SUNWAY CONSTRUCTION

SUNWAY CONSTRUCTION GROUP BERHAD

Registration No. 201401032422 (1108506-W)

(Incorporation in Malaysia)

12th Annual General Meeting ("AGM") held on 29 May 2026

Pre-AGM Questions & Responses

12TH ANNUAL GENERAL MEETING ("AGM") HELD ON 29 MAY 2026
PRE-AGM QUESTIONS AND RESPONSES

A. Material Litigation

Question

1. Note 39 of Integrated Annual Report ("IAR") - Contingent Liabilities on Material Outstanding Litigations between PNSB Acmar Sdn Bhd and Prasarana Malaysia Berhad and Sunway Construction Sdn Bhd ("SCSB"). In layman's language, does it mean that the court case has concluded with net settlement of RM70,000 in favour of SCSB?

Response

On 29 September 2025, the High Court allowed PNSB Acmar Sdn Bhd to withdraw its lawsuit against SCSB permanently, meaning the same claim cannot be filed again in the future. The Court also ordered PNSB Acmar Sdn Bud to pay RM100,000 in legal costs to SCSB.

Following this, SCSB also withdrew its related third-party claim against Setia Utama LRT 3 Sdn Bhd ("**Third Party**") permanently, and the Court ordered SCSB to pay RM30,000 in legal costs to the third party.

Yes, as such, the net outcome was favourable to SCSB by RM70,000.

B. Financial Performance and Business Outlook

Question

2. Have the recent bout of news about Malaysian Anti-Corruption Commision ("MACC") investigations into Sunway Berhad affected Sunway Construction Group Berhad ("SunCon")'s business prospects in terms of clinching new external contracts?

Response

The recent MACC-related news referred to in the question relates to Sunway Berhad's proposed acquisition of IJM Corporation Berhad, and not to SunCon.

Sunway Berhad had also received formal notification from MACC clearing Sunway in relation to the proposed Sunway-IJM transaction. It was further reported that the proposed acquisition was carried out in accordance with the legal and regulatory framework set by the Securities Commission Malaysia.

There is no material impact on SunCon's business prospects or ability to secure new external contracts as evident by SunCon's recent win in new orders amounting to RM 3.6 billion.

<u>Question</u>

3. Where does SunCon stand in terms of meeting the target order book for Financial Year ("FY") 2026 versus FY 2025?

<u>Response</u>

SunCon has set a new order book replenishment target of RM6 billion for FY2026, and as of to-date, the Group has already secured RM3.6 billion in new orders, representing more than 50% of the replenishment target.

The Group currently has an active tender book of approximately RM15.3 billion, and Management remains reasonably comfortable in translating the balance RM2.4 billion into additional secured orders by year-end to meet the replenishment target.

<u>Question</u>

4. What are the proportions of these order book secured from external parties compared to internally from Sunway group?

<u>Response</u>

Of the RM3.6 billion new orders secured to-date, all were secured from external parties.

As for the outstanding order book as at Q1 FY 2026, approximately 26% relates to in-house projects within the Sunway Group.

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PRE-AGM QUESTIONS AND RESPONSES

Question

5. Could you please provide the orderbook breakdown by projects?

Response

AS AT MAR-26 (RM MIL)	COMPLETION	CONTRACT SUM	O/S ORDERBOOK	
BUILDING			31	0%
OXLEY TOWER (MEP) + VO	2Q 2026	73	6	
DAISO	2Q 2026	285	25	
DATA CENTRE			5,223	64%
JHB1X0 - DATA CENTRE & TIW*	1Q 2026	4,135	51	
JHB1X0 - BUILDING 2*	1Q 2027	196	130	
JHB01 - CORE & SHELL WORKS	4Q 2026	539	472	
GENERAL CONTRACTOR WORKS - SHELL 1 - MNC*	1Q 2027	1,546	1,039	
GENERAL CONTRACTOR WORKS - SHELL 2 - MNC*	2Q 2027	1,532	1,362	
PSR - MNC	2Q 2027	778	124	
PSR - MNC - JB01	2Q 2028	153	153	
PSR - MNC - JB02	4Q 2027	88	88	
K2 BUILDING 4 + VO	2Q 2026	458	53	
DATA CENTRE - SERENDAH	3Q 2028	1,750	1,750	
INFRASTRUCTURE/PILING			28	0%
RTS LINK PACKAGE 1B AND PACKAGE 5	1Q 2026	558	28	
INDIA			63	1%
THORAPALLI - JITTANDAHALLI (TJ)	2Q 2026	508	63	
SINGAPORE			724	9%
PRECAST	VARIOUS	967	690	
NEW ORDER 2026 - EXTERNAL	VARIOUS	35	35	
INTERNAL - SUNWAY GROUP			2,088	26%
SUNWAY SQUARE - SUPERSTRUCTURE + (VO)*	2Q 2026	1,134	124	
SUNMED PH3 FIT-OUT	2Q 2026	80	15	
RTS TRANSIT ORIENTED DEVELOPMENT PROJECT (RTS TOD)	4Q 2027	1,500	1,185	
SUNWAY IPOH MALL	1Q 2027	721	477	
SUNWAY IPOH MALL EXTENSION - HOTEL	2Q 2029	224	224	
SUNWAY IPOH MALL EXTENSION - OFFICE	2Q 2028	63	63	
GRAND TOTAL @ MAR 2026		17,322	8,157	
RED : SECURED IN 2026		*3,590*	*3,533*	

** included variation order secured in 2026*

Question

6. Are all the projects on a cost-plus basis or fixed price? Is SunCon able to pass on higher costs to maintain margins in view of escalating costs due to various factors, especially impacts from heightened Middle East tensions?

Response

At the onset of the recent Middle East conflict, SunCon proactively issued force majeure-related notifications to clients to formally highlight the potential impact of geopolitical developments on material costs, supply chain disruptions, and project execution timelines, as these events are beyond the Group's control.

The Group continues to closely monitor material price movements and supply chain disruptions arising from the ongoing geopolitical tensions. At the same time, SunCon actively mitigates cost pressures through early procurement planning, supplier diversification, disciplined project execution and ongoing commercial engagements with clients where appropriate.

In terms of contractual structure, more than 50% of the Group's active projects are currently based on cost-plus arrangements, where cost increases can generally be passed through to clients, subject to the agreed contractual terms, including the guaranteed maximum price where applicable.

Overall, Management believes the Group remains reasonably positioned to manage potential cost escalations while preserving project margins and operational stability.

C. Hybrid Meetings

Question

7. The Directors should consider hybrid Annual General Meeting ("AGM")?

Response

The Board and Management appreciate the feedback and will take the suggestion for a hybrid AGM format into consideration for future general meetings.

For the current AGM, the physical meeting format was intended to facilitate closer engagement and more direct interaction with shareholders. Nevertheless, your feedback is well noted and appreciated as the Group continues to enhance shareholders' meeting experience and accessibility.

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