

SUNWAY PROPERTY+ SUB-SALE BUYER TERMS AND CONDITIONS

1. Eligibility

- a) Membership is open to all Homebuyers who have purchased a residential property developed by Sunway Property in Malaysia through the sub-sale market (including joint venture developments)

Member (also known as sub-sale buyers) shall be one of the following persons:

- i. Individual Purchaser(s), as one of the signatories named in the Sale & Purchase Agreement (“SPA”);
- ii. In the case where a Company is stated as the Purchaser in the SPA, then the directors who are the SPA signatories shall be the Members.

2. Sunway Property+ Membership Registration & Activation

- a) Members will need to complete a one-off registration with Sunway Property+ to be able to enjoy the Sub-Sale Buyer Services, Privileges and Benefits offered under Care+, Reward+ and Rent+
- b) Based on the different Sunway Property+ offerings, the following documentation are required to be submitted by the Members for verification purposes :-

TABLE A:

Sunway Property+ Services, Privileges & Benefits	Care+	Reward+	Rent+
Sub-Sale Buyers Membership Registration through https://propertyplus.sunwayproperty.com/	Required	Required	Not applicable
Service / Privilege activation	Sub-sale buyers can enjoy Care+ Services once registration is complete	To enjoy the 1% Property Purchase Rebate Privilege under Reward+ <ul style="list-style-type: none"> • Additional documentation submission (as per Table A) and verification by the Sunway Property+ membership team is required • A sub-sale buyer must be registered as a Member for at least 3 months before entitlement to the property purchase rebate 	Only for Tenants

Table A :

1% Property Purchase Rebate Documentation Required
<p>Document 1 : Copy of NRIC / Passport</p> <p>and</p> <p>Document 2 : Provide either one of the following documents</p> <ol style="list-style-type: none"> 1. Payment receipt of Cukai Tanah/Cukai Petak/Cukai Taksiran <i>or</i> 2. SPA Cover <i>or</i> 3. TNB Bill (Electricity Bill) <i>or</i> 4. Water Bill <i>or</i> 5. Maintenance Bill <p>Email the documents to propertyplus@sunway.com.my</p> <p>Please note:</p> <ol style="list-style-type: none"> 1. Ensure that these documents display your full name and complete parcel address 2. Make sure the documents are in a legible format, such as PDF, JPEG, JPG, or PNG, and are clearly visible. <p>The membership will be activated upon submission of the complete document required and verified by the Sunway Property+ Team</p>

- c) Sunway Property reserves the right to decline the issuance of or withdraw the Sunway Property+ membership at any time or terminate membership as and when necessary, without prior notice.

3. Property Purchase Rebate Privileges

- a) Members must be registered with Sunway Property+ for at least 3 months before entitlement of the property purchase rebate via <https://propertyplus.sunwayproperty.com/>
- b) Members are entitled to a rebate of 1% on their first Sunway Property purchase, directly with Sunway Property (not applicable to any property purchase from the sub-sale market), based on the nett discounted price after the Bumiputera discount and any other promotional discounts, whichever is applicable.
- c) The rebate applies to participating Sunway Property development projects in Malaysia only and it is subject to the terms and conditions of the respective participating projects.
- d) Members must make a booking and purchase the property directly through Sunway Property internal sales representatives to be entitled to the rebate. The rebate will not apply to property purchased via the assistance of authorized third-party sales agents or third-party representatives.
- e) Member must be one of the SPA signatories of the property to be purchased.
- f) Sunway Property reserves the right to cancel, suspend, terminate or adjust the Sunway Property+ Rebate value for redemption as well as to replace the Sunway Property+ Rebate value with other benefits without prior notice.

4. Property Purchase Rebate Redemption Procedure

- a) Members shall only be entitled to the rebate in the form of a Credit Note which will be used to offset against the 2nd or future progressive payment of the purchase price or such other payment as Sunway may deem fit, after the SPA is duly signed and stamped and payment of the 10% of the purchase price is made.
- b) Members must present proof of Identification (NRIC or Passport); and the proof of Sale and Purchase Agreement of the residential property developed by Sunway Property in Malaysia purchased through the sub-sale market (including joint venture developments).

5. General Terms & Conditions

- a) The Programme, rewards and privileges are subject to availability and applicable rules, terms and conditions (including eligibility, booking requirements, cancellation restrictions, return conditions, warranties and limitations of liability) imposed by Sunway Property.
- b) Members are responsible for notifying Sunway Property via writing/electronic mail (propertyplus@sunway.com.my) of any updates on their profiles, any changes in address or any other contact information in order for Sunway Property to send notifications or updates on the Sunway Property+ membership and other news and happenings.
- c) Members may at any time terminate their membership by writing to Sunway Property. In the event of termination by the Member for any reason whatsoever, Sunway Property shall not be responsible for the non-redemption of the membership privileges and the membership privileges will thereafter be terminated.
- d) Each Member understands and accepts that Sunway Property has the absolute discretion and right to withdraw and/or suspend and/or modify and/or reinstate any benefits and privileges of this Sunway Property+ programme to any Member for any reason whatsoever including but not limited to actions (whether pending, threatened or resolved) in the courts or tribunals brought against Sunway Property, without prior notification or liability and it is the responsibility of each Sunway Property+ Member to ensure their membership has not been withdrawn or suspended prior to making any purchase or recommendation.
- e) By providing the personal information upon registration, Members are providing consent and are agreeable to the usage of their personal information by Sunway Property, including but not limited to names and images, in accordance with the Sunway Privacy Notice. Please visit <http://www.sunway.com.my/group/privacy.asp> for more information on the Sunway Privacy Notice and Personal Data Protection.
- f) Sunway Property reserves the right to cancel the Sunway Property+ membership, withdraw, terminate membership, substitute or vary any of the Terms and Conditions or privileges stated herein as and when necessary, without prior notice.
- g) Any cancellation, substitution or variation by Sunway Property of this Sunway Property+ membership's Terms and Conditions or any of its privileges contained herein shall not entitle the Member to any claim or compensation from Sunway Property for any loss or damages suffered or incurred by the Member, whether caused directly or indirectly.
- h) Sunway Property shall neither be liable nor held to be liable for any claims, loss, costs, expenses or damage of whatever nature resulting from the redemption of any Point or Rewards by the Members. Members are responsible for the security of their Membership Identification. Sunway Property accepts no liability for the disclosure of the Membership Identification by the Member to a third party, whether intentionally or otherwise. Sunway Property reserves the right to protect an account being accessed if Sunway Property has reasonable grounds to believe that the security of the particular account has been breached or at risk of exposure.

- i) Sunway Property reserves the right to use any information of the Member for sharing the information with other companies within the Sunway Group for the purpose of marketing, survey or latest updates of Sunway Property+. All correspondence shall be deemed delivered to the Member if posted to the Member's address as appearing in Sunway Property's records.
- j) Any taxes or other charges whatsoever arising from a member's participation in the Sunway Property+ membership remains the responsibility of the Member.
- k) In the event of any dispute(s) whatsoever, the decision by Sunway Property shall be final, conclusive and binding.
- l) In the event there is a discrepancy in the interpretation of the Terms and Conditions herein and/or the communication thereof to Members arising from the use of different languages such as English, Bahasa Malaysia and Mandarin, the English interpretation and/or communication shall prevail.