

trésor

by **UEM Sunrise**

Terms & Conditions

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The issuance and use of the e-Trésor Card of the Trésor Loyalty Programme are at all times subject to the following terms and conditions:

Definition:

"**UEM Sunrise**" means UEM Sunrise Berhad (Company No: 200801028815 (830144-W), a company incorporated in Malaysia and having its office at Level U6, Block C5, Solaris Dutamas, No. 1, Jalan Solaris Dutamas, 50480 Kuala Lumpur, Malaysia.

"**UEM Sunrise Properties**" means units of property within the property development undertaken by UEM Sunrise and/or its subsidiaries and/or selected joint venture projects and does not apply to properties acquired via sub-sale, secondary transactions, or those classified as industrial or agricultural.

"**Trésor Card (TC)**" means the e-card issued under the Trésor Loyalty Programme by UEM Sunrise.

"**Trésor Loyalty Programme**" refers to the programme offering experiences and privileges promoted by UEM Sunrise and available at participating outlets, subject to periodic changes.

"**Trésorian(s)**" refers to individual members or eligible nominated members holding a valid TC. For corporate/ company purchases, up to two nominees are allowed.

"**Trésor Rebate (TR)**" refers to a rebate, as determined at UEM Sunrise's reasonable discretion, on the net purchase price, granted to Trésorians purchasing selected UEM Sunrise Properties. The rebate is applied on the next purchase, and the calculation method is final and binding.

"**Family Extension Rebate (FER)**" refers to a rebate, at UEM Sunrise's reasonable discretion, on selected UEM Sunrise Properties purchased by a Trésorian's Immediate Family Member(s), subject to quota availability.

"**Trésorians**" Immediate Family Member(s)" means spouse, children (including legally adopted), siblings (including legally adopted), and parents.

"**Trésor Prime Referral (TPR)**" scheme is a buyer-get-buyer plan for Trésorians who refer non-Trésorians to purchase from UEM Sunrise, contingent upon execution of SPA, payment of at least 10% of purchase price, and subject to UEM Sunrise's procedures.

"**Participating Merchants/Partners**" means entities participating in the Trésor Loyalty Programme, as updated from time to time.

"**SPA**" means the executed and stamped Sale and Purchase Agreement between UEM Sunrise and/or its subsidiaries and purchasers.

"**Effective Date**" means the date on which these Terms and Conditions come into effect or are updated.

Trésor membership:

- Membership is granted free to individual purchasers of UEM Sunrise Properties from UEM Sunrise directly, upon SPA execution and payment of at least 10% of the purchase price.
- Benefits and privileges are non-transferable and remain with the original purchaser. Subsequent buyers must make a new purchase directly from UEM Sunrise to be eligible for the said membership.
- Each purchaser or nominee in the SPA is entitled to a membership and individual account effective from 15 July 2025.
- Corporate purchasers may nominate up to two individuals, with written consent from nominees and relevant documents (e.g., business registration, shareholder certification) required. The nominated individuals will be eligible for the TR subject to limits accorded to the corporate purchaser.
- Corporate purchaser’s which purchased UEM Sunrise Properties before 15 July 2025 is allowed to nominate up to two (2) individuals to transfer the TR accorded to the said corporate purchaser. The transfer of the TR to the nominated individuals shall apply to all UEM Sunrise Properties purchased by the corporate purchaser. The corporate purchaser is required to submit the nomination of nominee(s) by 30 September 2025. Failing which, UEM Sunrise reserves the right to terminate the membership of the corporate purchaser if the nomination is not submitted by the stipulated due date.
- If the SPA is terminated before full payment and handover, the Trésor membership and associated entitlements are voided.
- There are three Trésor membership tiers:
Black (RM6,000,001 and above), Platinum (RM1,000,001 - RM6,000,000), and Blue (Up to RM1,000,000), offering maximum rebates of 5%, 3%, and 1% respectively.

Tier	Total accumulated purchased value	Rebate entitlement*
Black	RM6,000,001 and above	5%
Platinum	RM1,000,001 to RM6,000,000	3%
Blue	Up to RM1,000,000	1%

*This Trésor membership tiering is accorded to purchasers that purchased UEM Sunrise Properties

- The Trésor membership is NOT a point accumulation loyalty programme. It is a privilege membership which entitles Trésorian(s) to enjoy the Trésor Rebate (TR), Family Extension Rebate (FER) and Trésor Prime Referral (TPR) and other benefits and privileges offered under Trésor Loyalty Programme as provided from time to time.
- It does not allow Trésorians to accumulate points for gift exchange or similar purposes.
- The e-Trésor Card is NOT a credit card or debit card or care card or any other cards similar to these. It cannot be used to obtain cash or to exchange for cash or other products or services.
- UEM Sunrise will from time to time upgrade the Trésor membership based on the latest accumulated value of the UEM Sunrise Properties purchased by the Trésorian. The accumulation of the latest value is only valid, provided the Trésorian has executed the SPA and has paid a sum of not less than 10% of latest purchase value.

Property related privileges:

- The Trésorian must be an eligible member and present a valid e-Trésor Card at the point of purchase or introduction to qualify for the benefits and privileges offered.
- The TR is a rebate equivalent to a percentage not exceeding 5% of the purchase price and the TR corresponds with the respective tier which is solely determined at the discretion of UEM Sunrise.
- The TR is only applicable to the second and each subsequent purchase of UEM Sunrise Properties by the Trésorian directly from UEM Sunrise or its subsidiaries provided always that the Trésorian is named as a purchaser in the SPA for the second or each subsequent purchase of UEM Sunrise Properties. No TR is applicable to the purchase of the first UEM Sunrise Properties. UEM Sunrise may from time-to-time review or vary the TR without prior notice. UEM Sunrise may at its absolute discretion withdraw the TR accorded to a Trésorian if the Trésorian elects to remove his/her name from the SPA prior to the full settlement of the purchase price.
- The FER is applicable only for selected UEM Sunrise Properties. The FER cannot be compounded on the same unit. UEM Sunrise may from time-to-time review or vary the FER without prior notice. UEM Sunrise may at its absolute discretion withdraw the FER accorded to the Trésorian's Immediate Family Member if the said Trésorian's Immediate Family Member elects to remove his/her name from the SPA prior to payment of full purchase price.
- The Trésorian's Immediate Family Member must not be an existing Trésorian or staff of UEM Sunrise and/or its subsidiaries. If two (2) eligible Immediate Family Members purchase the same unit, only one (1) of them can utilize the FER (cannot be compounded on the same unit).
- The Trésorian's Immediate Family Member will enjoy 1% rebate in accordance with Trésorian's tier at the point of purchase on the net purchase price of the selected UEM Sunrise Properties with effect from 15 July 2025. UEM Sunrise reserves the rights to request relevant documents such as marriage certificate or birth certificate for verification purposes.
- Issuance of the TR and FER will be in the form of a credit note at the payment stages to be determined by the developer for each individual project.
- The TPR is only applicable for the introduction of a purchaser who is not a Trésorian or a staff member of UEM Sunrise (inclusive of its subsidiaries) or a staff member of UEM Group (inclusive of its subsidiaries) at the point of introduction. The Trésorian must register himself/herself together with his/her referred purchaser details in the UEM Sunrise hUb prop Mobile Application prior to the purchase of the UEM Sunrise Properties. UEM Sunrise shall not be liable to award the TPR to any Trésorian who fails to comply with the requirements and the procedures as may be imposed by UEM Sunrise.
- The TPR will be paid out to the Trésorians by way of cheque or bank transfer upon the referred purchaser having executed the SPA and settled the 10% deposit in full or in the case of cash purchasers paid the necessary amount required under the SPA for projects under construction, or upon UEM Sunrise and/ its subsidiaries receiving full payment of the purchase price for completed projects. UEM Sunrise may from time to time and at any time review, vary and/or withdraw the TPR scheme without prior notice.
- In the case where a Trésorian is a joint purchaser with the non-Trésorian who is entitled to the FER, such joint purchasers are only entitled to either the TR or FER.
- UEM Sunrise reserves the right to cancel, suspend, terminate or otherwise change the TR and/ or FER and/or TPR schemes without assigning any reasons and without prior notice.
- Upon such cancellation, suspension, termination or changes, UEM Sunrise shall be under no obligation to extend the benefits to the Trésorians and/or the Trésorians' Immediate Family Members.
- Notwithstanding the above, during promotional period(s), types of promotions, benefits and privileges offered are to be determined by UEM Sunrise at its sole discretion and subject to such terms and conditions as imposed by UEM Sunrise from time to time.

Other benefits:

- In order to enjoy the benefits from the Participating Merchants/Partners, the Trésorian must show proof of his/her e-Trésor Card to the Participating outlets before every transaction. The discount benefits are only applicable to current transactions and not to any previous or backdated transactions.
- Exclusive discounts/ complimentary items/ services that are given by the Participating Merchants may be subject to such restrictions, exclusions, terms and conditions as may be prescribed by the Participating Merchants/Partners and/or UEM Sunrise from time to time and at any time at their sole and absolute discretion.
- The Participating Merchants/Partners may at their sole and absolute discretion cancel, suspend, terminate, reduce or otherwise change the discount benefits and may at their absolute discretion refuse the use of Trésor by the Trésorians on sales or promotional items or when the e-Trésor Card is presented together with any other ongoing privilege or discount related vouchers and/or Cards.
- UEM Sunrise shall not be liable to the Trésorians for any losses, damages, claims and liabilities in any manner whatsoever arising from the Trésorians' purchase of any good and/or service from any of the Participating Merchants whether or not such goods and/or services are purchased by the Trésorians with or without obtaining discount through use of the e-Trésor Card. In this respect, UEM Sunrise gives no warranty in respect of the quality of goods and/or services purchased from or rendered by the Participating Merchants or their suitability for any purpose. Any dispute concerning goods purchased and/or rendered by the Participating Merchants shall be resolved directly between the Trésorian and the Participating Merchants involved. UEM Sunrise shall bear no responsibility for resolving such disputes or for the dispute itself.
- The Trésor participating Merchants/Partners listed in the hUb prop Mobile Application shall not be taken as a representation and warranty by UEM Sunrise that all goods and services available at the Participating Merchants'/Partners' outlet shall be subject to discount benefits.

Termination of membership:

- UEM Sunrise shall cancel the e-Trésor card within a period not later than seven (7) working days upon receipt of written notice from the Trésorian and until such card is effectively cancelled, these Terms and Conditions shall remain in full force and effect.
- UEM Sunrise may suspend, cancel or terminate the Trésor Membership without assigning any reasons or notice to the Trésorian and without prejudice to the foregoing generality, UEM Sunrise shall terminate the card immediately if:
 - the Trésorian is in breach or default of any of these terms and conditions;
 - the Trésorian has deceased;
 - the Trésorian member becomes bankrupt;
 - the e-Trésor card was used by any person other than the cardholder.

General:

- UEM Sunrise may, at its sole and absolute discretion, in whatsoever manner, without prior notice, change, replace, vary or withdraw the privileges at such time as it deems fit.
- All services and goods made available to Trésorians, whether by UEM Sunrise or participating merchants or partners ("services and goods" respectively), are provided on an "as is" basis and "as available" basis. UEM Sunrise makes no express or implied representations or warranties in relation to the services and goods including but not limited to the satisfactoriness, fitness for purpose, merchantability, safety, legality, title and non-infringement. To the fullest extent permitted by law, UEM Sunrise disclaims any and all such warranties.

- Whilst all reasonable care is taken to ensure that information, publications and advertisements supplied or provided in connection with Trésor are accurate, UEM Sunrise does not accept liability or responsibilities for any errors or omissions (including negligence) in such information, publications and advertisements, whether oral or written.
- UEM Sunrise is and shall not be liable for:
 - any delay in the issuance of the Trésor access via UEM Sunrise hUb prop Mobile Application.
 - unauthorized use of e-Trésor card.
 - unavailability of any privileges for whatever reasons.
 - any losses or damages that may be suffered by the Trésorian in relation to any amendments or variations to these Terms and Conditions.
- UEM Sunrise shall not be liable to the Trésorian for any losses (including any loss of interest, expenses incurred, loss of contracts or profits or other consequential loss, whether direct or indirect) howsoever suffered (whether by way of UEM Sunrise's negligence (gross or otherwise), or omission or other default) in relation to the Trésorian's use of the e-Trésor card including but not limited to damage or loss suffered in respect of any statement, representation or implication relating to or arising from non-issuance or cancellation of the eTrésor card or any revocation, suspension or restriction of the use of e-Trésor card.
- The Trésorian shall be liable to pay UEM Sunrise all legal costs (including but not limited to legal costs on a solicitor and client basis), charges and expenses which UEM Sunrise may incur in enforcing or seeking to enforce these Terms & Conditions. The Trésorian further undertakes to hold UEM Sunrise harmless and to indemnify UEM Sunrise against any liability for loss, damage, costs and expenses (legal or otherwise) which UEM Sunrise may incur by reason of the provisions herein or in enforcement of its rights hereunder.

Updated as of 14 July 2026

