

PRICING SUPPLEMENT DATED 09 FEB 2026

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

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

Issue No: 52

This document (“**Pricing Supplement**”) is issued to give details of an issue of medium term notes (“**MTNs**”) by **SUNREIT Bond Berhad** (Registration No. 201201004214 (977739-X)) (“**Issuer**”) under its Ringgit 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 MTNs (“**Conditions**”) set out in the trust deed dated 26 April 2017, a supplemental trust deed dated 30 June 2017, a second supplemental trust deed dated 5 October 2017, a third supplemental trust deed dated 18 August 2020, a fourth supplemental trust deed dated 16 July 2021, a fifth supplemental trust deed dated 20 November 2023, an amendment and restatement trust deed dated 2 April 2024 and a supplemental amended and restated trust deed dated 15 October 2025 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 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 MTNs to prospective investors who fall within the ambit of the Selling Restrictions for the purpose of the sale or the issuance of 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 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 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.

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| 1. | Issuer | : | SUNREIT Bond Berhad |
| 2. | Issue No. | : | 52 |
| 3. | Tranche No. | : | Not applicable. |
| 4. | Maximum Debt Size for Issue No. 50 | : | RM130,000,000.00 |
| 5. | Security Agent | : | OCBC Bank (Malaysia) Berhad
(Registration No. 199401009721 (295400-W)) |
| 6. | Tranche Security | : | [] Secured Assets (Pool A)
[] Secured Assets (Pool B) |
| | Tranche Security (Additional Pool) | : | [X] Additional Pool
Secured Assets (Pool C). |

“**Secured Assets (Pool C)**” shall mean the security created by, inter alia, the Issuer, the REIT Trustee and/or the REIT Manager pursuant to the Security Documents (Pool C) in favour of the Security Agent (Pool C) to secure Pool C Issuances.

“**Pool C Issuances**” shall mean MTNs issued and/or to be issued under the MTN Programme in connection with the Secured Assets (Pool C).

7. **Secured Assets (Pool C)**

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| 7.1 | Designated Accounts | | Refer to the definition of Designated Accounts (Pool C) in the Security Sharing Agreement (Pool C) dated 25 February 2022 and includes any amendments, variations and/or supplemental made or entered into from time to time (“ Security Sharing Agreement (Pool C) ”). |
| 7.2 | Secured Properties (Pool C) | | Refer to the definition of Secured Properties (Pool C) in the Security Sharing Agreement (Pool C). |
| 7.3. | Security Ratio | : | The ratio of the Pool C Total Loan to the Pool C Security Value shall not exceed fifty per centum (50%) at all times. |

“**Pool C Total Loan**” shall mean the aggregate principal amount/nominal value outstanding under the Pool C Issuances.

“**Pool C Security Value**” shall mean the open market value of the Secured Properties (Pool C) based on the latest available valuation report prepared by an independent licensed valuer acceptable to the Facility Agent.


- 7.4 **Any other security to be provided under Secured Assets (Pool C)** : None.
- 7.5 **Security Documents (Pool C)** : Refer to the definition of Security Documents (Pool C) in the Security Sharing Agreement (Pool C).
- 7.6 **Security Party** : Refer to the definition of Security Parties in the Security Sharing Agreement (Pool C).
8. **Transaction Documents** : In respect of Issue 52:
1. Subscription Agreement (Issue 52) dated **09 FEB 2026** ;
 2. Pricing Supplement (Issue 52) dated **09 FEB 2026** ;
 3. Security Documents (Pool C);
 4. REIT Manager’s Letter of Undertaking (Pool C) dated 25 February 2022;
 5. Deed of Covenants (Pool C) dated 25 February 2022;
 6. Security Sharing Agreement (Pool C) dated 25 February 2022; and
 7. such other agreements entered into in connection with the MTN Programme agreed by the Issuer to be designated as a Transaction Document.
9. **Coupon Period** : Monthly in arrears.
10. **Other terms or special conditions** : Nil.
11. **Applicability of Sustainability-Linked Principles** : Yes.

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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