

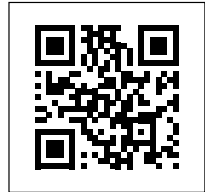


COVER RATIONALE

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

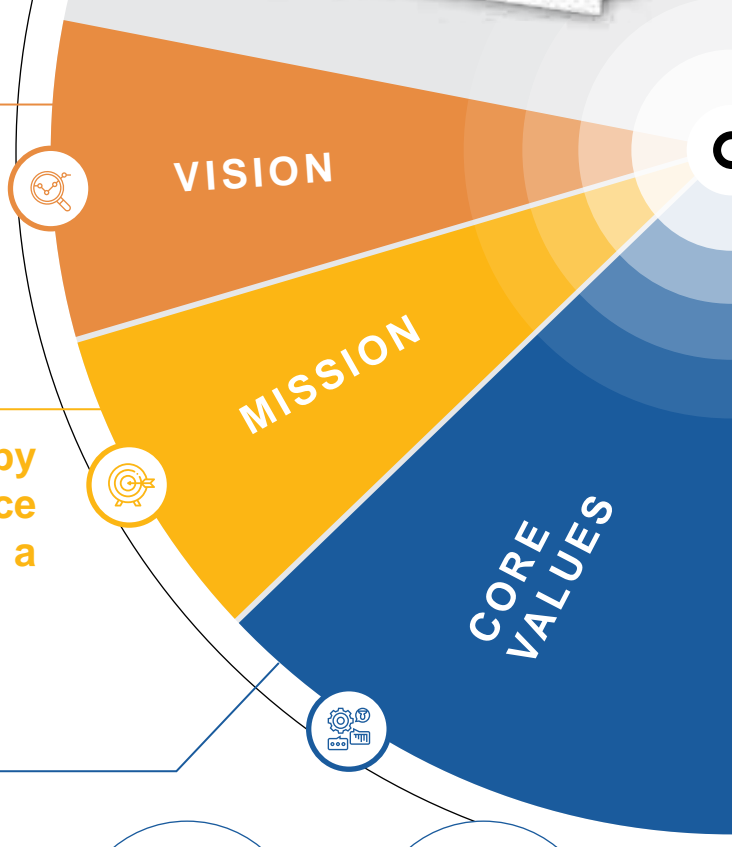
Please scan this QR code with your smartphone to access our website <https://www.sunsuria.com/>



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



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.



03

We respect and value the communities 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.

04

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

05

We constantly embrace change to remain relevant in the marketplace. As trendsetters in the industry, we strive for continuous improvement and innovation.




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06


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 This icon tells you where you can find more information online at <https://www.sunsuria.com/>

 This icon tells you about COVID-19 related information during this year pandemic.

CORPORATE PROFILE

Sunsuria
Berhad

Annual
Report 2021



**ASEAN Property
Developer
Awards Malaysia
2020/2021 for Best
Sustainable Township
Development
(Sunsuria City)**

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.



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.

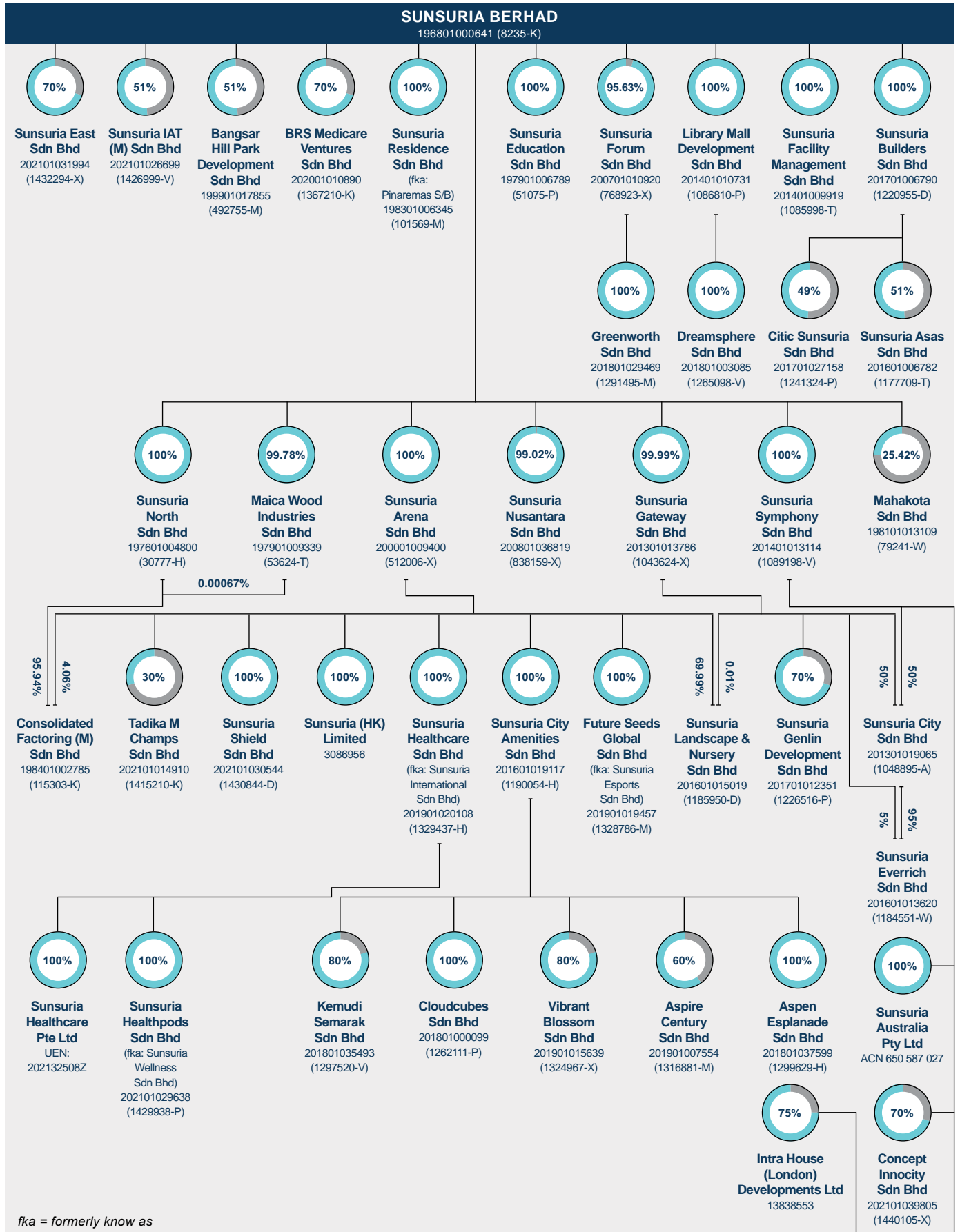
Over the years, Sunsuria has gained recognition as one of the leading property developers in Malaysia, winning notable accolades such as ASEAN Property Developer Awards Malaysia 2020/2021 for Best

Sustainable Township Development (Sunsuria City), 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), 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

Sunsuria Berhad

Annual Report 2021



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 SECRETARY

Leong Kok Chi (MIA 11054)
SSM Practising Cert. No.: 202108000377

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: Properties

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

Sunsuria Berhad

Annual Report 2021



Refer more information of Executive Chairman on page 20.

Tan Sri Datuk Ter Leong Yap | Executive Chairman



Dear Valued Shareholders,

On behalf of the Board of Directors of Sunsuria Berhad (“the Company”), I am pleased to present the Company’s Annual Report and Financial Statements for the Financial Year ended 30 September 2021 (“FY2021”).



STEERING IN UNCHARTED TERRITORY



THE YEAR UNDER REVIEW

The year 2021 has been a tumultuous one due to the COVID-19 pandemic. In spite of this, Sunsuria Berhad and its subsidiaries (“the Group”) achieved year-to-date Revenue and Net Profit of RM268.7 million and RM21.4 million, respectively.

Despite the Malaysian economy having contracted by 4.5% in Q3 of 2021, the movement into Phase 2 of the National Recovery Plan (“NRP”) has brought about an increase in business activity. The property market, a leading indicator of economic activity, accordingly demonstrated encouraging signs of recovery. The National Property Information Centre reported that both the volume and value of transactions rose encouragingly year-on-year in the first half of 2021, reversing their contractions in the previous corresponding period.

Against so much uncertainty, we are proud of our Sunsurians, who have adapted to the fluid circumstances as Malaysia transitioned between the various MCO stages throughout 2021.

Despite business and operating landscapes changing rapidly, Sunsuria has continued to uphold our unwavering commitment towards our stakeholders and ensure that levels of service excellence remain high. This resolute dedication is a testament to the four pillars of the Company that consistently guide everything we do:

Great Sunsurians

We are firm believers in the adage **“People are an organisation’s greatest asset.”** Even before the pandemic, we have instituted measures to uphold our employees’ safety and welfare at the workplace.

In the year under review, the Company utilised Microsoft Teams and Zoom for internal meetings to maintain active communication whilst adhering to physical distancing requirements. In addition, all site workers and employees had to be fully vaccinated before returning to site or office. This was facilitated by the Company's partnership with the Sunsuria Healthcare team and KL Gateway Mall to secure vaccination appointments for its staff and other stakeholders. Sunsuria also covered employees’ direct vaccination costs and granted medical leave to those who experienced side effects from the vaccination.

To support regular COVID-19 testing, Sunsuria worked closely with Sunsuria Healthcare team to offer mandatory biweekly rapid antigen testing to all employees. We also provided self-test kits to all staff to fulfil our weekly self-test mandate. Work-from-home arrangements, mask-wearing and physical distancing further reduced risks. In addition, the Sunsuria Sports and Recreational Club has also continued to check on our employees’ well-being through regular virtual events, such as health talks and workout sessions.

Our experience of this unprecedented pandemic has also propelled us towards a two-year digital plan to transition key parts of our business operations to online platforms. Under this initiative, the Group will invest in multiple software programmes to enable our workforce to remain productive whilst complying with health and safety SOPs.

The pandemic has also not diminished our drive to stay ahead of the competition through continuous improvement and lifelong learning. In the past year, Sunsurians participated in close to 1,450 hours of online training, classes and webinars to sharpen their job-specific skills and gain new knowledge in areas such as compliance/governance and health.

Commitment in Performance

Sunsurians take pride in understanding the changing needs of our customers and responding to those needs by delivering products and services with a culture of integrity, quality and reliability.

The Group's drive to digitalise our business operations was key to our sustained innovation and efficient operations during the year. We implemented business intelligence analytics for our Sales, Customer Experience and Project teams to facilitate timely and effective decisions.

In terms of customer engagement, we actively liaised with customers prior to Vacant Possession and encouraged them to download our “Moments” app in order to access timely and accurate information on the handover process. The Group also initiated the digitisation of various assessment and feedback processes to maintain customer satisfaction.

To further optimise our resources and improve our profitability, the Company undertook cost-rationalisation efforts in non-critical areas.

Sustainability

Sustainability is not a mere buzzword at Sunsuria. Inherent in all our product and service offerings is our desire to contribute to the Sustainable Development Goals that are most relevant to our business: Good Health and Wellbeing; Quality Education, Decent Work and Economic Growth; Sustainable Cities and Communities; and Peace, Justice and Strong Institutions.

Aside from a comprehensive Sustainability Policy, the Group also uses a set of Key Performance Indicators to actively monitor our sustainability performance at any given time. This real-time tracking enables us to make timely and efficient adjustments to our business operations in order to remain a responsible and sustainable organisation.

Making the World A Better Place

At Sunsuria, we believe that the communities where we operate are crucial to our business. We take great pride in defining, developing and delivering value propositions that maximise benefits to society whilst minimising negative environmental and societal impacts. We have specialised teams that look into improving the welfare of the surrounding communities.

In the past year, the Group supported the community's welfare through various channels. For example, the Group provided educational sponsorships to institutions like the Chong Ming Badminton Academy and the Yao Lan Shou Song Composing Unit of the University of Malaya's Chinese Language Society.

In relation to the fight against COVID-19, the Group has actively sponsored vaccination programmes and donated medical equipment, including contributing an oxygen machine. Our employees also worked under the Group's flagship community volunteering programme, the Sunsuria Community Food Drive, to serve daily meals, provide food to orphanages and old folks' homes, and distribute dry food care packages to marginalised communities.

Financial Performance

For FY2021, the Group's revenue totalled RM268.7 million, higher than the RM197.1 million recorded in the financial year ended 30 September 2020 ("FY2020"). However, net profit attributable to owners of the Company fell to RM21.4 million from the RM29.1 million registered in FY2020 as operating expenses from the Bangsar Hill Park project exceeded the project's contribution to revenue due to the work progress being in preliminary stages.

The Group's strong consumer focus and effective cost management strengthened our market positioning and resilience against disruptions to our operations. In previous years, the Group registered a healthy profit stream due to the completion of commercial and residential developments, including Bell Avenue, Bell Suites Retail and SOHO units, Jasper Square, The Olive and Monet Lily in Sunsuria City, Suria Residence in Bukit Jelutong, and the Forum 1 in Setia Alam. In FY2021, revenue was contributed by Tangerine Suites, Monet Garden, Monet Springtime, Giverny Walk, Sunsuria Forum Residential Suites, Corporate Office and SOHO Suites, and Bangsar Hill Park projects. Both Giverny Walk and Monet Garden were completed in September 2021.



Please refer to the ensuing Management Discussion and Analysis section of this Annual Report for a more detailed review of our financial and operational performance.



STRATEGIC CORPORATE INITIATIVES

The Group embarked on several corporate initiatives during the year as part of our strategic intent to solidify our position as market leaders.

On 7 October 2020, the Group announced its plans to issue up to RM500 million worth of a Rated Islamic Medium Term Notes Programme ("Sukuk Wakalah") with a tenure of up to 30 years. The proceeds will be used to finance capital expenditure, working capital requirements and investments, as well as general corporate purposes. It will also refinance the Group's existing borrowings and cover future financing needs. The Sukuk Wakalah Programme was rated A+_{IS} with a stable outlook by Malaysian Rating Corporation Berhad. On 2 December 2020, the Company issued RM115 million in nominal value of the Sukuk Wakalah.

On 8 February 2021, the Company completed the acquisition of a 51% interest in Bangsar Hill Park Development Sdn Bhd, whose project has a gross development value ("GDV") of RM3.0 billion.

On 17 March 2021, the Group announced its collaboration with Maybank Islamic's HouzKEY to offer a simple and affordable home ownership financial solution under the "Yours to Own" campaign. The campaign offers three unique value propositions, i.e. 100% financing without downpayment, zero payment during construction, and low monthly payments. Eligible homeowners can also enjoy the benefits of the Home Ownership Campaign 2020-2021, including stamp duty exemptions, Memorandum of Transfer waivers and a 10% discount on property purchases.

ENHANCING SHAREHOLDERS' VALUE

Our commitment to quality and sustainable development continues to be recognised by global and domestic institutions of repute. At the ASEAN Property Developer Awards Malaysia 2020/2021, the Sunsuria City project was awarded "Best Sustainable Township Development" in recognition of its innovative smart and sustainable-living concept that encourages walking, cycling and public transport. Sunsuria also ranks amongst the top 30 most prominent and influential property developers in the prestigious The Edge Property Excellence Awards 2021.

UPHOLDING STRICT CORPORATE GOVERNANCE

As a socially responsible corporate citizen, we take pride in adopting the highest standards of corporate governance. We have instituted a robust risk management framework and internal control measures to boost investor confidence, enhance our organisation's profile, and ensure our sustainable growth and creation of shareholder value for the long term.

GOING FORWARD: NAVIGATING THE NEW NORMAL

While 2021 was certainly a difficult year for many of us, we would do well to look back and be thankful for the blessings in disguise that came our way. The digitalisation of our business operations, which we had begun even before the pandemic, bolstered us through the various iterations of the MCO and NRP. Our high level of preparedness and adaptability allowed us to conduct our business as smoothly and efficiently as possible. On a deeper level, this accomplishment is an assurance for Sunsurians that with foresight, the right mindset and a can-do attitude, we can take on challenges that may at first seem insurmountable.

We anticipate a gradual recovery in domestic economic growth in FY2022 as economic activities pick up with further movement restriction relaxations, sustained policy support and growing export demand. We are cautiously optimistic that the government's fiscal stimulus measures will set Malaysia's construction and property sectors on a firmer footing in the year to come.

A NOTE OF APPRECIATION

On behalf of the Board of the Company, I wish to thank our shareholders for their unwavering confidence in Sunsuria. I also extend my gratitude to all Sunsurians who have stood loyally with the Company as we faced off the challenges brought about by this pandemic. I look forward to your continued commitment as we establish the foundations for further growth together.

I also thank our valued customers, bankers, government departments and agencies, vendors, suppliers, partners, and other stakeholders for your support of our organisation's work. As we embark upon the next chapter of this journey, I am encouraged that the culmination of all our efforts and your support will ensure the continuing success of the Company in all its aspirations and goals.

Tan Sri Datuk Ter Leong Yap
Executive Chairman

MANAGEMENT DISCUSSION AND ANALYSIS

Dear Valued Shareholders,

The COVID-19 pandemic persisted to wreak significant economic damage across the world in 2021. Movement restrictions, which were implemented to curtail the virus spread, were gradually relaxed once the infectivity rates dipped. However, the resultant freer movement caused a resurgence in infection numbers, leading to a re-tightening of the restrictions. This oscillation between curtailed and freer movement caused widespread disruptions to businesses and the overall trajectory of the global economic recovery.



Nevertheless, the acceleration of the National COVID-19 Immunisation Programme, as well as other initiatives such as the Pakej Pelindungan Rakyat dan Pemulihan Ekonomi (“PEMULIH”) and the National Recovery Plan (“NRP”), has improved consumer and business confidence despite the uncertainty.

In spite of this challenging situation, Sunsuria Berhad and its subsidiaries (“the Group”) have achieved a healthy financial performance because of our resolute and steadfast commitment to engage actively with our stakeholders and deliver service excellence at all times. In the year under review, the Group focused on taking care of the welfare of our employees, expanding the digitalisation of our business operations, and enhancing the sustainability of our operations for steady long-term growth.

STRENGTHENING OUR VALUE PROPOSITION

Diversification remains a key strategic goal of the Group. We believe that by strengthening the value proposition of our core property development business through partnerships with complementary businesses, we can earn a distinctive competitive edge.

In the preceding financial year, the Group established the foundations of its healthcare venture with Boren Healthcare, a Malaysian group of healthcare providers specialising in luxury medical care. This venture opens the door for corporate synergy as the customers of our property development business who may be interested in quality and convenient healthcare in specialisations such as aesthetics and dentistry can now be targeted as the clientele of this new segment.

To finance capital expenditure, working capital requirements and investments, as well as general corporate purposes, the Group announced in October 2020 its plans to issue up to RM500 million worth of a Rated Islamic Medium Term Notes Programme (“Sukuk Wakalah”). The Sukuk Wakalah, with a tenure of up to 30 years, will also refinance the Group’s existing borrowings and supplement future financing needs. The Sukuk Wakalah carries a rating of A+_{IS} with a stable outlook from Malaysian Rating Corporation Berhad. The Group issued RM115 million in nominal value of the Sukuk Wakalah on 2 December 2020.

To facilitate its penetration into the high-end Bangsar housing market, Sunsuria Berhad acquired a 51% stake in Bangsar Hill Park Development Sdn Bhd on 8 February 2021 for RM8.4 million, enabling the Group to undertake the residential development for the Bangsar Hill Park project at Lorong Maarof, Bangsar in Kuala Lumpur. The project, with an estimated gross development value (“GDV”) of RM3.0 billion, will feature an urban resort living concept and will comprise eight residential blocks constructed across approximately four hectares of land.

To support the government’s drive to promote home ownership through affordable homes and financing plans, the Group, in partnership with Maybank Islamic’s HouzKEY, launched “Yours to Own” on 17 March 2021. This campaign highlights three unique value propositions: 100% financing without any downpayment, zero payment required during the construction period, and low monthly payments at the most competitive financing rates available. Monthly payments start from RM680, and homeowners are required to service their loans only upon the completion of their homes and after the vacant possession stage.

Under this collaboration with HouzKEY, eligible homeowners can also enjoy the benefits of the Home Ownership Campaign 2020-2021, such as stamp duty exemptions, Memorandum of Transfer waivers and a 10% discount on property purchases. Homebuyers and investors can choose amongst Sunsuria’s freehold products, including Monet Garden, Tangerine Suites and Sunsuria Forum’s Residential Suites.

IMPROVING THE LIVES OF THE COMMUNITY



We believe that the Group's financial performance is inextricably tied to the welfare of the communities where we operate. As such, we see it as our duty to actively engage with them and improve their quality of life. This is also in line with the United Nations' Sustainable Development Goal No. 11, which is to build sustainable cities and communities.

CAPACITY BUILDING

The strategic objectives set by the Group each year can only be achieved when the employees are highly engaged and motivated to excel. To this end, the Group has invested substantial resources in the welfare and professional development of our employees.

In 2021, Sunsurians communicated via regular virtual meetings on Microsoft Teams and Zoom. Employees with supervisory roles were tasked with regular checking on their subordinates' mental and physical health to ensure that every Sunsurian still feels connected to the organisation in spite of their remote working conditions.

Employees' professional development was not hindered by the remote setup. Sunsurians were actively encouraged to participate in online training, classes and webinars to sharpen their job-specific skills and gain updated knowledge in compliance/governance and health.

The Group also cared for employees' physical health even as they worked from home through fun virtual events organised by the Sunsuria Sports and Recreational Club.



Against the backdrop of a challenging economy, the Group undertook various initiatives to support the community's welfare in FY2021. With combating COVID-19 being a foremost concern, the Group was actively involved in rendering support to Malaysia's COVID-19 vaccination programme whilst donating an oxygen machine and other medical facilities for COVID-19 treatment. In addition, through the Sunsuria Community Food Drive, our flagship community volunteering programme, employees joined hands to serve daily meals through our Sunsuria Forum Restu Resipi eatery, provide food to orphanages and old folks' homes, and distribute dry food care packages to the underprivileged in the Klang Valley. Sponsorships were also given to support the educational work of various institutions, including the Chong Ming Badminton Academy and the Yao Lan Shou Song Composing Unit of the University of Malaya's Chinese Language Society.



SUSTAINABILITY JOURNEY

The Group's strong emphasis on being a sustainable organisation is the philosophy that underpins the way we define, develop and deliver our value propositions. We remain sure and steadfast in our commitment towards economic efficiency, environmental performance and social responsibility.

The Group introduced in 2019 a comprehensive Sustainability Policy, which has served as the fundamental guide for the planning and implementation of our sustainability initiatives. In addition, the Group utilises a set of Key Performance Indicators ("KPIs") to actively monitor our sustainability performance at any given time.



With climate change becoming increasingly pertinent to businesses and policymakers, the Group has included Goal 13: Climate Action as one of our corporate obligations in 2021.

We successfully achieved our sustainability targets in four out of five KPIs, i.e. energy efficiency, customer satisfaction, occupational health and safety, and supply chain management.

Property developers can make significant contributions to environmental sustainability by incorporating green features to reduce the negative environmental impacts of their development projects.

Sunsuria's developments include an abundance of such environmentally friendly features. For example, Sunsuria City, the Group's principal township, is lined with bicycle paths and secured, well-lit pedestrian walkways, thereby providing residents with safe and eco-friendly ways of getting around the township. Sunsuria City's water retention ponds were also upgraded to serve as key components of the flood management arsenal whilst still functioning as recreational facilities. In addition, a connectivity link was established between the Salak Tinggi Express Rail Link Station and Xiamen University Malaysia to promote the use of public transport.



DIGITAL DRIVE

Digitalisation is advantageous as it improves the efficiency, resiliency, competitive advantage and productivity of businesses.

Sunsuria's digitalisation drive, which began even before the pandemic hit, enabled us to maintain sustained innovation and operational efficiency in spite of the movement restrictions implemented throughout the year. Physical distancing requirements were followed by allowing employees to work from home. Social media became the primary tool of engagement with potential customers. Sales and Purchase Agreements with customers were signed via online meeting platforms. As a result, the Group was able to sell an encouraging number of homes virtually.

In the year under review, the Group implemented business intelligence analytics for our Sales, Customer Experience and Project teams to facilitate timely and effective decisions. This is especially critical as customers expect faster response times with the digitalisation of transactions that have hitherto been conducted in person.

The Group's F&B businesses continued taking orders online and used the services of specialist delivery platforms.



OUR FINANCIAL PERFORMANCE

In FY2021, the Group achieved a total revenue of **RM268.7 million**, which exceeded the RM197.1 million recorded in the financial year ended 30 September 2020 (“FY2020”).

However, the registered net profit of RM21.4 million was lower than that of FY2020’s RM29.1 million, mainly due to the operating expenses of the Bangsar Hill Park project exceeding the project’s contribution to revenue as work was still preliminary.

The Group’s fourth quarter (“Q4”) revenue for FY2021 was higher on a quarter-on-quarter in 1 line basis. The revenue was derived from the completion of Sunsuria’s Monet Garden Townhouses and Villa Project and the Giverny Walk project, as well as contributions from the Group’s ongoing property developments – Monet Springtime, Tangerine Suites at Sunsuria City, Sunsuria Forum (Phase 2) @ 7th Avenue at Setia Alam and Block D Verdura at Bangsar Hill Park at Lorong Maarof in Bangsar. The consistent revenue contributions from our Tangerine Suites and Sunsuria Forum (Phase 2) developments demonstrate the effectiveness of the “Yours to Own” campaign.

The Group’s FY2021 revenue can mainly be attributed to the property development business (98.1%), followed by the construction and F&B businesses.

Monet Springtime contributed RM63.3 million to the Group’s revenue, whereas Tangerine Suites and Monet Garden contributed RM49.1 million and RM43.0 million, respectively. The Forum 2 integrated development of SOHO, Serviced Apartments and Serviced Suites were also major revenue contributors, generating a total of RM47.0 million, whilst Bangsar Hill Park contributed RM7.2 million.

HEALTHY BALANCE SHEET

The Group's commendable performance amidst another challenging pandemic year enabled us to maintain a solid balance sheet.

The Group's total assets in FY2021 rose to RM2.0 billion from RM1.6 billion in FY2020. Shareholders' funds remained healthy at over RM1.0 billion. The Group's net gearing stood at close to 0.3 times in FY2021 with cash and bank balances of RM258.8 million.

Moving forward, the Group will continue to exercise prudence in our business dealings, improve our financial and operational efficiency and reduce costs where applicable.

KEY DEVELOPMENT PROJECTS

The Group's ongoing projects include Monet Springtime and Tangerine Suites at Sunsuria City, Bangsar Hill Park, and Sunsuria Forum Residential Suites, Corporate Office and SOHO Suites. Both Giverny Walk and Monet Garden were completed in September 2021.

At the ASEAN Property Developer Awards Malaysia 2020/2021 in March 2021, Sunsuria City was named the "Best Sustainable Township Development" in recognition of its innovative smart and sustainable-living concept that promotes green modes of transport. The Group was also ranked amongst the top 30 most prominent and influential property developers in the prestigious The Edge Property Excellence Awards 2021.



COMPLETED PROJECTS

01

Featuring 478 SOHO suites and 5 retail units, Bell Suites SOHO & Retail was launched in March 2017 with a combined GDV of RM194.3 million. Winner of the Best Small Homes Development at Starproperty.my Awards 2018, the mixed development issued vacant possession in February 2020.

02

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

03

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 double-storey terrace homes. Vacant possession for Monet Lily was delivered to purchasers in October 2019.

04

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

05

Launched in January 2019 with a GDV of RM60.2 million, Giverny Walk consists of 33 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 was completed in September 2021, contributing RM14.3 million to the Group's revenue in FY2021.

06

With a GDV of RM196.5 million, Monet Garden was launched with 132 townhouses in November 2017, followed by 114 three-storey terrace homes in August 2018. Monet Garden was completed in September 2021.

ONGOING PROJECTS

07

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 96.8% in FY2021 and is set to be completed in FY2022.

08

Promising affordable living for first-time home buyers, Tangerine Suites is a Peranakan themed high-rise residential development that offers 778 units of multi-facility serviced apartments. Launched in May 2019 with a GDV of RM210.6 million, Tangerine Suites' work completion was 59.8% in FY2021 and is expected to be completed in FY2022.

09

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 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. It offers a holistic lifestyle with 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, launched in November 2019, was 47.2% sold in FY2021. The Corporate Office Tower, which was 45.5% sold in FY2021, is expected to be completed by 2023.

10

The Bangsar Hill Park project at Lorong Maarof, Bangsar in Kuala Lumpur has an estimated GDV of RM3.0 billion. Eight residential blocks will be developed across nearly four hectares with an urban resort living concept. Blocks B, C, D and E will have condominium units with an average built-up area of 1,187 square feet, whereas Blocks F and G will have double-volume condominium units averaging 1,201 square feet in size. Blocks A and H are designated as residential apartments under Dewan Bandaraya Kuala Lumpur and Rumah Mampu Milik Wilayah Persekutuan. Bangsar Hill Park's work completion was 2.8% in FY2021 and is set to be completed in FY2028.

BUSINESS RISKS

In the year under review, our Risk Management Committee regularly assessed our business and operating environments and deliberated their findings at committee meetings held throughout the year.

The Committee concluded that the pandemic-driven economic slowdown and the credit risk emanating from the limited funding for the end-financing of projects were two risks that needed close monitoring in FY2021 and that we will continue to monitor these risks and have measures in place to manage them adequately.



THE WAY FORWARD

For the full year of 2021, Bank Negara Malaysia expects Malaysia's economy to expand by 3.0% to 4.0%, as a result of strengthening export demand, the resumption of economic activities due to the progressive relaxation of movement restrictions, as well as sustained policy support. The Group continues to be cautiously optimistic of our near-term prospects, premised on the various fiscal stimulus packages introduced by the government to pave the recovery of the construction and property sectors into 2022.



For 2022, the central bank foresees further improvement in Malaysia's growth trajectory on account of the abovementioned factors. The Group looks forward to this positive outlook being realised through the continued progress and efficacy of vaccinations, sustained compliance with SOPs, and the government's ability to effectively contain outbreaks from any new COVID-19 variants of concern.

The Group's financial strength has hitherto enabled us to effectively weather the ravages of the pandemic. We will continue to exercise prudence in our expenditure and land bank expansion to capitalise on future growth opportunities under the new normal. The Group is also laying the groundwork for the further digitalisation of our business through various means, including automation, smart building management and Internet of Things, in order to better cater to the changing needs of our prospective and existing stakeholders.

GROUP FINANCIAL HIGHLIGHTS

YEAR	2017 (Restated)	2018 (Restated)	2019	2020	2021
Revenue (RM'000)	133,930	712,264	534,257	197,083	268,678
Profit after taxation attributable to owners of the Company (RM'000)	(5,851)	155,237	135,465	29,096	21,379
Total Borrowings (RM'000)	181,348	239,974	183,398	251,276	530,037
Equity attributable to owners of the Company (RM'000)	646,166	803,202	999,570	1,028,666	1,030,186
Gearing Ratio (times)	0.28	0.30	0.18	0.24	0.51
Basic Earning Per Share (sen)*	(0.73)	19.43	16.08	3.25	2.39
Net Asset Per Share (RM)**	0.81	1.01	1.12	1.15	1.15
No. of shares ("000")	798,834	798,834	895,917	895,917	895,917
Weighted average number of ordinary shares	764,736	798,834	842,317	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	2017 (Restated)	2018 (Restated)	2019	2020	2021
Property Development	133,288	711,347	532,439	193,798	263,465
Constructions	-	285	245	949	2,886
Investment holdings and Others	642	632	1,573	2,336	2,327
	133,930	712,264	534,257	197,083	268,678

BOARD OF DIRECTORS

Sunsuria Berhad
Annual Report 2021



TAN SRI DATUK TER LEONG YAP
Executive Chairman

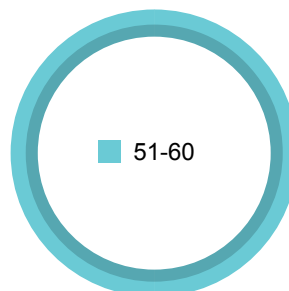
TAN PEI GEOK
Senior Independent Non-Executive Director

Board Skill Matrix

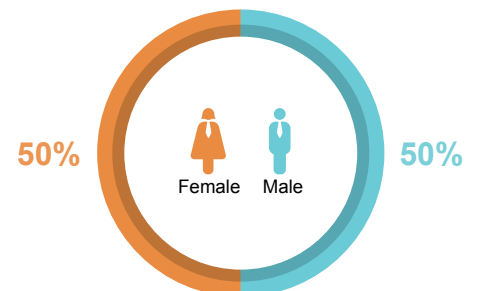


100%

Age



Gender



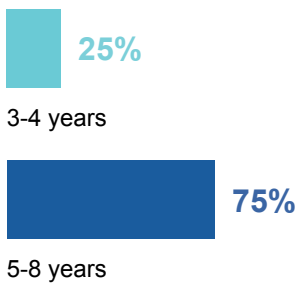


DATO' QUEK NGENG MENG
Independent Non-Executive Director



DATIN LOA BEE HA
Independent Non-Executive Director

Tenure



Note

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 MCCG. 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 Board may provide justifications and seek shareholders' approval in the event there is intention to extend the tenure of the Independent Directors to a maximum period of twelve (12) years (including the initial nine (9) years served).

DIRECTORS' PROFILE

Sunsuria Berhad

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TAN SRI DATUK TER LEONG YAP | Executive Chairman

Nationality
Malaysian

Age
58

Gender
Male

Date of Appointment
22 January 2014

Length of Service (as at 21 January 2022)
8 years

Date of Last Re-election
17 March 2021

Board Committees

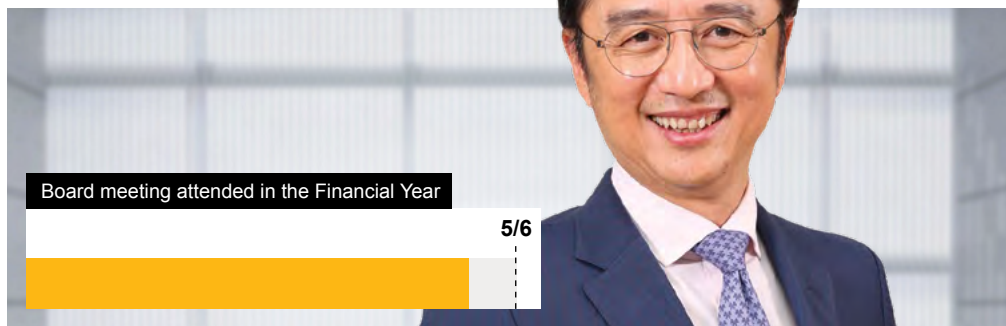
- Member of Risk Management Committee
- Member of Employees' Share Option Scheme Committee

Academic/Professional Qualifications:

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

Present Directorship(s)

Listed entity: Nil
Other public company: Nil



Experience:

Tan Sri Datuk Ter Leong Yap is the founder of Sunsuria Group. Tan Sri Datuk Ter's foray into the industry began with heavy machineries and material handling equipment back in 1989.

Armed with a wealth of experience and determination, Tan Sri Ter has carefully nurtured Sunsuria into an award-winning public-listed company with businesses in property development, integrated healthcare, digital development, education, construction, landscaping and nursery, food and beverages, retail, trading, and other complementary businesses.

Tan Sri Ter is extremely active in the business community as well as a firm believer and supporter of National Unity. In 2016, Tan Sri Ter was named the National Unity Ambassador by the Department of National Unity and Integration (JPNIN).

For his achievements in the business world, Tan Sri Ter won The Edge Malaysia Outstanding Property Entrepreneurs Award in 2017, the Sin Chew Business Excellent Award – Business Excellent Person of the Year in 2014, as well as the Outstanding Malaysian Hokkien Award by the Federation of Hokkien Associations of Malaysia twice in 2008 and 2017 respectively.

In 2021, Tan Sri Ter was appointed by the Yang di-Pertuan Agong, King of Malaysia, as a member of the Independent Special Committee on Malaysia Emergency 2021. In addition, Tan Sri Ter is also the member of numerous government councils: -

- member of The Shared Prosperity Action Council (MKTB) 2021 (appointed by the Prime Minister of Malaysia)
- member of the Trade and Industry Advisory Council (TIAC) since 2019
- member of the Consultative Council on Safety and Public Order, Ministry of Home Affairs (MAKKKA) since 2020

Positions and Affiliations:

- Life Honorary President of The Associated Chinese Chambers of Commerce and Industry of Malaysia (ACCCIM)
- Life Honorary President of the Chinese Chamber of Commerce and Industry of Kuala Lumpur & Selangor (KLSCCCI)
- President of the National Chamber of Commerce and Industry of Malaysia (NCCIM) (2016-2021)
- President of The Associated Chinese Chamber of Commerce and Industry of Malaysia (ACCCIM) (2015-2021)

- President of the Chinese Chamber of Commerce and Industry of Kuala Lumpur & Selangor (KLSCCCI) (2012-2021)
- 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 and Vice Chairman of the China-ASEAN Entrepreneurs Association (2018-Present)
- Executive Vice Chairman of China Federation of Overseas Chinese Entrepreneurs (May 2021-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)
- Honorary President of the Associated Chinese Chambers of Commerce and Industry of Coastal Selangor (2019-2022)
- Life Honorary President of Klang Chinese Chamber of Commerce and Industry (KCCCI)
- President of Klang Chinese Chamber of Commerce and Industry (KCCCI) (2002-2009)
- Honorary President of Kuala Lumpur Eng Choon Hoy Kuan (2021-2024)
- Member of World Chinese Entrepreneurs Convention (WCEC) Advisory Committee (2015-2021)
- Advisor of the Malaysia Retail Chain Association (MRCA) (2018-Present)
- Director of Bank of China (M) Bhd (2010 – 2017)
- 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

Awards and Recognitions:

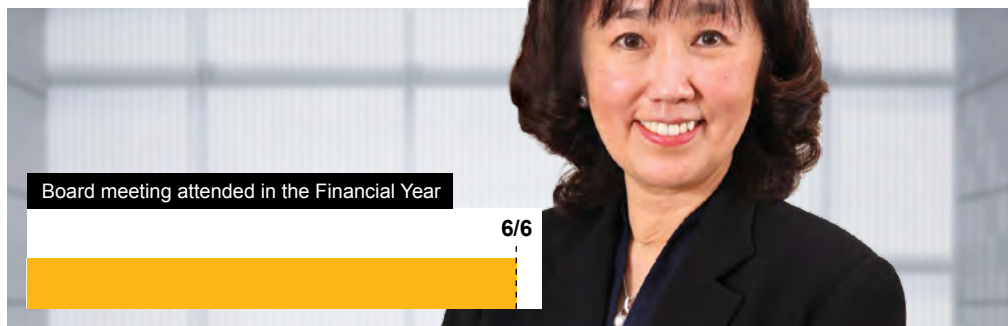
- Panglima Setia Mahkota (PSM) which carries the title "Tan Sri"
- Panglima Jasa Negara (PJN) which carries the title "Datuk"
- Ahli Mangku Negara (AMN)

TAN PEI GEOK | Senior Independent Non-Executive Director**Nationality**
Malaysian**Age**
60**Gender**
Female**Date of Appointment**
1 October 2015**Length of Service
(as at 21 January 2022)**
6 years 4 months**Date of Last Re-election**
8 March 2018**Board Committees**

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

Academic/Professional Qualifications:

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

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

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.

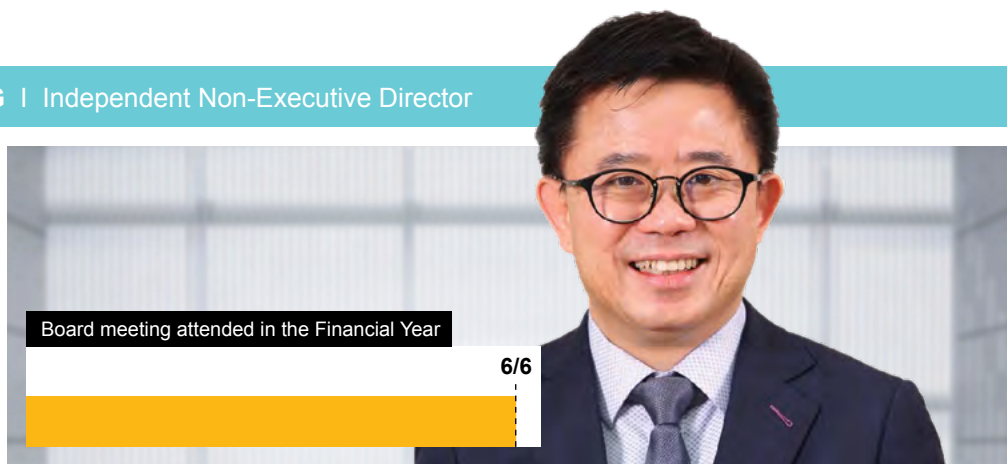
Sunsuria
BerhadAnnual
Report 2021

DATO' QUEK NGEE MENG | Independent Non-Executive Director**Nationality**
Malaysian**Age**
53**Gender**
Male**Date of Appointment**
24 November 2017**Length of Service
(as at 21 January 2022)**
4 years 2 months**Date of Last Re-election**
12 June 2020**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's Degrees in Economics and Law, University of Adelaide, Australia in 1990 and 1992 respectively
- Master Degree of Laws, National University of Singapore in 1997

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

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 estate, 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 China International Economic and Trade Arbitration Commission (CIETAC), Shanghai International Arbitration Centre (SHIAC), and appointed as director and Vice Chairman of Asian Institute for Alternative Dispute Resolution (AIADR).

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.

DATIN LOA BEE HA | Independent Non-Executive Director

Nationality
Malaysian

Age
58

Gender
Female

Date of Appointment
21 August 2014

**Length of Service
(as at 21 January 2022)**
7 years 5 months

Date of Last Re-election
29 March 2019

Board Committees

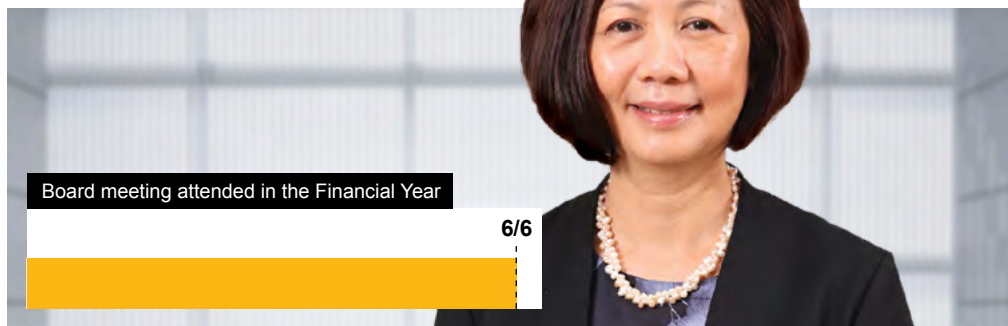
- Member of Audit Committee
- Member of Nomination and Remuneration Committee
- Chairman of Employees' Share Option Scheme Committee

Academic/Professional Qualifications:

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

Present Directorship(s)

Listed entity: Nil
Other public company: Nil



Experience:

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.

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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

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01

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



02

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



03

LEONG KOK CHI
Chief Financial Officer



04

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



05

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



06

WONG CHIEW MENG
Chief Project Officer

SENIOR MANAGEMENT'S PROFILE



TAN SRI DATUK TER LEONG YAP
Executive Chairman



DATUK SIMON KWAN HOONG WAI
Chief Operating Officer

Executive Chairman Tan Sri Datuk Ter Leong Yap's Profile is available on page 20.

Datuk Simon Kwan Hoong Wai, male, age 49, a Malaysian. He is the Chief Operating Officer & 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 28 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 organisation 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 Msia)
2020 – Present	National Committee Member of FIABCI Malaysia
2021 – Present	Council Member of KLSCCCI



LEONG KOK CHI
Chief Financial Officer

Leong Kok Chi, male, age 54, a Malaysian. He is the Chief Financial Officer of the Company.

Mr Leong has more than 30 years of work experience in the corporate finance and advisory, debt capital market, accounting and finance, and financial consultancy and services. He was actively involved in listing and fund-raising exercises, corporate restructuring and exercises including acquisition, joint venture and divestment of investments, and project financing. Mr Leong began his career with a public accounting firm before assuming various senior positions in finance and internal audit departments of several public companies listed on the Bursa Malaysia Securities Berhad.

He is a member of the Malaysian Institute of Accountants (MIA) and Malaysian Institute of Certified Public Accountants (MICPA).



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

Dato' Tan Tian Meng, male, age 58, 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 Citic International Investment Ltd. He graduated with a Bachelor of Civil Engineering (Honours) degree from the University of Malaya in 1988.

Since his graduation, he has had 33 years' experience and professional practice careers in industries related to construction and property development.

Other Information

- Datuk Simon Kwan Hoong Wai is the brother-in-law of 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.



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

Chuah Chew Hai, male, age 58, a Malaysian. He 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

Wong Chiew Meng, male, age 45 years old, a Malaysian. He is Chief Project Officer of the Company.

Mr Wong has more than 20 years of working experience in property 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, property and facility management, supply chain, as well as project quality management of all development projects of Sunsuria Group. In addition, he is also in charge of Bangsar Hill Park project from planning, sales & marketing, and implementation of the project.

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

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

Sunsuria
Berhad

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01-06



14-18

1. **ASEAN PROPERTY DEVELOPER AWARDS MALAYSIA 2020/2021**
 - Best Sustainable Township Development – Sunsuria City
2. **FORBES ASIA – BEST UNDER A BILLION AWARDS 2020**
 - Top 200 Performing Publicly Listed in Asia Pacific – Sunsuria Berhad
3. **STARPROPERTY AWARDS 2020**
 - The Proximity Award on Best Integrated Development – Sunsuria Forum
4. **CONSTRUCTION QUALITY EXCELLENCE AWARDS 2020**
 - High QCLASSIC Achievement for High Rise Residential Development – The Olive, Sunsuria City
5. **MALAYSIA LANDSCAPE ARCHITECTURE AWARDS (MLAA) 2019**
 - Honour Award for Landscape Design (Professional Category) – Suria Residence
6. **STARPROPERTY.MY AWARDS 2019**
 - The Cornerstone Award (Excellence) on Best Landed Development – Monet Residences, Sunsuria City
7. **FOCUS MALAYSIA'S BEST UNDER BILLION AWARDS 2019**
 - Best Under Billion Awards 2019 Overall Winner – Sunsuria Berhad
8. **FOCUS MALAYSIA'S BEST UNDER BILLION AWARDS 2019**
 - Best Revenue Growth (Category: RM500mil- RM950mil) – Sunsuria Berhad
9. **FOCUS MALAYSIA'S BEST UNDER BILLION AWARDS 2019**
 - Best Profit Growth (Category: RM500mil- RM950mil) – Sunsuria Berhad
10. **STARPROPERTY.MY AWARDS 2018**
 - The Small is Big Award (Honours) on Best Small Home Development – Bell Suites, Sunsuria City
11. **DEVELOPER PROPERTY AWARD 2018**
 - CHT Pursuit of Excellence – Sunsuria Berhad
12. **PROPERTY INSIGHT – PRESTIGIOUS DEVELOPER AWARDS 2018**
 - Best Office Development – Sunsuria Berhad



07-13



19-23

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

征阳发展35亿隆市房产
2020年10月31日

【吉隆坡21日讯】征阳集团（SUNSURIA，374），全地产发展商，将于吉隆坡市区，开发两栋总值高达35亿令吉的房地产项目。

其中两栋发展项目包括位于吉隆坡的Bangsar Hill Park，以及发展总值达5亿2千万令吉，位于吉隆坡新加坡的Mead@TAR。

征阳集团是建造Bangsar Hill Park Development私人有限公司（简称BHP Development），以及Suez Capital私人有限公司，Dacar Terraces私人有限公司及Sunsuria KL私人有限公司，等项目的合作伙伴。此外，征阳集团也是Bangsar Hill Park Development的总发展商，并管理Bangsar Hill Park。

Bangsar Hill Park占地32英亩，共有18栋高层住宅。

当地建筑工程师工作，将在上个月展开，整个发展项目预计在2026年竣工。

同时，征阳集团也与Meadflex私人有限公司签署有条件股权转让协议，以2亿令吉收购Banilua建筑私人有限公司1%的股权，并发展占地1.16英亩的Mead@TAR。

工程预计于2021年年底展开，并于2025年竣工。

BHP Development与Meadflex，皆是与征阳集团有利益相关的公司。

BUILDING DREAMS AND FULFILLING NEEDS

The article discusses the development of Sunsuria's projects, highlighting the company's commitment to providing high-quality residential and commercial spaces. It mentions the Bangsar Hill Park development and the Moad@TAR project, emphasizing the company's focus on sustainable and modern living environments.

The Star

MARC assigns A plus rating to Sunsuria's RM500m Sukuk

CELEBRATING 10 YEARS OF SUNSURIA CITY

Wednesday, 07 Oct 2020

The rating agency's positive assessment is a strong endorsement of Sunsuria City Development's creditworthiness and financial stability. The RM500 million Sukuk is a significant milestone for Sunsuria, reflecting the company's strong financial performance and its commitment to sustainable development.

征阳Victoria教育联营学前教育

The article reports on Sunsuria's partnership with Victoria Education for a joint venture in the early education sector. This move is part of Sunsuria's broader strategy to diversify its business and provide high-quality educational facilities for its residents.

»»
SUNSURIA IN THE NEWS



Bringing urban resort living to Bangsar

Bangsar Hill Park is part of a RM3.01 bil redevelopment project in Bukit Bangsar undertaken by Bangsar Hill Development Sdn Bhd, Sunsuria Bhd executive chairman Tan Sri Ter Leong and his brother, Suez Capital Bhd MD Datuk Tee Leong, and their vision for it. [Read more on Page 4](#)



Sunsuria to derive synergies from auto and education joint ventures



Best Sustainable Township Development - Sunsuria City | APDA2020/2021



The township designed with its community in mind, Sunsuria City is meticulously planned to ensure a balanced lifestyle with its incorporation of education, as a component of greenery, sports, commercial, and other recreational areas. [www.sunsuria.com.sg](#) will meet your needs. [www.sunsuria.com.sg](#)

SUSTAINABILITY STATEMENT



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SUSTAINABILITY STATEMENT



Dear Stakeholders,

It is with great pleasure that we present Sunsuria Berhad's (hereby known as "Sunsuria" or "the Group") fourth annual sustainability statement which serves to tell the story of how the Group has contributed towards managing our environmental, social and governance ("ESG") values in the reporting period.



Against the backdrop of an economic crisis due to the COVID-19 pandemic, the Group showed good performance by focusing on business continuity and robust business strategies. The current landscape has also made us more dedicated to achieve our corporate ethos and expand the Sunsuria brand in a sustainable manner. Sunsuria City being recognised as the Best Sustainable Township by the ASEAN Property Developer Awards Malaysia 2020/2021 has galvanised the Group's commitment towards innovative and meaningful development for our stakeholders.

Good corporate governance practices are critical for any successful business. To ensure a strong foundation for ethics and integrity, a risk assessment was conducted to identify potential risk for corruption within operations. Our expectations of employees' business conduct are also made clear through our corporate policies and mandatory sessions on corporate liabilities.

Our commitment to the United Nations Sustainable Development Goals has increased with the adoption of Goal 13 Climate Action as part of the Group's sustainability approach. This reporting period also marks the beginning of the Group's greenhouse gas ("GHG") emissions tracking based on our fuel and electricity consumption. These efforts are aligned to the global initiative for net zero emissions to limit global temperature increase to 1.5°C as per the Paris Agreement.

As a forward-looking property developer, we understand the importance of improving our sustainability performance, not only within our organisation but also across our supply chain. Our Procurement Policy and Procedures have been updated to account for the integrity of all business partners who have an active contract with Sunsuria.

In FY2021, we achieved a milestone by endorsing a 2-year digital plan aimed at transitioning key parts of our business operations to an online platform. Implemented under the oversight of a special committee, the plan sees the Group investing in multiple software programmes that would allow our employees to maintain work productivity while adhering to safe social distancing measures brought on by the pandemic.

We sponsored various events to actively engage with residents in our townships. To alleviate the social and economic hardships facing underprivileged groups within the community, we organised a Community Food Drive. We believe such initiatives will bolster community relations and build trust among our stakeholders.

ABOUT THE STATEMENT**Report Scope and Period**

This statement includes Sunsuria's four business divisions, including Property Development, Construction, Food & Beverage, and Landscape & Nursery division and the corporate headquarters in Kota Damansara, Selangor. The sustainability statement is published annually. The reporting period for this statement is from 1st October 2020 to 30th September 2021 ("FY2021").

Business Division	Division	Project/ Restaurant Name	Stage of Completion/ Date of Commencement
Property Development	Sunsuria City Sdn. Bhd.	Bell Avenue Jasper Square Bell Suite Retail Bell Suite Soho The Olive Monet Lilly Celebration Centre (Sales Gallery) Monet Garden Giverny Walk	Completed
		Monet Springtime Tangerine Suite	96.8% 59.8%
	Sunsuria Residence Sdn. Bhd.	Suria Residence	Completed
	Sunsuria Forum Sdn. Bhd.	The Forum 1	Completed
		Forum 2, Office Tower Forum 2, Soho Forum 2, Soho (Affordable) Forum 2, Service Apartment	8.5% 24.2% 24.9% 21.40%
	Bangsar Hill Park Development Sdn Bhd	Bangsar Hill Park	2.8%
Construction	Sunsuria Asas Sdn. Bhd.	-	-
Food & Beverage	Sunsuria City Amenities Sdn. Bhd.	Artelier Café Ming Yang Forum Artisan Bell Artisan Restu Resipe	April 2019 September 2019 April 2021 December 2020 April 2021
Landscape & Nursery	Sunsuria Landscape & Nursery Sdn. Bhd.	-	-

Reporting Framework

This statement has been prepared in accordance with the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, with reference to the Bursa Malaysia Reporting Guide (2nd Edition). The statement framework adheres to the reporting standards of the Global Reporting Initiative ("GRI").

Feedback

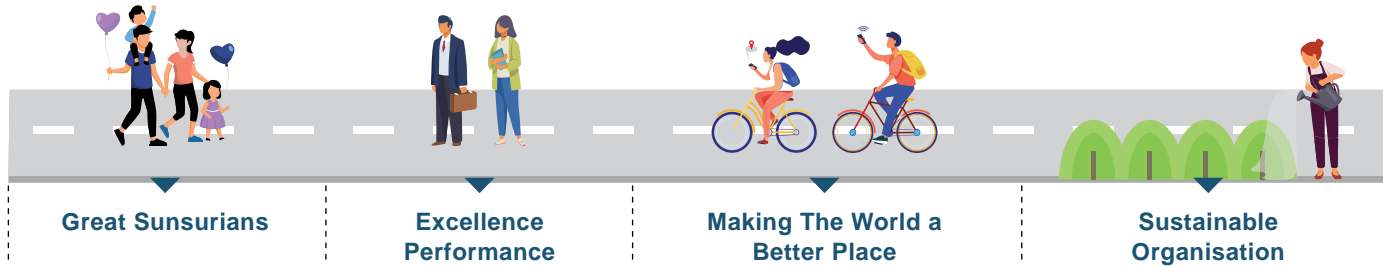
This statement is available on Sunsuria's corporate website www.sunsuria.com.

We value our stakeholders' feedback to continuously improve our statement and sustainability practices. To raise concerns or provide feedback about the report, you may contact:

Leong Kok Chi
Chief Financial Officer
cosec@sunsuria.com
+603-6145 7777

OUR SUSTAINABILITY APPROACH

Our approach to sustainability is based on the Group’s corporate ethos G.E.M.S. (Great Sunsurians, Excellence Performance, Making the World a Better Place, Sustainable Organisation), where all four components come together to drive Sunsuria’s business growth in a sustainable manner.



Group Sustainability Policy

Our Sustainability Policy provides guiding principles on Sunsuria’s business conduct to ensure all stakeholders support the Group’s commitment to sustainability. The Sustainability Policy has been approved by the Board of Directors, with periodic reviews conducted to ensure it remains relevant.

Group Sustainability Policy

- 01** Continuously engaging with relevant stakeholders to address and manage their concerns and expectations of the Group
- 02** Complying with applicable laws and regulations
- 03** Delivering sustainable economic growth and returns to our investors and enrich the domestic economy
- 04** Achieving high standards of service
- 05** Minimising environmental impact on areas within and adjacent to our development areas
- 06** Undertaking green initiatives including those involving the environment, greenhouse gas emission and energy management, where possible
- 07** Providing a safe and healthy workplace for all our employees, including those directly employed by the Group as well as those who work in our premises on development and construction sites
- 08** Developing the knowledge, skills and abilities of our employees to increase awareness and understanding of local industry
- 09** Ensuring fair treatment to all employees regardless of gender, age, ethnicity and religion
- 10** Contributing to local communities and assisting them in improving and enhancing their socio-economic status

Commitment to Sustainable Development Goals (“SDGs”)

We remain committed to the Sustainable Development Agenda 2030 established by the United Nations (“UN”) since the start of our sustainability reporting journey. For this reporting period, we have included Goal 13 Climate Action as part of our corporate obligation as the issue of climate change has become more prevalent among businesses and policymakers. The Group’s efforts that are in line with the SDGs are illustrated below.



- **Good Health and Well-Being**
 - Updated COVID-19 procedures to ensure workers health when returning to project site.
 - Employee engagement activity to promote healthy lifestyle with working from home.

- **Quality Education**
 - RM50,000 in total investment for employee development programme.
 - Construction Trade Training to elevate trade skill of workers.

- **Decent Work and Economic Growth**
 - 100% procurement spending on local suppliers.
 - Implementation of a 2-year digital transformation plan.






- **Sustainable Cities and Communities**
 - Expanded green building initiatives throughout Sunsuria City township.
 - Consideration for public transportation and disabled person access.

- **Climate Action**
 - Installation of solar panels on Celebration Centre Sales Gallery for renewable electricity generation.
 - Tracking of Scope 1 and Scope 2 operational GHG emissions.

- **Peace, Justice and Strong Institutions**
 - Corporate risk assessment for corruption conducted.
 - Updated Procurement Policy and Procedure.

Key Performance Indicators (“KPIs”)

We have continued to monitor and report on our performance annually since the previous reporting period. In the year under review, we are proud to report that the Group has successfully achieved four of its five ESG targets, with key areas requiring further improvements.

 <p>Energy Efficiency To record lower energy intensity at corporate headquarter than FY2019 baseline – 113.98 kWh/m²</p>	 <p>Customer Satisfaction To achieve a customer satisfaction score of 75% for all stages in our development projects</p>	 <p>Occupational Health and Safety Zero Lost Time Injury Frequency Rate (“LTIFR”) as per industry benchmark</p>	 <p>Supply Chain Management To have at least 80% of procurement budget spent on local suppliers</p>	 <p>Product and Service Quality To obtain at least 80% in QCLASSIC scoring for all completed projects</p>
<p>Achieved 58.0 kWh/m² in Group electricity intensity</p>	<p>Pre-Sales Survey: 82.4% Post-Sales Survey: 87.33% Post Project Handover: 77.46%</p>	<p>Achieved zero LTIFR in 1.43 million hours worked</p>	<p>Achieved 100% procurement budget on local suppliers</p>	<p>Giverny Walk: 71% Monet Garden: 70% Monet Springtime: 80%</p>
<p>FY2021 Performance</p>				

Awards and Recognition

As an established player in the property development industry, we strive to continuously improve our business practices and sustainability commitment. In FY2021, our efforts in meeting these commitments are recognised by the ASEAN Property Developer Awards Malaysia 2020/2021 (“APDA”), where our key township ‘Sunsuria City’ was awarded the Best Sustainable Township Development. All entries are evaluated by a panel of expert judges and are scored based on selected criteria such as project concept, design & aesthetics and integration of corporate social responsibility, amongst others.

Sunsuria Berhad is also recognised as an industry leader in The Edge Malaysia Top Property Developer Awards 2021, positioned 14th overall in the nation-wide ranking list. The Award evaluates on both qualitative (expertise, innovation, quality etc.) and quantitative (profitability, turnover, shareholder funds etc.) attributes to provide a comprehensive overview of a company’s annual performance. We hope to continue providing innovative and sustainable development for our stakeholders in the coming years.

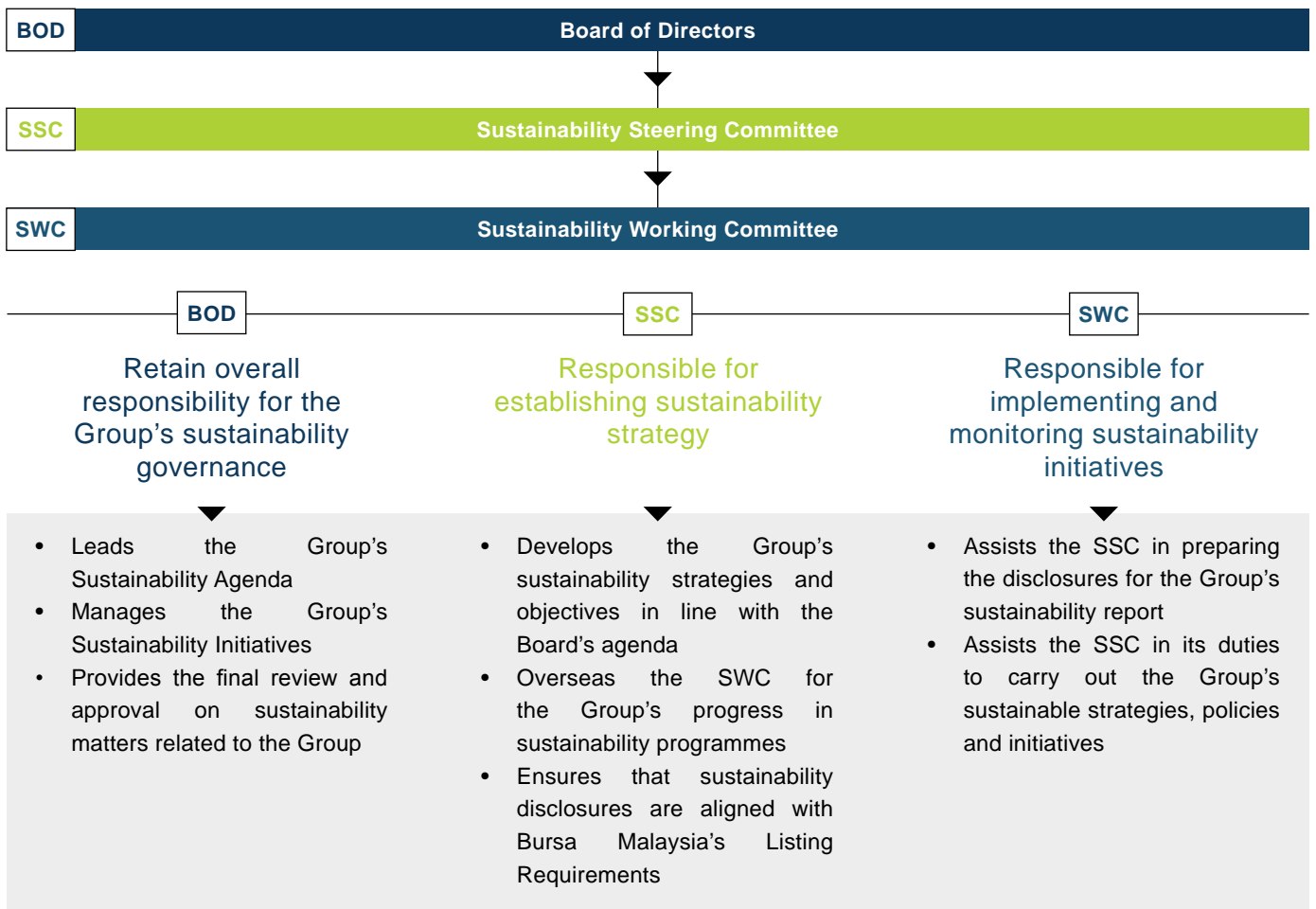


SUSTAINABILITY GOVERNANCE STRUCTURE

Sustainability integration at the highest level have enabled Sunsuria to remain steadfast in its ESG commitments. Since 2018, our corporate leadership has been critical in delivering the Group's sustainability purpose and performance that add long-term value to Sunsuria.

We have established a dedicated Sustainability Steering Committee ("SSC") to guide Sunsuria in its sustainability strategy. The SSC is led by the Group's Executive Chairman and reports directly to the Board of Directors ("BOD") on Sunsuria's sustainability performance. The SSC is assisted by the Sustainability Working Committee ("SWC") that comprises key department representatives and is in charge of implementing initiatives at the operational level.

Both SSC and SWC convene annually to discuss the progress made in achieving the sustainability goals and KPIs, as well as propose new initiatives to assist in the Group's sustainability integration. The roles and responsibility of all committees are clearly defined in our Terms of Reference to avoid confusion and promote accountability.



STAKEHOLDER ENGAGEMENT

Using a stakeholder-centric approach to integrate sustainability across our value chain, Sunsuria prioritises meeting stakeholder concerns and expectations arising from our business operations. Our stakeholders include those that have significant influence over our business, and those that our business has a significant impact on.

Stakeholder	Focus Areas	Sunsuria's Response
Customers		
We value our customers as well as strive to deliver quality product and services.	<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"> 1. Sunsuria conducts sessions with the customers on their feedback/response whenever it is required. 2. Customers are required to fill up a Customer Satisfaction Survey form upon signing the sales and purchase agreement ("SPA"). 3. We hold community and networking events annually. 4. Online enquiries on Sunsuria's corporate website/Facebook are directed to our Sales staff to reply within 24 hours. 5. Customers are required to sign a PDPA consent form upon signing the SPA.
Employees		
Our employees are the greatest contributor to our success and their well-being enables Sunsuria to cultivate a motivated workforce.	<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"> 1. Performance Management involves goal setting, cascading and aligning these goals throughout the organisation to drive overall business performance. 2. Training and team building programmes are conducted to build staff competencies, capabilities and relationships. 3. Employee Engagement Survey is conducted to build a highly engaged workforce, and improve employee satisfaction and motivation. 4. The Sunsuria Live Portal was launched to promote effective communication across the organisation. 5. Onboarding programme is designed for new employees to assimilate into Sunsuria's culture and business, and support growth of trust and business alignment. 6. Town Hall Meetings are conducted to make important announcements to all employees. 7. Leverage health and wellness programmes to improve mind, heart and soul of employees.
Regulatory Bodies		
We partner with regulators to uphold industry standards for building quality, corporate governance as well as health and safety standards.	<ul style="list-style-type: none"> • Regulatory compliance • Labour practices • Environmental management and compliance • Occupational health and safety 	<ol style="list-style-type: none"> 1. Local authority conducts regular inspection to ensure Sunsuria complies with local regulatory requirements. 2. Regular disclosure through Annual Reports and communication with regulators. 3. Support of Home Ownership Campaign.

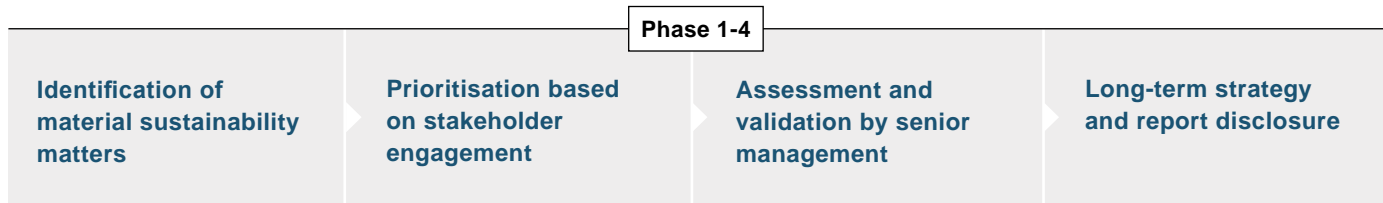
Stakeholder	Focus Areas	Sunsuria's Response
Shareholders & Investors		
Building investors and shareholder trust is important to attract new investors and maintain current ones.	<ul style="list-style-type: none"> Financial performance Business strategy Sustainable and stable income distribution Degree of control and influence 	<ol style="list-style-type: none"> We issue media releases in addition to Bursa Announcements to keep all stakeholders abreast of our financial performance and corporate development. We issue notification cards to shareholders of the company informing them of the availability of the Annual Report instead of distributing printed copies. All media releases and Bursa Announcements are uploaded on to the Company's website.
Fund Providers		
We work closely with fund providers to sustain capital flow in the long run.	<ul style="list-style-type: none"> Company performance and cash flow 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. Periodic dialogue and discussions with fund providers to discuss the status of projects when necessary.
Service Providers		
We collaborate with supply chain partners to ensure their operations are in line with our standards and expectations.	<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 QESH team. All completed projects are QCLASSIC certified by CIDB. 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 and 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 practises transaction clearance by legal, finance, and company secretary.
Local Communities		
We endeavour to create sustainable living spaces that promote tenant wellbeing and community development.	<ul style="list-style-type: none"> Impact of business operations Transparency and accountability Environmental impact Placemaking 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 (in compliance with COVID-19 SOPs).
Media		
Engaging mainstream media helps raise awareness on our green agenda and sustainability drive.	<ul style="list-style-type: none"> Financial performance New product launch Major event Crisis management 	<ol style="list-style-type: none"> We released our quarterly results to the media upon announcement to Bursa Malaysia. The EdgeProp has conducted exclusive media interviews with Sunsuria on 26 April 2021.

MATERIALITY ASSESSMENT PROCESS

Identification of Material Matters

To address the changes in stakeholder expectations and manage emerging challenges, we have conducted a materiality assessment to re-evaluate the prioritisation of our material sustainability matters that were identified in FY2019.

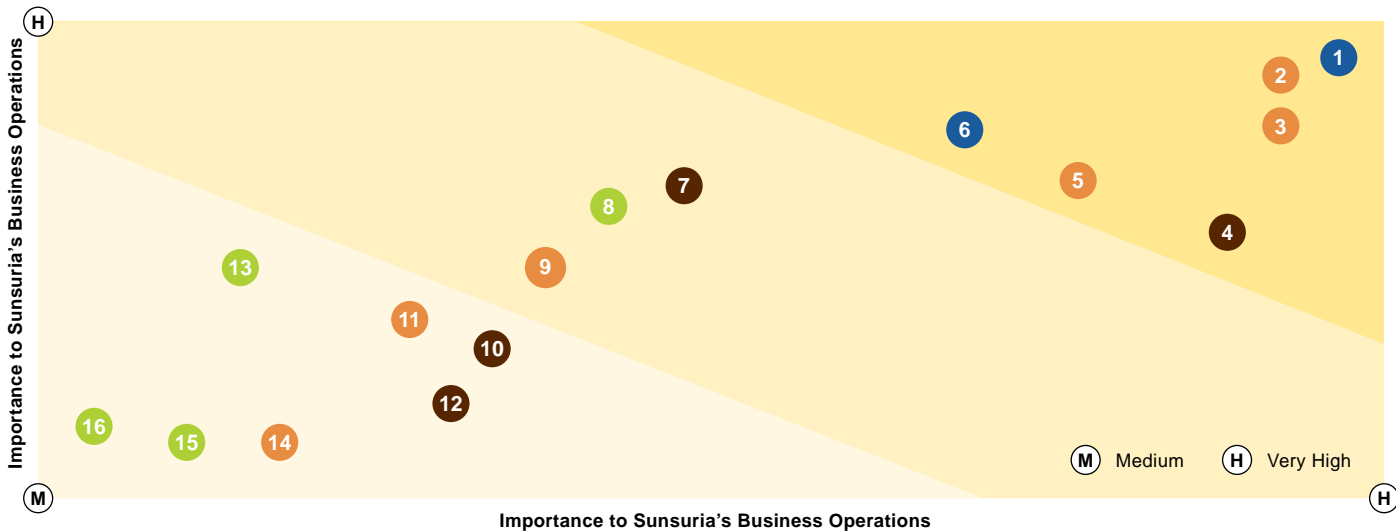
To review the Group’s sustainability strategy, we engaged an external consultant to review our material sustainability matters for FY2021. Online surveys were also distributed to key stakeholder groups (both internal and external) to gain insights on how our prioritisation has changed throughout the reporting period. The material matters and matrix were validated by Sunsuria’s senior management.



For this reporting period, ‘Environmental Regulatory Compliance’ and ‘Food Safety’ were removed as part of our efforts to consolidate our current list of material matters. ‘Energy Efficiency’ has been renamed ‘Climate Change and Energy Efficiency’ to capture the inclusion of GHG emission disclosures.

Materiality Matrix

The matrix reflects no significant changes in the ranking of top six material sustainability matters from the previous assessment. Good corporate governance and delivery of quality products and services remains a top priority for the Group. Due to the impact of the pandemic on people’s wellbeing and the economy, ‘Occupational Health & Safety’ and ‘Financial Performance’ continue to rank very high in the materiality assessment. The ranking of ‘Climate Change and Energy Efficiency’ saw significant increase in importance, underscoring the efforts Sunsuria has initiated to address the matter.



Economic	Environmental	Social	Governance
4. Financial Performance	8. Climate Change & Energy Efficiency	2. Customer Satisfaction	1. Governance & Ethics
7. Market Presence	13. Green Building initiatives	3. Product & Service Quality	6. Risk Management
10. Business Digitisation	15. Effluent & Waste Management	5. Occupational Health & Safety	
12. Supply Chain Management	16. Water Conservation	9. Capacity Building	
		11. Diversity & inclusiveness	
		14. Community Engagement	

Mapping our Material Matters



Sunsuria Material Matters	Boundary and Impact	GRI Standard Disclosure
Governance & Ethics	Shareholders & Investors Fund Providers Service Providers	<ul style="list-style-type: none"> Anti-Corruption
Risk Management	Shareholders & Investors Fund Providers Service Providers Regulatory Bodies	<ul style="list-style-type: none"> Environmental Compliance Socioeconomic Compliance
Supply Chain Management	Service Providers	<ul style="list-style-type: none"> Procurement Practices
Financial Performance	Shareholders & Investors Customers Media	<ul style="list-style-type: none"> Economic Performance
Market Presence	Customers Shareholders & Investors Employees Media	<ul style="list-style-type: none"> Market Presence
Business Digitisation	Customers Employees	-
Diversity & Inclusiveness	Employees	<ul style="list-style-type: none"> Employment Diversity and Equal Opportunity
Climate Change & Energy Efficiency	Customers Regulatory Bodies	<ul style="list-style-type: none"> Energy Emissions
Green Building Initiatives	Customers Service Providers Regulatory Bodies	-
Effluent & Waste Management	Regulatory Bodies	<ul style="list-style-type: none"> Water and Effluent Waste
Water Conservation	Customers	<ul style="list-style-type: none"> Water and Effluent
Customer Satisfaction	Customers Service Providers	-
Product & Service Quality	Customers Service Providers	<ul style="list-style-type: none"> Customer Health and Safety
Occupational Health & Safety	Employees	<ul style="list-style-type: none"> Occupational Health and Safety
Capacity Building	Employees	<ul style="list-style-type: none"> Training and Education
Community Engagement	Local Communities	<ul style="list-style-type: none"> Local Communities

ROBUST GOVERNANCE FRAMEWORK



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 A large photograph of a modern, multi-story residential or commercial building with colorful balconies. In the foreground, a large white sign with red and green lettering reads 'SUNSURIA AVENUE'. The building is set against a clear blue sky.

SUNSURIA

AVENUE

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.

GOVERNANCE

The Board and Senior Management are committed to robust ethical practices, which are crucial for the long-term success and prosperity of the Group. Our corporate policies have built a strong foundation for corporate governance, earning the trust of our shareholders to create sustainable value.

Governance & Ethics

To demonstrate our commitment towards excellence in corporate governance, the Group has maintained ethical policies that provide guiding principles on employee conduct when acting on behalf of Sunsuria. Our policies have been reviewed and approved by the Board of Directors and/or relevant Senior Management. To enhance corporate transparency, the corporate policies are publicly available on the Group's corporate website and the staff intranet. Any updates or amendments to the policies will be communicated to our employees via the Group's live portal platforms.

Our employees and stakeholders can seek additional advice or raise concerns about potential misconduct through the dedicated whistleblowing channel. Areas of concern include violation of business ethics, serious breach of Sunsuria policies, conflict of interest, corruption or fraud. The avenues for whistleblowing are published through the Whistleblowing Policy and is under the purview of the Audit Committee. Procedures have been established to ensure a fair and unbiased investigation, with protection of whistle-blowers from reprisal as well as keeping their identities confidential unless required by law. As of FY2021,

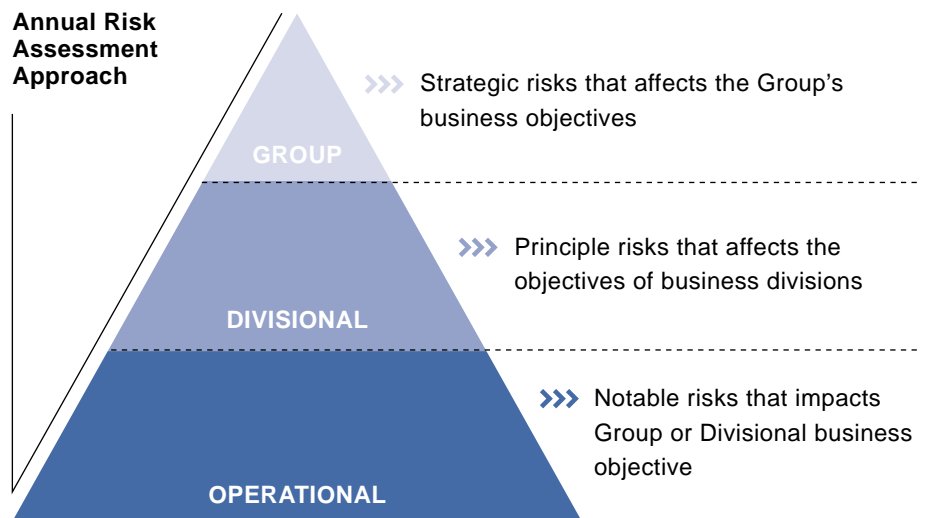
there were 14 incidents of malpractice reported across Sunsuria's business operation. Each incident has been investigated, with appropriate actions taken to resolve the issue.

All new hires are required to attend an onboarding session to learn about the Group's corporate policies and complete a declaration form to acknowledge that they are aware of and will comply to Sunsuria's corporate policies. To increase awareness about potential workplace corruption, all eligible employees were mandated to attend a session on Corporate Liabilities under Section 17A of the MACC Act. We also engaged with external consultants to conduct a corruption risk assessment in FY2021. A total of 10 corruption risks were identified by management all of which were rated as low after taking into consideration current internal controls and mitigation measures.

Risk Management

For the year under review, we adopted a three-tier Risk Assessment ("RA") Framework that is aligned with ISO 31000:2009 Risk Management Principles and Guidelines to identify and allocate resources to deal with potential risks, depending on its significance.

Annual Risk Assessment Approach



The Board maintains oversight of the RA Framework through the Risk Management Committee (“RMC”), who reviews the framework periodically to make updates or amendments.

Continual risk assessment is critical for us to stay competitive in the market as well as mitigate any sudden shock to our value chain. We conducted a Group-level and Divisional-level risk assessment in FY2021, with the following risks identified:



Further information on corresponding mitigation measures will be disclosed under the Statement on Risk Management & Internal Control.

The Legal Department recorded zero non-compliance incidents relating to environmental or social regulations across all business divisions. We adhere to regulations that safeguard the integrity of the environment and support the rights of our employees. The Malaysian Labour Laws are aligned with the International Labour Organisation (“ILO”) framework and prohibits any child or forced labour practices within our operations.

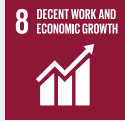
Environment Regulations

- Environmental Quality Act 1974
- Industrial Effluent Regulation 2009
- Sewage Regulations 2009
- Clean Air Regulations 2014
- Scheduled Waste Regulations 2005
- Environmental Impact Assessment Order (Prescribed Activities) 2015

Social Regulations

- Employment Act 1955
- Minimum Wage Act
- Children and Young Persons Act
- Occupational Safety and Health Act
- Employees' Minimum Standards of Housing, Accommodations and Amenities Act 1990
- Minimum Retirement Age Act

SUSTAINABLE VALUE CREATION



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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.

ECONOMIC

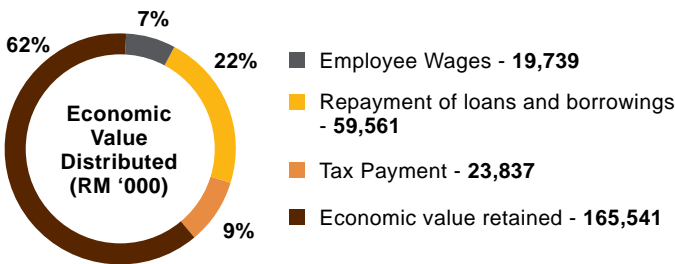
As the country recovers from the impact of COVID-19, Sunsuria strives to maintain its competitiveness by adopting new strategies and procedures. The Group also aims to stimulate the national economy by engaging with domestic suppliers and supporting the local community.

Financial Performance



To adapt to the challenges posed by COVID-19, the Executive Committee has regular meetings and strategic brainstorming sessions to discuss critical matters such as overall Group strategy and potential new ventures.

In FY2021, Sunsuria Group successfully generated RM268.7 million in revenue, with the economic value generated as follows:



Further details on our financial performance can be found on page 98 of this annual report.



Market Presence

As an established local company with diverse revenue stream, establishing a strong market presence is crucial for to differentiate Sunsuria from our competitors as a sustainable company. 100% of our Senior Management is Malaysian, enabling Sunsuria to support the local economy and provide job opportunities to local talent. By employing local staff, their community ties offer the Group a wealth of cultural knowledge and help boost brand reputation.

Business Digitisation



As COVID-19 continues to accelerate digitisation, our Executive Committee has endorsed a 2-year digital transformation plan aimed at automating key business operations. Time-specific action plans were implemented to measure the progression of projects. A special committee comprising key users has also been established, with bi-weekly meetings to discuss the monitoring efforts and address any issues identified.

In addition to those disclosed in the previous reporting period, the following initiatives were implemented as part of the digital transformation plan, amounting to approximately RM122,000 in investments:

- Electronic quality assessment system (e-RFWI, e-PDI and e-Defect) to evaluate the quality of projects digitally
- Online and Offline Payment & Ordering services provision for Food and Beverage division
- Online Payment services provision ready for Sunsuria Community App (“Moments App”) to allow online payment for maintenance fee by House Owners
- Business Intelligence Analytics Implemented for Sales, Customer Experience and Project Teams to enable quick and right decisions are made.
- Implemented new version of Mobile Customer Relations Management (“Nexplatform”) for Salesperson

Our digitisation efforts have an added benefit of reducing the amount of paper used in our office printers. A majority of our daily office tasks such as issuing memos and recording minutes of meetings are now conducted electronically through company devices. In FY2021, our total printer usage fell by 28% from 614,056 pages to 441,131 pages, most notably in grayscale printing for hard copy documentation.

Supply Chain Management

We hold our supply chain partners to the same standards as ourselves. Our Procurement Policy and Procedure have been updated this reporting period, where all supplier and vendor information must be registered in a comprehensive list of active suppliers. Suppliers are required to provide information on whether or not they have an Anti-Bribery and Corruption Policy, relevant declaration form and business credentials. The list will be reviewed and updated periodically, with those blacklisted marked and suspended in the system.

Only contractors and suppliers who pass our pre-qualification assessment will be awarded the contracts, with periodic assessment conducted to ensure they maintain their performance. Our assessment criteria are designed to better understand supplier performance including their current financial status, ISO certification as well as company credentials. We keep a record of all suppliers that meet our expectations for future engagement. 100% of supplier contracts were awarded to local businesses in this reporting period.

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LARGE DEVELOPMENT WITH SMALL FOOTPRINT

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

ENVIRONMENTAL

Sunsuria's commitment to sustainable development has seen the Group striving to minimise its environmental impacts by improving efficiency and reducing unwanted by-products within business operations.

Climate Change & Energy Efficiency

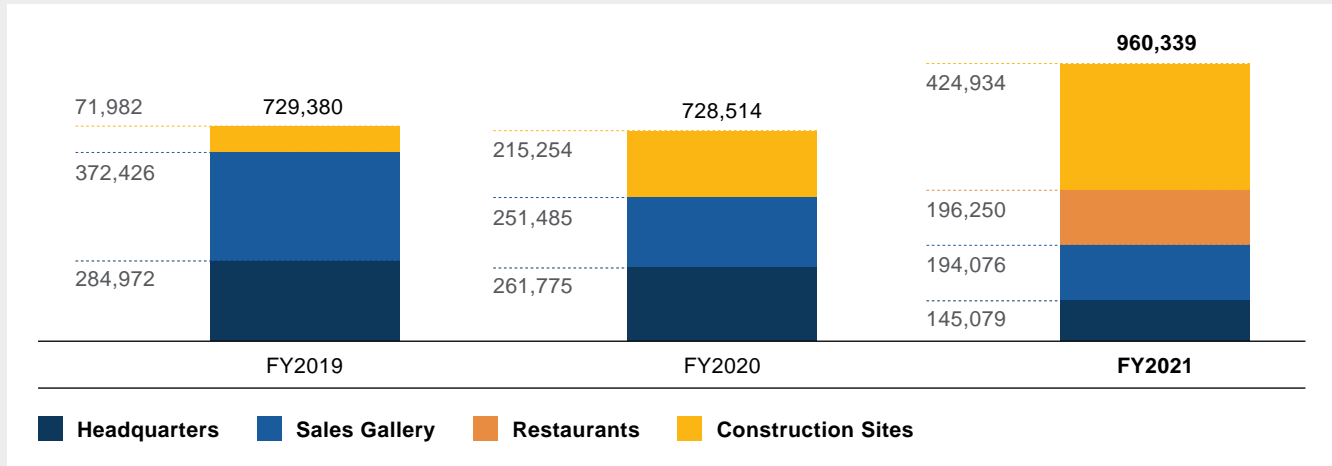
We have focused our efforts in combating climate change by improving the efficiency of Sunsuria operations and by sourcing renewable energy. The Group has maintained the corporate policy of promoting electricity saving practices at the office workplace where all electrical appliances are to be switched off when not in use. Our renewable energy initiative includes installing solar panels on the rooftop of the Celebration Centre at Sunsuria City.

We have expanded our data collection to include divisions with high energy consumption within Sunsuria, which will help identify and rectify any abnormality in terms of energy consumption. In FY2021, the scope of electricity consumption encompassed all business divisions, except for Landscape & Nursery division. The Group's total electricity consumption exhibited a 31.8% increase, in particular due to the inclusion of Tangerine Suite being a high rise project as well as increase in site activities at Forum 2.

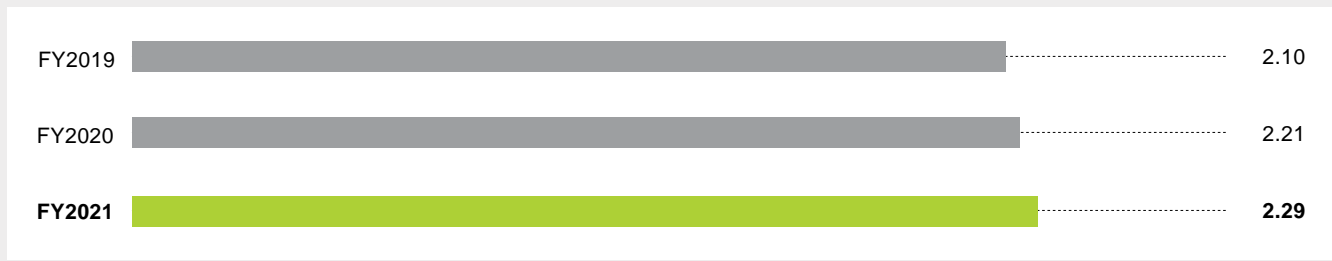
Facilities	FY2019	FY2020	FY2021
Headquarters	284,972	261,775	145,079
Sales Gallery:			
• Celebration Centre	372,426	216,897	140,561
• Sunsuria Forum	-	34,588	28,409
• Sunsuria Berhad	-	-	25,106
Construction Sites:			
• Monet Springtime	71,982	138,223	13,894
• Monet Garden	(Breakdown	-	2,280
• Sunsuria PPU	by sites not	-	1,980
• Tangerine Suite	recorded)	-	152,010
• Giverny Walk		11,842	3,986
• Forum 2		27,280	250,784
• Bell Suites		37,909	-
Restaurants:			
• Artelier Café	-	-	13,644
• Ming Yang	-	-	65,641
• Forum Artisan	-	-	21,104
• Bell Artisan	-	-	78,544
• Restu Resipe	-	-	17,317
Total (kWh)	729,380	728,514	960,339

ENVIRONMENTAL

Electricity Consumption (kWh)



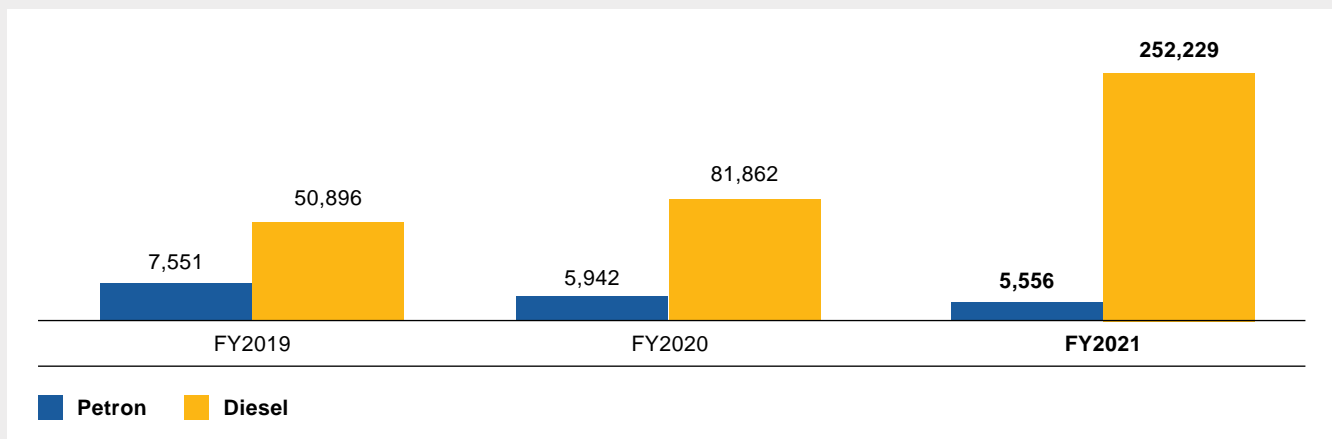
Electricity Intensity (kWh/m²)



Aggregate data from all business divisions except Landscape & Nursery.
Electricity intensity is obtained by dividing total energy consumption against total floor space of facilities.

The fuel consumption from the construction and landscape & nursery division were also recorded to evaluate the Group's overall energy consumption. Diesel is used to power generators at the construction site, while both petrol and diesel are used for transportation. In FY2021, the total petrol consumption experienced a minor reduction, while diesel saw a significant increase due to the increase in construction activities.

Total Fuel Consumption (litre)



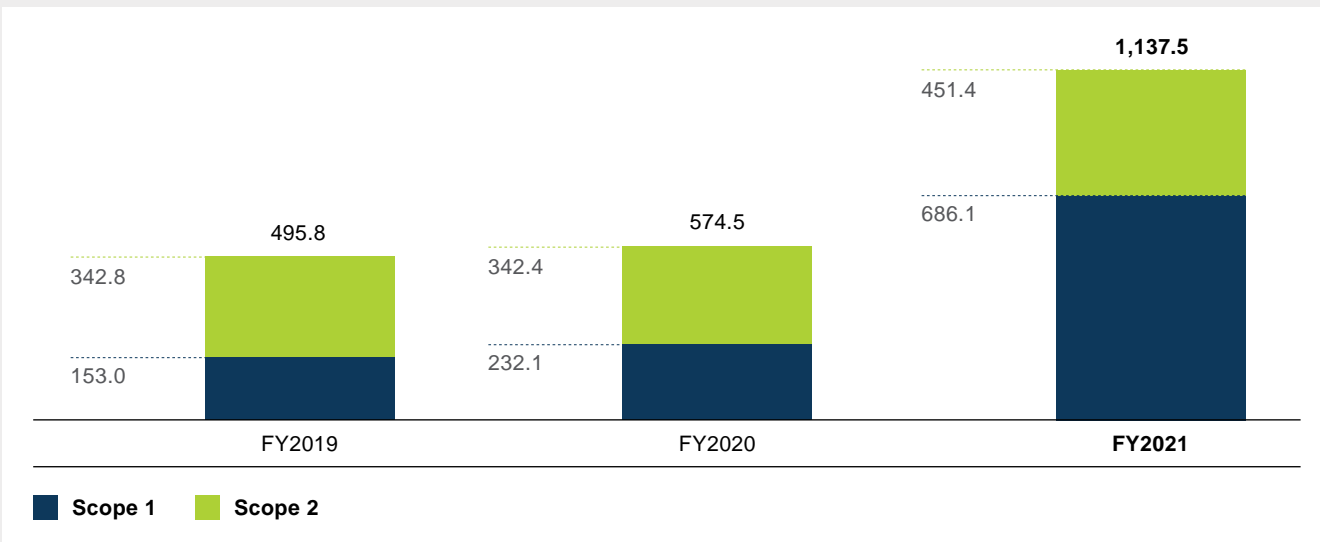
Aggregate data from Construction and Landscape & Nursery division

Recognising the impact of climate change on property development, we will continue to explore new opportunities to implement climate change mitigation measures. We expanded the solar panel initiative at the Celebration Centre Sales Gallery as it is the Group's key climate initiative. Our renewable electricity generation increased by 46% in FY2021, from 123,476kWh to 180,486kWh.



Due to COVID-19, we have implemented work-from-home arrangements for our employees to minimise risk of workplace infection. This has led to significant reduction in the electricity consumption and overall carbon footprint of our corporate offices. Despite our best efforts, the Group's total Greenhouse Gas ("GHG") emissions (Scope 1-Direct and Scope 2-Electricity Indirect) saw a major rise in FY2021 due to the increase in electricity and diesel consumption from our construction sites.

Total GHG Emissions (ton CO2e)

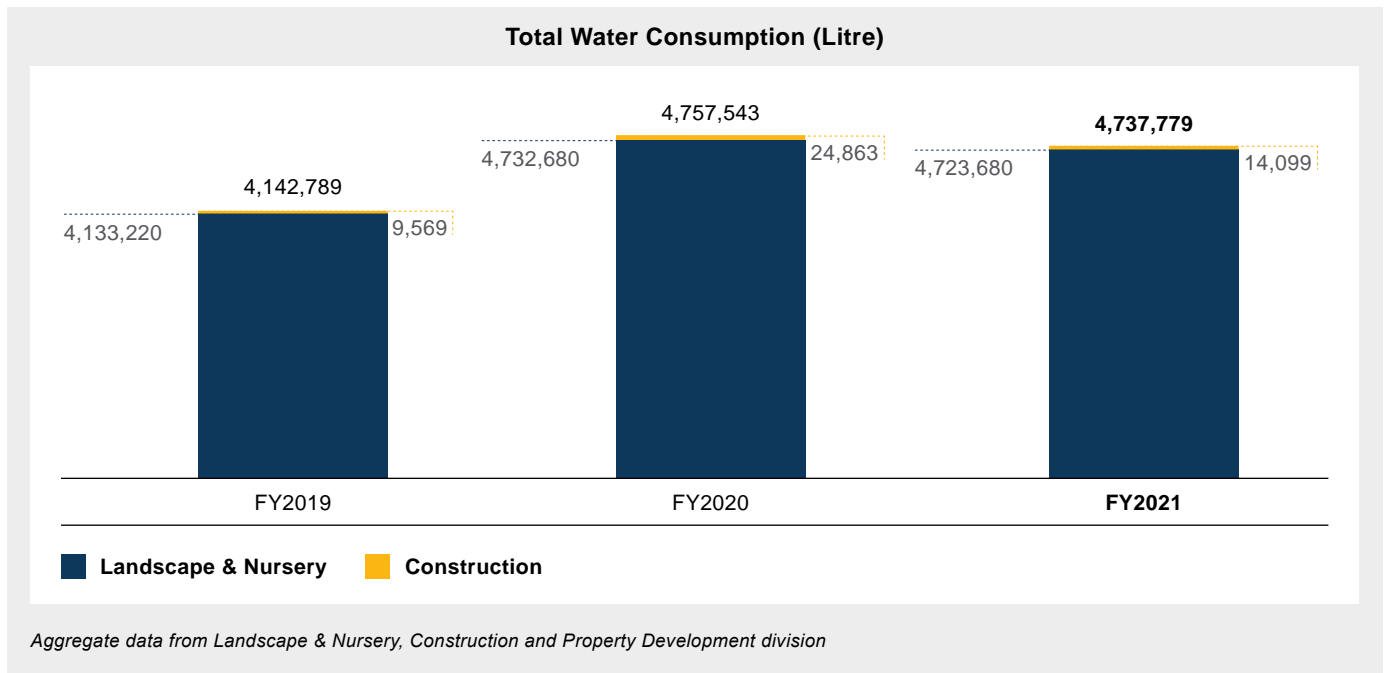


Aggregate data from all business divisions
 Electricity emissions factor was obtained from UNFCCC Harmonized grid emissions factor 2019
 Diesel and fuel emissions factor was obtained from MYCARBON GHG Reporting Guidelines 2014

ENVIRONMENTAL

Water Conservation

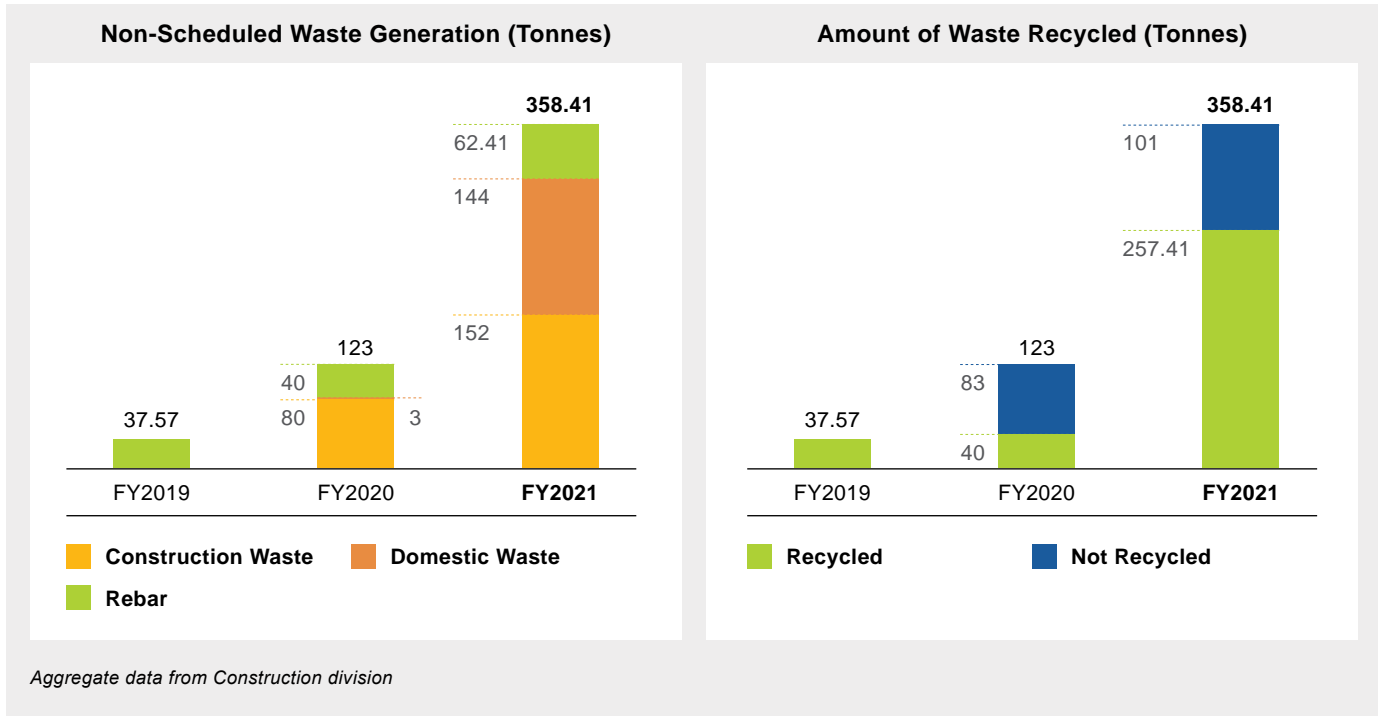
Water scarcity is not an issue for Sunsuria as Malaysia is blessed with heavy perennial rainfall. Nevertheless, we are careful not to consume water wastefully to reduce our natural resource use. Across the Group, water saving measures such as auto sensors in washrooms have been installed. As our landscape & nursery division consumes the most amount of water within Sunsuria, measures are in place to utilise water from alternative sources and reduce dependency on piped water for landscaping. Landscape activities in Giverny Park use water from the nearby lakes. Rainwater is also stored for landscape watering around Sunsuria City. We recorded no significant difference in total water consumption in FY2021 compared to FY2020.



Effluent & Waste Management

Proper waste management is paramount for Sunsuria as we strive for minimal environmental impacts arising from our operations. We are constantly looking for options to recycle construction waste and divert it from the landfill. Scrap metal bars and concrete waste are recycled to make precast slabs for future construction use, which in turn reduces the total amount of waste generated.

The Quality, Environment, Safety & Health (“QESH”) Department maintains a template to record the amount of waste generated from our construction sites. Each respective contractor provides waste data on a monthly basis, which is reviewed and verified by QESH personnel. The waste generated is then either sent for recycling or sent to authorised third-party collector for proper disposal.



The recorded amount of waste generated saw a significant increase, especially in domestic waste between FY2020 and FY2021. This is due to an increase in construction operations on sites as well as improved sustainability disclosure for our waste data.

We have maintained our effluent monitoring in all active construction sites to ensure the water discharged does not have any adverse impact on the environment. In addition to Monet Springtime and Monet Garden, the efforts were expanded to Tangerine Suites where a total of 16 Total Suspended Solids test were conducted in FY2021. All results indicate that we have not exceeded the prescribed limits mandated by environmental regulations. No incidents of non-compliance related to waste or effluent were recorded by the Group in FY2021.

Green Building Initiatives

We believe that property developers can make the greatest impact by implementing green features that facilitate the sustainable development agenda. Throughout Sunsuria’s principal township ‘Sunsuria City’, there are numerous bicycle paths and pedestrian walkways for the residents. The pathways incorporate landscape features to minimise vehicular use within the township. The walkways are installed with sufficient lighting and closed-circuit television (“CCTV”) to provide safety assurance for the residents.

We also established a connectivity link between Salak Tinggi Express Rail Link (“ERL”) Station and Xiamen University Malaysia to promote the use of public transport. Sunsuria City’s detention ponds have been upgraded and integrated with Giverny Park to act as both a flood management tool and a recreational facility.

The Group’s green building initiatives expands beyond the township and into our design philosophy. The initiatives are wide-ranging and encompasses:

- Electricity Use**
We plan for North-South building orientation whenever possible to provide the optimal thermal and visual comfort, which limits the use of air conditioning and lighting.
- Accessibility for the Disabled**
Gentle slopes and designated special parking bays provide convenient access for the disabled. Accessible toilets have also been installed in public spaces for people with physical disabilities.
- Water Use**
Rainwater harvesting tanks with gravity feed system are installed for high-rise developments for landscaping purposes. This eliminates the need for water pump and saves on electricity and pipe water use.

ELEVATING STANDARDS OF SERVICES



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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.

SOCIAL

We are a progressive and forward-looking organisation, and we recognise the importance of employee well-being, customer satisfaction and supporting the local community. Our sincere efforts to meet the needs and expectations of stakeholders helps to develop a positive work culture and maintain our social license to operate within the community.

Sunsuria
Berhad

Annual
Report 2021

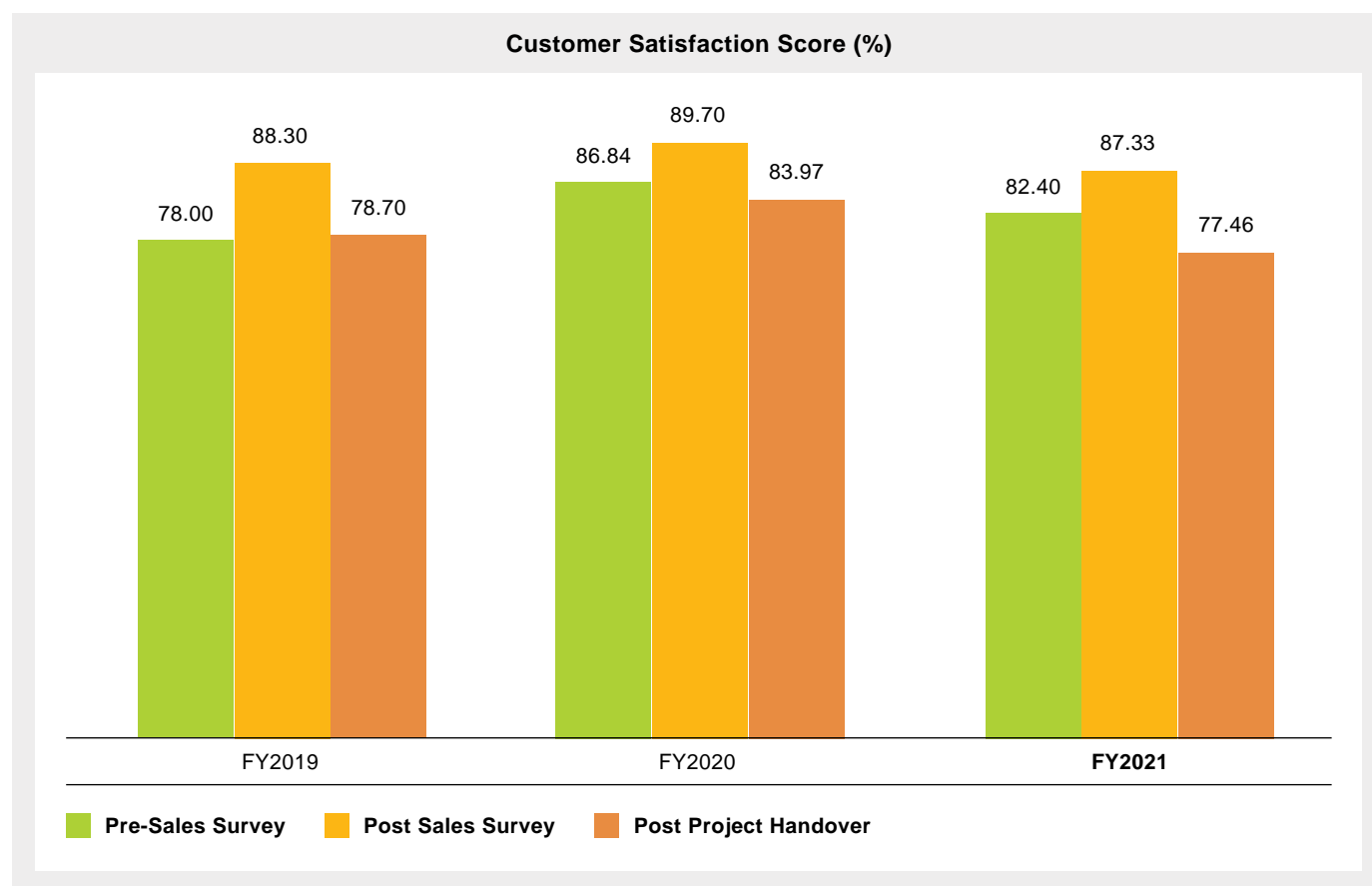
Customer Satisfaction

Customer satisfaction remains a high priority as the Group strives to meet customer needs and demands. Throughout a project development, we engage our customers to collect valuable feedback and help guide our decision-making process.

In FY2021, we engaged our customers prior to Vacant Possession ("VP") as a proactive measure to stay connected with the new homeowners and provide information on the handover process. Owners are encouraged to download the 'Moments App' to ensure a seamless transition process. Due to the restrictions imposed by COVID-19 standard operating procedures, the restaurants under the Food & Beverage

division did not allow dine-in customers. Hence, we were unable to obtain reliable customer feedback for this reporting period.

The property development division garners customer feedback using a well-structured mechanism across three stages: Pre-Sales Survey, Post-Sales Survey and Post Project Handover. We did not initiate any project handovers in FY2021, which resulted in a lack of post-sales survey data. Hence, the results presented are assessed in consideration of pre-sales surveys (Monet Springtime, Monet Garden, Tangerine Suite, Giverny Walk, Forum Soho and Bell Suite) and post project handover (Bell Suite). Despite the slight dip in overall performance, we managed to achieve the Group's KPI of at least 75% in customer satisfaction score for all stages of project development.



SOCIAL

Product & Service Quality

We place great emphasis on the quality of our product and service to meet customer expectations. In FY2021, our initiatives for quality assurance were focused on two key areas: continuous improvement of worker and contractor skills through training as well as simplification of quality assessment and decision-making process through digitisation.

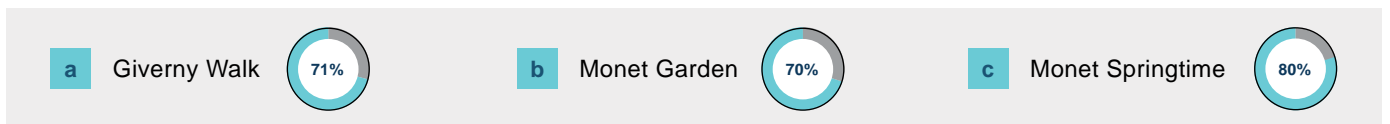
With guidance from the Quality, Environment, Safety and Health (“QESH”) team, contractors are briefed on the expected quality and safety standards prior to commencement

of construction through a Contractor QESH Briefing (“CQB”). The Group also conducts Construction Trade Training (“CTT”) for workers to instil specific work trade skills such as concreting or brick works. To verify the workmanship skills of our sub-contractors, Mock-Up Trade Inspections are organised where mock-up samples of projects are scrutinised prior to any major construction activity.

With improvements in technological hardware and software, we have initiated the digitisation of numerous assessments and feedback processes to improve effectiveness. Such improvements include:



The Group maintains adherence to the Quality Assessment System in Construction (“QLASSIC”) standards for the delivery of quality products to customers. We held internal pre-QLASSIC assessments to monitor project readiness prior to the actual assessment by Construction Industry Development Board (“CIDB”). The pre-assessment enables our main contractor to initiate prompt actions for rectification. A QLASSIC awareness course was made mandatory for all contractors and relevant Sunsuria staff to improve their knowledge and competency on QLASSIC standards. In FY2021, three of our projects underwent QLASSIC assessment with the following scoring:



The Group has equally scrutinised the quality of our food and beverage division using internal procedures. We ensure all meals delivered to customers are fresh especially our ingredients. We also have a very systematic approach towards identification, evaluation and control of food safety, with a basic food handling course provided by the Human Resource Department that is Hazard Analysis Critical Control Point (“HACCP”) certified. The Group recorded zero incidents of non-compliance relating to food safety for this reporting period.

Occupational Health & Safety (“OHS”)

Construction work can be hazardous and it is paramount that we incorporate a health and safety culture among our workers. Our construction subsidiary Sunsuria Asas is ISO 45001 certified to provide assurance for all OHS practices on our construction sites. The Group’s OHS Policy outlines our commitment to identify workplace hazards and prevent serious injuries through continuous improvements. The policy is reviewed annually and is communicated to workers through safety induction and meetings.

We maintain an effective OHS management system to investigate and document any risk or incident with the potential to cause significant or fatal injuries. A Hazard Identification, Risk Assessment and Risk Control (“HIRARC”) is conducted for all relevant work activities, with recommended action plans tailored to project requirements.

Our policy and management system are guided by the Occupational, Health, Safety and Environment (“OHSE”) Committee, where workers and employee representatives can raise concerns with management through monthly meetings. The Group also requires all construction workers to take regular health and safety (“H&S”) training. Weekly toolbox meetings and biweekly safety meetings are held to brief workers about H&S issues as well as propose mitigation measures for the issue. These training programmes include fire drills, safety harness, scaffolding and electrical wire hazards.

Our focus on workplace safety has enabled Sunsuria to maintain zero incidents of lost-time injury in 1.43 million hours worked in this reporting period, resulting in zero lost time injury frequency rate (“LTIFR”).



COVID-19 Initiatives

COVID-19 remains a critical issue for our business as the country implemented ‘living with COVID’ measures. To ensure a safe return to workplace transition, updated COVID-19 SOPs and tests have been provided for all site workers with fortnightly review to ensure compliance and negative test results. In case a worker tests positive for COVID-19, there is a dedicated quarantine room for emergency use while awaiting further action to prevent the spread of the virus. We also require all site workers and employees to be fully vaccinated before they return to the site or office premises. Flexible working arrangements for office employees with only essential personnel required to return to office premise. Even then, management has limited the number of working hours at the office to half-day, with the remainder carried out by working-from-home.

We remain vigilant in ensuring that COVID-19 testing remains a top priority despite it being business-as-usual. Rapid self-test kits have been provided to all staff and weekly testing made mandatory, with the results recorded and updated. These tests are a part of the risk-reduction measures, along with vaccination, mask wearing and physical distancing, championed by Sunsuria to protect its employees.

The company went a step further in providing the staff with antibody tests so as to determine levels of Covid-antibodies in the blood. Although antibody tests are not recommended for the diagnosis of current infections or actual immunity, these tests contribute towards gauging overall population-level protection against the virus.

Sharing Resources and Information to Educate the Workforce

Sunsuria holds the firm belief that it is vital for anyone seeking vaccination or any other health intervention, to be exposed to as much knowledge as possible. Our direct channel of communication with the staff, allows us to cut through the noise and provide proven facts and information, while reducing the spread of misinformation.



Sunsuria's Sports & Recreational Club (SRC) has collaborated with our healthcare unit - BRS Medicare Venture Sdn Bhd to organise an interactive COVID-19-related informative webinar, with the aim of bringing in medical experts to educate our employees on the safety, efficacy and potential side effects of available vaccines, whilst providing a platform for open dialogue and acknowledging employee concerns.

SOCIAL

Impact on The Broader Community

Employers arguably have an extra responsibility to act as role models and to lead by example when it comes to supporting vaccination within our networks, communities, and industries. As a network catalyst, Sunsuria is making vaccination as convenient as possible to aid COVID-19-vaccine adoption, by simplifying the process itself and increasing the proximity of vaccination sites. As the eligibility criteria expands, Sunsuria has partnered with the Associated Chinese Chambers of Commerce and Industry of Malaysia (ACCCIM) and KL Gateway Mall to help organise and secure vaccination appointments for 1,770 stakeholders, including internal staff, family members, contractors, sub-contractors, customers and even foreign workers. This initiative has been effective in helping to accelerate the vaccine rollout and to broaden COVID-19 workforce-protection.

Apart from that, Sunsuria has chosen to cover its employees' direct vaccination costs and has been proactive in creating structural support by granting a one-day medical leave for those afflicted with vaccination side effects.



Go The Extra Mile - COVID-19 Control & Prevention Measures

Since the start of the COVID-19 outbreak, Sunsuria has put in place various precautionary measures to safeguard the health and well-being of our employees against the COVID-19 virus; for example, immunity-strengthening health supplements such as Vitamin C, D and Zinc effervescent tablets have been distributed to our employees.



Sunsuria has also worked closely with Sunsuria Healthcare team to offer mandatory biweekly COVID-19 RTK Antigen testing to all employees, with accurate results made available within the same day of testing. Those who tested negative were then cleared to work, while infected employees were required to perform the PCR swab test and be isolated for further treatment (as advised by medical practitioners). This process allowed for swift measures to curb the spread of the virus.

To further reduce the exposure of the workforce to the COVID-19 virus while ensuring minimal disruption to business activities, Sunsuria has also gone the extra mile in providing COVID-19 self-test kits to staff and making weekly self-testing compulsory among all employees before entering the premises.

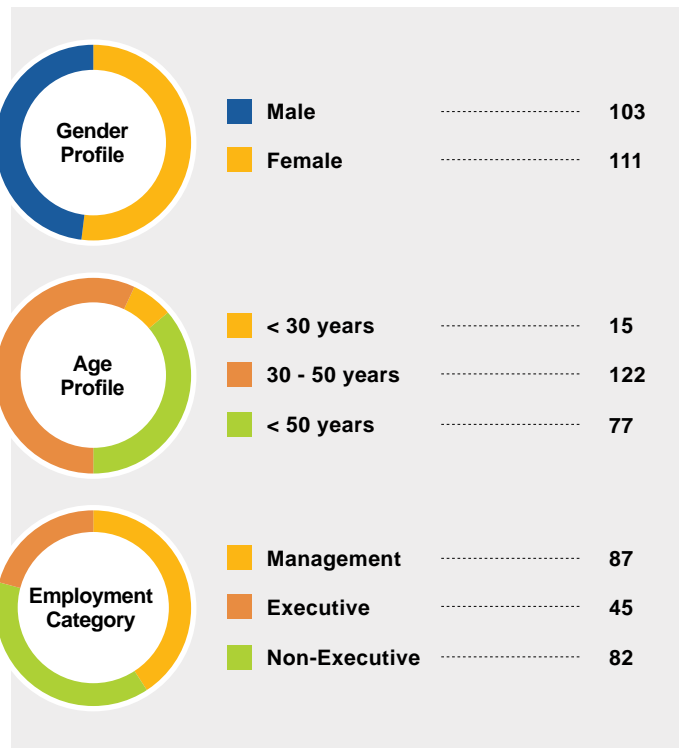


Furthermore, as a property developer, Sunsuria has been committed to ensuring that all its premises and sales galleries are operated with full compliance to social distancing requirements. The workplace is disinfected and sanitised weekly, and hand sanitisers are available at every entrance along with temperature scanners.

Diversity & Inclusiveness

Promoting diversity and inclusiveness among our employees is in line with the Group's ethos 'Great Sunsurians'. This is exemplified in our hiring and promotion process, where candidates are selected based solely on their job performance and competency level. We strive to empower all employees within Sunsuria regardless of their age, gender, race or religion.

Workforce Breakdown



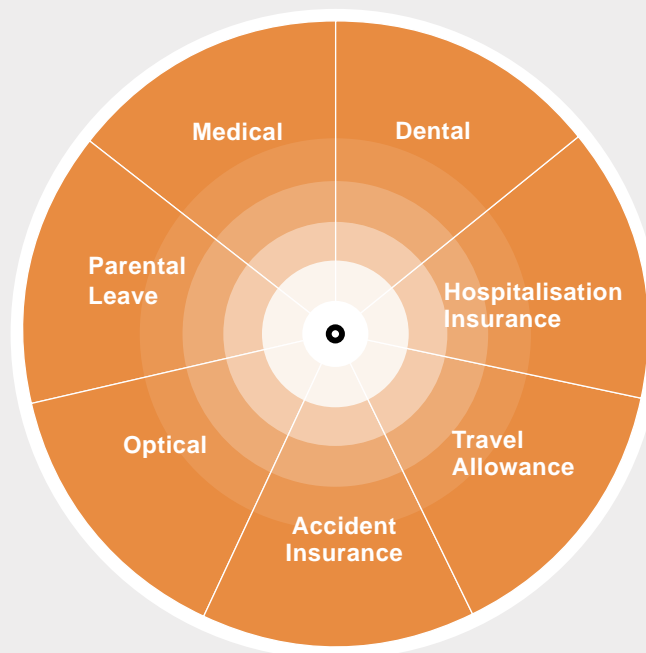
We continue to foster good teamwork and relations among employees through engagement activities organised by the Human Resource Department. As was done in FY2020, all activities during FY2021 were conducted online and were aimed at helping employees lead a healthy lifestyle while working from home. Key activities include:

- 'Is Breakfast Really Important?' by dietitian & fitness coach
- HIT IT UP online exercise by HIT fitness coach
- How to keep your eye safe
- How to Eat Less for More Sharing
- Healthy life with yoga session
- COVID-19 Vaccination Talk

SOCIAL



We ensure our employees are compensated fairly and we adhere to the Minimum Wage Act. In addition to fair remuneration, all full-time employees receive competitive work benefits such as:



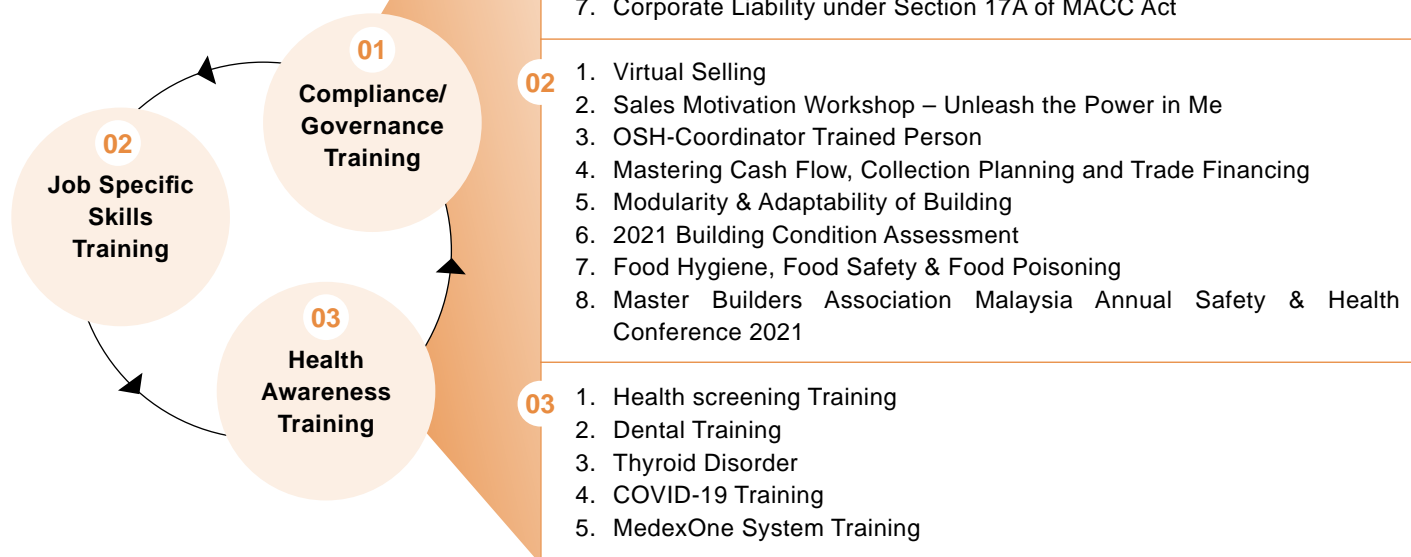
Capacity Building

A skilled workforce allows Sunsuria to build a strong foundation for boosting employee productivity and improving company culture. The Group maintains a continuous development programme to identify and enhance the skills and knowledge of our employees. We strongly encourage our employees to take the initiative and seek out training programmes that the Human Resource Department could organise for the team. The Group have also provided annual performance appraisals for all eligible employees in FY2021.

The Group invested approximately RM50,000 on various external training programmes to provide a total of 1,448 training hours for all employees. This amounts to an average of 6.77 training hours per employee in FY2021, with the breakdown by gender and employment category provided below.

	FY2020	FY2021
Total training hours	1,610.5	1,448
Average hours per employee	11.18	6.77
By Gender		
Female	12.39	9.28
Male	9.4	4.43
By Employment Category		
Management	13.14	9.56
Executive	11.27	7.30
Non-Executive	4.48	0.39

Despite the lifting of COVID-19 restrictions, we encourage having meetings online and working-from-home during FY2021 to protect the health of our employees. The focus of training offered by the Group were as follows:



Community Engagement

Active community engagement is important for the development and sustainability of our townships. Our community initiatives are aligned with Sunsuria's corporate ethos of 'Making the World a Better Place'. In FY2021, we invested approximately RM34,600 on wide ranging issues such as health and lifestyle topics. These Corporate Social Responsibility ("CSR") activities are part of Sunsuria's business strategy to meet the stakeholder needs in all aspects.

Date	Event	Description
December 2020	Mr Snowman Travel Adventure Art & Craft Competition - Collaboration event with My Art Studio	<ul style="list-style-type: none"> • Community arts & craft competition, with up to RM300 of prize pool for the winners. • A total of 130 sets of artworks were submitted and 15 winners were selected. <p><i>Our Contribution: RM 4,643</i></p>
December 2020	How to Treat & Prevent gastroesophageal reflux disease ("GERD") - Collaboration event with BRS Medical	<ul style="list-style-type: none"> • Health awareness event on Facebook ("FB") Live to share tips on the prevention and treatment of GERD • Total participants: 1,200 <p><i>Our Contribution: RM 300</i></p>
December 2020	Dental and General Healthcare - Collaboration event with BRS Medical	<ul style="list-style-type: none"> • Health awareness event on FB Live to share tips on dental hygiene and general healthcare • Total participants: 1,500 <p><i>Our Contribution: RM 300</i></p>

SOCIAL

Date	Event	Description
December 2020	Teknik Suai & Padan Pakaian Mengikut Personaliti - Lifestyle engagement event featured by The Joyahs	<ul style="list-style-type: none"> Sharing of fashion tips to mix and match one's outfit according to each individual's unique personality Total participants: 2,800 <p><i>Our Contribution: RM 300</i></p>
December 2020	Christmas Weekend Market - Festive celebration event by the Pertubuhan Wanita Setia Alam	<ul style="list-style-type: none"> Traditional market in association with the celebration of Christmas <p><i>Our Contribution: Venue Sponsor (Sunsuria Forum)</i></p>
January 2021	Jom Buat Breakfast pantas dan ringkas - Lifestyle engagement event featured by The Joyahs	<ul style="list-style-type: none"> Sharing useful and healthy tips about breakfast preparation on FB Live Total participants: 1,300 <p><i>Our Contribution: RM 300</i></p>
February 2021	Floral Decoration & Dried Flowers Making with Luseary Flower - Community event with Sunsuria Forum Tenant	<ul style="list-style-type: none"> Education event on Do-It-Yourself ("DIY") flower arrangement during Chinese New Year ("CNY") Period. Total participants: 2,700 <p><i>Our Contribution: RM 300</i></p>
February 2021	Har-Har-Siew Cooking Demo - CNY Special online cooking demonstration event	<ul style="list-style-type: none"> Sharing of cooking tips on seafood glass noodle via FB Live Total participants: 4,400 <p><i>Our Contribution: RM 2,300</i></p>
March 2021	World Kidney Day FB Live - Collaboration event with BRS Medical, in conjunction with World Kidney Day	<ul style="list-style-type: none"> Sharing of health tips on proper kidney care via FB Live Total participants: 3,300 <p><i>Our Contribution: RM 300</i></p>
March 2021	Mudahnya buat sendiri hand sanitiser - Lifestyle engagement event featured by The Joyahs	<ul style="list-style-type: none"> Educational video on FB Live about preparation of homemade hand sanitisers Total participants: 1,700 <p><i>Our Contribution: RM 300</i></p>
June 2021	Yoga FB Live - Lifestyle engagement in conjunction with World Yoga Day	<ul style="list-style-type: none"> Online yoga session with certified instructors Total participants: 3,200 <p><i>Our Contribution: RM 320</i></p>
July 2021	Maintaining Mental Health - Collaboration event with Your Soul Mechanics	<ul style="list-style-type: none"> Sharing health tips on how to cope with or overcome mental stress during Movement Control Order period Total participants: 2,100 <p><i>Our Contribution: RM 800</i></p>
July 2021 – September 2021	Sunsuria Community Food Drive - FY2021 Flagship community volunteering event	<ul style="list-style-type: none"> Employees volunteered to assist the underprivileged group by providing daily meals through Sunsuria Forum Restu Resipi Providing meals to orphanages and old folk's home Dry food care package distributed in Port Klang and Subang Valley <p><i>Our Contribution: RM 24,500</i></p>

Our donation drive is primarily focused on sponsorship for educational purposes as well as financial assistance to combat COVID-19. The list of donations made by Sunsuria are as follow:

	Type of Donation	Amount (RM)
Educational	Education sponsorship	19,455.30
	100 books of yearly culture 2021 to schools	5,000.00
	Chong Ming Badminton Academy to nurture young players	10,000.00
	Yao Lan Shou Song Composing Unit, Chinese Language Society, University of Malaya	8,000.00
Medical	Sponsorship to COVID-19 vaccination program	35,388.60
	Donation of oxygen machine	14,000.00
	Donation of medical equipment for treatment of COVID-19 patients	137,000.00
Welfare	Food drive donation	22,877.00
	Total:	251,720.90



Conclusion

As we continue our journey to be a sustainable and progressive property developer, we remain committed to strengthen our initiatives and monitor our efforts to provide transparent disclosures on the Group's impact on society and environment. We have made great strides in embedding the culture of sustainability in everything we do and strive to continue creating long-term value for all our stakeholders.

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