

## **SUNSURIA BRIGHTER DEALS** (“Campaign”)

This Campaign is organised by the respective property development subsidiary(ies) of Sunsuria Berhad (“Organiser”), as specified in the relevant Sale and Purchase Agreement. Participation in this Campaign shall constitute acceptance by the purchaser (“Purchaser”) of these Terms and Conditions (“Campaign Terms”), which shall be binding upon the Purchaser.

In the event of any inconsistency between these Campaign Terms and any marketing or promotional materials, these Campaign Terms shall prevail.

### **1. CAMPAIGN PERIOD**

1.1 The Campaign shall commence from **12 February 2026** and end on **30 April 2026** (“Campaign Period”).

1.2 The Organiser reserves the right to amend, extend, vary, or terminate the Campaign Period at its sole discretion without prior notice.

### **2. PARTICIPATING PROJECTS AND INCENTIVES**

2.1 The following projects are eligible under this Campaign, subject to full compliance with these Campaign Terms:

<b>State</b>	<b>Project</b>	<b>Incentives</b>	<b>Treatment of Incentives</b>
Kuala Lumpur	Bangsar Hill Park	Signing Incentive of RM38,888	To be offset against future progressive payments of the SPA Purchase Price
Selangor	The Chapter, Sunsuria City	RM588 / RM888 / RM1,088 (subject to spin wheel outcome)	To be offset against future progressive payments of the SPA Purchase Price
Selangor	Sunsuria Forum	24 months subsidised car park, 24 months free maintenance fee, and free Memorandum of Transfer (MOT)	Sunsuria Forum Sdn Bhd will bear MOT on behalf of the purchaser(s) OR in Lieu-, incentives to be off set against future progressive of the SPA Purchase Price

2.2 The Organiser reserves the right to amend the list of participating projects and incentives at any time during the Campaign Period.

### 3. KEY CONDITION

3.1 The Organiser's panel solicitors shall prepare the Sale and Purchase Agreement ("SPA"), together with all relevant documents and loan documentation (if applicable).

3.2 In the event the Purchaser fails to execute the SPA and/or other relevant documents and/or fails to pay the balance of the first ten percent (10%) of the purchase price (less any applicable credit note) within thirty (30) days from the date of the Purchase Proforma, the booking or sale of the parcel shall be cancelled. The Organiser shall have the absolute right to dispose of the parcel to any third party without further reference to the Purchaser, and the Purchaser shall not be entitled to claim any compensation whatsoever.

3.3 If the booking or sale of the parcel is cancelled, the Organiser shall refund the amount collected from the Purchaser towards the purchase price (if paid via credit card or debit card). Any applicable voucher shall be cancelled immediately.

3.4 Any refund of excess amount pursuant to the Credit Notes (if applicable) shall only be delivered after Vacant Possession, in accordance with the SPA.

3.5 Only one (1) incentive may be redeemed per one (1) property purchase.

3.6 Only the original copy of the offer letter shall be accepted as valid. Photocopies or digital versions shall not be accepted.

3.7 In the event the Organiser is unable to provide the stated incentive, an item or benefit of equivalent value may be substituted. The Organiser reserves the right to amend these Terms and Conditions or withdraw the Campaign at any time without prior notice.

### 4. CAMPAIGN MECHANICS

4.1 Purchasers must book a unit with the Organiser during the Campaign Period.

4.2 Purchasers must register the required details via the designated campaign registration link provided by the authorised sales representative.

4.3 Verification of booking shall be completed within twenty-one (21) days from the booking date.

4.4 Multiple participations are allowed; however, only the first valid participation shall be recognised.

### 5. DISQUALIFICATION

5.1 The Purchaser shall be deemed disqualified from the Campaign if:

- a) The SPA is terminated or cancelled for any reason;
- b) The Purchaser defaults on any payment due under the SPA;
- c) The Purchaser breaches any provision of these Campaign Terms.

5.2 Any incentives already granted shall be revoked and must be returned to the Organiser within seven (7) days upon written request.

## **6. LIABILITY AND INDEMNITY**

6.1 All incentives are non-transferable, non-refundable, and not exchangeable for cash.

6.2 The Organiser shall not be liable for any loss, damage, injury, or claim arising from participation in the Campaign or the use of the incentives.

6.3 The Purchaser agrees to indemnify and hold harmless the Organiser, its directors, employees, agents, and affiliates from any claims, losses, or liabilities arising from any breach of these Campaign Terms.

## **7. PRIVACY**

All personal data provided shall be collected, used, and processed in accordance with the Organiser's Personal Data Protection Act Notice, available at <https://www.sunsuria.com/pdpa>.

## **8. ORGANISER'S RIGHTS**

The Organiser reserves the right, at its sole discretion, to amend, substitute, suspend, or terminate the Campaign or any part thereof without prior notice. All decisions made by the Organiser shall be final and binding.

## **9. DISCLOSURE**

This Campaign is not sponsored, endorsed, administered by, or associated with Meta Platforms Inc. or any of its affiliates.