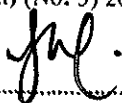


Terkecuali daripada duti setem dibawah
Seksyen 80(1) Ordinan Setem 1949
PU (A) NO: 313/2005 Perintah Duti Setem
(Pengecualian) (No: 3) 2005.



CHEW GUAN SHAO
(BC/C/2530)
ADVOCATE & SOLICITOR
KUALA LUMPUR

Terkecuali daripada duti setem dibawah
Seksyen 80(1) Ordinan Setem 1949
PU (A) NO: 241/2000 Perintah Duti Setem
(Pengecualian) (No: 23) 2000.



CHEW GUAN SHAO
(BC/C/2530)
ADVOCATE & SOLICITOR
KUALA LUMPUR

Pricing Supplement

SUNWAY TREASURY SUKUK SDN BHD
(Registration No. 201401012121 (1088200-V))

Issue of RM900.0 million Sukuk STSSB
pursuant to an Islamic medium term note programme
of up to RM10.0 billion in nominal value

Rated Tranche No: 31

Series: 1 & 2

Joint Lead Managers



**AmInvestment
Bank Berhad**
(Registration No.
197501002220
(23742-V))



**CIMB Investment
Bank Berhad**
(Registration No.
197401001266
(18417-M))



**Maybank
Investment Bank
Berhad**
(Registration No.
197301002412
(15938-H))



**United Overseas
Bank (Malaysia)
Bhd**
(Registration No.
199301017069
(271809-K))

The date of this Pricing Supplement is 11 March 2026

This document is issued to give details of an issue of Sukuk STSSB by Sunway Treasury Sukuk Sdn Bhd (the “**Issuer**”) pursuant to an Islamic medium term notes programme of up to RM10.0 billion in nominal value which is irrevocably and unconditionally guaranteed by Sunway Berhad (the “**Sukuk Programme**”).

Full information on the Issuer and the offer of the Sukuk STSSB is only available on the basis of a combination of this Pricing Supplement and the trust deed dated 5 July 2017 between the Issuer and Malaysian Trustees Berhad, the supplemental trust deed dated 6 December 2017 between the Issuer and Malaysian Trustees Berhad, the second supplemental trust deed dated 7 November 2023, and the third supplemental trust deed dated 6 May 2024 between the Issuer and Malaysian Trustees Berhad (collectively the “**Trust Deed**”).

Unless otherwise defined in this Pricing Supplement, capitalised terms used herein have the same meaning as in the Trust Deed. In case of any conflict between the terms of the Pricing Supplement and the Trust Deed, the terms set forth in this Pricing Supplement shall govern.

The establishment of the Sukuk STSSB has been duly authorised by the Issuer by way of the resolution of its board of directors dated 20 March 2017.

The Issuer hereby acknowledges that it has authorised AmInvestment Bank Berhad (Registration No. 197501002220 (23742-V)), CIMB Investment Bank Berhad (Registration No. 197401001266 (18417-M)), Maybank Investment Bank Berhad (Registration No. 197301002412 (15938-H)), and United Overseas Bank (Malaysia) Berhad (Registration No. 199301017069 (271809-K)) as the Joint Lead Managers for the Rated Tranche 31 Series 1 and Series 2 Sukuk STSSB (“**Joint Lead Managers**”) to circulate or distribute this Pricing Supplement on their behalf in respect of or in connection with the proposed offer or invitation to subscribe for and issue of the Sukuk STSSB **only to prospective investors who fall within the ambit of the Selling Restriction** (defined below) for the purpose of the sale of this series of Sukuk STSSB described herein pursuant to the Sukuk Programme and that no further evidence of authorisation is required.

Each of the following restrictions must be observed by each Sukukholder in relation to offers, invitations, sales, transfers, acquisitions or disposals of the Sukuk STSSB as the case may be, and in relation thereto:-

- (a) at the point of issuance of the Sukuk STSSB: The Sukuk STSSB shall not be offered, sold or delivered, directly or indirectly, nor may any document or other material in connection therewith be distributed in Malaysia, other than to persons, whether as principal or agent, falling within any one of the categories of persons specified in Part 1 of Schedule 6 (or Section 229(1)(b)) of Capital Markets and Services Act 2007, as amended or substituted from time to time (“**CMSA**”) and Part 1 of Schedule 7 (or Section 230(1)(b)) of the CMSA, read together with Schedule 9 (or Section 257(3)) of the CMSA, and Section 2(6) of the Act;

- (b) after the issuance of the Sukuk STSSB: The Sukuk STSSB shall not be offered, sold or delivered, directly or indirectly, nor may any document or other material in connection therewith be distributed in Malaysia, other than to persons, whether as principal or agent, falling within any one of the categories of persons specified in Part 1 of Schedule 6 (or Section 229(1)(b)) of CMSA, as amended or substituted from time to time, read together with Schedule 9 (or Section 257(3)) of the CMSA, and Section 2(6) of the CA;
- (c) each Sukukholder shall not sell, transfer or otherwise dispose of all or any part of its legal or beneficial interests in the Sukuk STSSB to another person or persons nor offer to do so, unless such sale, transfer, disposal or offer, is subject to the condition that such person(s) shall undertake to observe the restrictions set out herein; and
- (d) without limitation to paragraphs (a), (b) and (c) above, each Sukukholder shall observe all applicable laws and regulations in any jurisdiction (including Malaysia) in which it may offer, sell, transfer or otherwise dispose of all or any part of its legal or beneficial interests in the Sukuk STSSB or distribute any document or other material in connection therewith.

This Pricing Supplement does not constitute, and may not be used for the purposes of, an offer or solicitation by anyone in any jurisdiction in which such offer or solicitation is not authorised or to any person to whom it is unlawful to make such offer or solicitation, and no action is being taken to permit an offering of the Sukuk STSSB or the distribution of this Pricing Supplement in any jurisdiction where such action is required.

1. Issuer:	Sunway Treasury Sukuk Sdn Bhd (Registration No. 201401012121 (1088200-V))
2. Guarantor:	Sunway Berhad (Registration No. 201001037627 (921551-D))
3. Other Security Party (if any):	Not applicable
4. Rated Tranche No.:	31
5. Series No.	1 & 2
6. Type of Subscribed Sukuk STSSB:	Sukuk Wakalah
7. Issue Amount:	Series 1: RM450.0 million Series 2: RM450.0 million TOTAL: RM900.0 million
8. Issue Date:	17 March 2026

9.	Tenure of Sukuk STSSB to be issued:	Series 1: 5 years Series 2: 7 years
10.	Maturity Date:	Series 1: 17 March 2031 Series 2: 17 March 2033
11.	Periodic Distribution Rate	Fixed rate: Series 1: 3.77 % per annum Series 2: 3.83 % per annum
12.	Periodic Distribution Frequency:	Semi-Annually
13.	Early Redemption (if any):	Not applicable
14.	Call Option (if any):	Not applicable
15.	Secured/Unsecured:	Unsecured
16.	Details of security/collateral pledged (if any):	Not applicable
17.	Designated Accounts (if any):	Not applicable
18.	Voting under Clause 12.2 of the Mudharabah Purchase Undertaking, Clause 13.1(b) of the Wakalah Purchase Undertaking; Clauses 12.1(d), (e), (f), 14.3 of the Trust Deed, and to declare Dissolution Event and institute enforcement proceedings (<i>by way of Ordinary Resolution, Extraordinary Resolution or unanimous resolution</i>):	Ordinary Resolution
19.	Mode of Issue	Book building
20.	Rating:	AA-1S/Stable by MARC Ratings Berhad
21.	Utilisation of Proceeds raised from this Series:	To finance Shariah-compliant investment activities, capital expenditure, working capital requirements and/or to refinance any existing Shariah compliant financings of the Sunway Group
22.	Other terms or special conditions:	Not applicable

PURPOSE OF FINAL TERMS


This Pricing Supplement comprise the final terms required for the issue of the series of Sukuk STSSB described herein pursuant to the Sukuk Programme.

RESPONSIBILITY


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

The Issuer confirms that where information has been sourced or extracted from third parties, the Issuer confirms that to the best of its knowledge and belief, and as far as it is able to ascertain from such information, no facts have been omitted which would render the reproduced information inaccurate or misleading.

Signed on behalf of Sunway Treasury Sukuk Sdn Bhd:

By: 

Duly authorised signatory
Name: Chen Kok Peng
Designation: Director


By:

Duly authorised signatory
Name: Jill Ooi Loy Chee
Designation: Authorised Signatory