

**NEWS RELEASE
FOR IMMEDIATE RELEASE**

SUNSURIA ANNOUNCES PROPOSED ACQUISITION TO INCREASE ITS STAKE IN KL CITY GATEWAY SDN BHD (“KLCG”) FROM 20.00% TO 61.00%

KUALA LUMPUR, 10 DEC 2025: Sunsuria Berhad (“**Sunsuria**” or the “**Group**”) today announced that it has entered into a Share Sale and Purchase Agreement (“**SSPA**”) to acquire an additional 41.00% equity interest in KL City Gateway Sdn Bhd (“**KLCG**”) for RM21.46 million (“**Proposed Acquisition**”).

Sunsuria first acquired a 20.00% stake in KLCG in December 2024.

Under the SSPA, Sunsuria will acquire an additional 41.00% equity interest from four existing KLCG shareholders, namely Suez Capital Sdn Bhd (“**Suez Capital**”), Scenic Starhill Sdn Bhd, Yedor Holdings Sdn Bhd, and Yeoh Ah Tu.

Upon completion of the Proposed Acquisition, Sunsuria’s shareholding in KLCG will increase from 20.00% to 61.00%, resulting in KLCG becoming a subsidiary of the Group. The remaining KLCG shareholders, namely, Transworld Equity Sdn Bhd and Suez Capital, will collectively retain a 39.00% equity interest and continue as parties to the new shareholders’ agreement with Sunsuria.

Incorporated in 2005, KLCG is a property developer focused on mixed-used developments in Klang Valley and is currently undertaking the planned redevelopment of 9.66 acres of land along Jalan Sungai Baru, located at Kampung Sungai Baru, Kuala Lumpur (“**Proposed Redevelopment**”). The Proposed Redevelopment is expected to be delivered in two phases.

Phase 1, covering about 7.95 acres, is planned as a mixed-use integrated development with an estimated gross development value (“**GDV**”) of RM2.75 billion. The five-plot masterplan is planned to include residential and serviced apartments, office suites, retail components, and supporting public amenities.

Phase 2, covering about 1.71 acres is subject to further planning assessments and the relevant regulatory approvals. As of today, the plan for Phase 2 has yet to finalise.

The Proposed Redevelopment is in accordance with regulatory requirements and expected to contribute positively to the Group’s earnings in the medium to long-term. The Proposed Acquisition will also allow the Group to recognise KLCG as a subsidiary and consolidate KLCG’s financial results based on its 61.00% equity interest.

-END-

About Sunsuria Berhad

Established in 1989, Sunsuria Berhad is a dynamic public-listed company involved in multiple sectors including property development, construction, landscape, education, healthcare, property investment and retail, as well as other strategic ventures. Guided by its philosophy of 'Building Today, Creating Tomorrow', Sunsuria strives to create meaningful and lasting value for the communities it serves.

Key projects under its property portfolio include:

- Sunsuria City, a 525-acre township in Sepang
- Bangsar Hill Park, an urban resort-style condominium in the heart of Kuala Lumpur
- Sunsuria Forum @ 7th Avenue, a vibrant mixed-use development in Setia Alam
- Sunsuria Kejora Business Park, a 60.8-acre industrial development in Bandar Puncak Alam
- Mullum Ringwood, a collection of loft-style homes and apartments in Melbourne, Australia

In education, Sunsuria facilitated the establishment of Xiamen University Malaysia, the first overseas campus by a Chinese university, and brought Concord College International School to Malaysia.

In healthcare, Sunsuria has partnered with Icon Group, Australia's largest cancer care provider, to establish cancer centres across the country, enhancing access to high-quality healthcare.

Sunsuria's contributions have been recognised both locally and internationally, including the StarProperty All-Stars Award and a listing in Forbes Asia's Best Under A Billion. The company continues to grow with intention – guided by its values and committed to creating long-term, meaningful impact.

Find out more at <https://www.sunsuria.com/>.

About KL City Gateway Sdn Bhd

Incorporated in 2005, KL City Gateway is a Malaysian property development company involved in mixed-use projects within the Klang Valley. The company is currently undertaking the planned redevelopment of 9.66 acres of land along Jalan Sungai Baru, located at Kampung Sungai Baru, Kuala Lumpur.

For further information, please contact:

Pamela Hoong, Assistant Manager

+6012 928 1808

pamelaHoong@sunsuria.com

Nichole Kong, Executive

+6011 2681 9806

nicholekong@sunsuria.com