

SUNWAY PROPERTY RENT+ PROGRAMME TERMS AND CONDITIONS

1. Rent+ Membership Eligibility and Application

- a. Tenants are categorised based on the type of residing developments
 - i. Membership is open to any tenant who signs a tenancy agreement and resides in a **Residential Property** developed, sold or owned by Sunway Property (including joint venture development) in Malaysia.
 - ii. List of participating projects - all residential properties built and sold by Sunway Property including individual or strata landed, townhouses, condominiums, serviced apartments and SOHO. Refer to Rent+ supported Development List.
- b. Tenants meeting the criteria above will need to register to be a Member and opt-in for the Rent+ Programme. Membership and Rent+ Savings accumulation under Rent+ Programme will commence once the validation of all the required documents as stated in Appendix - Table A: Rent+ Proof of Tenancy Upon Registration is completed by the Membership Team.
- c. Upon submission of all the required documents, the Membership Team will revert within the same day or next business working day to validate / suspend Membership based on the completeness and accuracy of the documentation upon submission.
- d. In the event the Membership is suspended; re-activation status can be reinstated upon re-submitting accurate / full documentation. The same verification process will be done by the Membership Team within the same day or next business working day.
- e. Sunway Property reserves the right to decline the issuance of or to withdraw the Sunway Property+ Membership at any time or terminate the Membership as and when necessary, without prior notice.

2. Rent+ Savings Accumulation & Expiry

- a. For avoidance of doubt, the Rent+ Programme supports one (1) active renting property only for each individual at a time.
- b. Rent+ Savings accumulation starts from the month of registration after Membership activation with the required document verification. Rent+ Savings will be awarded on the last day of every calendar month throughout the tenancy period.
- c. The Member will receive the Rent+ Savings calculated at twenty-five per cent (25%) of the total monthly rent paid by the Member under a tenancy agreement entered into between the Member and the landlord of the property.
- d. Upon expiry of the initial term or renewal term of the tenancy (as the case may be) under the tenancy agreement, the Member must submit their last three (3) months' bank transfer slips for the payment of the rent to Sunway Property within six (6) months from the expiry of the tenancy. This submission is necessary to confirm the Total Rent+ Savings and to receive updates on Rent+ Savings expiration. If the Member fails to provide the required bank transfer slips as aforesaid, all accumulated Rent+ Savings will automatically expire and become void due to the inability of the Membership Team to verify the documentation. In cases where the validation documents are missing, the Member shall contact the

Membership Team at propertyplus@sunway.com.my for manual verification, and the Membership Team reserves the right to decline the issuance of Rent+ Savings in the event document verification is insufficient or deemed unacceptable.

- e. If a Member chooses to extend the tenancy for an additional year (1+1) under the same tenancy agreement ("Renewal Term"), they must additionally provide Sunway Property with the proof of a 1-month bank transfer slip for the payment of the rent at the start of the Renewal Term to initiate the Rent+ Savings accumulation for Year 2. However, if the existing tenancy agreement is terminated, and a new tenancy of a property within a Sunway Development is established, the process outlined in [Appendix - Table A: Rent+ Proof of Tenancy Upon Registration](#) must be followed before Rent+ Savings accumulation can commence for Year 2 or subsequent years.
- f. Any Rent+ Savings not used by the Member will expire three (3) years after the tenancy ends, whether due to lawful termination under the existing tenancy agreement or expiration of each term of the tenancy. The Rent+ Savings will automatically expire three (3) years after every expiration or termination of the tenancy of a renting property by the Member. To clarify, if the Member rented the property for one (1) year ("Initial Term") with an option to renew for another one (1) year ("Renewal Term"), any accumulated Rent+ Savings during both the Initial Term and Renewal Term will expire three (3) years after the Renewal Term concludes. If the Member chooses not to renew the tenancy, any accumulated Rent+ Savings will expire three (3) years after the Initial Term. The expiry date is subject to change based on the terms and conditions of the campaign that is launching during that period.
- g. The minimum accumulation period to convert the Rent+ Savings is one (1) year.
- h. The maximum accumulation period is two (2) years. Should any Member continue to accumulate the Rent+ Savings post the maximum two (2) year period, the Total Rent+ Savings earned and recognized during purchase of a Sunway Property, when the Purchase Proforma is issued, will be on the highest accumulated value of two (2) years that are within the three (3) years validity period, provided always that the maximum accumulation period of such Rent+ Savings shall not exceed two (2) years at any one time.
- i. Any Rent+ Savings accumulated over the maximum accumulation period will be forfeited.
- j. Rent+ Savings are exclusive to the Member who is residing in a residential property as set out in paragraph 1 above and cannot be converted into cash or any other benefits Sunway offers. It is also non-transferable.
- k. Multiple Members cannot pool Rent+ Savings to purchase a Sunway Property.
- l. If the tenancy agreement consists of two (2) or more names, all the names that are stated in the tenancy agreement are eligible to accumulate Rent+ Savings as long as each individual in the tenancy agreement registers to be Member. The membership application is subject to approval by the Sunway Property Membership Team through verification. The Rent+ Savings for each tenant will be calculated as at twenty-five per cent (25%) of the monthly rent averaged by the total names listed in the agreement.

3. Property Purchase Rebate Privileges

- a. Members can convert their Rent+ Savings towards payment in the form of a property Rent+ Rebate of up to one point five per cent (1.5%) on their first Sunway Property purchase (“Rebate”), based on the nett discounted price after the Bumiputera discount (if any) and / or any other promotional discounts, whichever is applicable.
- b. Rent+ Savings can only be used to purchase one (1) property from a participating Sunway Property / joint venture development subject to quota availability for each Sunway Property development project.
- c. The Rebate applies to participating Sunway Property development projects in Malaysia only and it is subject to the terms and conditions of the respective participating projects.
- d. The Member must make a booking and purchase the property directly through Sunway Property internal sales representatives or authorised Sunway Property agent to be entitled to the Rebate. The Rebate will not apply to property purchased via the assistance of authorised third-party sales agents or third-party representatives. A Rent+ Savings Confirmation Letter from the Membership Team will be provided as proof and verification at point of booking upon request from Sunway Property internal sales representatives or authorised Sunway Property agent.
- e. Member must be one of the purchasers and signatory of the sale and purchase agreement (“SPA”) of the property to be purchased.
- f. Sunway Property reserves the right to cancel, suspend, terminate or adjust the Sunway Property Rent+ Rebate value for redemption as well as to replace the Sunway Property Rent+ Rebate value with other benefits without prior notice to the Member.
- g. The Rent+ Rebate cannot be stacked and used with other form of rebates. For example, Repeat Homebuyer Property Purchase Rebate, Sub-sale Homebuyer Rebate, Business Associate rebate and any other relevant rebates. Member may only choose one rebate to be utilized at the point of purchase.

4. Property Purchase Rebate Redemption Procedure

- a. Member shall only be entitled to the Rebate in the form of a Credit Note which will be used to offset against the 2nd or future progressive payment of the purchase price or such other payment as Sunway Property may deem fit, after the SPA is duly signed and stamped and payment of the 10% of the purchase price is made.
- b. If Member buys a Sunway Property and continues to stay in the rented Sunway Development Unit with a valid tenancy agreement, Member can get projected Rent+ Savings upfront up to the point of delivery of vacant possession by the Developer of their purchased Sunway Property based on projected future rent. This Rent+ Savings can be redeemed and offset in the form of a rebate against outstanding payments due to the developer. In this scenario, the Member will need to show the latest 3 months’ proof of bank payment slip for the rent as per the tenancy agreement at the point of deliver of vacant possession by the Developer of the Members purchased Sunway Property so the Credit Note can be released. In the event, the proof of bank payment slips cannot be provided by the Member and there is a variance in the Rent+ Savings, Member will be liable to pay off any discrepancy / outstanding of the purchase price accordingly.

- c. For avoidance of doubt, should there be any early handover of vacant possession from the Developer of the Members purchased Sunway Property, the Rent+ Savings will be re-calculated and reconciled based on the start date and the rebate in the form of Credit Note will be updated accordingly based on the actual vacant possession month. This applies as well should there be a delay in the delivery of vacant possession to the Member.

5. Members Key Milestones & Sample Illustration for Rent+ Savings Calculation and Expiry

- a. The Member renting a property within a Sunway Development can expect to go through the 4 key milestones during the Rent+ Programme (Upon Registration, Upon Tenancy Expiry, Upon Tenancy Renewal of existing Tenancy or New Tenancy, Upon Property Purchase & Upon Vacant Possession) for the Rent+ Programme. [Refer to Appendix - Table B : Summary of Member Key Milestones of Sunway Property Rent+ Programme.](#)
- b. An example illustration for Rent+ Savings Calculation and Expiry: [Refer to Appendix – Table C : Illustrations for Rent+ Savings Calculation and Expiry](#)

6. General Terms & Conditions

- a. The Rent+ Programme, rewards and privileges are subject to availability and applicable rules, terms and conditions (including eligibility, accumulation requirements, booking requirements, cancellation restrictions, return conditions, warranties and limitations of liability) imposed by Sunway Property.
- b. Members are responsible for notifying Sunway Property via writing / electronic mail of any updates on their profiles, any changes in address or any other contact information for Sunway Property to send notifications or updates on the Sunway Property Membership programme and other news and happenings.
- c. Members may at any time terminate their membership by writing to Sunway Property. In the event of termination by the Member for any reason whatsoever, Sunway Property shall not be responsible for the non-redemption of the membership privileges and the membership privileges will thereafter be terminated.
- d. Each Member understands and accepts that Sunway Property has the absolute discretion and right to withdraw and / or suspend and / or modify and / or reinstate any benefits and privileges of this Sunway Property Membership programme to any Member for any reason whatsoever including but not limited to actions (whether pending, threatened or resolved) in the courts or tribunals brought against Sunway Property, without prior notification or liability and it is the responsibility of each Sunway Property+ Member to ensure their membership has not been withdrawn or suspended before making any purchase or recommendation.
- e. By providing the personal information upon registration, Tenants / Members are providing consent and are agreeable to the usage of their personal information by Sunway Property, including but not limited to names and images, under the Sunway Privacy Notice. Please visit <https://www.sunway.com.my/privacy-notice/> for more information on the Sunway Privacy Notice and Personal Data Protection.

- f. Sunway Property reserves the right to cancel this Sunway Property+ Membership program, withdraw, terminate Membership, substitute or vary any of the Terms and Conditions or privileges stated herein as and when necessary without prior notice to the Members.
- g. Any cancellation, substitution or variation by Sunway Property of this Sunway Property+ Membership programme's Terms and Conditions or any of its privileges contained herein shall not entitle the Member to any claim or compensation from Sunway Property for any loss or damages suffered or incurred by the Member, whether caused directly or indirectly.
- h. Sunway Property shall neither be liable nor held to be liable for any claims, loss, costs, expenses or damage of whatever nature resulting from the redemption of any Credits or Rewards by the Member. Members are responsible for the security of their Membership Identification. Sunway Property accepts no liability for the disclosure of the Membership Identification by the Member to a third party, whether intentionally or otherwise. Sunway Property reserves the right to protect an account being accessed if Sunway Property has reasonable grounds to believe that the security of the particular account has been breached or at risk of exposure.
- i. Sunway Property reserves the right to use any information of the Tenant / Member for sharing the information with other companies within the Sunway Group for marketing, survey or the latest updates of Sunway Property+ Membership Programme All correspondences shall be deemed delivered to the Member if posted to the Member's address as appearing in Sunway Property records.
- j. Any taxes or other charges whatsoever arising from a Member's participation in the Sunway Property+ Membership Programme remains the responsibility of the Member.
- k. In the event of any dispute(s) whatsoever, the decision by Sunway Property shall be final, conclusive and binding.
- l. In the event there is a discrepancy in the interpretation of the Terms and Conditions herein and / or the communication thereof to Tenants / Members arising from the use of different languages such as English, Bahasa Malaysia and Mandarin, the English interpretation and / or communication shall prevail.

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APPENDIX

Rent+ Documentation Requirement

Tenant who is interested to participate in the Rent+ programme is required to submit either one (1) of the Proof of Tenancy and the List of Documents for Membership Activation and Rent+ Savings Accumulation

Table A: Rent+ Proof of Tenancy Upon Registration.

No	Proof of Tenancy	List of Documents Required
1	Stamped Tenancy Agreement	<ol style="list-style-type: none"> 1. Tenant Copy of NRIC/Passport 2. Tenancy Agreement Must include all the items below <ol style="list-style-type: none"> a. "The schedule" b. "Signature of Tenant and Landlord" c. Payable bank account (Bank Name, Account Name, Account No.) d. Proof of Stamp Duty/Sijil Setem 3. Bank Transfer Slip (latest 1 month) as per Tenancy Agreement
2	Non-stamped Tenancy Agreement	<ol style="list-style-type: none"> 1. Tenant Copy of NRIC/Passport 2. Tenancy Agreement <u>Must include all the items below</u> <ol style="list-style-type: none"> a. "The schedule" b. "Signature of Tenant and Landlord" c. Payable Bank account (Bank Name, Account Name, Account No.) 3. Bank Transfer Slip (latest 3 months) as per Tenancy Agreement
3	Letter of Offer – Rental	<ol style="list-style-type: none"> 1. Tenant Copy of NRIC/Passport 2. Letter of Offer Rental <ol style="list-style-type: none"> a. Printed on Real Estate Agent Company Letterhead b. Inclusive of Full Name of Real Estate Agent as per REN Tag, REN NRIC and REN No 3. Real Estate Negotiator/Agent Verification <u>Must include all the items below</u> <ol style="list-style-type: none"> a. REN NRIC/Passport b. REN Tag showing REN No. & NRIC 4. Bank Transfer slip (latest 3 months) as per Letter of Offer – Rental
4	Confirmation of Tenancy Form	<p><u>Applicable for Stratified and Non-Stratified Development</u></p> <ol style="list-style-type: none"> 1. Confirmation of Tenancy Form (Download here) 2. Tenant Copy of NRIC/Passport 3. Landlord Copy of NRIC/Passport 4. Landlord Ownership (Just one copy of document) <ul style="list-style-type: none"> • Payment receipt of Cukai Tanah/Cukai Petak/Cukai Taksiran or • SPA Cover or • TNB Bill or • Water Bill or • Maintenance Bill 5. Bank Transfer Slip (latest 3 months) with the name of Landlord as the recipient <p><u>Additional Document for Non-Stratified Development without RA only</u></p> <ol style="list-style-type: none"> 6. Supporting Documents for applications <ul style="list-style-type: none"> • Employment Letter Or • University/College confirmation Letter Or • Bank Statement Header with Mailing Address

TABLE B : Summary of Member Key Milestones of Sunway Property Rent+ Programme

Milestone(s)	Items Required	Key Benefit(s) for Member
1. Upon Registration	<ul style="list-style-type: none"> Table A: Rent+ Proof of Tenancy Upon Registration 	<ul style="list-style-type: none"> Membership activation Start of Rent+ Savings accumulation for Year 1 post verification
2. Upon Tenancy Expiry	<ul style="list-style-type: none"> Submit last three (3) months' bank transfer slips within six (6) months from the expiry of the tenancy 	<ul style="list-style-type: none"> Confirm the total Rent+ Savings Updates on Rent+ Savings expiration
3. Upon Renewal of existing Tenancy or New Tenancy	<p><u>Renewal of Existing Tenancy</u></p> <ul style="list-style-type: none"> 1-month Bank Transfer Slip at the start of the Renewal Term <p><u>For New Tenancy</u></p> <ul style="list-style-type: none"> Process outlined in Table A : Rent+ Proof of Tenancy Upon Registration 	<ul style="list-style-type: none"> Start of Rent+ Savings accumulation post verification for Year 2
4. Upon Property Purchase	<ul style="list-style-type: none"> Latest last 3-month Bank Transfer Slip of Tenancy 	<ul style="list-style-type: none"> Rent+ Savings Confirmation Letter from Membership Team (to be requested by Sunway Property internal sales representative or authorised Sunway Property agent on behalf of Member) for calculation of eligible Rebate <p><u>For Completed Projects</u></p> <ul style="list-style-type: none"> Based on latest Rent+ Savings accumulated <p><u>For Under Construction Projects, Upon Vacant Possession</u></p> <ul style="list-style-type: none"> Reconciliation during actual Property Vacant Possession Date for issuance of Credit Note based on Rebate Awarded with Rent+ Savings Latest last 3-months Bank Transfer Slip of Tenancy required

For the full details of Terms & Conditions, refer to Paragraphs 1,2, 3 and 4

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TABLE C : Illustrations for Rent+ Savings Calculation and Expiry

- a. John is a Tenant, and started a 1-year tenancy from 01/01/2023 to 31/12/2023, with a monthly rent of RM 3,000 at Sunway Geolake. John registered himself as a Member with Sunway Property and provided his completed documentation on 1/01/2023. His membership was activated on 06/01/2023.
- b. Upon tenancy exit on 31/12/2023, he provided the latest 3 months bank slip (10/23, 11/23 and 12/23) to Sunway Property Membership team on 01/01/2024. As he has met the minimum accumulation period of 1 year. He received a confirmation email on his total accumulated Rent+ Savings of RM9,000 with the expiry date of 31/12/2026.

Date	31/01	28/02	31/03	30/04	31/05	30/06	31/07	31/08	30/09	31/10	30/11	31/12	Total
Rent+ Savings (RM)	750	750	750	750	750	750	750	750	750	750	750	750	9,000

- c. John decided to purchase a Sunway Property Development on 30/10/2026. The Total Rent+ Savings he can utilise for the property purchase is RM 9,000 as there is still available Rent+ Savings Quota for the Sunway Property Development. Based on the calculation of the unit he has decided to purchase, RM 9,000 is within 1.5% based on the nett discounted price after the Bumiputera discount (if any) and / or any other promotional discounts, whichever is applicable. John is able to convert RM 9,000 Rent+ Savings into a Rent+ Rebate and managed to purchased his desired Sunway Property Development.

Rent+ Savings Expires on 31/12/2026	Amount of Rent+ Savings to be Utilised on 30/11/2026
RM 9,000	RM 9,000

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