

SEP RESOURCES (M) SDN BHD

A subsidiary of



PESONA METRO HOLDINGS BERHAD

Pesona ASEAN Sustainability SRI Sukuk *Wakalah* Framework

Allocation and Impact Reporting

26 September 2025

SEP Resources (M) Sdn Bhd

Issuance of Islamic Medium Term Notes of up to RM185,000,000.00 in nominal value under the Shariah principles of Wakalah Bi Al-Istithmar (“ASEAN Sustainability SRI Sukuk Wakalah”)

Allocation and Impact Reporting**A. Allocation Reporting**

Allocation of proceeds raised from ASEAN Sustainability SRI Sukuk Wakalah:

Details	Allocation (RM'million)	Utilised (RM'million)	Percentage of allocation (%)	Note
1. Redemption of existing Islamic Medium-Term Notes (“Existing Sukuk Wakalah”) including premium	108.5	108.5	58.65	
2. Prefund of Designated Account and reimburse of fees and expenses in relation to the SRI Sukuk	7.3	7.3	3.94	
3. Towards subscription of the new murabahah stocks issued by Budaya Positive Sdn Bhd to make advances to the Pesona Metro Holdings Berhad group’s for funding of Eligible Projects	69.2	69.2	37.41	(i)
Total	185.0	185.0	100.0	

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A. Allocation Reporting (Continued)

Note (i)

Details of utilization of proceeds for the Eligible Projects:

Project Name	GBP/SBP Category	Allocation (RM'million)	Utilised (RM'million)	Status	Note
1. TNB Gold office	Green building	5.0	5.0	Completed	(a)
2. KL Wellness City	Green building	8.0	8.0	Ongoing	(b)
3. Malaysian Film Development Board's ("FINAS") headquarters	Green building	14.0	14.0	Ongoing	(c)
4. Lakefront Residence	Green building	12.0	12.0	Completed	(d)
5. REN Residence	Green building	13.0	13.0	Ongoing	(e)
6. Residensi Wilayah – Aman Lumayan	Affordable housing	17.2	17.2	Ongoing	(f)
Total		69.2	69.2		

In summary, the proposed funding for the eligible projects has been fully utilized during the reporting cycle.

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B. Impact Reporting

Note (a) – TNB Gold office



Situated at Bangsar, Kuala Lumpur, owned by Tenaga Nasional Berhad (“TNB”) and Pesona Metro Sdn Bhd was appointed as main contractor. The TNB Gold office is a mixed development comprising of one (1) towering block of 44-storey with corporate office and retail which has been successfully completed with Certificate of Practical Completion (CPC) obtained on 18 July 2025. The allocated proceeds from SRI Sukuk were fully utilized during the construction period.

The office tower is rated “Gold” provisional Green Building Index (“GBI”) certification by Greenbuildingindex Sdn Bhd on 6 May 2020. The final GBI Gold certificate is to be monitored by the project owner.

The GBI is Malaysia’s industry recognised green rating tool for buildings to promote sustainability in the built environment and raise awareness among Developers, Architects, Engineers, Planners, Designers, Contractors and the Public about environmental issues and our responsibility to the future generations.

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Note (b) – KL Wellness City



Situated at Bukit Jalil, Kuala Lumpur, developed by KL Wellness City (H) Sdn Bhd (“KLWC”), the Business Suites project, form part of the Noble Healthcare Park, is expected to be completed by end of year 2025. The allocated proceeds from SRI Sukuk for this project were fully utilized during the construction period.

The Business Suites project is rated “Certified” provisional GBI certification by Greenbuildingindex Sdn Bhd.

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Note (c) – FINAS Headquarters



Situated at Damansara Damai, Sungai Buloh, Petaling, owned by Perbadanan Kemajuan Filem Nasional Malaysia (“FINAS”) while Pesona Metro Sdn Bhd was appointed as Design & Build Main Contractor. The FINAS building consists of a 16-storey block is intended to be completed in fourth quarter of 2025. The allocated proceeds from SRI Sukuk for this project were fully utilized during the construction period.

The building is intended for “Certified” rating, a provisional GBI certification by Greenbuildingindex Sdn Bhd. The design assessment certification is in progress to be submitted by the consultant.

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Note (d) – Lakefront Residence (Phase 3)



Situated at Cyberjaya, Selangor, developed by Lakefront Residence Sdn Bhd (“LFR”) and Pesona Metro Sdn Bhd was appointed as Main Contractor. LakeFront Residence (Phase 3) continues the vision of the LakeFront development, bringing another modern residential option to Cyberjaya. This phase features two contemporary towers with a total of 606 units, designed with spacious layouts and practical living spaces. Surrounded by the lush landscape of LakeFront at Cyberjaya, Phase 3 offers the ideal blend of community living and urban convenience.

The residential building has been successfully completed in March 2025. The allocated proceeds from SRI Sukuk for this project were fully utilized during the construction period.

The residential building has been awarded “Bronze”, provisional GreenRE certification under residential category by GreenRE Sdn Bhd on 4 September 2023.

GreenRE was established in 2013 by Malaysia’s Real Estate and Housing Developers Association (REHDA) to promote sustainability in the Malaysian property sector.

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Note (e) – Residensi Renaisans Bukit Jalil (REN Residence)



Situated at Bukit Jalil, Kuala Lumpur, developed by Gaya Kuasa Sdn Bhd (“GKSB”), a subsidiary company of Pesona Metro Holdings Berhad, the 2 block 52-storey residential building with total 1,260 units is expected to be completed in year 2026. REN Residence is strategically located near the renowned Tzu Chi International School, Pavilion Bukit Jalil and public transportation options around which offers a modern urban living experience. The allocated proceeds from SRI Sukuk for this project were fully utilized during the construction period.

The residential building has been awarded “Bronze”, provisional GreenRE certification under residential category by GreenRE Sdn Bhd on 9 September 2024.

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Note (f) – Residensi Wilayah Aman Lumayan



Site photo as at August 2025

Situated at Bandar Sri Permaisuri, Cheras, Kuala Lumpur, developed by Danau Lumayan Sdn Bhd (“DLSB”) and Pesona Metro Sdn Bhd as the main contractor. The proposed residential development is for the development of 3,438 units of “Rumah Residensi Wilayah Persekutuan”, an affordable housing programme aimed to support the B40 and M40 group to purchase their first house. The allocated proceeds from SRI Sukuk for this project were fully utilized during the construction period.

The project is a modern residential development located just 6 km from Kuala Lumpur City Centre. Set within a mature and vibrant township, it is surrounded by key amenities such as Hospital UKM, Kompleks Renang, Taman Tasik Permaisuri and future MRT3 station which creating a healthier and more enjoyable living environment.

The project commenced in November 2024 and the estimated construction period for the total three (3) phases is 60 months. Currently, there are 7 local employees and 15 non-local site workers assigned at site.

The “Residensi Wilayah” affordable housing is also intended to apply for the “Bronze”, provisional GreenRE certification under residential category by GreenRE Sdn Bhd.

In relation to the UniMAP Hostel Project under eligibility criteria of Access to Essential Services, the number of local students for the reporting year are as follows:

Month	Population		
	Male	Female	Total
Sep-24	623	861	1,484
Oct-24	1,627	1,773	3,400
Nov-24	1,939	1,920	3,859
Dec-24	1,676	1,517	3,193
Jan-25	1,742	1,705	3,447
Feb-25	1,340	1,338	2,678
Mar-25	243	400	643
Apr-25	1,756	1,161	2,917
May-25	1,756	1,161	2,917
Jun-25	1,733	1,044	2,777
Jul-25	1,828	1,382	3,210
Aug-25	410	724	1,134