



SUNSURIA

Building Today Creating Tomorrow

SUNSURIA BERHAD

Registration No.: 196801000641 (8235-K)

**BUILDING TODAY
CREATING TOMORROW**

ANNUAL REPORT 2020



VISION

To be a progressive corporation which we can take pride in. One that is valued and respected by all our stakeholders.

MISSION

To engage and delight our customers by delivering a distinctly Sunsuria experience of service excellence and warmth, through a culture of integrity, quality and reliability.



VALUES

- ◆ **RELIABILITY**
- ◆ **INTEGRITY**
- ◆ **RESPECTFUL**

We respect and value the community in which we operate and strive to enrich it. We take pride in working as a team and believe in earning respect through our actions.

- ◆ **COMMITTED**

We are committed to achieve excellence in all that we do and delivering the best experience for our customers.



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COVER RATIONALE

At Sunsuria Berhad, we place monumental emphasis on sustainability and growth.

We believe in focusing on the future by acting now. We are concerted in our efforts to establish performance-based procedures along with good governance to exceed customers' satisfaction. Through dedicated and talented personnel, Sunsurians are well equipped to devise new ideas and possibilities.

All things are possible and there will always be ways to find a better tomorrow with Sunsuria.



FEEDBACK

Please scan this QR code with your smartphone to access our website <https://www.sunsuria.com/>



CORPORATE PROFILE

The roots of Sunsuria Group dates back to 1989, when its founder and owner, Tan Sri Datuk Ter Leong Yap, started to develop various residential, commercial and industrial property projects within Klang Valley. Today, Sunsuria has grown into a multi-faceted and well-established public listed property developer, that also diversified into construction, landscape and nursery, food and beverages, digital development, education, integrated healthcare, retails and other complementary businesses and joint ventures.



Head office of Sunsuria Berhad located at Kota Damansara, Selangor

Sunsuria has embarked on a 525-acre flagship development located at Salak Tinggi, Putrajaya South with the name of “Sunsuria City”. The development is designed with the guiding principles of Smart, Livable and Sustainable. It is a freehold integrated township that will become the new international landmark with Xiamen University Malaysia, the first overseas university campus from China.

Sunsuria has been growing from strength to strength, embracing new challenges as we expand our expertise. Being a community-focused, growth and value-oriented developer, Sunsuria places reliability at the core of its operations and will continue to ensure better value creation for its stakeholders, focusing especially on our customers.

Over the years, Sunsuria has gained recognition as one of the leading property developers in Malaysia, such as being listed as one of the 15 Malaysian companies in the Forbes Asia’s Best Under A Billion (USD) 2020, CIDB QLASSIC 2020 High Achievement, High rise Residential Development (The Olive @ Sunsuria City), the Honour Award for Landscape Design (Professional Category) for Suria Residence at the Malaysia Landscape Architecture Awards 2020, and winning other notable accolades like Focus Malaysia’s Best Under Billion Awards 2019’s Best Revenue Growth, Best Profit Growth, and the awards’ Overall Winner for 2019, The Cornerstone Award on Best Landed Development for Monet Residences by Starproperty.my Awards 2019, Property Insights Prestigious Developers Awards (“PIPDA”) 2018 for Best Office Development, Best Small Homes Development for Bell Suites by Starproperty.my Awards 2018, CHT Pursuit of Excellence Developer Property Award 2018, Highest Returns to Shareholders Over Three Years (Property) at The Edge Billion Ringgit Club Corporate Awards 2017, The Edge Top 30 Property Developers Award 2016-2017, Best Township Development by iProperty.com Malaysia People’s Choice Awards 2016 and Best Sustainable Township Development 2016 by Property Insights.

CORPORATE STRUCTURE



CORPORATE INFORMATION

Board of Directors

Tan Sri Datuk Ter Leong Yap
(Executive Chairman)

Tan Pei Geok
(Senior Independent
Non-Executive Director)

Dato' Quek Ngee Meng
(Independent Non-Executive
Director)

Datin Loa Bee Ha
(Independent Non-Executive
Director)

AUDIT COMMITTEE

Tan Pei Geok (Chairman)
Datin Loa Bee Ha
Dato' Quek Ngee Meng

NOMINATION AND REMUNERATION COMMITTEE

Tan Pei Geok (Chairman)
Datin Loa Bee Ha
Dato' Quek Ngee Meng

RISK MANAGEMENT COMMITTEE

Dato' Quek Ngee Meng (Chairman)
Tan Pei Geok
Tan Sri Datuk Ter Leong Yap

EMPLOYEE SHARE OPTION SCHEME COMMITTEE

Datin Loa Bee Ha (Chairman)
Tan Sri Datuk Ter Leong Yap
Dato' Quek Ngee Meng

COMPANY SECRETARIES

Lee Swee Kheng (MIA 12754)
SSM Practising Cert. No.: 201908003159
Ngian Yoke Fung (MAICSA 7049093)
SSM Practising Cert. No.: 201908002393

AUDITORS

Messrs Deloitte PLT (LLP0010145-LCA)
Chartered Accountants (AF0080)
Level 16, Menara LGB
1 Jalan Wan Kadir
Taman Tun Dr Ismail
60000 Kuala Lumpur

STOCK EXCHANGE LISTING

Main Market of Bursa Malaysia
Securities Berhad
Stock Name: SUNSURIA
Stock Code: 3743
Sector: Property

REGISTERED OFFICE AND HEAD OFFICE

Suite 8, Main Tower, Sunsuria Avenue
Persiaran Mahogani, Kota Damansara, PJU 5
47810 Petaling Jaya, Selangor, Malaysia
Tel : +(603) 6145 7777
Fax : +(603) 6145 7778
Website : www.sunsuria.com

PRINCIPAL BANKERS

AmBank (M) Berhad
CIMB Bank Berhad
Malayan Banking Berhad
Public Bank Berhad
RHB Bank Berhad
United Overseas Bank (Malaysia) Berhad

SHARE REGISTRAR

Tricor Investor & Issuing House Services Sdn Bhd

Office:

Unit 32-01, Level 32, Tower A
Vertical Business Suite
Avenue 3, Bangsar South
No. 8, Jalan Kerinchi
59200 Kuala Lumpur
Tel : +(603) 2783 9299
Fax : +(603) 2783 9222
Email : is.enquiry@my.tricorglobal.com

Customer Service Centre:

Unit G-3, Ground Floor, Vertical Podium
Avenue 3, Bangsar South
No. 8, Jalan Kerinchi
59200 Kuala Lumpur



EXECUTIVE CHAIRMAN'S STATEMENT



Dear Valued Shareholders,

The year 2020 has been an unprecedented one. Amidst a pandemic, Sunsuria Berhad and its subsidiaries (“the Group”) has achieved year-to-date Revenue and Net Profit of RM197.1 million and RM29.1 million, respectively.

On behalf of the Board of Directors of Sunsuria Berhad (“the Company”), it is my pleasure to present to you the Company’s Annual Report and Financial Statements for the Financial Year ended 30 September 2020.



Tan Sri Datuk Ter Leong Yap
Executive Chairman

2020: A PANDEMIC YEAR

On March 11, the world as we knew it changed overnight when the World Health Organisation declared the COVID-19 coronavirus outbreak a pandemic. Infecting more than 81.2 million people and causing 1.77 million deaths worldwide as of end-December 2020, COVID-19 crippled the global economy and sparked an international health crisis. The Malaysian Government began nationwide lockdowns and closed international borders to stem the spread of the coronavirus, but these measures also disrupted global supply chains and business operations.

NAVIGATING THE PANDEMIC

As the adage goes, when the going gets tough, the tough get going. We are proud of our Sunsurians, who rose to the occasion during the pandemic, adapting with great agility to the disruptions of business as usual, and embraced change to keep everyone safe from COVID-19.

Prior to the implementation of the Movement Control Order (“MCO”) on 18 March 2020, the Company’s Crisis Management Committee had initiated the Emergency Response Team (“ERT”) in February 2020 to review all possible crisis scenarios and formulate standard operating procedures (“SOPs”) in response to the growing coronavirus threat.

With a crisis response plan in place, the Group was able to transition smoothly into the new normal during the various phases of the MCO, supported by the Group’s digitalisation initiative.

Among the measures that were introduced were temperature checks for employees at office premises, mandatory COVID-19 testing for construction workers at project sites, work-from-home (“WFH”) arrangements and selling to purchasers via online presentations.

Whether operating in a blue-sky scenario or a pandemic, we remain committed to engaging with customers and delivering service excellence through a culture of integrity, quality, and reliability. This is only made possible by upholding the four pillars of the Company:

Great Sunsurians

Integral to Sunsuria’s success are our employees - they are the Company’s greatest asset. As such, ensuring their safety and welfare was paramount during the pandemic.

Anticipating that the Group’s performance would be impacted by the pandemic, the Company actively communicated with employees virtually to provide assurances of no pay cuts and to keep tabs on their wellbeing and welfare. The Company utilised Microsoft Teams and Zoom to communicate internally on a regular basis and hold its virtual townhall.

EXECUTIVE CHAIRMAN'S STATEMENT

True to our vision of being a progressive organisation, we need to set the example of lifelong learning and strive for continuous improvement, if we are to stay ahead of the curve.

Investing into our employees' talent and capabilities, our Human Resource department organised online training, classes, and webinars for Sunsurians to upskill themselves professionally throughout the year.

With the aim of fostering a stronger sense of belonging, ownership, and teamwork among Sunsurians, the Sunsuria Sports and Recreational Club ("SRC") had initiated staff bonding breakfast in February 2020.

When the pandemic hit, SRC refocused their efforts online, organising virtual health and wellness events for employees to keep fit and stay connected while working from home.

Excellence in Performance

Quality is our utmost focus. From product offerings to services, we pride ourselves as a customer-centric organisation that offers a distinctly Sunsuria experience of service excellence through a culture of integrity, quality, and reliability.

The silver lining of the pandemic was that it galvanised our Sunsurians to strive for innovation and to optimise our resources, as we continued to deliver value to our stakeholders with integrity, quality, and excellence.

Digitalisation of the Group's business operations was accelerated during the pandemic, which improved operational efficiency and primed the company for future growth.



Show Unit for Forum Serviced Apartment, Setia Alam, Selangor

The Company also embarked on cost-cutting measures on non-critical expense items, which increased the Group's profitability.

Sustainability

Beyond property development and other businesses within the Group, it is our hope to contribute to nation-building efforts through sustainable cities and communities.

Building on our Sustainability Policy that was formulated in 2019, the Group identified five Sustainable Development Goals ("SDGs") that are most aligned to our vision. We have endeavoured to integrate our strategies to contribute to the aspirations and targets of these goals: Good Health and Wellbeing, Quality Education, Decent Work and Economic Growth, Sustainable Cities and Communities, as well as Peace, Justice and Strong Institutions.

Last year the Group also introduced and implemented Key Performance Indicators ("KPIs") to track our sustainability performance in a robust manner - reflecting our deepening commitment towards embedding sustainability throughout business operations, so we are well-prepared to face unforeseen challenges with greater resilience.

Making the World A Better Place

Beyond providing great quality services to our customers, Sunsuria aims to contribute to society at large. We desire to create products and services that improve the lives of others and reduce our impact on the environment. We respect and value the community, and actively look for opportunities to enrich it through our actions.

During the year, the Group contributed a total of RM785,835 to organisations that addressed the plight of communities most adversely impacted by the pandemic, as well as education scholarships and social welfare. Among the beneficiaries was The Edge COVID-19 Fund via the Associated Chinese Chambers of Commerce and Industry of Malaysia ("ACCCIM") and donation of medical gloves to China.

PANDEMIC ECONOMY

On the domestic front, the Malaysian economy experienced a 17.1% contraction in GDP for the second quarter of the year, as overall economic activity fell sharply following the implementation of the MCO on 18 March 2020. This was the lowest recorded performance since the fourth quarter of 1998, during which the economy contracted by 11.2%.

There were signs of recovery in the third quarter, with the economy contracting by 2.7%, bolstered by fiscal measures that were launched by the government to mitigate the impact of the pandemic.

EXECUTIVE CHAIRMAN'S STATEMENT

The property industry was not spared from the pandemic, with the National Property Information Centre (“NAPIC”) reporting a 27.9% drop in transaction volume to 115,476 transactions in the first half of 2020 and a 31.5% drop in yearly value.

However, the volume of transactions improved in the third quarter of 2020, with 89,245 units transacted during the period - a year-on-year increase by 7.4% from the same quarter in 2019, according to NAPIC.

Among the measures launched by the government to stimulate the property market were reintroducing the Home Ownership Campaign 2020, Real Property Gains Tax (“RPGT”) exemption for the sale of up to three residential properties, stamp duty exemption, and the removal of the 70% margin of financing limit. A six-month loan repayment moratorium beginning in April 2020, helped to keep default rates in check. The National Economic Recovery Plan (“Penjana”) worth RM35.0 billion also comprised stimulus initiatives aimed at addressing the overbuilt property sector.

The Group attained a year-to-date revenue and net profit of RM197.1 million and RM29.1 million respectively, compared to RM534.3 million and RM135.5 million respectively in the previous year’s corresponding quarter.

Besides the Group’s financial year ended 30 September 2020 (“FY2020”) financial performance being adversely affected by various levels of the MCO, the previous financial year’s financial results were also higher due to the point in time recognition of Jasper Square, a commercial development completed in January 2019 which contributed revenue and gross profit of RM152.6 million and RM103.6 million respectively.

A HEALTHY FINANCIAL PERFORMANCE

For the FY2020, the Group’s revenue totalled RM197.1 million, which is lower than the RM534.3 million recorded in the financial year ended 30 September 2019 (“FY2019”). Net profit attributable to owners of the Company decreased to RM29.1 million in the year under review compared to RM135.5 million in FY2019.

Despite the pandemic - hit economic landscape, the Group, being well-positioned in terms of cash management and healthy cash flows, was able to meet contractual obligations in a timely manner with little disruption. The Group recorded a healthy profit stream due to the completion of commercial and residential developments such as Bell Avenue, Jasper Square, The Olive and Monet Lily in Sunsuria City; Suria Residence in Bukit Jelutong; and The Forum 1 in Setia Alam in the previous financial years; as well as the Bell Suite Retail and Bell Suites SOHO in Sunsuria City in the current financial year. Currently, the Group’s ongoing projects are Monet Springtime, Monet Garden, Giverny Walk and Tangerine Suites in Sunsuria City, as well as The Forum 2 mixed development in Setia Alam.

A more in-depth review of our financial and operational performance will be reported under the Management Discussion and Analysis Section of this Annual Report.

STRATEGIC CORPORATE INITIATIVES

The year 2020 saw the Group embarking on corporate initiatives to achieve healthy and sustainable long-term business growth.

On 2 October 2020, the Company entered into two agreements to venture into the development of Bangsar Hill Park - a high-rise residential project along Lorong Maarof and Nadi @ TAR, a high-rise mixed commercial project along Lorong Tuanku Abdul Rahman in Kuala Lumpur. The proposed Bangsar Hill Park project has an estimated gross development value (“GDV”) of RM3.0 billion, while Nadi @ TAR has an estimated GDV of RM524.8 million.

The proposed Bangsar Hill Park agreement involved a Conditional Shares Subscription and Shareholders’ Agreement (“SSSA”) with Bangsar Hill Park Development Sdn Bhd, Suez Capital Sdn Bhd, Dasar Temasek Sdn Bhd and Sunsuria KL Sdn Bhd.

For the proposed Nadi @ TAR project, the Group entered a Conditional Shares Sale and Purchase Agreement (“SSPA”) to acquire an investment holding company, Bumilex Construction Sdn Bhd, which owns the development rights over two plots of land along Lorong Tuanku Abdul Rahman via its 51% subsidiary Montflex Sdn Bhd.

The acquisitions are expected to contribute positively to the earnings of the Group over the long term through income contribution from the development projects, as well as opportunities for the Group’s construction arm to tender for construction contracts to develop Bangsar Hill Park and Nadi @ TAR.

ENHANCING SHAREHOLDERS’ VALUE

Bearing testament to Sunsuria’s unwavering commitment to quality are the string of accolades received this year. In FY2020, The Olive development at Sunsuria City received 83% in our QLASSIC score and was awarded the High QLASSIC Achievement for High Rise Residential Development by the Construction Industry Development Board (“CIDB”) Malaysia. The QLASSIC (Quality Assessment System in Construction) score is accorded upon the evaluation of a development project’s workmanship by an independent assessor to ensure the delivery of quality products to customers using the QLASSIC method.

This year also saw Suria Residence winning the MLAA Honour Award 2019 at the Malaysia Landscape Architects Awards 2019. Recognising the best in landscape architecture from various aspects of the industry, the MLAA is organised by the Institute of Landscape Architects Malaysia and is endorsed by the International Federation of Landscape Architects.

EXECUTIVE CHAIRMAN'S STATEMENT



Tangerine Suites at Sunsuria City, Sepang, Selangor

UPHOLDING STRICT CORPORATE GOVERNANCE

The Board remains committed to upholding and implementing strong standards of corporate governance as well as robust risk management and internal control measures throughout the organisation. As an integral component of the business, these elements help ensure sustainable, long-term growth, bolster investor confidence, which in turn, enhances the Company's reputation and shareholder value creation.

Being named by Forbes Asia in its 2020 "Best Under A Billion" list is an international recognition of our strict corporate governance. The award, which highlights 200 top-performing small and mid-sized public-listed companies in the Asia-Pacific region with sales under US\$1 billion that have demonstrated a track record of outstanding corporate performance, includes 'Strong Corporate Governance' in its selection criteria.

THE NEW NORMAL IN 2021 AND BEYOND

The challenges brought forth by the COVID-19 pandemic were unprecedented. Yet, having the benefit of hindsight now, we see clearly that the hardships of 2020 served to teach us many lessons.

Enforced lockdowns and quarantines remind us that social isolation is unnatural, and that we need one another to survive and thrive in this world.

The slowdown in life and economic activity forced us all to reassess our priorities and closely scrutinise how we are operating from a sustainability perspective, and whether we are consciously leaving a positive legacy for the future generations.

Even as our country undergoes yet another round of MCO in a renewed bid to control a new wave of COVID-19 infections, we acknowledge that this disruption is a necessary part of the new normal moving forward.

With WFH arrangements and digital initiatives in place, we continue to operate our business in compliance with guidelines issued by the Ministry of International Trade and Industry effective January 13, 2021.

As the government continue to manage the delicate balance between lives and livelihoods, we will do our part in maintaining strict SOPs not just in our business operation but in our everyday lives, having emerged from 2020 better equipped with digital acceleration and innovation.

With COVID-19 vaccines being made available worldwide provides reason for optimism. We take heart that although 2020 has been a year of loss for many, it is also a year of consolidation. Armed with the knowledge and experience gained through navigating the pandemic last year, we are confident that we can, and will flatten the curve once again in the year ahead - as we once did.

A NOTE OF APPRECIATION

On behalf of the Board of the Company, I would like to extend my sincere thanks and gratitude to our shareholders for their trust and confidence in Sunsuria now and in the years gone by. I would also like to convey my deep appreciation to all Sunsurians for your dedication and commitment as we continue to grow this company together.

Last but certainly, not least, we would like to extend our heartfelt appreciation to our valued customers, bankers, government departments and agencies, vendors, suppliers, partners, and stakeholders for your resolute support. Without your cooperation, we can achieve nothing. It is our hope that we will grow from strength to strength in the year ahead.

Tan Sri Datuk Ter Leong Yap
Executive Chairman

MANAGEMENT DISCUSSION AND ANALYSIS



Monet Garden, Sunsuria City, Sepang, Selangor

DEAR VALUED SHAREHOLDERS,

The emergence of the COVID-19 has caused unparalleled disruption to economies and lives around the world. International travel arrived at a standstill, global supply chains were derailed, healthcare systems were overwhelmed, and lives - as well as livelihoods - were lost. Besides the COVID-19 pandemic, the historical collapse of crude oil prices to an all-time low and domestic political uncertainty were among the factors that led to challenging market conditions for business in Malaysia.

Despite the dismal year, Sunsuria Berhad and its subsidiaries (“the Group”) was able to navigate the pandemic and achieve a healthy financial performance by maintaining our focus on delivering outstanding sustainable value to customers and stakeholders, regardless of prevailing market conditions. With the slowdown in economic activity, the Group focused on consolidation of human capital and business operations via capacity-building, a digitalisation initiative, and deeper sustainability integration this year – measures that not only contributed positively to the Group’s business performance but lay a stronger foundation for long-term growth in future.

STRENGTHENING OUR VALUE PROPOSITION

Not one to put all our eggs in one basket, we diversify into businesses that complement and enhance the value of our core property development business. Diversification adds to our unique value proposition and competitive advantage to the business, as we seek to provide innovative lifestyle solutions that meet our customers’ needs.

Recognising that health is wealth, the Group ventured into the healthcare business via a joint venture with Dr Tan Bo Ren, owner of Boren Healthcare, a homegrown group of healthcare providers that provides luxury medical care, ranging from aesthetics, dentistry, and general medicine to postpartum confinement care.

Sunsuria is currently awaiting the official letter of approval before commencing operations. We believe that the strategic partnership will provide our customers the convenience of having quality healthcare available right at their doorstep.

The Group’s existing diversified businesses include food and beverage (“F&B”) companies under Sunsuria City Amenities Sdn Bhd Group, which operates Double Happiness, Artelier Café, and Ming Yang eateries; construction companies Sunsuria Asas Sdn Bhd and Citic Sunsuria Sdn Bhd.

MANAGEMENT DISCUSSION AND ANALYSIS

IMPROVING THE LIVES OF THE COMMUNITY

Reflecting the core values of the Company and our social responsibility as a corporate entity, we strive to respect the local community where our projects are located by actively engaging with them to create a better, more sustainable society. This is also aligned with the United Nations' Sustainable Development Goal ("SDG") No. 11 to build sustainable cities and communities.

Prior to the Movement Control Order ("MCO") on 18 March 2020, Sunsuria was involved in community engagement initiatives promoting causes such as zero waste living, helping the poor, ending world hunger, mental health, family welfare and supporting local Malaysian products.

The Group also contributed a total of RM785,835 to organisations that helped individuals most adversely impacted by the pandemic, as well as medical frontliners, education scholarships, and social welfare.

Throughout the year, it is our hope that our community efforts will educate and inspire Malaysians be the best versions of themselves - to achieve their best potential, to be compassionate towards the marginalised and to be intentional about building a better Malaysia.

CAPACITY BUILDING

Highly engaged employees deliver better customer service, stay longer with the organisation, and are more intrinsically motivated to perform better at their jobs - factors that contribute towards business sustainability and performance. The success of a company ultimately boils down to the collective performance of employees, making it imperative that the Group continues to actively invest in our employees' wellbeing and professional development.

From leadership development, management in the post-pandemic world, and financial reporting to COVID-19 related training, the Group conducted a series of external training programmes for Sunsurians via online classes and webinars.

As the saying goes, 'All work and no play make Jack a dull boy'. Zumba sessions, a Dalgona coffee contest and various fitness challenges organised virtually by the Sunsuria Recreational Club provided employees with fun ways to stay healthy together and much needed human interaction despite being confined in their homes during the MCO.

SUSTAINABILITY JOURNEY

Building for a sustainable future requires a resolute commitment towards economic efficiency, environmental performance, and social responsibility.



Celebration Centre Sales Gallery at Sunsuria City, Sepang, Selangor

MANAGEMENT DISCUSSION AND ANALYSIS

As such, we introduced our Sustainability Policy in 2019, which has been instrumental in providing direction for the planning and implementation of sustainability initiatives within the Group.

The key highlights of our sustainability journey in 2020 include expanding our sustainability reporting scope to include the landscape and nursery division and introducing Key Performance Indicators (“KPIs”) to monitor our sustainable performance.

By the end of financial year ended 30 September 2020 (“FY2020”), the Group has met four out of five KPIs relating to electricity consumption, customer satisfaction, project quality, occupational health and safety, as well as local procurement.

As we progress each year, it is our intent to gradually increase the number of KPIs to achieve more for the environment, economy, and community.

Committed towards promoting green building initiatives, the Group implemented eco-friendly features in development projects to reduce the buildings’ overall environmental footprint.

Among them were natural ventilation and lighting in Bell Suites; starker block and panel in Monet Springtime and Monet Garden; North-South orientation to avoid direct sunlight and reduce room temperature in Tangerine Suites; and rainwater harvesting tanks in The Forum 2 for landscape irrigation.

DIGITAL DRIVE

During the MCO period, the Group sold 49 units of homes virtually over the course of two months. The digitalisation of business operations became increasingly critical during the MCO, as social distancing and work-from-home (“WFH”) arrangements constitute the new normal for businesses. The Group’s digitalisation initiative involved enabling employees to WFH seamlessly, engaging with prospective customers via Facebook Live, signing Sales and Purchase Agreements (“SPA”) with customers using video conferencing, as well as conducting Sunsuria’s 51st Annual General Meeting online.

Going digital presented the Group with many benefits - improved stakeholders’ communication, optimum operational efficiency, wider reach to customers through digital channels and more timely engagement with customers via our mobile app.

Vacant possession and defect management were made accessible for customers via the Sunsuria Moments mobile app while salespersons could manage customers on the move using a mobile customer relationship (“CRM”) management app. A chatbot using artificial

intelligence was introduced to the Sunsuria website to provide sales and leasing information to the public

The Group’s F&B businesses began taking online food orders and engaged third-party delivery service providers to deliver food to customers’ doorsteps, as people stayed home during MCO.

Moving forward, digitalisation will play an increasingly important role in the business, with plans by the Group to incorporate automation, smart building management and Internet of Things (“IoT”) for an enhanced customer experience.

OUR FINANCIAL PERFORMANCE

For FY2020, the Group attained a year-to-date (“YTD”) revenue and net profit of RM197.1 million and RM29.1 million respectively, compared to RM534.3 million and RM135.5 million recorded in the previous financial year.

Besides being adversely affected by various levels of the MCO in Malaysia, the Group’s financial performance for FY2020 was weaker due to the previous financial year’s financial results including revenue and gross profit contribution of RM152.6 million and RM103.6 million respectively from Sunsuria’s Jasper Square commercial development upon its completion in January 2019.

The difference in revenue and net profit year-on-year is due to higher work completion upon the issuance of the Certificate of Completion and Compliance for The Olive and Monet Lily at Sunsuria City in the previous year, which contributed 39.2% of revenue for the financial year ended 30 September 2019 (“FY2019”).

The Group’s revenue in the fourth quarter (“Q4”) of FY2020 was higher quarter-on-quarter due to higher sales recorded during the period, while net profit was higher compared to the preceding quarter as the percentage of work done during the quarter almost doubled during Q4 FY2020, following the resumption of construction work during the CMCO.

The Group’s FY2020 revenue was mainly derived from the property development business, which contributed 98.3% of the Group’s revenue.

Monet Springtime contributed RM76.7 million to the Group’s revenue while Bell Suites SOHO & Retail and Monet Garden contributed RM52.3 million and RM26.5 million respectively. Meanwhile, The Forum 2 integrated development of SOHO, Serviced Apartments and Serviced Suites contributed RM16.2 million to the Group’s revenue.

MANAGEMENT DISCUSSION AND ANALYSIS



Monet Springtime at Sunsuria City, Sepang, Selangor

HEALTHY BALANCE SHEET

The Group's total assets in the financial year under review increased to RM1.6 billion from RM1.5 billion in FY2019. Shareholders' funds rose by RM29.1 million to RM1.0 billion in FY2020 from RM999.6 million in FY2019. The Group's total cash and bank balances of RM267.8 million exceeded total borrowings of RM251.3 million.

The Group continues to manage its financial position prudently and cautiously. Amidst a depressed pandemic economy, the Group achieved a commendable performance in FY2020.

KEY DEVELOPMENT PROJECTS

The Group's ongoing projects are Monet Springtime, Monet Garden, Giverny Walk and Tangerine Suites at Sunsuria City, as well as The Forum 2 mixed development at Setia Alam. FY2020 saw the completion of the Bell Suites SOHO & Retail.

In FY2020, The Olive – Sunsuria City's first high-rise residential development – received a QLASSIC score of 83.0% and was awarded the High QLASSIC Achievement for High Rise Residential Development by the Construction Industry Development Board ("CIDB") Malaysia. Monet Lily, the first landed residential development in Sunsuria City, achieved a QLASSIC score of 77.6% while commercial development Bell Suites received a QLASSIC score of 74.0%.

The QLASSIC (Quality Assessment System in Construction) score is accorded upon the evaluation of a development project's workmanship by an independent assessor to ensure the delivery of quality products to customers using the QLASSIC method.

COMPLETED PROJECTS

Bell Suites

Featuring 478 units of SOHO suites and 5 units of retail, Bell Suites SOHO & Retail was launched in March 2017 with a combined gross development value ("GDV") of RM194.3 million. Winner of the Best Small Homes Development at Starproperty.my Awards 2018, the mixed development has issued vacant possession in February 2020 and contributed RM52.3 million to the Group revenue in FY2020.

Jasper Square

Launched in February 2016, Jasper Square is the first commercial development of Sunsuria City, with a GDV of RM158.5 million. Spanning more than 8.5 acres of land, Jasper Square consists of 86 units of shop offices amid lush foliage. Located adjacent to Xiamen University Malaysia Campus within Sunsuria City and close to the township's main entrance, Jasper Square offers convenience and connectivity. Jasper Square issued vacant possession in January 2019.

Monet Lily

The first landed residential development in Sunsuria City, Monet Lily was launched in October 2017 with a GDV of RM154.8 million. Boasting of French contemporary design, Monet Lily features 211 units of two-storey terrace homes. Vacant possession for Monet Lily was delivered to purchasers in October 2019.

The Olive

With a GDV of RM285.0 million, The Olive comprises 663 units of freehold condominium with full amenities. The first high-rise residential development of Sunsuria City, The Olive issued vacant possession in November 2019.

MANAGEMENT DISCUSSION AND ANALYSIS

ONGOING PROJECTS

Monet Springtime

Monet Springtime offers 308 units of two-storey terrace homes. Launched in FY2018 with a GDV of RM224.9 million, Monet Springtime's work completion was 79.6% in FY2020 and is set to be completed in FY2021.

Monet Garden

With a GDV of RM196.5 million, Monet Garden residential development launched 132 units of townhouses in November 2017, followed by 114 units of three-storey terrace homes in August 2018. Set to be completed in Q3 of 2021, Monet Garden Townhouses and three-storey terrace homes were 78.6% and 10.6% sold respectively and with 79.8% work completion in FY2020.

Giverny Walk

Launched in January 2019 with a GDV of RM61.1 million, Giverny Walk consists of 33 units of dual frontage shoplots. The closest commercial centre to Monet Residences - Monet Lily, Monet Springtime and Monet Garden - Giverny Walk offers lakefront views and maximum visibility to the businesses there and will enjoy regular patronage from residents. Giverny Walk's work completion was 74.1% and is expected to be completed in FY2021.

Tangerine Suites

With the promise of affordable living for first-time home buyers, Tangerine Suites is a Peranakan themed high-rise residential development, offering 778 units of multi-facility serviced apartments. Launched in May 2019 with a GDV of RM210.6 million, Tangerine Suites' work completion was 21.6% in FY2020, and is expected to be completed in FY2022.

Forum 2

The Forum @ 7th Avenue in Setia Alam is the Group's first integrated mixed development project, consisting of retail outlets, offices, residential suites, corporate offices and SOHO suites. Phase 1, which features 264 units of shop offices and retail lots, was launched in March 2015 and completed in June 2018.

Forum 2 refers to the second phase of the development, which offers a holistic lifestyle with its business and leisure offerings. Forum 2 comprises the SOHO Tower, Serviced Apartments Tower, Office Tower, and a two-floor retail mall. The Serviced Apartments Tower was launched in November 2019 while the Corporate Office Tower, which was 32.8% sold in FY2020, is expected to be completed by 2023.



Sunsuria Forum at Setia Alam, Selangor

MANAGEMENT DISCUSSION AND ANALYSIS



Monet Springtime at Sunsuria City, Sepang, Selangor

BUSINESS RISKS

The Risk Assessment Committee has identified two critical risks that requires constant monitoring for FY2020. Firstly, a strategic business risk in the form of the slowdown in economy due to the COVID-19 pandemic; and secondly, credit risk due to limited funding for end-financing of projects.

THE WAY FORWARD

The World Bank has forecast Malaysia's economy to grow by 6.7% in 2021, after contracting by 5.8% in 2020. Previously, the World Bank's GDP contraction forecast for 2020 was at 4.9% - the greater contraction forecast being attributed to the reimposition of the Conditional Movement Control Order ("CMCO"), which adversely affected the economy. According to the World Bank, the 6.7% GDP growth forecast will be contingent upon several factors - the effective roll-out of a COVID-19 vaccine, gradual improvements in exports and a build-up in consumption and investment.

The Group will continue to exercise prudence in expenditure and in growing its land bank under the new normal. Having embarked on more digitalisation initiatives in FY2020, the Group hopes to further tap into new business opportunities and innovative product offerings to stay relevant to prospective and existing stakeholders. The Company also aims to improve on the QCLASSIC scores of all ongoing projects, such as Giverny Walk, Monet Garden, and Monet Springtime, as we continue to push ourselves towards higher standards of quality, integrity, and excellence in our projects.

Moving forward, the availability of COVID-19 vaccines give us reason to hope for a better future, as we look forward to overcoming the pandemic in due time, and creating a lasting, sustainable legacy for future generations.

GROUP FINANCIAL HIGHLIGHTS

YEAR	2016	2017 (Restated)	2018 (Restated)	2019	2020
Revenue (RM'000)					
- continuing operations	202,401	133,930	712,264	534,257	197,083
- discontinued operations	12,353	-	-	-	-
Profit after taxation attributable to owners of the Company (RM'000)	43,839	(5,851)	155,237	135,465	29,096
Total Borrowings (RM'000)	221,363	181,348	239,974	183,398	251,276
Equity attributable to owners of the Company (RM'000)	680,751	646,166	803,202	999,570	1,028,666
Gross Gearing Ratio (times)	0.32	0.28	0.30	0.18	0.24
Basic Earnings Per Share (sen)*					
- continuing operations	4.80	(0.73)	19.43	16.08	3.25
- discontinued operations	0.93	-	-	-	-
Net Asset Per Share (RM)**	0.86	0.81	1.01	1.12	1.15
No. of shares ('000)	798,831	798,834	798,834	895,917	895,917

* Based on weighted average number of shares issued during the period/year.

** Based on number of shares issued as at end of financial year.

Segmental: Revenue

YEAR	2016	2017 (Restated)	2018 (Restated)	2019	2020
Manufacturing (RM'000)	9,301	-	-	-	-
Property Development (RM'000)	198,933	133,288	711,347	532,439	193,798
Constructions (RM'000)	-	-	285	245	949
Investment holdings and Others (RM'000)	6,520	642	632	1,573	2,336
	214,754	133,930	712,264	534,257	197,083

BOARD OF DIRECTORS



From left to right:

TAN PEI GEOK
Senior Independent
Non-Executive Director

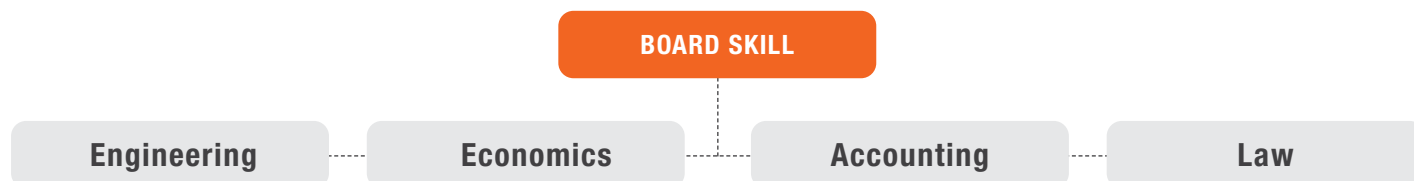
**TAN SRI DATUK
TER LEONG YAP**
Executive Chairman

DATO' QUEK NGEE MENG
Independent
Non-Executive Director

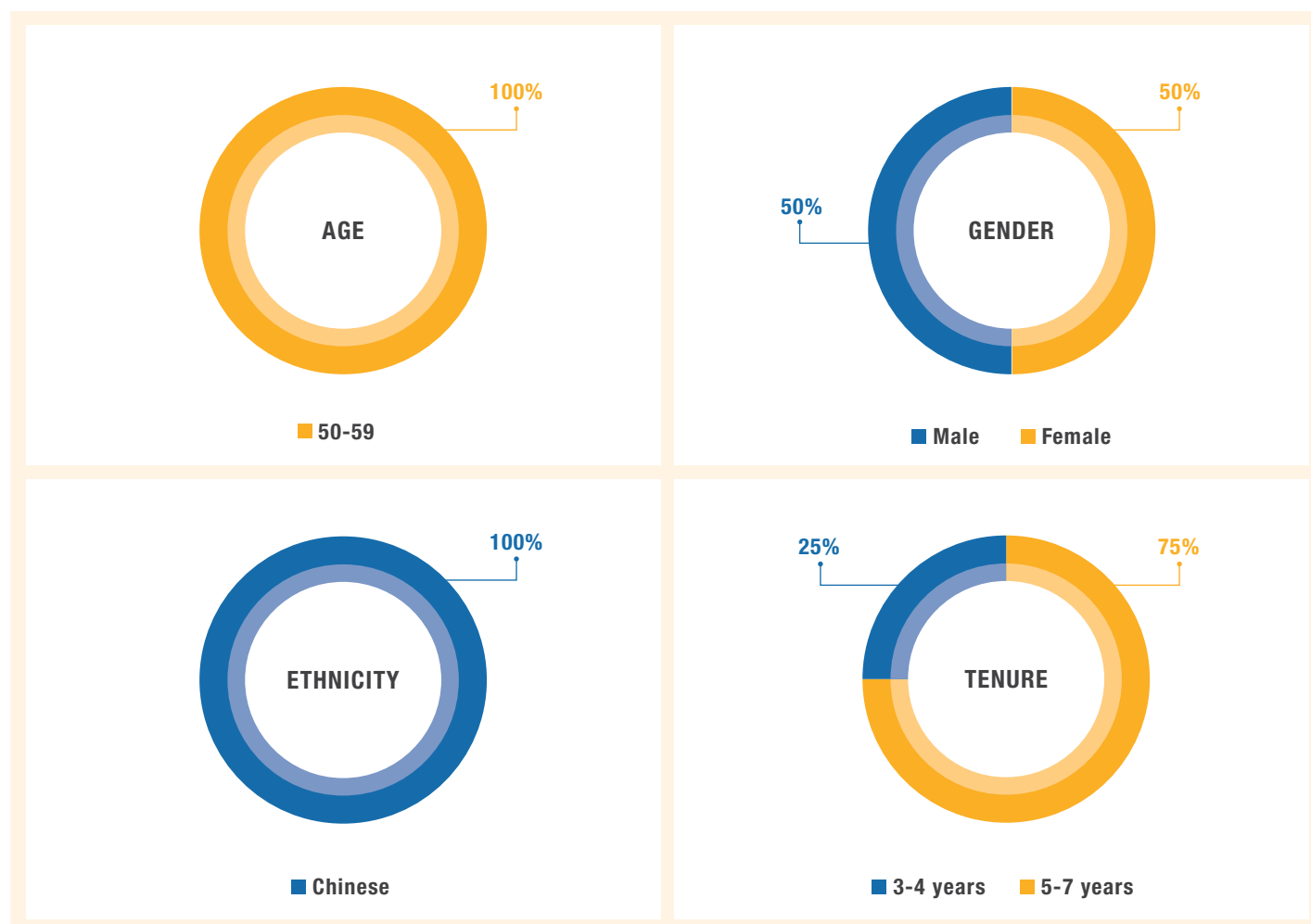
DATIN LOA BEE HA
Independent
Non-Executive Director

DIRECTORS' PROFILE

BOARD SKILL MATRIX



OUR BOARD DIVERSITY



None of the Independent Non-Executive Directors hold office for more than nine (9) years under the reporting period. The Board is well aware that the tenure of an independent director should not exceed a cumulative term of nine (9) years as recommended by the MCGG. Upon completion of the nine (9) years, an independent director may continue to serve on the board subject to the director's re-designation as a non-independent director. The NRC and the Board also noted that pursuant to the MCGG, the Board may provide justifications and seek shareholders' approval in the event there is intention to retain a Director who has served a cumulative term of nine (9) years as an Independent Director.

DIRECTORS' PROFILE



TAN SRI DATUK TER LEONG YAP

Executive Chairman

Board Committees:

- Member of Risk Management Committee
- Member of Employees' Share Option Scheme Committee

Academic/Professional Qualifications:

- Bachelor Degree in Mechanical Engineering (Honours), University of Malaya in 1989

Tan Sri Datuk Ter's foray into the industry began with a construction and material handling equipment business back in 1989. Since then, Tan Sri Datuk Ter has diversified his business interests to include property development and education.

Armed with a wealth of experience, determination, and an impeccable track record in the property development sector, he has successfully incorporated his personal vision and mission into Sunsuria, making it the very essence of the Company. Tan Sri Datuk Ter strongly believes in running Sunsuria with upmost integrity and reliability.

Nationality
Malaysian

Age
57

Gender
Male

Appointed on
22 JAN 2014

Length of Service
(as at 22 January 2021)
7 years

Date of Last Re-election
8 MAR 2018

Board meeting attended
in the Financial Year
6/6

Present Directorship(s)
Listed entity: Nil
Other public company: Nil

Positions and Affiliations:

- President of the National Chamber of Commerce and Industry of Malaysia (NCCIM) (2016-Present)
- President of the Associated Chinese Chamber of Commerce and Industry of Malaysia (ACCCIM) (2015-Present)
- President of the Chinese Chamber of Commerce & Industry of Kuala Lumpur & Selangor (KLSCCCI) (2012-Present)
- Member of World Chinese Entrepreneurs Convention (WCEC) Advisory Committee (2015-Present)
- Executive Member for China Overseas Friendship Association (COFA) (2019-Present)
- Advisory Committee of the 10th Council of the All China Federation of Returned Overseas Chinese (AFROC) (2018-Present)
- Founder Member of the China-ASEAN Entrepreneurs Association (2018-Present)
- Vice Chairman of Sichuan Provincial People's Government and Sichuan Overseas Exchanges Association, China (2015-Present)
- Adviser of the 6th Council of the Yunnan Overseas Exchanges Association, China (2017-Present)
- Vice Chairman of the 6th Council of the Fujian Overseas Exchanges Association, China (2018-Present)
- Oversea Adviser to the Foreign Enterprises Investment Association, Guangdong Province, China (2016-Present)
- Adviser of the 5th Council of the Chengdu Overseas Exchanges Association, China (2019-Present)
- Honorary Adviser of Belt and Road Summit, Hong Kong Trade Development Council (2019-Present)
- Adviser of Chinese Chamber of Commerce of Victoria, Australia (CCCV) (2019-Present)
- Honorary President of Jilin Province Overseas Friendship Association (2019-Present)
- Executive Vice Chairman of the Guangdong-Hong Kong-Macao Greater Bay Area Entrepreneurs Union (2017-Present)
- Member for Trade and Industry Advisory Council (TIAC) (2019-Present)
- Advisor of the Malaysia Retail Chain Association (MRCA) (2018-Present)
- Director of Xiamen University Malaysia (2012-Present)
- Vice-Chairman of Hin Hua High School
- Vice-Chairman of Pin Hwa High School
- Director of Kuen Cheng High School
- Honorary Director of Buddhist Compassion Relief Tzu Chi Foundation

Awards and Recognition:

- Panglima Setia Mahkota (PSM), 2017
- Panglima Jasa Negara (PJN), 2011
- Ahli Mangku Negara (AMN), 2001
- National Unity Ambassador - Department of National Unity and Integration (JPNIN), 2016
- The Edge Malaysia Outstanding Property Entrepreneur Award, 2017
- Business Excellence Person of the Year - Sin Chew Business Excellence Awards, 2014
- Outstanding Malaysian Hokkien Award - Federation of Hokkien Associations of Malaysia, 2008 and 2017

DIRECTORS' PROFILE



DATO' QUEK NGENG MENG

Independent Non-Executive Director

Board Committees:

- Member of Audit Committee
- Member of Nomination and Remuneration Committee
- Chairman of Risk Management Committee
- Member of Employees' Share Option Scheme Committee

Academic/Professional Qualifications:

- Bachelor Degree in Economics and Law, University of Adelaide, Australia in 1990 and 1992 respectively
- Master Degree of Laws, National University of Singapore in 1997

After commencing private practice with a legal firm in Johor Bahru for 2 years, Dato' Quek served as in-house legal counsel of the SMI Group, a company dealing with plywood with its operational headquarters in Singapore from 1997 to 2000. He then set up his own practice in 2000 as Halim Hong & Quek.

Having been in practice for more than 20 years, Dato' Quek has extensive legal experience in various areas notably cross border investment, real property and land, corporate and commercial. He is regularly sought by multi-national companies, major developer and financial institutions for advice and representation.

He is sought by major corporations for strategic advice on investment plans including cross-border transactions as well as review of commercial contracts and agreements. Business councils regularly seek him for advice and representation. His vast experience in strategic advice has earned him a spot in these organisations where he formerly served as the director of Malaysia-China Business Council and as the Chairman of Silk Road Business Council Malaysia Committee. Dato' Quek was also the co-chairman of Malaysia-China Commercial Law Cooperation Committee.

Dato' Quek is active in advocating social causes, in particular against Batang Kali massacre where he was appointed as the coordinator of the Action Committee condemning the Batang Kali Massacre in December 1948 to seek justice against the killings perpetrated by the British armies.

In the legal fraternity, Dato' Quek is an arbitrator of the Asian International Arbitration Centre (AIAC) and serves as a panel member of the Disciplinary Committee of the Advocate & Solicitor's Disciplinary Board. He frequently speaks at international and local conferences on law-related subjects including the Belt & Road issues. He is empanelled as an arbitrator of Shanghai International Arbitration Centre (SIAC), and appointed as director and Vice Chairman of Asian Institute for Alternative Dispute Resolution (AiADR).

Nationality
Malaysian

Age
52

Gender
Male

Appointed on
24 NOV 2017

*Length of Service
(as at 22 January 2021)*
3 years 2 months

Date of Last Re-election
12 JUN 2020

*Board meeting attended
in the Financial Year*
6/6

Present Directorship(s)
Listed entity: Nil
Other public company: Nil

DIRECTORS' PROFILE



TAN PEI GEOK

Senior Independent Non-Executive Director

Board Committees:

- Chairman of Audit Committee
- Chairman of Nomination and Remuneration Committee
- Member of Risk Management Committee

Academic/Professional Qualifications:

- Bachelor Degree of Economics, Monash University in 1983
- Member of the Certified Practising Accountants (CPA Australia)
- Member of the Malaysian Institute of Accountants (MIA).

Ms. Tan began her career as an audit assistant with Binder Hamlyn before joining Public Bank Berhad, where she served for over 20 years in various credit-related departments. She was the Deputy Director of Corporate Banking in Public Bank Berhad before she left to join Health Scan Malaysia Sdn. Bhd., a leading medical and diagnostic centre, as its Chief Executive Officer in 2004. Her position has since been re-designated as the Director of HealthScan & Diagnostic Services when the operations of the said company were injected into Cardiac Vascular Sentral (Kuala Lumpur) Sdn. Bhd., an integrated cardiac vascular hospital in 2016.

Nationality
Malaysian

Age
59

Gender
Female

Appointed on
1 OCT 2015

Length of Service
(as at 22 January 2021)
5 years 4 months

Date of Last Re-election
8 MAR 2018

Board meeting
attended in the
Financial Year
6/6

Present
Directorship(s)

Listed entity: Nil

Other public company:
Nil



DATIN LOA BEE HA

Independent Non-Executive Director

Board Committees:

- Member of Audit Committee
- Member of Nomination and Remuneration Committee
- Chairman of Employees' Share Option Scheme Committee

Academic/Professional Qualifications:

- Bachelor Degree of Accounting (Honours), University of Malaya in 1989
- Member of the Malaysian Institute of Accountants (MIA)
- Member of the Malaysian Institute of Certified Public Accountants (MICPA)

Datin Loa began her career with PriceWaterhouse in 1989 and later joined Team Accountants Sdn. Bhd., an investment holding company in 1994 as the Finance Manager for 12 years.

She was previously on the Board of Director of Taylor's College Sdn. Bhd., Garden International School Sdn. Bhd. and Taylor's International School (KL) Sdn. Bhd.

Nationality
Malaysian

Age
57

Gender
Female

Appointed on
21 AUG 2014

Length of Service
(as at 22 January 2021)
6 years 5 months

Date of Last Re-election
29 MAR 2019

Board meeting
attended in the
Financial Year
6/6

Present
Directorship(s)

Listed entity: Nil

Other public company:
Nil

Other Information

- Tan Sri Datuk Ter Leong Yap is a major shareholder of the Company.
- Except as disclosed above, none of the other Directors has any family relationship with any Directors and/or major shareholders of the Company.

Conflict of Interest

None of the other Directors has any conflict of interest with the Company except as disclosed in this Annual Report.

Conviction for Offences

None of the Directors have been convicted of any offences within the past 5 years other than traffic offences.

None of the Directors have any public sanction or penalty imposed by the relevant regulatory bodies during the financial year.

SENIOR MANAGEMENT



CHUAH CHEW HAI
Chief Executive Officer,
Sunsuria Asas Sdn Bhd

**TAN SRI DATUK
TER LEONG YAP**
Executive Chairman

**DATUK SIMON KWAN
HOONG WAI**
Chief Operating Officer

DATO' TAN TIAN MENG
Chief Executive Officer,
Citic Sunsuria Sdn Bhd

LEE SWEE KHENG
Chief Financial Officer

WONG CHIEW MENG
Chief Project Officer

SENIOR MANAGEMENT'S PROFILE



TAN SRI DATUK TER LEONG YAP
Executive Chairman

Profile

Tan Sri Datuk Ter Leong Yap's profile is available on page 18.



DATUK SIMON KWAN HOONG WAI
Chief Operating Officer

Profile

Datuk Simon Kwan Hoong Wai, male, age 48, a Malaysian. He is the Chief Operating Officer and Head of Property Division of Sunsuria Berhad. Holding a Masters in Business Administration (MBA) from the University of Southern Queensland, Australia, Datuk Simon Kwan began his career as Technical and Sales Executive in the engineering sector. He soon made strides into property development since 1993 and fast tracked his exposure into international trade market.

He has over 27 years of working experiences spanning across the fields of Sales, Project Marketing, Corporate Branding, Office Management, Customer Experience and Leasing. Currently, Datuk Simon Kwan oversees the overall operational functions of the company, leads product innovation and development, involves in planning and conceptualization of new projects, oversees other business divisions of Sunsuria Group mainly the retail division, food & beverage division and the integrated healthcare division. Recently, he was given the role to lead young innovative minds by accelerating digitalization across the organization from the front-office to the back-office operational approach that not only technological savvy future but one that is safe for employers and employees.

Positions and Affiliations

2000 – Present	Member of Malaysia Iron and Steel Industry Federation (MISF)
2003 – 2008	Member of Asia Iron and Steel Industry Federation (AISIF)
2005 – Present	Member of Kuala Lumpur/ Selangor Associated Chinese Chamber of Commerce (KLSCCCI)
2008 – Present	Member of Federation of Malaysia Manufacturer (FMM)
2008 – Present	Member of Malaysia Master Builders (MMB)
2010 – Present	Member of Federation Internationaledes Administrateurs de Bien-ConselisImmobiliers (FIABCI Malaysia)
2020 – Present	National Committee Member of FIABCI Malaysia

Profile

Lee Swee Kheng, female, age 56, a Malaysian, she is the Chief Financial Officer of the Company.

Madam Lee has more than 30 years of work experience and has held various finance positions in the property development, hotel and leisure sectors. She began her career in public accounting firms before joining various public listed company as an Accountant and later on as General Manager, Finance.

She holds a Diploma in Financial Accounting from Kolej Tunku Abdul Rahman. She is a member of the Malaysian Institute of Accountants (MIA) and Fellow of the Association of Chartered Certified Accountants (FCCA).



LEE SWEE KHENG
Chief Financial Officer

SENIOR MANAGEMENT'S PROFILE



DATO' TAN TIAN MENG
Director/Chief Executive Officer,
Citic Sunsuria Sdn Bhd

Profile

Dato' Tan Tian Meng, male, age 57, a Malaysian, he is a Director and Chief Executive Officer of Citic Sunsuria Sdn Bhd, a joint-venture company between Sunsuria Builders Sdn Bhd, a wholly-owned subsidiary of the Company, and Citicc International Investment Ltd – a wholly owned subsidiary of Citic Construction Co., Ltd, which in turn is a tier one wholly owned subsidiary of Citic Limited, a Fortune Global 500 Company. He graduated with a Bachelor of Civil Engineering (Honours) degree from the University of Malaya in 1988.

Since his graduation, he has had 32 years' experience and professional practice careers in industries related to construction and property development. He is currently a director of several private limited companies including Lintasan Remaja Sdn. Bhd., Delta Elegance Sdn. Bhd. and Grand Maluri Sdn. Bhd.

Dato' Tan Tian Meng also been actively involved and carries few key positions in National Chamber of Commerce and Industry of Malaysia (NCCIM), as Executive Committee Member; The Associated Chinese Chambers of Commerce and Industry of Malaysia (ACCCIM) as Secretary General, since 2019 and Chinese Chamber of Commerce and Industry of Kuala Lumpur & Selangor (KLSCCCI), as Vice President, since 2018.



CHUAH CHEW HAI
Director/Chief Executive Officer,
Sunsuria Asas Sdn Bhd

Profile

Chuah Chew Hai, male, age 57, a Malaysian, is a Director and Chief Executive Officer of Sunsuria Asas Sdn Bhd, an indirect 51%-owned subsidiary of the Company.

Mr Chuah has more than 30 years of experience in the construction and property development industry and he has founded Metrio group of companies in October 2002, which are principally involved in property development.

His extensive experience and knowledge in construction and development industry has driven Metrio group of companies to become a leading property development in the northern region of Peninsular Malaysia.



WONG CHIEW MENG
Chief Project Officer

Profile

Wong Chiew Meng, male, age 44 years old, a Malaysian, he is Chief Project Officer of the Company.

Mr Wong has 20 years of working experience in project development and has held various senior positions in a few property developments companies. He joined Sunsuria Group in 2017 as Senior Director-Project and was promoted to Chief Project Officer in December 2020.

Mr Wong acts as the Heads of Sunsuria Group Project Department, Sunsuria Group Quality Management System Committee and Sunsuria Group Emergency Respond Team. He is responsible for the planning and operation, supply chain, as well as project quality management of all development projects of Sunsuria Group. In addition, he is also in charge of Sunsuria City Township (such as Jasper Square, Bell Suites, The Olive, Tangerine Suites and Giverny Walk just to name a few) and other integrated projects from feasibility study, planning, implementation until completion and maintenance of the projects.

He graduated with a Bachelor of Civil Engineering from University of Malaya and Master of Business Administration from University of East London (United Kingdom), in 2012.

Other Information

- Datuk Simon Kwan Hoong Wai is the brother-in-law to Tan Sri Datuk Ter Leong Yap, a Director and major shareholder of the Company.
- Dato' Tan Tian Meng is the spouse of Datin Loa Bee Ha, an Independent Non-Executive Director of the Company.
- Except as disclosed, none of the Senior Management Team members have any family relationship with any Directors or major shareholders of the Company.

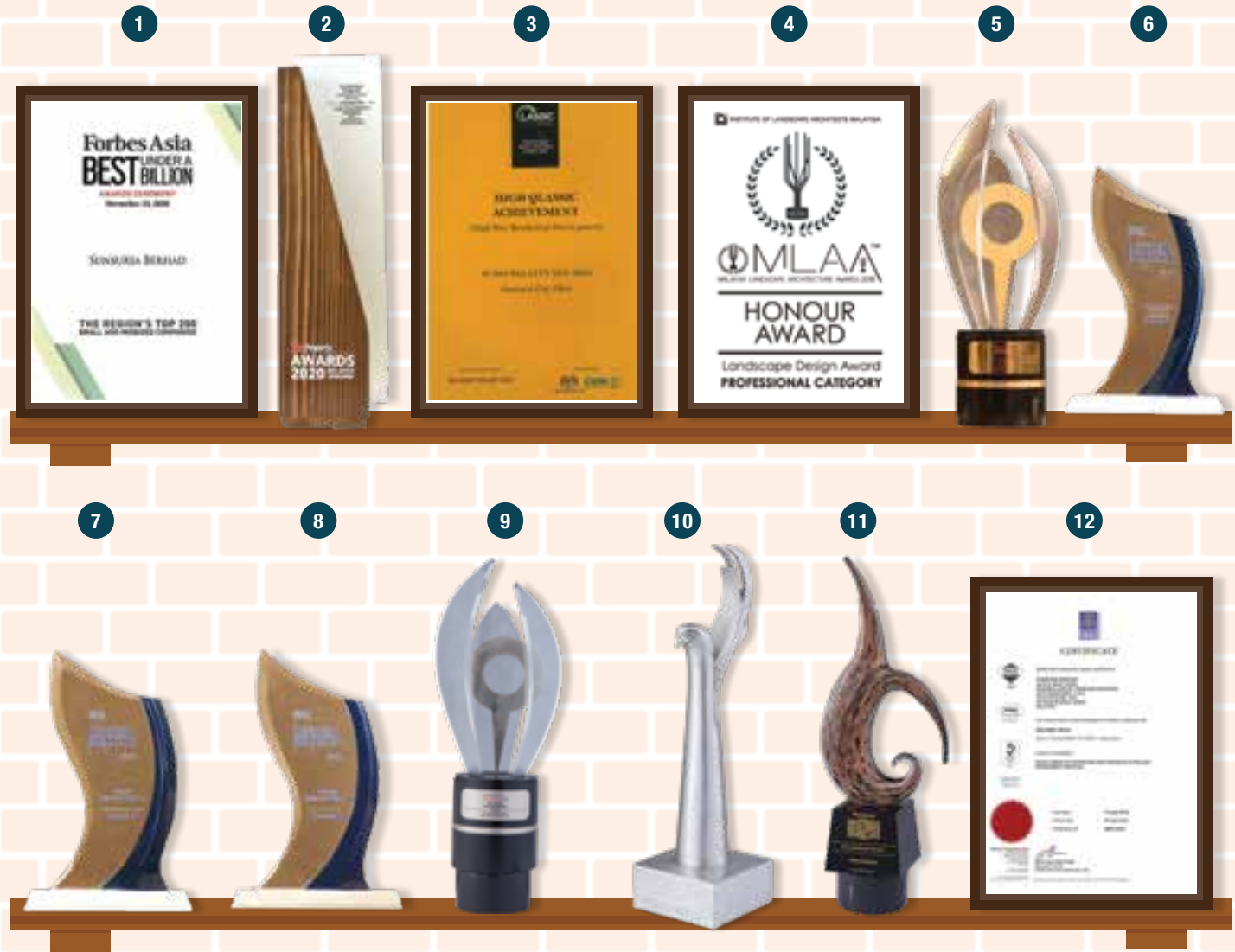
Conflict of Interest

None of the Senior Management Team members have any conflict of interest with the Company except as disclosed in this Annual Report.

Conviction for Offences

None of the Senior Management Team members have been convicted any offences within the past 5 years other than traffic offences. None of the Senior Management Team members have any public sanction or penalty imposed by the relevant regulatory bodies during the financial year.

ACCOLADES



1. **FORBES ASIA – BEST UNDER A BILLION AWARDS 2020**
- Top 200 Performing Publicly Listed in Asia Pacific – Sunsuria Berhad
2. **STARPROPERTY AWARDS 2020**
- The Proximity Award on Best Integrated Development – Sunsuria Forum
3. **CONSTRUCTION QUALITY EXCELLENCE AWARDS 2020**
- High CLASSIC Achievement for High Rise Residential Development – The Olive, Sunsuria City
4. **MALAYSIA LANDSCAPE ARCHITECTURE AWARDS (MLAA) 2019**
- Honour Award for Landscape Design (Professional Category) – Suria Residence
5. **STARPROPERTY.MY AWARDS 2019**
- The Cornerstone Award (Excellence) on Best Landed Development – Monet Residences, Sunsuria City Sdn Bhd
6. **FOCUS MALAYSIA'S BEST UNDER BILLION AWARDS 2019**
- Best Under Billion Awards 2019 Overall Winner – Sunsuria Berhad
7. **FOCUS MALAYSIA'S BEST UNDER BILLION AWARDS 2019**
- Best Revenue Growth (Category: RM500mil-RM950mil) – Sunsuria Berhad
8. **FOCUS MALAYSIA'S BEST UNDER BILLION AWARDS 2019**
- Best Profit Growth (Category: RM500mil-RM950mil) – Sunsuria Berhad
9. **STARPROPERTY.MY AWARDS 2018**
- The Small is Big Award (Honours) on Best Small Home Development – Bell Suites, Sunsuria Berhad
10. **DEVELOPER PROPERTY AWARD 2018**
- CHT Pursuit of Excellence – Sunsuria Berhad
11. **PROPERTY INSIGHT – PRESTIGIOUS DEVELOPER AWARDS 2018**
- Best Office Development – Sunsuria Berhad
12. **CERTIFICATE FROM SIRIM QAS INTERNATIONAL, STANDARDS MALAYSIA & UKAS ON ISO 9001:2015**
- Development of Properties and Provision of Project Management Services – Sunsuria Berhad

ACCOLADES



13. **CERTIFICATE FROM SIRIM INDUSTRI 2018**
- Participation in Quality Management System Certification Scheme 2018 – Sunsuria Berhad
14. **CERTIFICATE FROM THE INTERNATIONAL CERTIFICATION NETWORK (IQNET) ON ISO 9001:2015**
- Development of Properties and Provision of Project Management Services – Sunsuria Berhad
15. **STARPROPERTY.MY AWARDS 2017**
- The Neighbourhood Award (Honours) on Best Boutique Township (below 500 acres) – Sunsuria City, Sunsuria City Sdn Bhd
16. **THE EDGE BILLION RINGGIT CLUB 2017**
- Property - Below RM3B Market Capitalisation – Highest Returns to Shareholders Over Three Years (Gold) – Sunsuria Berhad
17. **PROPERTY INSIGHT – PRESTIGIOUS DEVELOPER AWARDS 2016**
- Top 10 Developers – Sunsuria Berhad
18. **PROPERTY INSIGHT – PRESTIGIOUS DEVELOPER AWARDS 2016**
- Best Sustainable Township Development – Sunsuria City by Sunsuria Berhad
19. **NOBLE EXCELLENCE AWARDS 2016**
- Catalytic Developer Award – Sunsuria Berhad
20. **ASIA PACIFIC PROPERTY AWARDS ARCHITECTURE 2015-2016**
- Highly Commended Office Architecture Malaysia – Suria Residence by Sunsuria Berhad
21. **ASIA PACIFIC PROPERTY AWARDS ARCHITECTURE 2015-2016**
- Highly Commended Office Architecture Malaysia – Seventh Avenue I by Sunsuria Berhad
22. **FOCUS MALAYSIA BEST UNDER BILLION AWARDS 2015**
- Best Enterprise Value Growth (Runner-up) – Sunsuria Berhad

SUNSURIA IN THE NEWS

1. The Edge 14th September 2020
2. China Press - 19th August 2020
3. The Edge - 19th August 2020
4. Vulcan - 19th August 2020
5. Forbes - 17th August 2020
6. The Sun - 17th June 2020



7 亚洲正能量运动反应热-募款行动筹逾600万



#Marketing Singapore
亚洲正能量运动反应热-募款行动筹逾600万

8

MYKAMPING JAPAN LAUNCHED TO SHOWCASE MALAYSIAN PRODUCTS IN CONJUNCTION WITH 2020 TOKYO OLYMPICS

Kuala Lumpur, 10 Jan 2020 (Malaysia Today) - The Ministry of Trade and Industry has launched the "Marketing Japan" campaign in conjunction with the 2020 Tokyo Olympics to showcase Malaysian products in Japan.



"Marketing Japan" is a joint initiative with the Japanese Embassy in Kuala Lumpur to showcase Malaysian products in Japan.

9



Metode baru
Marketing Singapore

11 Look Out For Malaysia's First 'Book Tunnel' Concept At This New Bookstore



10



13



12

Malaysia's First Ever Book Tunnel Concept Is Now Open At BookXcess Sunsuria Forum



- 7. Sin Chew - 15th April 2020
- 8. Property Insight - 10th January 2020
- 9. Metro - 29th December 2019
- 10. Focus Malaysia - 16th November 2019
- 11. Malaysia Tatler - 13th November 2019
- 12. KL Foodie - 31st October 2019
- 13. Edge Prop - 18th October 2019

OUR SUSTAINABILITY STATEMENT

As we progress in our sustainability journey, we are pleased to present our third annual sustainability statement which provides a comprehensive overview of our approach to sustainable development. Highlight of this year's report include expanding our reporting scope to include the Landscape and Nursery division, reviewing our material matters from the previous year and reassessed them, and introducing Key Performance Indicators ("KPIs") to monitor our sustainable performance.



SUSTAINABILITY STATEMENT

SCOPE OF REPORTING [102-1, 102-3, 102-4, 102-6]

Our statement encompasses four business divisions within the Sunsuria Berhad Group (“the Group” or “Sunsuria”) including Property Development, Construction, Food and Beverages (“F&B”), Landscape & Nursery and our corporate headquarters in Kota Damansara, Selangor.

Business Division	Division	Project/Restaurant Name	Stage of Completion/ Date of Commencement
Property Development	Sunsuria City Sdn Bhd	Bell Avenue	100%
		Jasper Square	100%
		Bell Suite Retail	100%
		Bell Suite Soho	100%
		The Olive	100%
		Monet Lily	100%
		Celebration Centre (Sales Gallery)	100%
		Monet Garden	79.8%
		Monet Springtime	79.6%
		Giverny Walk	74.1%
Tangerine Suite	21.6%		
	Sunsuria Residence Sdn Bhd	Suria Residence	100%
	Sunsuria Forum Sdn Bhd	The Forum 1	100%
		Forum 2, Office Tower	7.1%
		Forum 2, Soho	9.9%
		Forum 2, Soho (Affordable)	10.2%
		Forum 2, Service Apartment	13.0%
Construction	Sunsuria Asas Sdn Bhd	-	-
F&B	Sunsuria City Amenities Sdn Bhd	Double Happiness	16/2/2019
		Artelier Café	14/4/2019
		Ming Yang	23/9/2019
Landscape & Nursery	Sunsuria Landscape & Nursery Sdn Bhd	-	-

REPORTING PERIOD [102-50, 102-52]

The reporting period for this sustainability statement is between 1 October 2019 and 30 September 2020.

REPORT FRAMEWORK

The disclosures in this statement have been prepared in accordance to the Bursa Malaysia Sustainability Reporting Guide (2nd Edition) with guidance from the Global Reporting Initiative (“GRI”) Standards.

FEEDBACK [102-53]

In reaching out to our valued stakeholders, we have uploaded an electronic version of this statement on our corporate website (www.sunsuria.com). For more information on this statement and to provide your feedback, please contact:

Lee Swee Kheng

Chief Financial Officer

 cosec@sunsuria.com

 +603-6145 7777

SUSTAINABILITY STATEMENT

OUR COMMITMENT TO SUSTAINABLE DEVELOPMENT

Inspired by the 17 Sustainable Development Goals (“SDGs”) introduced by the United Nations under Agenda 2030, as a Group, we have identified five SDGs that are most aligned to our vision to develop a business that is economically, environmentally and socially sustainable. We have endeavoured to integrate our strategies to contribute to the aspirations and targets of these goals.

<p>3 GOOD HEALTH AND WELL-BEING</p>	<p>OUR CONTRIBUTIONS</p>	<ul style="list-style-type: none"> • Establishment of Crisis Management Committee with the support of Sunsuria’s Emergency Response Team • Establishment of Standard Operating Procedure (“SOP”) for COVID-19 (Coronavirus disease 2019) and fortnightly review of compliance to ensure health of site workers and employees
<p>4 QUALITY EDUCATION</p>		<ul style="list-style-type: none"> • In-house training applications and videos for employees • Safety & Health Awareness training attended by the Group’s QAQC personnel
<p>8 DECENT WORK AND ECONOMIC GROWTH</p>		<ul style="list-style-type: none"> • Review of supplier’s ISO System during pre-qualification as part of our screening process • Standard safety and health training course given to every staff in construction and F&B division • All employees are given annual appraisal for job performance
<p>11 SUSTAINABLE CITIES AND COMMUNITIES</p>		<ul style="list-style-type: none"> • Installation of solar panels on the roof top of Celebration Centre Sales Gallery for electricity generation • Implementation of rainwater harvesting tanks for landscape irrigation • Numerous community programmes to raise awareness and donate to a charitable cause
<p>16 PEACE, JUSTICE AND STRONG INSTITUTIONS</p>		<ul style="list-style-type: none"> • Whistleblowing Policy, Board Charter, Code of Conduct and Ethics, and Terms of Reference to ensure integrity in Group’s management • Implementation of Anti-Corruption Framework in FY2020 • Formation of Anti-Bribery and Anti-Corruption Working Group (“ABACWG”) with Board approval

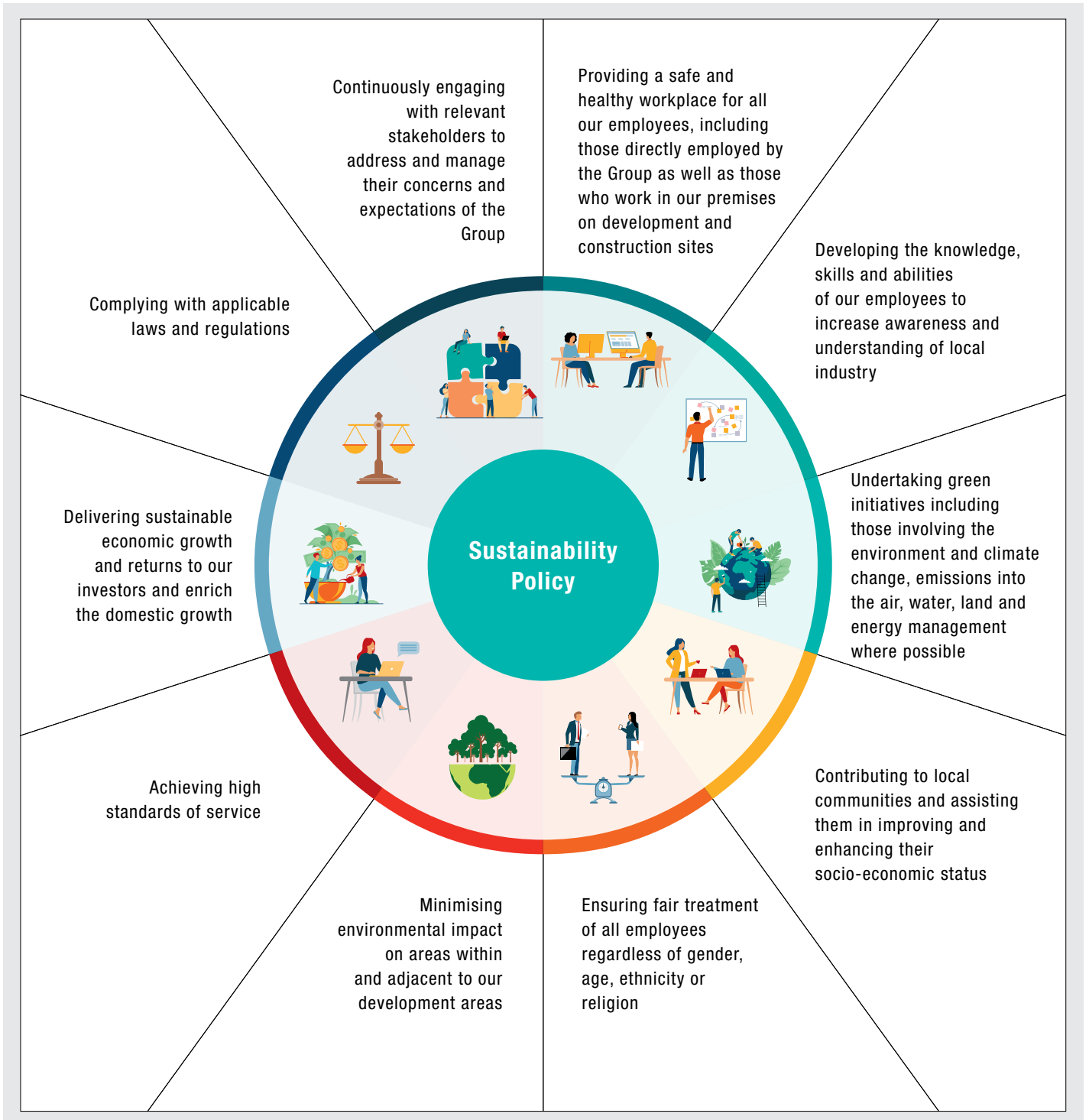
OUR SUSTAINABILITY PRINCIPLES [102-16]

The core values of Sunsuria are Integrity, Reliability, Respectful, Committed and Progressive. These values guide us in our business, define our work culture and are the tenets upon which we established the Group’s Sustainability Policy.

*Creating sustainable value today and into the future
for the benefit of our stakeholders*

SUSTAINABILITY STATEMENT

Our Sustainability Policy which was introduced last year has been instrumental in providing direction for the planning and implementation of initiatives within the Group.



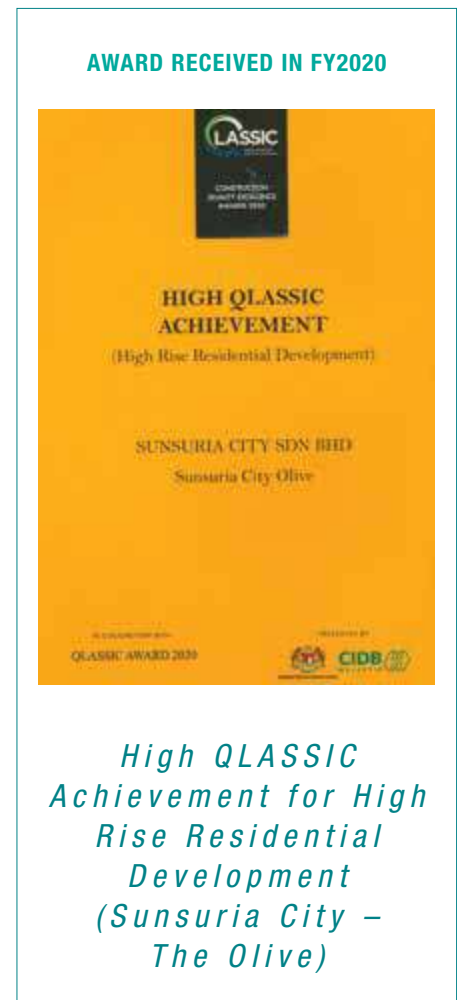
SUSTAINABILITY STATEMENT

KEY SUSTAINABILITY PERFORMANCES ^[102-48]

This year we introduced and implemented KPIs to track our sustainability performance in a robust manner. The KPIs represents five materials sustainability matters that are crucial to our sustainability performance and as we progress each year, it is our intent to build and increase the number of KPIs.

By the end of this financial year, we are proud to announce that four out of five KPIs, that relate to electricity consumption, customer satisfaction, project quality, and local procurement have been met.

	Target	Achievement	
Energy Efficiency	To achieve lower energy intensity at our corporate headquarters with FY2019 baseline target of 1,113.98 kWh/m² . ¹ ¹ The electricity intensity for FY2019 is amended from 11.8 kWh/m ² to 113.98 kWh/m ² due to changes in calculation methodology.	Achieved energy intensity of 104.71 kWh/m² at our corporate headquarters in FY2020.	■
Customer Satisfaction	To achieve a customer satisfaction score of 75% for all stages (Pre-sales, Post-sales and Post-project handover) in our development projects.	Achieved overall customer satisfaction score for the following stages: 1. Pre-sales score: 86.84% 2. Post-sales score: 89.70% 3. Post-project score: 83.97%	■
Occupational Health and Safety	Zero Lost Time Injury Frequency Rate (“LTIFR”) as per industry benchmark.	Achieved Zero LTIFR for 1,267,641 man-hours worked since projects commencement. LTIFR: Number of lost time injuries occurring in a workplace per 1 million hours worked.	■
Supply Chain Management	Minimum 80% procurement spending on local suppliers.	80% procurement spending on local suppliers in FY2020.	■
Products and Service Quality	Achieve QCLASSIC Score of 80% for all projects.	Achieved QCLASSIC Score for the following projects in FY2020: 1. The Olive: 83% 2. Monet Lily: 78% 3. Bell Suites: 74%	■

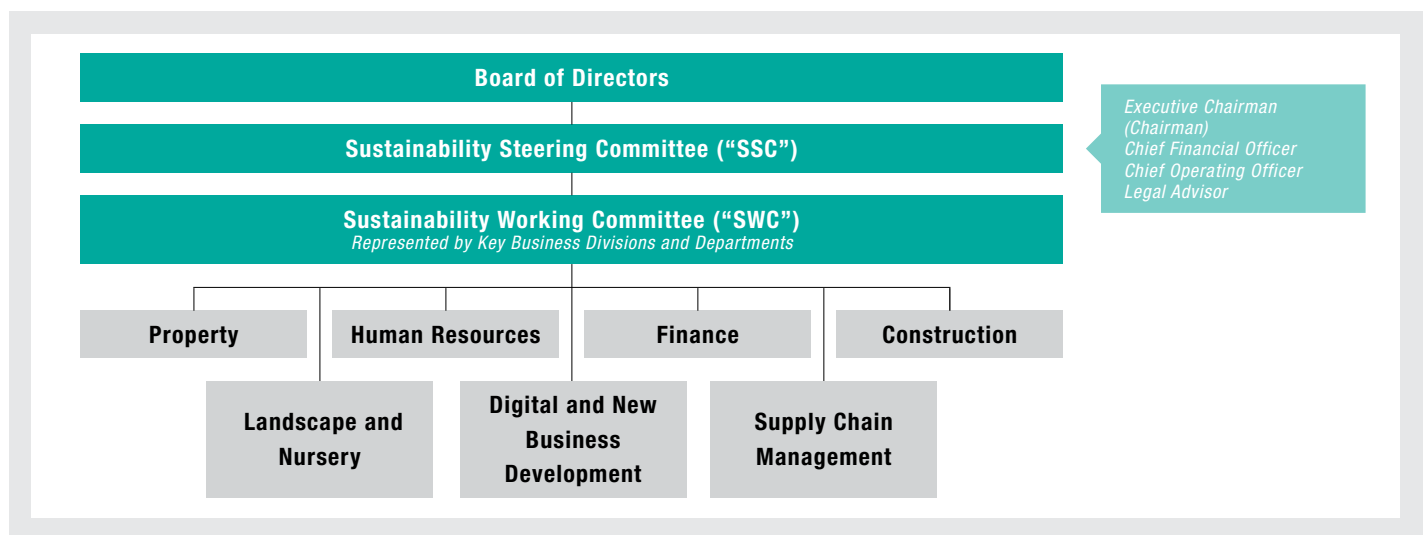


SUSTAINABILITY STATEMENT

SUSTAINABILITY GOVERNANCE STRUCTURE [102-18, 102-20, 102-32]

Sustainability requires a top-down approach where the Board of Director (“Board”) play a pivotal role in leading the Group towards achieving its goals and targets. We have established a four-tiered governance structure for effective oversight and implementation of sustainability initiatives.

Our Sustainability Steering Committee (“SSC”) which is headed by the Group’s Executive Chairman reports directly to the Board. The Sustainable Working Committee (“SWC”) comprises representatives from key business divisions and departments as well as assists the SSC to operationalise Sunsuria’s sustainability agenda. The SSC and SWC convene annually to discuss progress made in the implementation of sustainability strategies, with additional meetings upon the request of the Committee Chairman.



In FY2020, the roles and responsibilities of the SSC and SWC retained since FY2019 (illustrated in the structure below) were established by the Board in the Terms of Reference.



SUSTAINABILITY STATEMENT

STAKEHOLDER ENGAGEMENT TABLE [102-40, 102-43, 102-44]

We recognise the importance of stakeholders and engagement with our stakeholders using multiple platforms to understand their interests and concerns. This helps improve our business decision-making and informs us of our stakeholders' expectations.

Stakeholder	Areas of Interest	Sunsuria's Response
Customer	<ul style="list-style-type: none"> Efficient complaint resolution Customer-company relations Safety and security Personal Data Protection Act ("PDPA") compliance 	<ol style="list-style-type: none"> Sunsuria conducts regular client meetings whenever it is required Customers are required to fill up a Customer Satisfaction Survey form upon signing the sales and purchase agreement ("SPA") We hold community and networking event annually Online enquiries on Sunsuria's corporate website/Facebook are directed to our Sales staff to reply within 24 hours Customers are required to sign a PDPA consent form upon signing the SPA
Employee	<ul style="list-style-type: none"> Performance management Learning and development Ethics and integrity Transparency and communication Safety and hygienic working conditions 	<ol style="list-style-type: none"> Annual staff KPI and performance appraisal in October and November Internal policies are circulated when necessary Team building exercises are regularly conducted, with training programmes held regularly Employee surveys are conducted every September The Sunsuria Live Portal was launched as an online platform for communication and between all department Sunsuria conducts onboarding for new employees Town Hall Meetings are conducted whenever necessary to make important announcements to all staff members Sunsuria Recreational Club ("SRC") have kick-started staff bonding breakfast in February 2020. It is supposed to be a monthly event but unfortunately it was put on hold due to COVID-19 MCO SRC have regularly organized Health & Wellness programmes for all staff such as 21+4 health challenge + workout, Online Zumba Class, Health talk, Plank Challenge and Dalgona Coffee contest during the period from March 2020 to May 2020. Upcoming program such as Jogotong royong, charity drive and year-end makan-makan festival are in the planning SRC celebrates staff birthday with personalised wishes and given RM50 TnG digital birthday voucher each Run the Great Sunsuria Corporate Culture exercise through the creation of GEMSmoji Whatsapp stickers, photo frames to be used in Sunsurians' day-to-day conversation and instilling these cultures through internal display ads, desktop wallpapers and screen savers Group Corporate Culture - introduction of 'Knowledge Management' to gather best practices and to implement the practices accordingly Formed GSC Champion to lead and execute activities with their team members Conducted bi-weekly meeting among SRC committee members to discuss Knowledge Management task since July 2020

SUSTAINABILITY STATEMENT

Stakeholder	Areas of Interest	Sunsuria's Response
Regulatory Bodies	<ul style="list-style-type: none"> Regulatory compliance Labour practices Environmental management and compliance Occupational health and safety 	<ol style="list-style-type: none"> Local authority conducts regular inspection to ensure Sunsuria complies with local regulatory requirements We issue notification cards to shareholders of the company informing them of the availability of the Annual Report instead of distributing printed copies Sunsuria Asas Sdn Bhd achieved ISO 45001:2018 and ISO 14001:2015 in 2020
Shareholders & Investors	<ul style="list-style-type: none"> Financial Performance Business Strategy Sustainable and stable income distribution Degree of control and influence 	<ol style="list-style-type: none"> We issue media releases in addition to Bursa Announcements to keep shareholders and all stakeholders abreast of our financial performance and corporate development All media releases and Bursa Announcements are uploaded to the company's website
Fund Providers	<ul style="list-style-type: none"> Company performance and cash flows Project launches Project Sales 	<ol style="list-style-type: none"> Release of quarterly results and annual report to disclose the financial status of the Group Frequent dialogue and discussions with fund providers to discuss the status of projects when necessary
Service Providers	<ul style="list-style-type: none"> Transparent procurement practices Payment schedules Pricing of services Sustainable building methods Health, Safety and Environment ("HSE") Compliance Project completion and timely delivery Product quality Agents performance and compliance management Non-disclosure agreement Service Quality Management 	<ol style="list-style-type: none"> Regular sessions between senior management and service providers to identify areas of concern for improvements Tenders are conducted in compliance with Limits of Authority ("LoA") and Standard Operating Procedures and Policies ("SOPP") requirements Independent monitoring and verification of product quality and site safety by QAQC team All completed projects are QLASSIC certified by CIDB. Sunsuria City – The Olive has been awarded with High QLASSIC Achievement for High Rise Residential Development by CIDB and Ministry of Works in conjunction with QLASSIC AWARD 2020 All service providers and suppliers for Sunsuria are required to declare and comply with Anti-Bribery and Corruption ("ABAC") Policies via the Declaration Form Internal & external audits are conducted annually as per ISO 9001:2015 standards for Quality Management System ("QMS"). All contracts above RM200,000 requires Tender & Procurement Committee ("TPC") approval. The company also practice transaction clearance by legal, finance and company secretarial clearance.

SUSTAINABILITY STATEMENT

Stakeholder	Areas of Interest	Sunsuria's Response
Local Communities	<ul style="list-style-type: none"> Impact of business operations Transparency and accountability Environment impact Place making activities 	<ol style="list-style-type: none"> Communities residing around Sunsuria township benefit from our facilities Quarterly financial results and annual financial reports are publicly available on Bursa Malaysia and the corporate website All data regarding sustainability are compiled annually in a sustainability statement within the annual report Community surveys are held to identify customer preference for future development Periodic community engagement activities and CSR initiatives at Sunsuria Forum
Media	<ul style="list-style-type: none"> Financial performance New product launch Major events pre- and post-launch Crisis management 	<ol style="list-style-type: none"> We released our quarterly results to the media upon announcement by Bursa Malaysia Sunsuria has conducted exclusive media interviews with the EdgeProp (real estate and property news outlet) on 14 September 2020 Sunsuria has conducted annual media appreciation events. We also won awards like the Focus Malaysia Best Under Billion Award 2019 for Best Revenue Growth & Best Profit Growth as well as named in Forbes Asia's Best Under A Billion 2020 list



SUSTAINABILITY STATEMENT

MATERIALITY ASSESSMENT PROCESS

Identifying our economic, environmental and social matters that have material impact is key to formulate and implementing sustainability strategies in Sunsuria. We reviewed and retained all 18 material sustainability matters that were identified in FY2019 as they continue to be relevant to our stakeholders and have significant impact on our business operations. However, as the COVID-19 pandemic has impacted businesses in many ways, we re-evaluated the material matters using a weighted ranking method to ascertain if there are changes in their prioritisation.






Having completed the assessment of the 18 material matters, we identified eight (8) material matters - Product and Service Quality, Governance & Ethics, Customer Satisfaction, Financial Performance, Occupational Health and Safety, Risk Management, Market Presence and Effluent & Waste Management – to be critical. The remaining 10 are high priority.






SUSTAINABILITY STATEMENT

MAPPING OUR MATERIAL MATTERS

Our sustainability themes are relevant and linked to our material matters and, in the table below we show how they relate with our stakeholders.

Sustainability Themes	Material Matters	Stakeholders
Elevating Standards of Services  Maintaining and improving services to our customers	Product and Service Quality Why is this material matter important? <i>Property development is a competitive industry and we recognise the true value of creating a brand focused on quality to retain/attract customers.</i>	Customers Service Providers
	Customer Satisfaction Why is this material matter important? <i>Seeking customer feedback allows us to identify and address areas within our business operations for improvement.</i>	Customers Service Providers
	Food Safety Why is this material matter important? <i>Maintaining standards and regulations for food safety protects the well-being of our customer and those involved in food production.</i>	Customers Service Providers
Robust Governance Framework  Cultivate ethical business culture and transparent business dealings	Governance and Ethics Why is this material matter important? <i>Values and ethical standards are vital for Sunsuria's business sustainability to promote upstanding business practices.</i>	Shareholders & Investors Fund Providers Service Providers
	Risk Management Why is this material matter important? <i>Sunsuria maintains a precautionary principle by evaluating risk and opportunities in our business ventures.</i>	Shareholders & Investors Fund Providers Service Providers
Sustainable Value Creation  Maintaining long term value creation in company with innovative and sustainable methods	Financial Performance Why is this material matter important? <i>The obligation of the Group to stakeholders especially investors, to maintain financial resilience during challenging times.</i>	Shareholders & Investors Customers Media
	Market Presence Why is this material matter important? <i>To ensure Sunsuria's business activities can promote growth in the local economy and community.</i>	Customers Shareholders & Investors Employees Media
	Supply Chain Management Why is this material matter important? <i>We strive to ensure our suppliers responsibly source their materials for Sunsuria's business operations.</i>	Service Providers
	Business Digitalisation Why is this material matter important? <i>Going online facilitates the 'working from home' scenario, expands advertising and marketizing options, improve stakeholder communication and encourages an environmental consciousness.</i>	Customers Employees

SUSTAINABILITY STATEMENT

Sustainability Themes	Material Matters	Stakeholders
<p>Environmental Stewardship</p>  <p>Ensuring that our business operations have no adverse impact on the environment</p>	<p>Environmental Regulatory Compliance</p> <p>Why is this material matter important? <i>Complying with regulation ensures that our impact is within the limits that are considered safe for the surrounding environment.</i></p>	Regulatory Bodies
	<p>Energy Efficiency</p> <p>Why is this material matter important? <i>Reducing energy consumption allows Sunsuria to reduce operational costs and lowers our carbon emissions.</i></p>	Customers
	<p>Green Building Initiative</p> <p>Why is this material matter important? <i>Such amenities and features help reduce the environmental impacts of our projects.</i></p>	Customers Service Providers Regulatory Bodies
	<p>Effluent and Waste Management</p> <p>Why is this material matter important? <i>Improper management of waste, especially hazardous waste, can lead to environmental contamination.</i></p>	Regulatory Bodies
	<p>Water Conservation</p> <p>Why is this material matter important? <i>Monitoring water usage encourages Sunsuria to make full use of the limited water sources that is available.</i></p>	Customers
<p>Empowering Employees</p>  <p>Creating a safe and engaging workplace that promotes worker productivity</p>	<p>Occupational Health and Safety</p> <p>Why is this material matter important? <i>We fulfil our pledge to maintain high health and safety standards at the workplace to protect the well-being of our employees.</i></p>	Employees
	<p>Capacity Building</p> <p>Why is this material matter important? <i>We are committed to providing regular training to further develop our talent.</i></p>	Employees
	<p>Diversity and Inclusiveness</p> <p>Why is this material matter important? <i>We encourage and benefit from the varying perspectives and ideas that only a diverse team can bring forward.</i></p>	Employees
<p>Serving Community Needs</p>  <p>Interacting with the local community to maintain social license to operate</p>	<p>Community Engagement</p> <p>Why is this material matter important? <i>To ensure community members have access to our public resources and build a stronger relation with Sunsuria to fulfil our corporate social responsibilities.</i></p>	Local Communities

ROBUST GOVERNANCE FRAMEWORK



Governance and Ethics

Risk Management



SUSTAINABILITY STARTS FROM THE TOP

Sunsuria has been in property development for over three decades. We are currently involved in over 24 projects, ranging from homes and shopping malls to retail offices. By prioritising ethical business practices, our top management seeks to set an example within the property development industry.

SUSTAINABILITY STATEMENT

GOVERNANCE AND ETHICS [205-2]

We hold ourselves to high standards of integrity and accountability in business. Our Board Charter clearly outlines the roles and responsibilities of Board members, wherein every member is expected to conduct themselves professionally and in the interest of stakeholders. Sunsuria has also implemented a robust Code of Conduct and Business Ethics as well as a Whistleblowing Policy to promote transparency and ethical practices. Any amendments or new policies are internally circulated by email within the Group.

Sunsuria has zero-tolerance for bribery and corruption, and has a “No Gift No Entertainment policy” to discourage Sunsurians across all employment levels to engage in such practices. Training on Corporate Liability, Adequate Procedure and ISO 37001 (Anti-bribery management system) was held in FY2019, with a refresher briefing for all Heads of Departments in FY2020. This training served to remind us of the consequences of corruption. We are pleased to announce that zero cases of misconduct were recorded in FY2020.

As part of our renewed commitment in FY2020, the Board has approved the adoption of an Anti-Corruption Framework and the formation of the Anti-Bribery and Anti-Corruption Working Group (“ABACWG”). The primary objective of the ABACWG is to assist the Board in establishing anti-bribery and corruption preventive measures and maintaining the Group’s Anti-Bribery and Corruption Policy & Procedures.

All policy relating to corporate governance are reviewed periodically and available on Sunsuria’s corporate website.

RISK MANAGEMENT [102-30]

This reporting period, the Risk Assessment (“RA”) Committee implemented a two-level approach for any risk assessment process based on the ISO 31000:2009 Risk Management – Principles and Guidelines, an internationally recognised standard by the Australian-New Zealand ISO Committee. This allows Sunsuria to allocate the appropriate amount of attention and resources depending on risk level and types of risk identified. The assessment approach can be segregated into the following categories:

- | | |
|----|--|
| A. | Group risk assessment for matters that affect Sunsuria as a Group |
| B. | Divisional and operational level risk assessment for matters that affect a specific business division of the Sunsuria Group (excluding property development) |

As part of the risk assessment, Sunsuria management has proposed the initiative be called “risk response” with the following actions.



So far, we have identified four (4) critical risks that requires constant monitoring from the Group’s RA for FY2020.

- | | |
|--|---|
| i. Regulatory and compliance risk | The Group’s operations are subject to guidelines, laws and regulations of local authorities, government bodies and ministries, securities commission and listing requirements. |
| ii. Operational risk | The Group’s operations are exposed to sales, project management and construction related risks. |
| iii. Competition risk | The Group’s revenue and profitability are exposed to the risk of uncertainty arising from global and local economic conditions and the challenging property market sector affected by the COVID-19 pandemic. |
| iv. Feasibility risk | The Group strives to balance between achieving customers’ demands over designs and pricing, quality and practicality of its development products while emphasizing on cost optimisation to deliver positive growth to the Group’s earnings. |

Such risks are due to the business environment the Group operates in and may not be completely resolved. Therefore, it is important for Sunsuria to conduct periodical review of risks and mitigate any impacts that may arise.

SUSTAINABLE VALUE CREATION



Financial Performance

Market Presence

Supply Chain Management

Business Digitalisation



BUILDING BUSINESS OPPORTUNITIES

Sunsuria is committed to conducting business beyond ensuring profitability. We support the local economy by providing opportunities to the local population and elevating their living standards.

SUSTAINABILITY STATEMENT

FINANCIAL PERFORMANCE [201-1, 201-2]

FY2020 has been a challenging year for Sunsuria due to the COVID-19 pandemic and the Movement Control Order (“MCO”) which led to a slowdown in economic activities. Nevertheless, the Group has managed to generate RM197.1 million in total revenue in FY2020, which was a 63.1% drop from FY2019’s total revenue of RM534.3 million.

RM15.9 million was distributed for employee wages and benefits, and RM25.4 million was the amount taxed by the government. Full details of our financial performance can be viewed on page 15 of this annual report.

MARKET PRESENCE [202-2]

Over the years, Sunsuria has established a strong market presence within the property development industry and local economy. We recruit and promote employees based on merit and their contribution to the success of the Group. Discrimination is not tolerated at Sunsuria.

We recognise our role in supporting the local economy and provide career opportunities to local talent. By the end of the reporting period, 100% of our senior management level was Malaysian.

SUPPLY CHAIN MANAGEMENT [204-1]

To carry out our construction operations, we source materials from many suppliers/contractors. For our supply chain to run smoothly and for the punctual delivery of products, we have an efficient management system. The Group’s Tender Procurement Committee performs biannual assessments of suppliers based on criteria covering quality and reliability.

We record the ISO systems of potential suppliers as a pre-qualification and suppliers with a robust ISO system are considered more favourably when awarding contracts.

We are pleased to report that in FY2020, our procurement budget met our KPI of 80% procurement spending on local suppliers.

BUSINESS DIGITALISATION

The digitalisation of business operations has become increasingly important due to the impact of COVID-19, where social distancing is the new normal and employees were required to work from home during the MCO. Sunsuria introduced several initiatives during the reporting period to facilitate this transition to digitalisation.

Initiatives	Objectives	Relevant users
e-Inspection	Online application for contractors to submit “Request for Inspection” to Sunsuria	Suppliers/ Contractors
VP Key Management module	Allow the Customer Experience Officer to keep track of key handling status	Employees
Microsoft Teams	Enable Sunsuria employees to maintain communication via online chatting and video conference in Microsoft Teams during the COVID-19 MCO	Employees
VPN Access company-wide	Enable Sunsuria employees to access shared folder and continue working from home during the COVID-19 MCO	Employees
Chatbot	An auto-answering tool in Sunsuria’s website to provide sales/leasing information to the public	Customers, Suppliers, Local Communities
Body Temperature Tracking System	Allows receptionists to record employees’ body temperature and health condition	Employees



Tangerine Suite @ Sunsuria City

ENVIRONMENTAL STEWARDSHIP



Environmental Regulatory Compliance

Energy Efficiency

Effluent and Waste Management

Water Conservation

Green Building Initiatives

LARGE DEVELOPMENT WITH SMALL FOOTPRINT

Sunsuria endeavours to continuously reduce its environmental footprint without compromising on product quality and customer expectations.

SUSTAINABILITY STATEMENT

ENVIRONMENTAL REGULATORY COMPLIANCE [307-1]

The Group complies with relevant environmental regulations to maintain its license to operate. Noise and air emissions quality monitoring were conducted for Tangerine Suites in FY2020 in order to gauge its environmental impact and possible mitigation measures. The Group recorded zero incidences of environmental non-compliance in FY2020.

Environmental Regulations	
Environmental Quality Act 1974	Street, Drainage and Building Act 1974
Land Conservation Act 1960	Scheduled Waste Regulation 2005
Industrial Effluent Regulation 2009	Sewerage Services Act 1993
Sewage Regulations 2009	Protection of Wildlife Act 1972
Clean Air Regulations 2014	Drainage Work Ordinance 1954
Environmental Impact Assessment (Prescribed Activities) Order 2015	Water Enactment (1935)

We made it mandatory for contractors who were awarded projects in FY2020 to submit a Safety, Health and Environmental (“SHE”) Plan prior to the commencement of work. The SHE Plan must contain the project plans and preventive measures, such as waste segregation and storage or COVID-19 related procedures, during the construction phase.

ENERGY EFFICIENCY [102-48, 302-1, 302-3, 302-4]

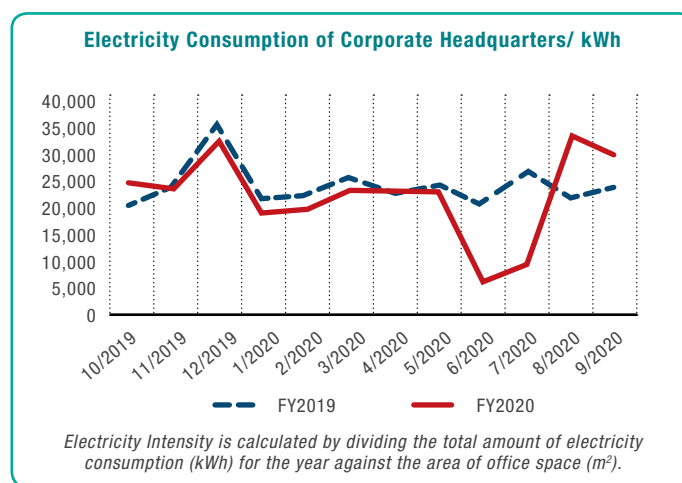
Our focus on energy efficiency is towards managing electricity consumption, especially in our corporate headquarters and sales galleries. The Group have taken the following approach:

1. Regularly send out email reminders on electricity conservation at the office, especially before a long holiday period.
2. Notifications regarding electricity saving measures have been distributed around the office to encourage environmental-friendly behaviour among employees.

Electricity Consumption

Since FY2019, Sunsuria has taken the initiative to monitor electricity consumption at our corporate headquarters and the Celebration Centre Sales Gallery. We have extended our electricity monitoring efforts in FY2020 to include Sunsuria Forum.

The electricity intensity at Sunsuria’s corporate headquarters in FY2019 (the baseline year) was 113.98 kWh/m².² The electricity intensity for FY2020 was approximately 104.71 kWh/m². The reduction in electricity intensity is due to the effectiveness of our effort to save electricity and reduced operations during the MCO.



We also monitored the electricity consumption of our sales gallery, the Celebration Centre which recorded 216,897 kWh, a reduction of approximately 42% from FY2019 (372,426 kWh). As part of our energy reduction initiatives, we have installed solar panels on the roofs of the Celebration Centre sales gallery. Since its installation in October 2019, we produced 123,476 kWh of renewable energy in total from solar energy.

² The electricity intensity for FY2019 is amended from 11.8 kWh/m² to 113.98 kWh/m² due to changes in calculation methodology.

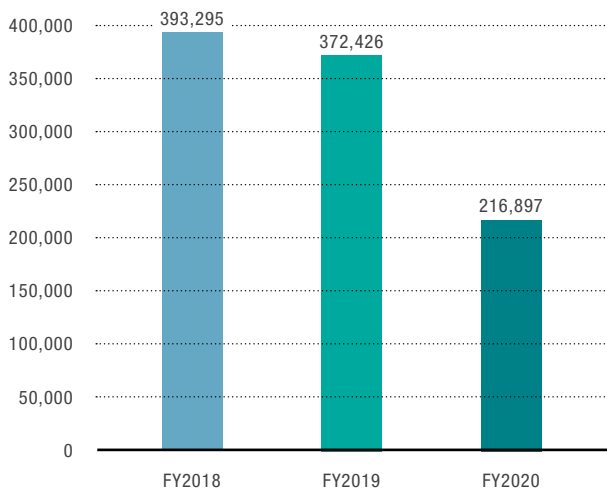
SUSTAINABILITY STATEMENT



Monet Garden @ Sunsuria City

Sunsuria has plans to increase its reliance on renewable energy by expanding the existing solar panels progressively so that eventually Celebration Centre will utilise only solar energy for its operations.

Electricity Use in Celebration Centre (kWh)

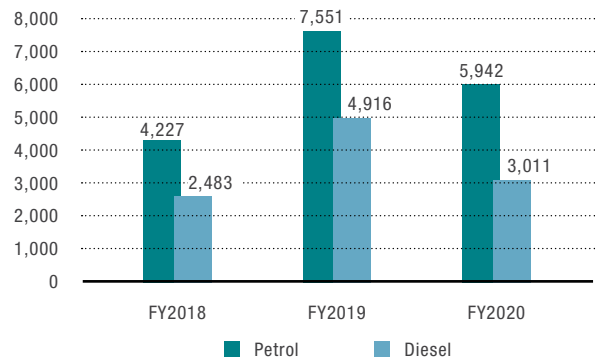


We recorded the electricity intensity of Sunsuria Forum for this reporting period and it was 219.52kWh/m². We will continue monitoring the electricity consumption for future reference.

Fuel Consumption

The Group has recorded the petrol and diesel consumption of the Landscape and Nursery division's business operations to transport the materials required for greenery maintenance around our projects. We will continue our monitoring efforts to understand our environmental footprint within this division.

Fuel Consumption in Landscape Division (Litre)



EFFLUENT AND WASTE MANAGEMENT [306-3, 306-4, 306-5]

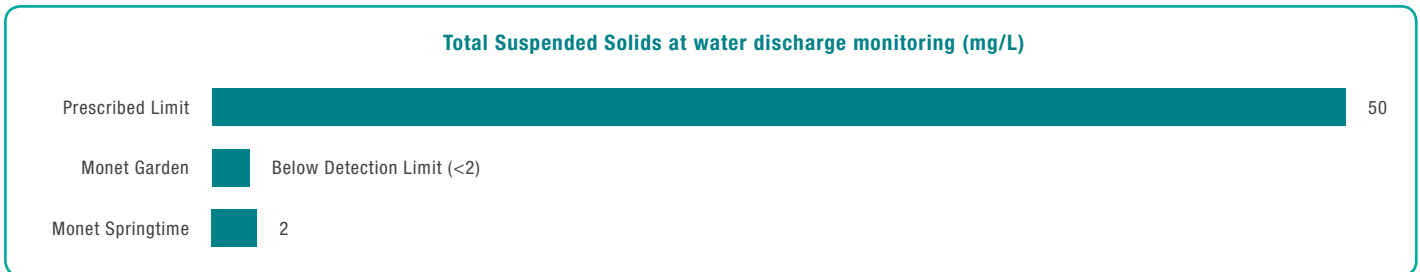
The proper disposal of construction waste is important to regulate the environmental impact of our operations. Solid waste generated is categorised into scheduled waste and non-scheduled waste. In compliance with the Environmental Quality Regulation 2005, scheduled waste is collected by a licensed contractor and transported to a certified facility for disposal. In FY2020, the non-scheduled waste collected from construction sites weighed 83 tons, of which 80 was construction waste and the remaining 3 was domestic waste. These wastes are also collected by appointed licensed collectors for proper disposal.

The Group also strives to reuse and recycle waste, especially from construction sites. Sunsuria sent approximately 40 tons of rebar waste to scrap metal collectors for recycling in this reporting period. This marked an increase of 2.5 tons since FY2019.

Waste reduction is practised at the three (3) restaurants by avoiding overstocking of ingredients and proper storage facilities to prevent spoilage.

SUSTAINABILITY STATEMENT

We conducted silt trap monitoring for our water discharges at two of our project sites: Monet Springtime and Monet Garden in FY2020. The total suspended solids (“TSS”) were monitored in accordance with Environmental Quality (Industrial Effluent) Regulations 2009. Results from the analysis showed that TSS was below the prescribed limit stipulated by the regulations.



In the reporting period we have had zero incidents of non-compliance in matters relating to solid waste and effluent.

WATER CONSERVATION ^[303-5]

Sunsuria has taken the following measures to reduce water consumption across the different business divisions in FY2020.



Landscape and Nursery

Landscape irrigation in Giverny Park utilises alternative water sources from nearby lake.



Property Development

Auto sensors in the washrooms of Celebration Centre during business hours.

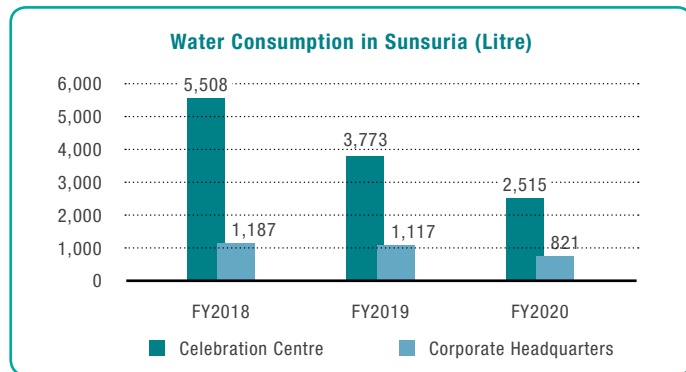


Food and Beverage

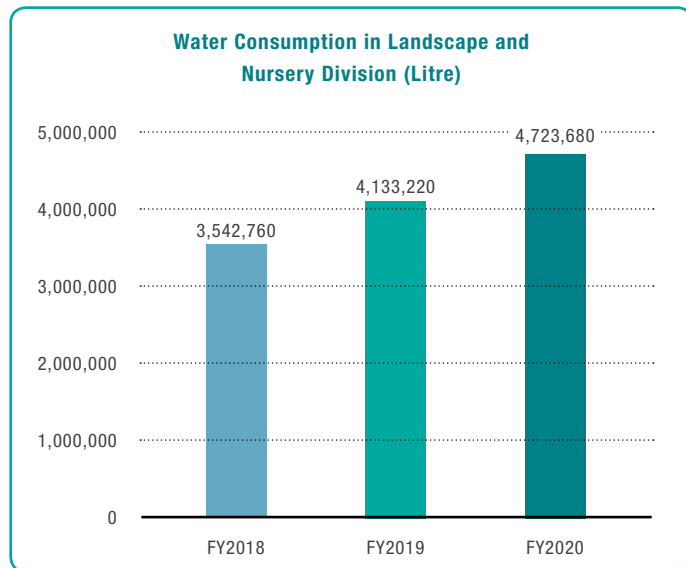
Low flow pre-rinse spray nozzle and regular maintenance on restaurant equipment to avoid leakages.

SUSTAINABILITY STATEMENT

At our corporate headquarters and the Celebration Centre sales gallery, the water consumption pattern indicates a downward trend since FY2018 partly due to water saving measures and partly due to reduced operations during the MCO. The higher consumption in Celebration Centre is due to more water intensive business operations i.e. maintaining greenery and water features.



However, among our divisions, the Landscape and Nursery division has shown consistent increase in water consumption since FY2018. This reflects an increase in green landscaping within the projects, especially Sunsuria City.



GREEN BUILDING INITIATIVES

Green buildings with eco-friendly features have become increasingly prominent in our property portfolio. In FY2020, the Group implemented the following 'green' features in respective projects in order to reduce the projects' overall environmental footprint.

1. Monet Springtime & Garden: using starker block and panel with eco-friendly product labelling.
2. Bell Suites: Natural ventilation and lighting using concrete vent block wall in the lobby area.
3. Terrace Houses: North-South orientation to avoid direct sunlight and reduce room temperature inside the unit.
4. Tangerine Suites: North-South orientation to avoid direct sunlight and reduce room temperature inside the unit and eco-friendly waterproof & adhesives during construction.
5. Forum 2: Rainwater harvesting tanks for landscape irrigation.



ELEVATING STANDARDS OF SERVICES



Product and Service Quality

Customer Satisfaction

Food Safety

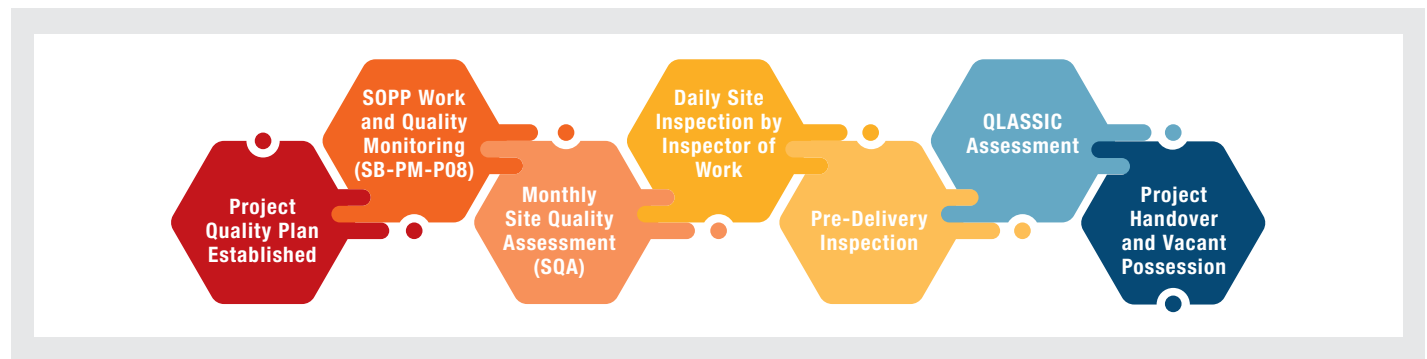
KEEPING OUR CUSTOMERS SATISFIED

Serving the needs of our customer is our highest priority and maintaining the highest level of professional service is a must for business divisions within the Group.

SUSTAINABILITY STATEMENT

PRODUCT AND SERVICE QUALITY ^[416-1]

The Group has a Standard Manual for Physical Product Quality Workmanship that guides employees on quality excellence. As per the Manual, we perform rigorous quality assessments across all project stages, from planning to project handover. This allows our inspection team to ensure projects are built according to specifications. With the implementation of the e-Inspection System in FY2020, our Site Inspectors utilises a web-based application to perform their duties efficiently.



The Construction Industry Development Board (“CIDB”) requires an evaluation of our workmanship by an independent assessor to ensure the delivery of quality products to our customer using QLASSIC (Quality Assessment System in Construction). For the reporting period, Sunsuria’s Bell Suites received a QLASSIC score of 74%, 6 points short of the KPI (80%). The Olive project however, received 83% in our QLASSIC score and was awarded the High QLASSIC Achievement for High Rise Residential Development by CIDB Malaysia.



CUSTOMER SATISFACTION

The Group strives to meet the expectations of its customers through the provision of quality products and services. Gathering customer feedback is critical to understand the areas we need to focus on for improvement.

We collect information at three stages of a project:



Pre-Sales Survey

Conducted before a sale is finalised to understand the needs of potential customers and what Sunsuria can offer to fulfil those needs.

Key criteria: sales experience and marketing support.

Post-Sales Survey

Conducted after the sale of properties to assess the handover experience for the customer.

Key criteria: customer service, quality of facilities and personnel, product designs.

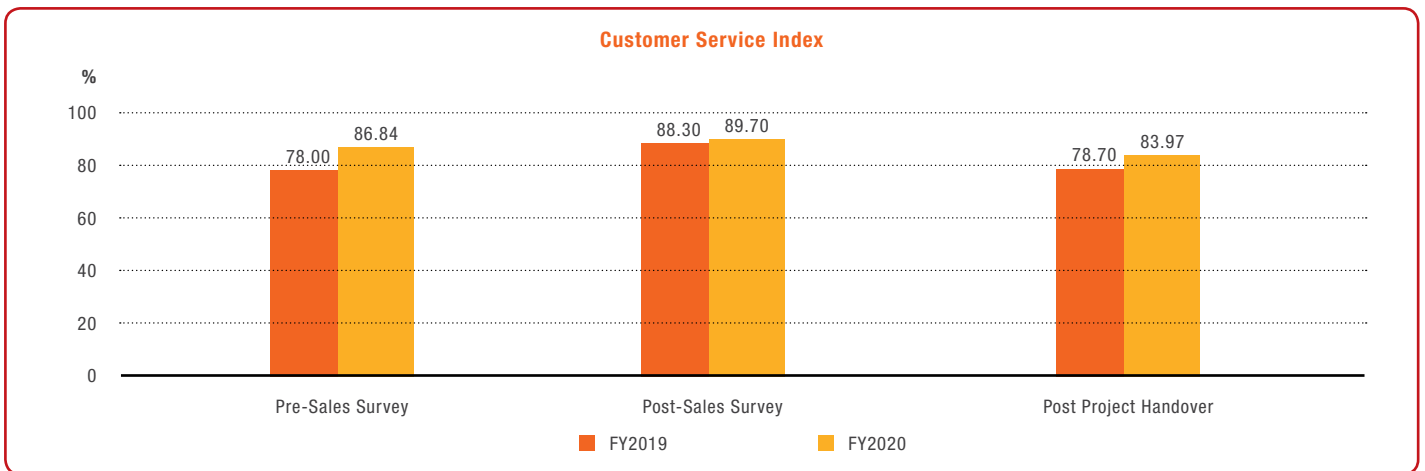
Post Project Handover

Conducted after the completion of project construction and after project management is handed over to another division.

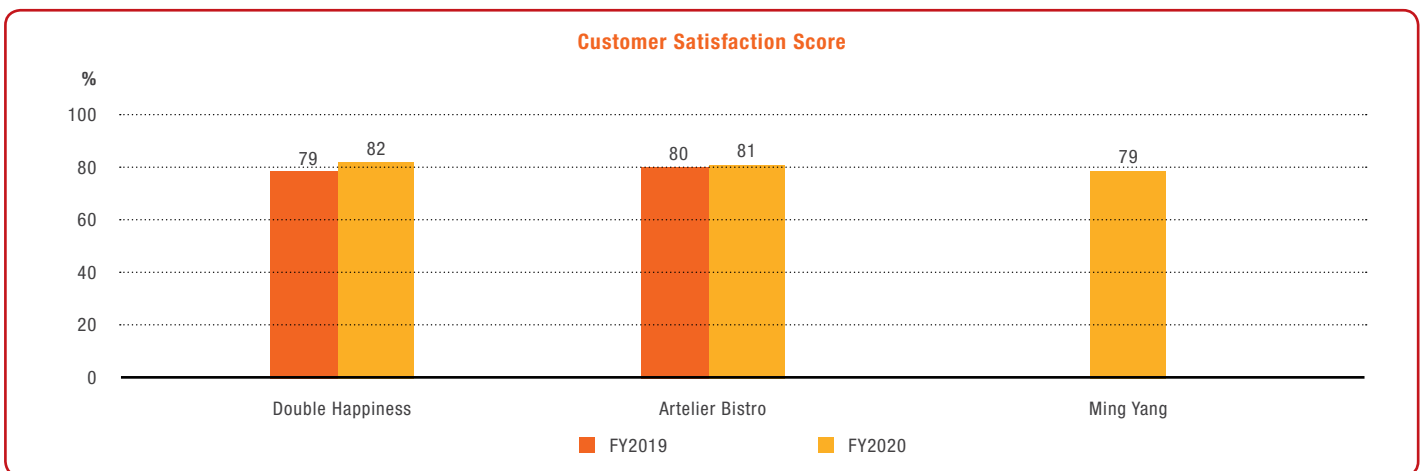
Key criteria: customer service, quality of facilities, and product design.

SUSTAINABILITY STATEMENT

Our KPI for the customer service index is 75% across all three stages. In FY2020, Sunsuria achieved index scores of 86.84%, 89.7% and 83.97% for the pre-sales (FY2020 average), post-sales (Monet Springtime, Tangerine and Forum Soho) and post-project (Bell Suites) stages respectively, effectively surpassing our target. Our pre-delivery inspection team and customer experience team combined forces to further increase the awareness and the effectiveness of quality control and this has notably increased customer satisfaction.



Across our F&B division, we have measures to gauge customer satisfaction. We conducted surveys at the restaurants and received feedback on our online platform (Facebook and Grab). We improved our performance compared to FY2019 and maintained a consistent satisfaction of approximately 80% for our three (3) restaurants, Double Happiness, Artelier Bistro and Ming Yang, in FY2020.



FOOD SAFETY [416-1, 416-2]

Our F&B division maintains high standards in restaurant and food hygiene, and complies with the Food Hygiene Regulation 2009. Our restaurants have maintained a Grade A rating in Restaurant Hygiene Standards, by demonstrating proper food handling and cleanliness. Every staff member of the F&B division is required to attend training on food handling standards in accordance to the HACCP (Hazard Analysis and Critical Control Point) Standard. There were no incidents relating to food safety reported in FY2020.

EMPOWERING EMPLOYEES



Occupational Health and Safety

Capacity Building

Diversity and Inclusiveness

BEING A RESPONSIBLE EMPLOYER

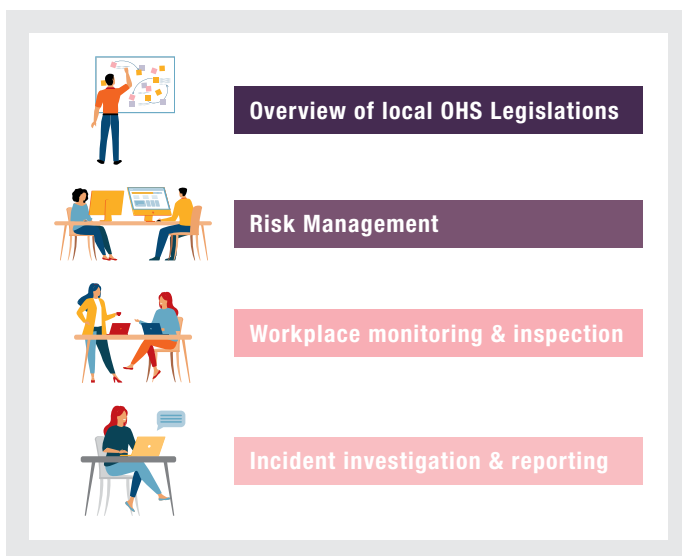
In line with our business motto “Building Today Creating Tomorrow”, we seek to create a conducive work space that strengthens the team and pushes them to excel in their line of work.

SUSTAINABILITY STATEMENT

OCCUPATIONAL HEALTH AND SAFETY (“OHS”) [403-1, 403-5, 403-9]

We are looking to continuously improve our OHS management system and assess its effectiveness to reduce any potential hazards at the work site. The Group continues to comply with OHS-related standards and regulations with no changes were made to the OHS committee in FY2020.

Quality Assurance & Quality Control (“QAQC”) personnel monitoring OHS implementation within Sunsuria attended the ‘OHS Management in Construction’ training conducted by an external training provider (ICM Training and Consultant). The training covered the following topics:

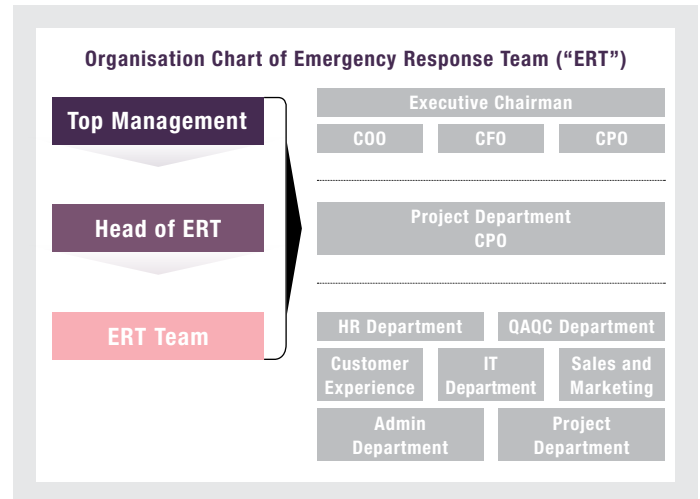


Sunsuria Asas Sdn Bhd, our construction division, updated its Safety, Health & Environment (“SHE”) Plan to include a Hazard Identification, Risk Assessment and Risk Control (“HIRARC”) in FY2020 to better manage construction hazards. Due to our efforts which include updating the SHE Plan and mandating safety training, we achieved zero lost time injuries in approximately 1.27 million man-hours on site, resulting in zero LTIFR.

COVID-19 RESPONSE [403-2, 403-4, 403-6]

Sunsuria established the Crisis Management Committee comprising Sunsuria’s Executive Chairman, Chief Operating Officer (“COO”), Chief Project Officer (“CPO”) and Chief Financial Officer (“CFO”) in December 2019 to identify incidents with serious repercussions to business operations and propose a corresponding action plan.

In light of the COVID-19 pandemic, the Committee set up the Emergency Response Team (“ERT”) in March 2020 to address any critical issue caused by the pandemic.



The pandemic has profoundly changed Sunsuria’s OHS management approach across the organisation. New Standard Operating Procedures were put in place as instructed by the Ministry of Health. COVID-19 testing was mandatory for all site workers before being allowed to resume work. We also conduct fortnightly review of COVID-19 compliance for all our project sites.

Sunsuria circulated the Safety Prevention Handling Flowchart Rev.1 and Sunsuria RMCO SOP Rev.3 as guidelines for employee’s conduct in the ‘new normal’. New RMCO procedures have also been implemented across our F&B division which we strictly adhere to. Restaurant furniture and utensils are regularly disinfected and all dine-in customers must have their temperature measured below 37.3°C before being allowed into the restaurant. They must also register on the MySejahtera application to facilitate potential contact tracing.

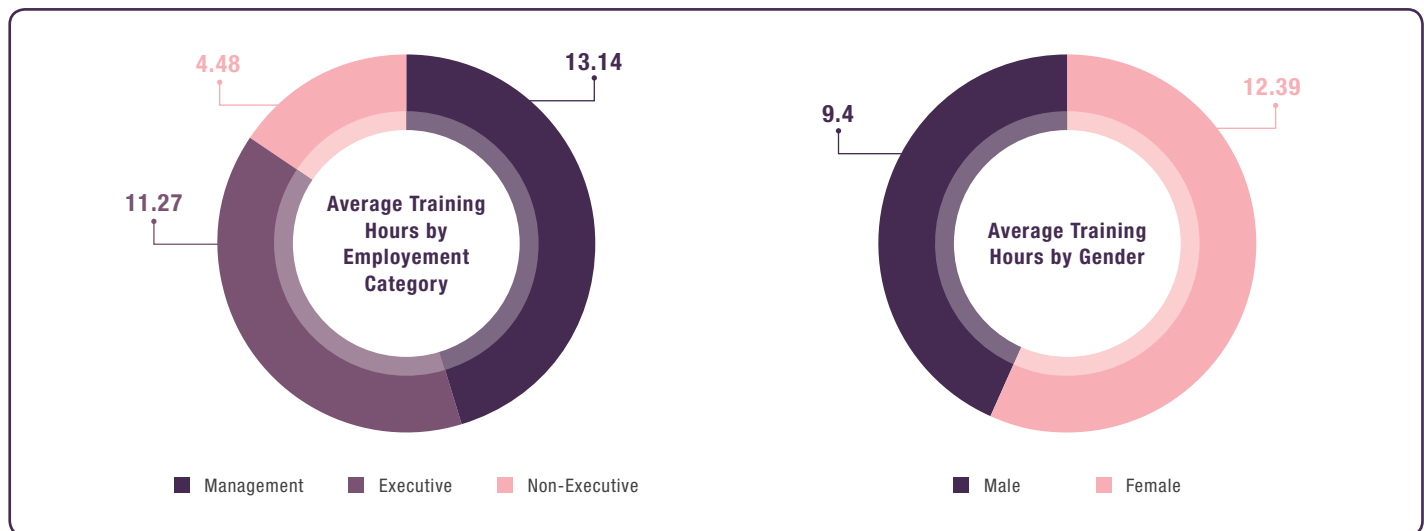
CAPACITY BUILDING [404-1, 404-2, 404-3]

Our employees are the strength of the organisation. We provide them with career development opportunities, as well as organise employee engagement programmes to promote healthy work relations. We also provide annual performance appraisal for all employees in FY2020.

SUSTAINABILITY STATEMENT

EMPLOYEE TRAINING

The total training hours for all Sunsuria employees was recorded at 1,610.5 hours, averaging approximately 11.18 hours per employee in this reporting period. The graphs below illustrate the distribution in training hours by gender and employment category in FY2020. Lower average training hours were recorded in FY2020 due to cancellation of public events during the MCO as well as social distance practices.



During the MCO, we promoted online educational videos and simple health tips throughout the organisation. A series of external training programmes were also conducted on a wide range of topics, including management in the post-pandemic world. We invest in our employees' professional development as it is vital for talent retention and for business sustainability.

Types of Training (FY2020)	
<p>Leadership Development</p> <ol style="list-style-type: none"> 1. Communicating across your organisation 2. Leading change in a complex World 3. Managing remote and virtual teams 4. Mastering positive assertiveness 5. The art of influence – An essential workplace competency 6. Governance Risk – Uncertain World, a Riskier Landscape 7. Enterprise Risk Management 	<p>COVID-19 related training</p> <ol style="list-style-type: none"> 1. COVID-19 & its impact – Managing Tax Concerns for property developers 2. COVID-19 – “3 No’s of Impairment Assessment” 3. COVID-19 impact on financial reporting: Not business as usual 4. Employment Law – Employers’ Issues and Challenges in the Recovery of MCO and COVID-19 5. Human Capital of Post COVID-19: Challenges and Opportunities on Work, Workforce and Workplace 6. Impact of MCO on Vacant Possessions Handover and Strata Management Issues 7. Impact on Valuation Assessment and Deal Restructuring due to COVID-19 8. Internal Audit during COVID-19 9. Malaysia Labour Law on Retrenchment, Pay Cut, and Downsizing 10. PwC COVID-19 Special Edition on Economic Stimulus Package and MCO
<p>Financial Reporting/Planning</p> <ol style="list-style-type: none"> 1. 2020 Budget Proposals & Tax Updates 2. Cash Conservation and Management, Keep the Cash Flowing 3. Enterprise Risk Management 4. Thematic Workshop on Corporate Liability Provision 5. Redefining Business Continuity to Strive 6. Rethinking workforce strategy: What needs to change to safeguard productivity 7. Malaysia Tax Budget 2020 8. Tax Seminar On Budget 2020 	

SUSTAINABILITY STATEMENT



EMPLOYEE ENGAGEMENT

Our employee engagement programmes are organised by the Sunsuria Recreational Club with the support of the Human Resources Department. Most of the engagement programmes were conducted online during the MCO period to ensure our employees were leading a healthy lifestyle while being confined in their homes. Some of the programmes organised were:

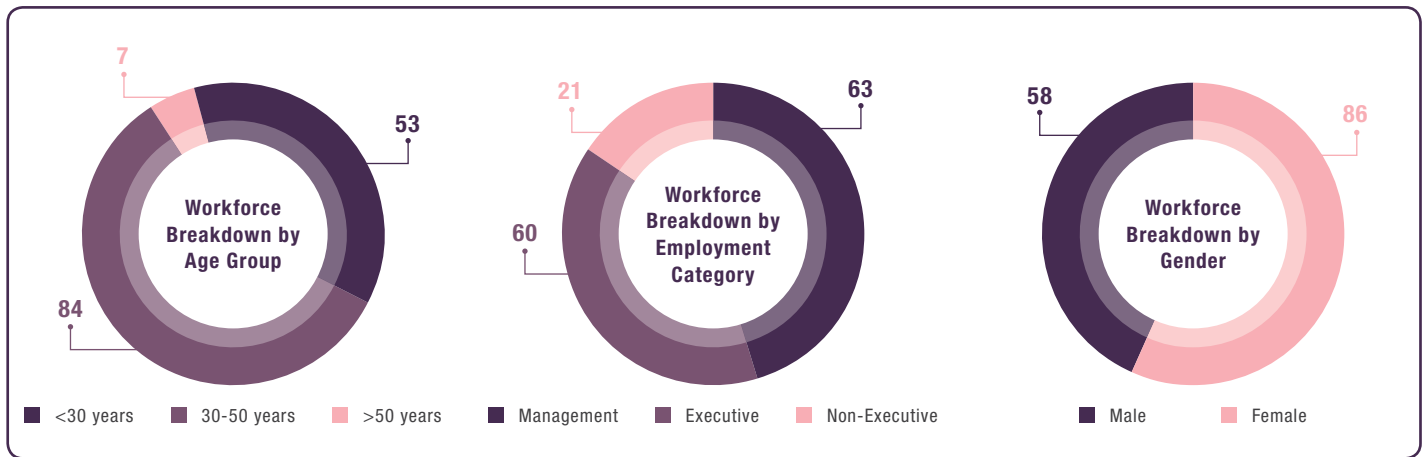
1. Plank exercise challenge	4. SRC 21+4 Health Challenge (21 Days of Healthy Meals + 4 days of workout completion)
2. Zumba Session	5. Breakfast Bonding
3. Dalgona Coffee Contest	6. Valentines Celebration



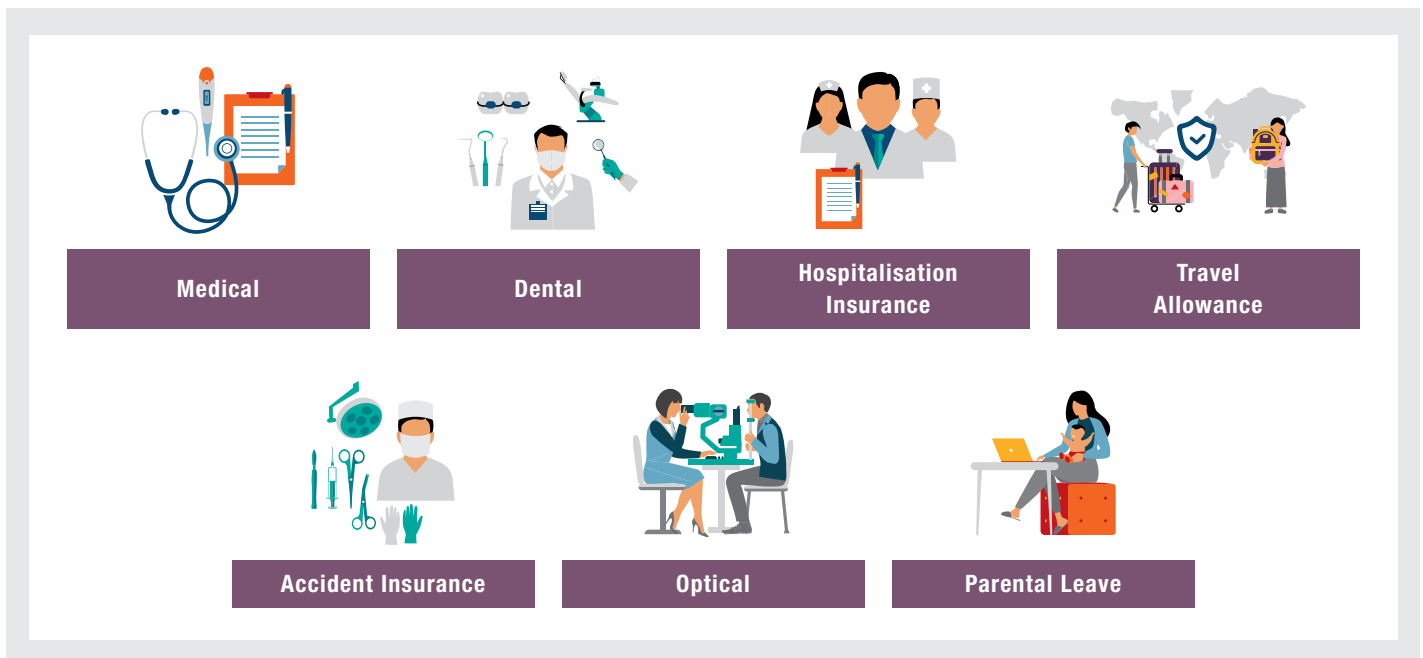
SUSTAINABILITY STATEMENT

DIVERSITY AND INCLUSIVENESS [401-1, 401-2, 401-3, 405-1]

Our recruitment and selection processes are fair, objective and without discrimination. Bringing in people with a variety of skills and experiences from different cultural background meets our vision of being a progressive company. The graphs below highlight the breakdown of Sunsuria's total workforce of 144 employees in FY2020.



The benefits that we provide to Sunsuria employees in FY2020 are the illustrated below.



Every employee who is entitled to parental leave (Total 8 female employees and 6 male employees) during the reporting period remained employed with the Group 12 months after their return to work. The Group's turnover and new hires rate for FY2020 were 29.17% and 22.92% respectively, as compared to 21.0% and 24.0% respectively in FY2019. The higher turnover rates and lower new hire rates are attributed to the slowdown in the Malaysian economy due to the pandemic.

SERVING COMMUNITY NEEDS



Community Engagement



IMPROVING THE COMMUNITY'S QUALITY OF LIFE

Creating a vibrant and healthy community is part of Sunsuria's legacy. We have organised numerous community engagement and champion many events for the betterment of the society.

SUSTAINABILITY STATEMENT

COMMUNITY ENGAGEMENT ^[413-1]

The local communities where our projects are located remain the Group's key stakeholders. It is the aim of our leadership team to actively engage these communities to create a culture that is driven by social responsibility.

Date	Event	Description
April 2019 - Present	Circle of Life <i>Designated outlet at Sunsuria Forum catering to the community to donate clothes and apparel.</i>	<ul style="list-style-type: none"> All revenue collected was donated Circle of Life donated RM2,000.00 to Yayasan Chow Kit for Leukaemia patients (Madhya) who badly needed a bone marrow transplant
October 2019	World Food Day – Kid's Carnival <i>Collaborate with The Mustard Seed pre-school to create awareness about world hunger.</i>	<ul style="list-style-type: none"> Children set up stalls to sell items to generate sales. The money raised was donated to many foundations to end world hunger Attendance by minor celebrity chef such as Samantha Lee to draw the crowd Amount sponsored: RM6,712.50 Sunsuria's contribution: Backdrop printing and installation, flyer printing and distribution, digital awareness through social media
November 2019	Charity Book Launch <i>Event aimed at raising money for the PureLove Charity foundation.</i>	<ul style="list-style-type: none"> Launch and selling of featured books Amount sponsored: RM5,456.12 Sunsuria's contribution: Cash sponsor, set up and dismantling of facility
November 2019	Program Kerjaya & Jati diri Anak Harapan Sepang <i>Event organised by MP Sepang & Pejabat Pendidikan Daerah Sepang to nurture positive mindset and mental health among students.</i>	<ul style="list-style-type: none"> Sunsuria's booth was setup to engage with school Parent-Teachers Association Event featured fire rescue presentation, cultural defence demonstration and 'm8hexa' eSports presentation Amount sponsored: RM18,276.00 Sunsuria's contribution: Venue, catering, button badges with Sunsuria branding
November 2019	Christmas Baking Competition <i>Competition held by the Klang Youth Association to promote parent and child bonding during the season of giving.</i>	<ul style="list-style-type: none"> Family baking competition with prize sponsors Amount sponsored by Sunsuria: RM4,840.00 Sunsuria's contribution: Venue, furniture rental and electricity
December 2019	Loot in the Car Boot <i>Community event by Setia Alam residents to sell unwanted items and home-cooked meals for charity.</i>	<ul style="list-style-type: none"> Amount sponsored: RM2,900.00 Sunsuria's contribution: Digital awareness, venue sponsorship, voucher sponsorship, set up and installation of facilities
January 2020	MyKampung Malaysia Japan Festival Soft Launch Private Event <i>Collaborate with the Japan Graduates Association of Malaysia ("JAGAM") and Malaysian Students' Association in Japan ("MSAJ") to launch "MyKampung" campaign, as well as introducing local Malaysian goods especially in the area of agriculture in supporting local entrepreneurs.</i>	<ul style="list-style-type: none"> Soft launch of their #MyKampung Japan Campaign - Showcasing the Best of Malaysia To the World for Tokyo Olympics 2020 Through Youth Local SME booth displays Keynote dialogue session by YAB Tun Dr. Daim Zainuddin, former Finance Minister and Economic Advisor Amount sponsored: RM8,670.00 Sunsuria's contribution: Venue, furniture rental, rostrum and sound system

* The lack of events after February 2020 is due to the COVID-19 pandemic and social distancing practices.

SUSTAINABILITY STATEMENT



Christmas Baking Competition @ Sunsuria Forum



Holi Jolly Christmas @ Sunsuria Forum

In addition to the community events above, Sunsuria have also made donations throughout FY2020 for charitable causes.

Type of donations	Amount (RM)
Education Sponsorship	53,335.05
Kasih Hospice Foundation	5,000.00
Pertubuhan Kebajikan Kanak-Kanak Selangor	1,500.00
ACCIM's Donation of Medical Gloves to China – 500 Ctn @ 500,000 pieces	58,000.00
Kuala Lumpur Eng Choon Hoey Kuan	20,000.00
Being Sponsorship for MRCA 27 th Anniversary Banquet	60,000.00
Pertubuhan Perancang Malaysia – Pledge and Plant a Tree Program 2019	3,000.00
Being Sponsorship Fee for National Economic Forum 2019	10,000.00
Sponsorship for Pin Hwa High School	300,000.00
Being Sponsorship 100 Books of Yearly Culture 2020 to School	5,000.00
KLSCCCI – Donation to Welfare Fund	20,000.00
The Associated Chinese Chambers of Commerce and Industry of Malaysia – The Edge COVID-19 Fund	200,000.00
KLSCCCI – My Hero Award 3.0	50,000.00
Total donations in FY2020	785,835.05

CONCLUSION

At Sunsuria, our properties and other businesses contribute to the larger vision of building sustainable cities and communities. Setting KPIs to monitor our performance in areas relating to sustainability marks a deeper commitment to strengthen the business on this front. We aspire to embed sustainability throughout our operations so that we are better prepared to face unforeseen challenges and to build resilience within our team.

SUSTAINABILITY STATEMENT

GRI CONTENT INDEX [102-55]

GRI Standard	Disclosure Number	Description	Reference	Page
GRI 102: General Disclosure 2016	102-1	Name of the organisation	Scope of Reporting	29
	102-3	Location of headquarter		
	102-4	Location of operations		
	102-6	Markets served		
	102-16	Values, principles, standards and norms of behaviour	Sustainability Policy	30
	102-18	Governance structure	Sustainability Governance Structure	33
	102-20	Executive-level responsibility for economic, environmental and social topics	Sustainability Governance Structure	33
	102-30	Effectiveness of risk management processes	Risk Management	41
	102-32	Highest governance body's role in sustainability reporting	Sustainability governance Structure	33
	102-40	List of stakeholder groups	Stakeholder Engagement Table	34
	102-43	Approach to stakeholder engagement		
	102-44	Key topics and concerns raised		
	102-48	Restatement of information	Key Sustainability Performances	45
			Electricity Efficiency	
	102-50	Reporting Period	Reporting Period	29
	102-52	Reporting Cycle		
102-53	Contact point for questions regarding the report	Feedback	29	
102-55	GRI Content Index	GRI Content Index	60	
GRI 201: Economic Performance 2016	201-1	Direct economic value generated and distributed	Financial Performance	43
	201-2	Financial implications and other risks and opportunities due to climate change		
GRI 202: Market Presence 2016	202-2	Proportion of senior management hired from the local community	Market Presence	43
GRI 204: Procurement Practices 2016	204-1	Proportion of spending on local suppliers	Supply Chain Management	43
GRI 205: Anti-corruption 2016	205-2	Communication and training about anti-corruption policies and procedures	Governance and Ethics	41
GRI 302: Energy 2016	302-1	Energy consumption within the organisation	Energy Efficiency	45
	302-3	Energy intensity		
	302-4	Reduction of energy consumption		

SUSTAINABILITY STATEMENT

GRI Standard	Disclosure Number	Description	Reference	Page
GRI 303: Water and Effluents 2018	303-5	Water consumption	Water Consumption	47
GRI 306: Waste 2020	306-3	Waste generated	Effluent and Waste Management	46
	306-4	Waste diverted from disposal		
	306-5	Waste directed to disposal		
GRI 307: Environmental Compliance 2016	307-1	Non-compliance with environmental laws and regulations	Environmental Regulatory Compliance	45
GRI 401: Employment 2016	401-1	New employee hires and employee turnover	Diversity and inclusiveness	56
	401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees		
	401-3	Parental leave		
GRI 403: Occupational Health and Safety 2018	403-1	Occupational health and safety management system	Occupational Health and Safety	53
	403-2	Hazard identification, risk assessment and incident investigation	COVID-19 Response	53
	403-4	Worker participation, consultation and communication on occupational health and safety		
	403-5	Worker training on occupational health and safety	Occupational Health and Safety	53
	403-6	Promotion of worker health	COVID-19 Response	53
	403-9	Work-related injuries	Occupational Health and Safety	53
GRI 404: Training and Education 2016	404-1	Average hours of training per year per employee	Capacity building	53
	404-2	Programs for upgrading employee skills and transition assistance programs		
	404-3	Percentage of employees receiving regular performance career development reviews		
GRI 405: Diversity and Equal Opportunity 2016	405-1	Diversity of governance bodies and employees	Diversity and Inclusiveness	56
GRI 413: Local Communities 2016	413-1	Operations with local community engagement, impact assessments and development programs	Community engagement	58
GRI 416: Customer Health and Safety 2016	416-1	Assessment of the health and safety impacts of product and service categories	Product and Service Quality Food Safety	50
	416-2	Incidents of non-compliance concerning the health and safety impacts of products and services	Food Safety	51