

PRICING SUPPLEMENT DATED 27 MAR 2023

**SUNREIT UNRATED BOND BERHAD**  
(Registration No. 201201004214 (977739-X))

**MEDIUM TERM NOTE PROGRAMME OF UP TO RM10.0 BILLION  
IN NOMINAL VALUE**

**Issue No: 31**

This document (“**Pricing Supplement**”) is issued to give details of an issue of unrated medium term notes (“**Unrated MTNs**”) by **SUNREIT Unrated Bond Bhd** (Registration No. 201201004214 (977739-X)) (“**Issuer**”) under its Ringgit Malaysia Ten Billion (RM10,000,000,000.00) medium term note programme (“**MTN Programme**”).

This Pricing Supplement is to be read in conjunction with the terms and conditions of the Unrated MTNs (“**Conditions**”) set out in the trust deed dated 26 April 2017 made between the Issuer, Sunway REIT Management Sdn Bhd as the REIT Manager, RHB Trustees Berhad as the REIT Trustee and AmanahRaya Trustees Berhad as the trustee (“**Trustee**”), which is made a part hereof as if set forth herein and all documents incorporated by reference therein (collectively, the “**Trust Deed**”). Unless otherwise defined in this Pricing Supplement, capitalised terms used herein have the same meaning as in the Conditions.

The establishment of the MTN Programme and the issuance of the Unrated MTNs under the MTN Programme has each been duly authorised by a resolution of the Board of Directors of the Issuer dated 19 March 2012.

The Issuer has authorised its affiliates to circulate or distribute this Pricing Supplement on its behalf in respect of or in connection with the proposed offer or invitation to subscribe for and issue of the Unrated MTNs to prospective investors who fall within the ambit of the Selling Restrictions for the purpose of the sale or the issuance of Unrated MTNs described herein pursuant to the MTN Programme and that no further evidence of authorisation is required.

This Pricing Supplement is for information purposes only and does not constitute, and may not be used for the purposes of, an offer or solicitation by anyone in any jurisdiction.

This Pricing Supplement and its contents are strictly confidential and are made strictly on the basis that the recipient shall ensure that they will remain confidential. Accordingly, this Pricing Supplement and its contents, or any information, which is made available in connection with any further enquiries, must be held in complete confidence.

This Pricing Supplement is sent to selected persons who fall within the ambit of the Selling Restrictions. Any person who receives this Pricing Supplement who does not fall within the ambit of the Selling Restrictions must immediately notify the Issuer and return this Pricing Supplement to the Issuer.

In the event that there is any contravention of this confidentiality undertaking or there is reasonable likelihood that this confidentiality undertaking may be contravened, the Issuer may, at its discretion, apply for any remedy available to the Issuer whether at law, equity, including without limitation, injunctions. The Issuer is entitled to fully recover from the contravening party all costs, expenses and losses incurred and/or suffered, in this regard. For the avoidance of doubt, the recipient, the recipient's professional advisers, directors, employees and any other persons who may receive this Pricing Supplement or any part of it from the recipient shall be deemed to have agreed to abide by this confidentiality undertaking.

The recipient must return this Pricing Supplement and any other information in connection therewith to the Issuer promptly upon the Issuer's request.

**\*THE DISTRIBUTION OF THIS PRICING SUPPLEMENT AND THE OFFERING OR SALE OF THE MTNS IS SUBJECT TO THE SELLING RESTRICTIONS. PERSONS INTO WHOSE POSSESSION THIS PRICING SUPPLEMENT COMES INTO ARE REQUIRED BY THE ISSUER AND THE LEAD ARRANGER TO INFORM THEMSELVES ABOUT AND TO OBSERVE SUCH RESTRICTION. FOR A DESCRIPTION OF CERTAIN RESTRICTIONS ON OFFERS AND SALES OF THE UNRATED MTNS AND ON DISTRIBUTION OF THIS PRICING SUPPLEMENT, SEE "SELLING RESTRICTIONS" IN THE TRUST DEED.**

## SPECIFIC FINAL TERMS

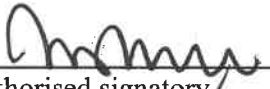
The following items under this heading “**Specific Final Terms**” are the particular terms in relation to the Unrated MTNs to which this Pricing Supplement relates. In case of any conflict between such terms and the terms and conditions set forth in the Transaction Documents, the terms set forth in this Pricing Supplement shall prevail.

<b>1. Issuer</b>	:	SUNREIT Unrated Bond Berhad
<b>2. Issue No.</b>	:	Issue 31
<b>3. Tranche No.</b>	:	Not applicable
<b>4. Maximum Debt Size</b>	:	RM400,000,000.00
<b>5. Security Agent</b>	:	Public Investment Bank Berhad
<b>6. Tranche Security</b>	:	[ X ] Secured Assets (Pool A) [ ] Secured Assets (Pool B)
<b>Tranche Security (Additional Pool)</b>	:	[ ] Additional Pool Secured Assets (Pool [***])  <i>*If this issuance is to be secured by an Additional Pool, please complete item 7 (Additional Pool) below.</i>
<b>7. Secured Assets (Pool [***])</b>		
<b>7.1 Designated Accounts</b>	:	Not applicable
<b>7.2 Secured Properties (Pool [***])</b>	:	Not applicable
<b>7.3. Security Ratio</b>	:	Not applicable
<b>7.4 Any other security to be provided under Secured Assets (Pool [***])</b>	:	Not applicable
<b>7.5 Security Documents (Pool [***])</b>	:	Not applicable
<b>7.6 Security Party</b>	:	Not applicable
<b>8. Transaction Documents</b>	:	Subscription Agreement dated <b>27 MAR 2023</b>
<b>9. Coupon Period</b>	:	Quarterly in arrears
<b>10. Other terms or special conditions</b>	:	Nil

## RESPONSIBILITY

The Issuer, having made all enquiries as were reasonable, and confirms that the information contained in this Pricing Supplement is in accordance with the facts and is not false and is not misleading in any material respect.

Signed on behalf of the Issuer:

By:   
Duly authorised signatory