated 22 August 2019 (as amended and supplemented by an addendum dated 1 May 2020 and a service order form with the effective date of 1 August 2022) entered into between SMC and Hitachi Sunway Information Systems, Hitachi Sunway Information Systems has agreed to provide maintenance support for network managed services to SMC, for a term commencing from 1 September 2018 to 31 August 2023, at a total service charge of RM400,000.00.

10. RELATED PARTY TRANSACTIONS (Cont'd)

Following the expiry of the principal term, the parties had executed addendum no. 2 dated 16 November 2023 to extend the term for the provision of the said services for a term commencing from 1 September 2023 to 31 August 2024, at a total service charge of RM95,400.00.

Following the expiry of the extended term, the parties had executed addendum no. 3 dated 7 October 2024 to extend the term for the provision of the said services for a term commencing from 1 September 2024 to 31 August 2025, at a total service charge of RM97,200.00. The agreement may be terminated by either party with 60-days' notice or by the non-defaulting party if the defaulting party commits an event of termination as stipulated under the agreement.

- (b) *Pursuant to a service agreement dated 1 July 2020 entered into between SMC and Hitachi Sunway Information Systems, Hitachi Sunway Information Systems has agreed to provide maintenance services to SMC, for a term commencing from 1 July 2020 to 30 June 2023, at a total service charge of RM652,324.00. This agreement was not renewed following its expiry on 30 June 2023.*
- (c) *Pursuant to a service order form dated 24 June 2022 entered into between SMC and Hitachi Sunway Information Systems, Hitachi Sunway Information Systems has agreed to provide annual support maintenance service to SMC, for a term commencing from 10 May 2022 to 9 May 2025, at a total service charge of RM10,732.50. This service order form was not renewed following its expiry on 9 May 2025.*
- (d) *Pursuant to a service agreement dated 26 April 2024 entered into between SMC and Hitachi Sunway Information Systems, Hitachi Sunway Information Systems has agreed to provide the access, use, and maintenance services in relation to IT equipment and software to SMC, for a term commencing from 1 April 2024 to 31 March 2029, at the service charges stated in the service order form(s) executed pursuant to the agreement. Upon the expiry of the agreement, the agreement shall be automatically renewed on a yearly basis. SMC is not entitled to terminate the agreement during the principal term of the agreement and in the event of such termination, SMC shall be liable to pay Hitachi Sunway Information Systems the remaining contract sum and/or any latest change request value times the value at 1.1. The agreement may be terminated by the non-defaulting party if the defaulting party commits an event of termination as stipulated under the agreement.*
- (e) *Pursuant to an outsource managed services agreement dated 1 October 2020 entered into between SunMed Velocity and Hitachi Sunway Information Systems, Hitachi Sunway Information Systems has agreed to provide IT related services to SunMed Velocity, for a term commencing from 1 October 2019 to 30 September 2024, at a total service charge of RM50,000.00. Following the expiry of the term of the service agreement, the parties had on 17 January 2025 executed a service acceptance form to extend the term of the service agreement for a further period commencing from 1 October 2024 to 30 September 2025, at a revised total service charge of RM14,720.00. The agreement may be terminated by either party with one-month's notice or by the non-defaulting party if the defaulting party commits an event of termination as stipulated under the agreement.*
- (f) *Pursuant to a letter of award dated 4 June 2024 issued by SMC Ipoh to Hitachi Sunway Information Systems, SMC Ipoh has appointed Hitachi Sunway Information Systems to carry out the design, supply, delivery, installation, testing and commissioning of IT data centre at Sunway Medical Centre Ipoh, at a total price of RM851,000.00. The project commenced on 4 June 2024 and has been completed on 4 February 2025.*
- (37) *Pursuant to a maintenance service agreement dated 8 November 2021 entered into between SMC and Powerware Systems, Powerware Systems has agreed to provide preventive maintenance service and remedial maintenance service to SMC, for a term commencing from 1 November 2021 to 30 October 2024, for a service charge of RM17,700.00 per year. The agreement may be terminated by either party with a 60-days' notice or by the non-defaulting party if the defaulting party commits an event of termination as stipulated under the agreement.*

Powerware Systems has also provided IT maintenance services to SMC in 2025 and the transactions were recorded through invoices.

10. RELATED PARTY TRANSACTIONS (Cont'd)

- (38) Pursuant to a tenancy agreement dated 15 August 2024 entered into between SMC (as tenant) and PT. Sunway Digital Indonesia (as landlord), SMC has agreed to rent the premises located at Wisma 77 Tower 2, 6th Floor Jl. Jend. S. Parman Kav 77, Slipi, Jakarta 11410, Indonesia, from PT. Sunway Digital Indonesia, for a term commencing from 1 September 2024 to 31 August 2025, at a monthly rental of IDR11,490,867.00. The agreement may be terminated by either party with one-month's notice, provided that the terminating party shall pay to other party a termination penalty equivalent to one month's rental.
- (39) The salient terms of the agreements entered into between SMC and Sunway Computer Services are as follows:
- (a) Pursuant to a letter of offer dated 7 September 2017 (as amended and supplemented by an addendum dated 1 January 2021) issued by Sunway Computer Services and accepted by SMC, Sunway Computer Services has agreed to carry out the design, supply, installation, configuration, fine tune and maintenance of Wi-Fi broadband services at SunMed Residence to SMC, for a term commencing from 1 March 2018 to 28 February 2024, at a monthly service fee of RM28,650.00 for the first year, RM39,200.00 for the second year, RM46,500.00 for the third year, RM20,000.00 for the fourth year, RM46,500.00 for the fifth year and RM49,500.00 for the sixth year. Following the expiry of the term of the agreement, the parties have entered into a managed services agreement dated 1 March 2024, whereby Sunway Computer Services has agreed to provide Wi-Fi internet access, connectivity and services at SunMed Residence, for a term commencing from 1 March 2024 to 28 February 2027, at a service fee of RM216,000.00 per year. The parties have an option to renew the agreement up to three terms. The agreement may be terminated by the non-defaulting party if the defaulting party commits an event of termination as stipulated under the agreement.
 - (b) Pursuant to a managed services agreement dated 29 October 2018 entered into between SMC and Sunway Computer Services, Sunway Computer Services has agreed to provide Wi-Fi internet access, connectivity and services at the identified areas of Sunway Medical Centre Sunway City Kuala Lumpur to SMC, for a term commencing from 1 March 2018 to 28 February 2023, at a monthly service fee of RM28,650.00 for the first year, RM39,200.00 for the second year and RM46,500.00 for the third year to the fifth year.
 - (c) Pursuant to a managed services agreement dated 1 August 2022 entered into between SMC and Sunway Computer Services, Sunway Computer Services has agreed to provide Wi-Fi internet access, connectivity and services at the identified indoor lobby floor and outdoor of Sunway Medical Centre Sunway City Kuala Lumpur to SMC, for a term commencing from 1 August 2022 to 31 July 2027, at a service fee of RM48,378.09 per year. Upon the expiry of the agreement, the agreement shall be renewed automatically for further terms of five years each at a revised service fee to be mutually agreed by the parties. The agreement may be terminated by either party with 60-days' notice or by the non-defaulting party if the defaulting party commits an event of termination stipulated under the agreement.
- (40) The salient terms of the agreements entered into between our Group and Sunway Digital Wave are as follows:
- (a) Pursuant to an internet service agreement dated 1 March 2020 entered into between SMC and Sunway Digital Wave, Sunway Digital Wave has agreed to provide leased line internet access, connectivity and services to SMC, for a term commencing from 1 March 2020 to 28 February 2023, at an annual service fee of RM162,000.00. Following the expiry of the principal term, the parties have extended the term of the agreement on a month-to-month basis, at a monthly fee of RM13,500.00. The agreement may be terminated by SMC within 30 days following a termination notice or by the non-defaulting party if the defaulting party commits an event of termination stipulated under the agreement.
 - (b) Pursuant to a maintenance service agreement dated 20 August 2020 entered into between SMC and Sunway Digital Wave, Sunway Digital Wave agreed to provide support and services for one box gateway server to SMC for a term commencing from 1 September 2020 to 31 August 2023, at a total service fee of RM118,000.00.

10. RELATED PARTY TRANSACTIONS (Cont'd)

*Following the expiry of the principal term, the parties have entered into a new maintenance service agreement dated 15 November 2023 for the provision of the said support and services for one box gateway server for a term commencing from 1 September 2023 to 31 August 2026 ("**Minimum Subscription Period**"), at a revised total service fee of RM105,000.00. The agreement may be terminated by either party with 60-days' notice or by the non-defaulting party if the defaulting party commits an event of termination as stipulated under the agreement. In the event that SMC terminates the agreement during the Minimum Subscription Period not due to a breach by Sunway Digital Wave, SMC shall be liable to pay Sunway Digital Wave 30.0% of the fee for the unexpired term of the agreement.*

- (c) *Pursuant to an internet service agreement dated 25 May 2019 entered into between SunMed Velocity and Sunway Digital Wave, Sunway Digital Wave has agreed to provide leased line internet access, connectivity and services to SunMed Velocity, for a term commencing from 4 June 2019 to 3 June 2022, at an annual service fee of RM42,000.00. Following the expiry of the principal term, the parties have extended the term of the agreement on a month-to-month basis, at a monthly fee of RM4,800.00. The agreement may be terminated by SMC within 30 days following a termination notice or by Sunway Digital Wave immediately if SMC commits an event of termination as stipulated under the agreement.*
- (d) *Pursuant to a letter of award dated 6 June 2022 issued by SMC to Sunway Digital Wave, SMC has appointed Sunway Digital Wave to carry out the supply, delivery, installation, testing and commissioning and warranty coverage for the identified networking equipment, at a contract price of RM6,630,511.00. The equipment has been accepted by SMC on 19 June 2023 and Sunway Digital Wave will continue to provide support and maintenance services during the three-year warranty period commencing from the day after the acceptance of the equipment by SMC. The agreement may be terminated by SMC with 30-days' notice or by the non-defaulting party if the defaulting party commits an event of termination as stipulated under the letter of award.*
- (e) *Pursuant to a letter of offer dated 1 March 2024 issued by Sunway Digital Wave to SMC Ipoh, SMC Ipoh agreed to provide Sunway Digital Wave a site in Sunway Medical Centre Ipoh for indoor distributed antenna, for a term commencing from 23 April 2025 until 22 April 2032, at a fee of RM500.00 for each active telecommunication company. SMC Ipoh may grant Sunway Digital Wave an option to renew the agreement for further three terms of five years each. The letter of offer may be terminated by either party with a 60-days' notice, or by the non-defaulting party if the defaulting party commits an event of terminated as stipulated under the letter of offer.*

- (41) *The parties which have transacted with our Group include Hitachi Sunway Data Centre Services, Hitachi Sunway Information Systems, Metacloud, Powerware Systems, Sunway Business Systems, Sunway Computer Services, Sunway Digital Wave and Sunway MSC.*

Transaction set out in Section 10.1.1(i)(6) under material non-recurrent related party transactions and transactions set out in Sections 10.1.1(ii)(1), 10.1.1(ii)(2)(a), 10.1.1(ii)(6), 10.1.1(ii)(11), 10.1.1(ii)(14), 10.1.1(ii)(21) to 10.1.1(ii)(30) and 10.1.1(ii)(50) under the material recurrent related party transactions were not carried out on an arms' length basis and were not on normal commercial terms due to the following reasons:

- (i) management fees were paid to Sunway Services based on the Capped Amount, irrespective of the actual level of services rendered or the corresponding costs incurred by Sunway Services in providing such services. Nevertheless, our Company and Sunway Services have mutually terminated the management agreement dated 1 January 2021 on 30 June 2025. Our Company and Sunway Services have entered into a new management agreement on 1 July 2025 for the provision of certain advisory support services and assistance by Sunway Services to our Group, under which the management fee is calculated based on cost plus an arm's length margin, which is subject to annual review;

10. RELATED PARTY TRANSACTIONS (Cont'd)

- (ii) hotel accommodation expenses and event fees (including rental of hotel and training rooms) were transacted at discounted corporate rate which are not reflective of the market rate available to the general public. Notwithstanding that the discounted corporate rates transacted were not reflective of market rate, these discounted corporate rates are extended to all entities related to the Sunway Group as part of its corporate discount policy. These transactions will subsist after our Listing;
- (iii) rental expenses paid to and rental income received from the related parties were not based on the prevailing market rental rate of the respective properties. The lease agreement entered into between SMC Singapore and Sunway Land will remain in effect, whereas the sub-tenancy agreement entered into between SMC Singapore and Sunway RE Capital Advisors was not renewed further beyond the end of its tenancy period on 31 May 2024. As for the other tenancy agreements, upon the expiry of the respective tenancy agreements, Sunway Specialist Centre, SMC and SMC Singapore intend to renew the tenancies with the respective related parties. The renewal terms of the tenancy agreements with the respective related parties will be reviewed by our Audit Committee, and the rental rates will be revised to reflect prevailing market rates;
- (iv) our Group was unable to determine whether the payment for the fund raising dinner event was carried out on an arm's length basis. However, the event was a one-off transaction which has ceased as at the LPD; and
- (v) the licence fees paid to Sunway will not be on an arm's length basis and will not be on normal commercial term. Notwithstanding the foregoing, the granting of the licence by Sunway to our Group to use the identified trademarks are not unfavourable and not detrimental to our Group.

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10. RELATED PARTY TRANSACTIONS (Cont'd)

Save for the above-mentioned related party transactions, our Directors are of the view that all other related party transactions were carried out on arm's length basis and on normal commercial terms which are not more favourable to the related parties than those generally available to third parties and are not detrimental to our Group nor our non-interested shareholders.

Our Directors also confirmed that, save as disclosed above, there are no other material related party transactions that have been entered into by our Group that involve the interest, direct or indirect, of our Directors, major shareholders and/or persons connected with them which have yet to be effected up to the date of this Prospectus.

After our Listing, we will seek our shareholders' ratification and mandate for the recurrent related party transactions disclosed above at the next AGM, unless otherwise exempted under the Listing Requirements. In this respect, all interested shareholders as well as persons connected with them will abstain from voting on the resolutions with regard to such recurrent related party transactions.

After our Listing, we will also be required to seek our shareholders' approval each time we enter into a material related party transaction in accordance with the Listing Requirements. However, if the related party transactions are deemed as recurrent related party transactions, we may seek a general mandate from our shareholders (which mandate would typically be renewed as required at each AGM of our Company) to enter into such recurrent transactions without having to seek separate shareholders' approval each time we wish to enter into such recurrent related party transactions during the validity period of the mandate.

In addition, to safeguard the interest of our Group and our non-interested shareholders, and to mitigate any potential conflict of interest situation, our Audit Committee will, among others, review and approve any related party transaction and the terms thereof and report to our Board for further action, as set out in Section 10.2.1 of this Prospectus.

10.1.2 Related party transactions entered into that are unusual in their nature or conditions

There are no transactions that are unusual in their nature or conditions, involving goods, services, tangible or intangible assets, to which our Group was a party in respect of the Financial Years Under Review and up to the LPD.

10.1.3 Material outstanding loans and/or financial assistance (including guarantees of any kind)**(i) Material outstanding loans and/or financial assistance (including guarantees of any kind) made to or for the benefit of related parties**

Our Group has not granted any loans or financial assistance (including guarantees of any kind) to or for the benefit of our related parties in respect of the Financial Years Under Review and up to the LPD.

10. RELATED PARTY TRANSACTIONS (Cont'd)**(ii) Material outstanding loans and/or financial assistance (including guarantees of any kind) made by related parties for the benefit of our Group**

Save as disclosed below, there are no material outstanding loans or financial assistance (including guarantees of any kind) made by related parties for the benefit of our Group in respect of the Financial Years Under Review and up to the LPD:

No.	Transacting parties	Nature of transaction	Outstanding amount as at			
			31 December 2022	31 December 2023	31 December 2024	LPD
			(RM'000)	(RM'000)	(RM'000)	(RM'000)
1.	The following companies within our Group and Sunway: <ul style="list-style-type: none">• SMC;• SunMed Velocity; and• Sunway Healthcare Treasury	Corporate guarantees extended by Sunway in favour of HSBC Bank Malaysia Berhad in relation to (a) factoring facilities granted to SMC and SunMed Velocity, and (b) bank guarantee facilities granted to Sunway Healthcare Treasury, for short-term financing requirement/working capital of our Group	15,800	22,429	64,670	-
2.	Sunway Healthcare Treasury and Sunway	Corporate guarantee extended by Sunway in favour of Mizuho Bank (Malaysia) Berhad in relation to a derivative embedded loan facility granted to Sunway Healthcare Treasury for capital expenditure and working capital requirements of our Group	-	282,000	-	-
3.	SMC Singapore and Sunway Treasury	Standby letter of credit extended by Sunway Treasury in favour of United Overseas Bank Limited in relation to a money market line facility granted to SMC Singapore for its working capital requirements	1,200	-	-	-

10. RELATED PARTY TRANSACTIONS (Cont'd)

Our Company had, on 7 March 2025, requested the replacement of the corporate guarantees extended by Sunway to HSBC Bank Malaysia Berhad with corporate guarantees from SHH in conjunction with the implementation of the Proposals. HSBC Bank Malaysia Berhad had consented to the replacement and accordingly, the new corporate guarantees provided by SHH have taken effect in June 2025.

The corporate guarantee extended by Sunway in favour of Mizuho Bank (Malaysia) Berhad is no longer subsisting as at the LPD as the derivative embedded loan facility granted to Sunway Healthcare Treasury has been fully repaid in December 2024.

The standby letter of credit extended by Sunway Treasury in favour of United Overseas Bank Limited is no longer subsisting as at the LPD as the money market line facility granted to SMC Singapore has been cancelled in March 2023.

Following our Listing, our Group does not intend to enter into similar transactions with our related parties.

Following our Listing, our Directors will ensure that future financial assistance made by related parties for the benefit of our Group or made by our Group to or for the benefit of related parties (if any) will be in compliance with the Listing Requirements. The procedures to be undertaken to ensure that future related party transactions (including provision of financial assistance) with related parties (if any) are carried out on an arm's length basis are set out in Section 10.2 of this Prospectus.

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10. RELATED PARTY TRANSACTIONS (Cont'd)**10.2 MONITORING AND OVERSIGHT OF RELATED PARTY TRANSACTIONS****10.2.1 Audit Committee review**

Our Audit Committee reviews related party transactions and conflicts of interest situations that may arise within our Company or our Group. Our Audit Committee also reviews any transactions, procedures or course of conduct that raises questions of management integrity including our related party transactions. In reviewing the related party transactions, the following, among other things, will be considered:

- (i) that the transactions are based on normal commercial terms which are not more favourable to the related parties than those generally available to third parties; and
- (ii) that the transactions are not detrimental to our Company's minority shareholders.

Our Audit Committee also reviews the adequacy of the procedures and processes in place in monitoring the related party transactions and conflict of interest situations to ensure compliance with the Act, the Listing Requirements and other legislative and reporting requirements. In addition, our Audit Committee reviews the propriety of related party transactions whereby the transactions carried out shall be in the best interest of our Company, on arm's length basis and on normal commercial terms which are not more favourable to the related parties than those generally available to third parties and are not detrimental to our minority shareholders, including ensuring related parties who are in a position of conflict with the interest of our Group to abstain from deliberation and/or voting on the transactions.

All reviews by our Audit Committee are reported to our Board for its further action.

10.2.2 Our Group's policy on related party transactions

Related party transactions by their very nature, involve conflict of interest between our Group and the related parties with whom our Group has entered into such transactions. Some of the officers and the directors of our Group are also officers, directors and in some cases, shareholders of the related parties of our Group, as disclosed in this Prospectus and, with respect to these related party transactions, may individually and in aggregate have conflicts of interest. It is the policy of our Group that all related party transactions are carried out on normal commercial terms which are not more favourable to the related parties than those generally available to the third parties dealing on an arm's length basis with our Group and are not to the detriment of our non-interested shareholders.

In addition, we have adopted a corporate governance framework that meets best practice principles to mitigate any potential conflict of interest situation and intend for the framework to be guided by the Listing Requirements and MCGG upon our Listing. The procedures which form part of the framework include, among others, the following:

- (i) our Board shall ensure that majority of our Board's members are independent directors and will undertake an annual assessment of our independent directors; and
- (ii) our Directors will be required to immediately make full disclosure of any direct or indirect interest that they may have in any business enterprise that is engaged in or proposed to be engaged in a transaction with our Group, whether or not they believe it is a material transaction. Upon such disclosure, the interested Director shall be required to abstain from deliberation and voting on any resolution related to the related party transaction.