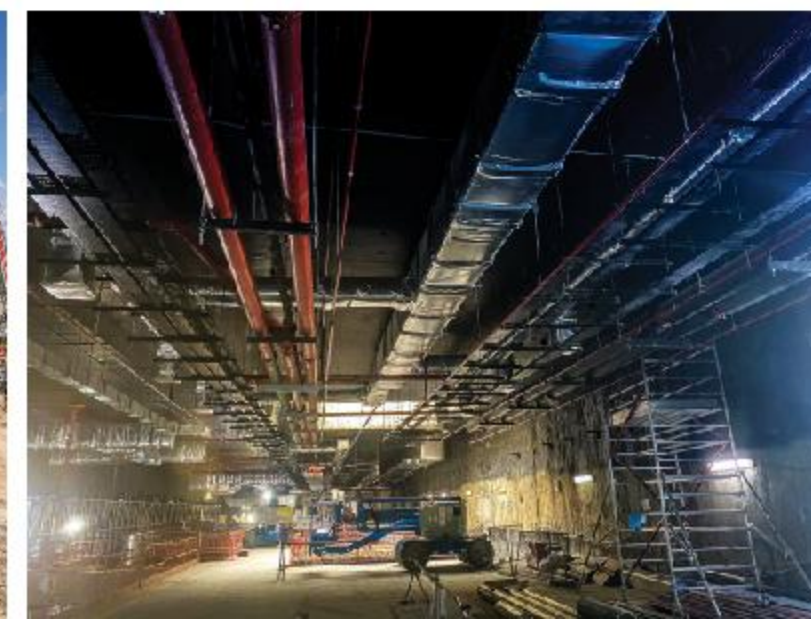
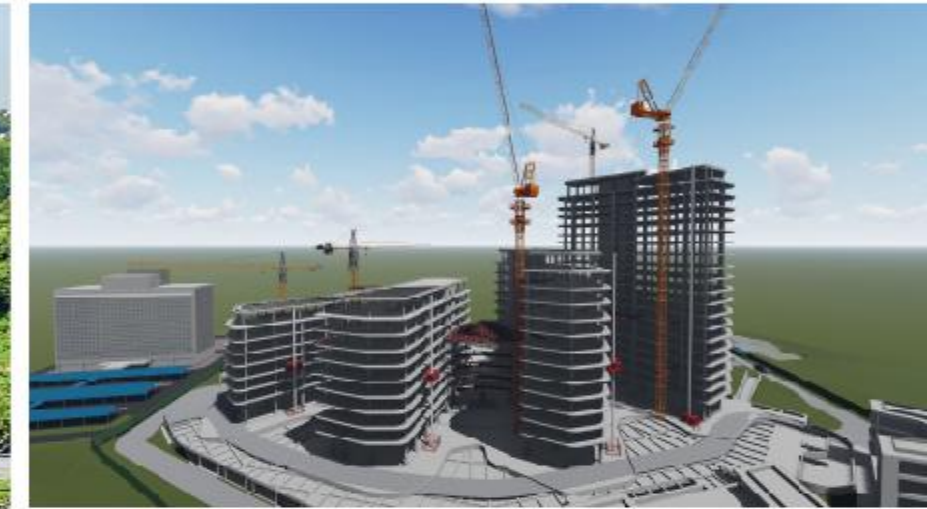


Corporate Presentation

Q1 2026 Results Review Pack | 18 May 2026

SUNWAY



Key Highlights – 1Q 2026

Financial Highlights

Order Book (RM)

Outstanding

8.157 b

*As of Dec-25: 5.672b

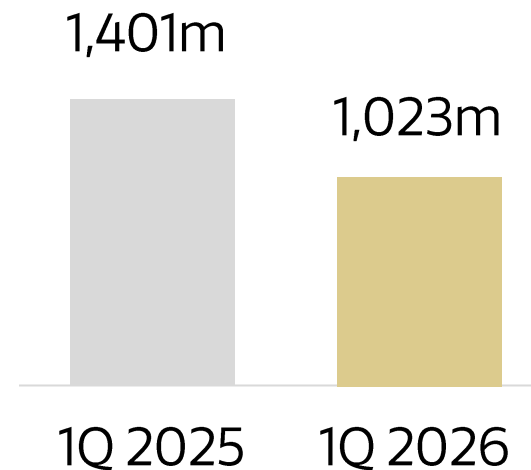
New Orders Secured

3.590 b

Active Tender Book

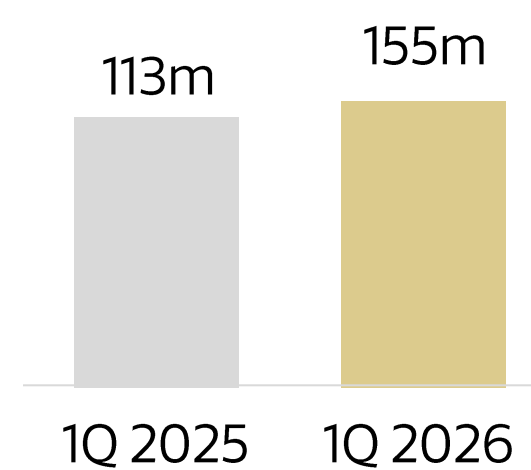
15.3 b

Revenue (RM'mil)



- The decrease in revenue in current quarter was mainly attributable to the construction segment, as the corresponding quarter in the preceding financial year was driven by the accelerated progress in RTS Link Project and several data centre projects.

PBT (RM'mil)



- Higher profit before tax in current quarter was driven by both construction and precast segments. The increase in PBT was mainly due to a recalibration of margins to reflect cost savings arising from accelerated progress in certain data centre projects.

Entitlements

Dividend Distribution

First Interim Dividend for FYE 2026

7.60
cents

Special Dividend for FYE 2026

15.20
cents

Cummulative Dividends for FYE 2026

22.80
cents

▶ **> 100%** ◀
of YTD 2026 PATMI

Key Financial Overview – Financial Performance

RM mil	1Q 2026 Unaudited	FYE 2026 Unaudited	4Q 2025 Unaudited	3Q 2025 Unaudited	2Q 2025 Unaudited	1Q 2025 Unaudited	FYE 2025 Audited
Revenue	1,022.7	1,022.7	1,016.1	1,445.2	1,476.9	1,400.5	5,338.7
PBT	154.7	154.7	162.6	127.1	122.6	113.2	525.5
PBT %	15.1%	15.1%	16.0%	8.8%	8.3%	8.1%	9.8%
PATMI	118.4	118.4	118.4	83.8	83.9	75.7	361.8
PATMI %	11.6%	11.6%	11.7%	5.8%	5.7%	5.4%	6.8%
Basic EPS* (sen)	8.97	8.97	8.98	6.38	6.47	5.87	27.74

* Based on weighted average number of shares

RM mil	1Q 2026		FYE 2026		4Q 2025		3Q 2025		2Q 2025		1Q 2025		FYE 2025	
	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI
Profit as Announced	154.7	118.4	154.7	118.4	162.6	118.4	127.1	83.8	122.6	83.9	113.2	75.7	525.5	361.8
Special Items:														
Disposal (gain)/loss	(0.1)	(0.1)	(0.1)	(0.1)	0.0	0.0	(0.6)	(0.6)	(2.4)	(2.4)	(0.0)	(0.0)	(3.0)	(3.0)
Impairment (reversal)/provision	(20.4)	(20.4)	(20.4)	(20.4)	22.3	22.3	4.9	4.9	3.0	3.0	(0.0)	(0.0)	30.2	30.2
Write off (gain)/loss	-	-	-	-	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1
Foreign exchange (gain)/loss	15.1	15.1	15.1	15.1	10.2	10.2	2.1	2.1	0.3	0.3	(0.1)	(0.1)	12.5	12.5
Fair value (gain)/loss*	1.3	1.3	1.3	1.3	10.1	10.1	4.5	4.5	7.5	7.5	3.4	3.4	25.5	25.5
Accretion of financial (assets)/liabilities	(0.0)	(0.0)	(0.0)	(0.0)	(1.0)	(1.0)	(0.0)	(0.0)	1.7	1.7	3.3	3.3	4.0	4.0
Profit (Net of Special Items)	150.6	114.3	150.6	114.3	204.2	160.0	138.0	94.7	132.7	94.0	119.8	82.3	594.8	431.1

* FV (gain)/loss inclusive derivative assets and liabilities and ESOS option

Key Financial Overview – Financial Position

Balance Sheet Ratios

Ratios	2020	2021	2022	2023	2024	2025
Average ROE	12%	17%	19%	19%	22%	44%
Average ROCE	12%	16%	21%	20%	24%	>100%
Dividend Per Share	4.00 sen	5.25 sen	5.50 sen	6.00 sen	8.50 sen	50.50 sen
Dividend Payout Ratio	71%	60%	53%	53%	59%	184%
Net Gearing Ratio	0.16 times	0.20 times	Net Cash	0.56 times	Net Cash	Net Cash

Note: In FYE 2020, following the reassessment of the Group's investment in its wholesales funds, it was determined that its placement are in substance structured entities under its control / significant control and as such has been treated as subsidiary / associate. The above figures have been restated to reflect this accounting treatment.

Segmental Review

Construction

RM'mil	Q1 26	YTD 2026	Q4 25	Q3 25	Q2 25	Q1 25	FYE 2025
Revenue	950.6	950.6	940.8	1,387.4	1,433.5	1,369.9	5,131.6
PBT	148.7	148.7	155.3	123.1	121.4	112.0	511.8
PBT Margin	15.6%	15.6%	16.5%	8.9%	8.5%	8.2%	10.0%

Q1 Year-on-Year Performance

Construction segment recorded revenue of RM950.6 million and profit before tax of RM148.7 million compared to revenue of RM1,369.9 million and profit before tax of RM112.0 million reported in the corresponding quarter of the preceding financial year. The higher turnover in the corresponding quarter of the preceding financial year was driven by the accelerated progress in RTS Link Project and several data centre projects. Nevertheless, the Group achieved a higher profit margin in current quarter, supported by completed projects and the reversal of provisions.

Precast

RM'mil	Q1 26	YTD 2026	Q4 25	Q3 25	Q2 25	Q1 25	FYE 2025
Revenue	72.1	72.1	75.3	57.8	43.4	30.6	207.1
PBT	6.0	6.0	7.3	4.0	1.2	1.2	13.7
PBT Margin	8.3%	8.3%	9.7%	6.9%	2.8%	3.9%	6.6%

Q1 Year-on-Year Performance

Precast segment recorded revenue of RM72.1 million and profit before tax of RM6.0 million compared to revenue of RM30.6 million and profit before tax of RM1.2 million in the corresponding quarter of the preceding financial year. The revenue surged in the current quarter due to the higher contributions from ICPH projects and the ramp-up of newly secured projects. The profit margin increased in tandem with higher revenue in the current quarter.

Prospects

The Malaysian economy grew by 5.4% in Q1 2026 (Q4 2025: 6.2%), supported by resilient domestic demand, continued household spending and steady investment activity. While growth moderated from the preceding quarter amid external uncertainties, the performance remained broadly in line with market expectations. Bank Negara Malaysia continues to project Malaysia's GDP growth at 4.0% to 5.0% for 2026. Meanwhile, the construction sector expanded by 7.7% in Q1 2026 (Q4 2025: 10.9%), supported by special trade and non-residential activities.

At the same time, the rapid acceleration of artificial intelligence ("AI") adoption and cloud computing demand continues to drive the next wave of data centre investments across Asia. Major hyperscale technology players continue to expand their cloud and data centre presence in Malaysia, while long-term renewable energy supply arrangements are increasingly being secured to support these facilities. Coupled with ongoing enhancements in power infrastructure and grid connection initiatives, Malaysia remains well-positioned as a regional data centre hub, supported by a healthy pipeline of investments expected over the medium term.

Against this backdrop, SunCon continues to strengthen its position in its key growth segments, particularly Advanced Technology Facilities ("ATF") and in-house developments within the Sunway Berhad ecosystem. In the ATF segment, the Group has secured three new data centre projects and onboarded a new international hyperscaler, further strengthening its client base. As at Q1 2026, SunCon has delivered over 180MW of data centre capacity and is currently managing ten ongoing projects for global technology clients. Building on this strong track record, the Group remains actively engaged in new ATF tenders and expects this segment to continue as a key growth driver.

In parallel, the Group continues to pursue in-house projects from Sunway Berhad, including hospitals, integrated developments, commercial buildings and transit-oriented developments ("TODs"). These projects provide earnings visibility and support a stable base of recurring construction activities.

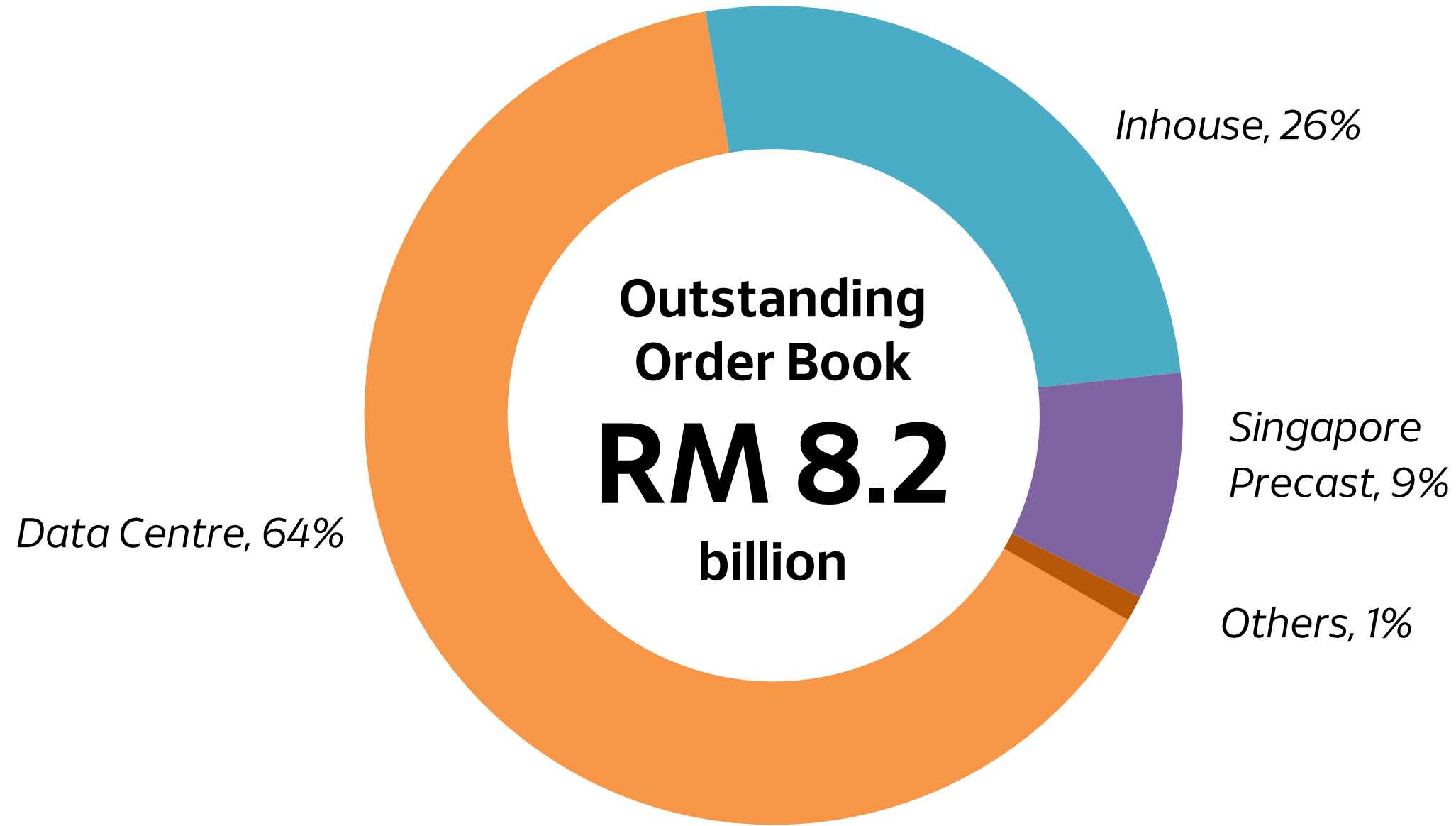
Complementing these growth drivers, the Group remains disciplined and deliberate in identifying suitable investment opportunities, as part of its strategy to build long-term, recurring income assets.

Amid this favourable backdrop, the Group remains mindful of the evolving global landscape. Geopolitical developments, including the Iran-US conflict, have contributed to volatility in energy markets, leading to higher diesel prices and, consequently, increased material and logistics costs. The Group continues to actively manage these cost pressures through prudent procurement strategies, adopting a disciplined and needs-based purchasing approach to mitigate the impact of price fluctuations while maintaining operational efficiency.

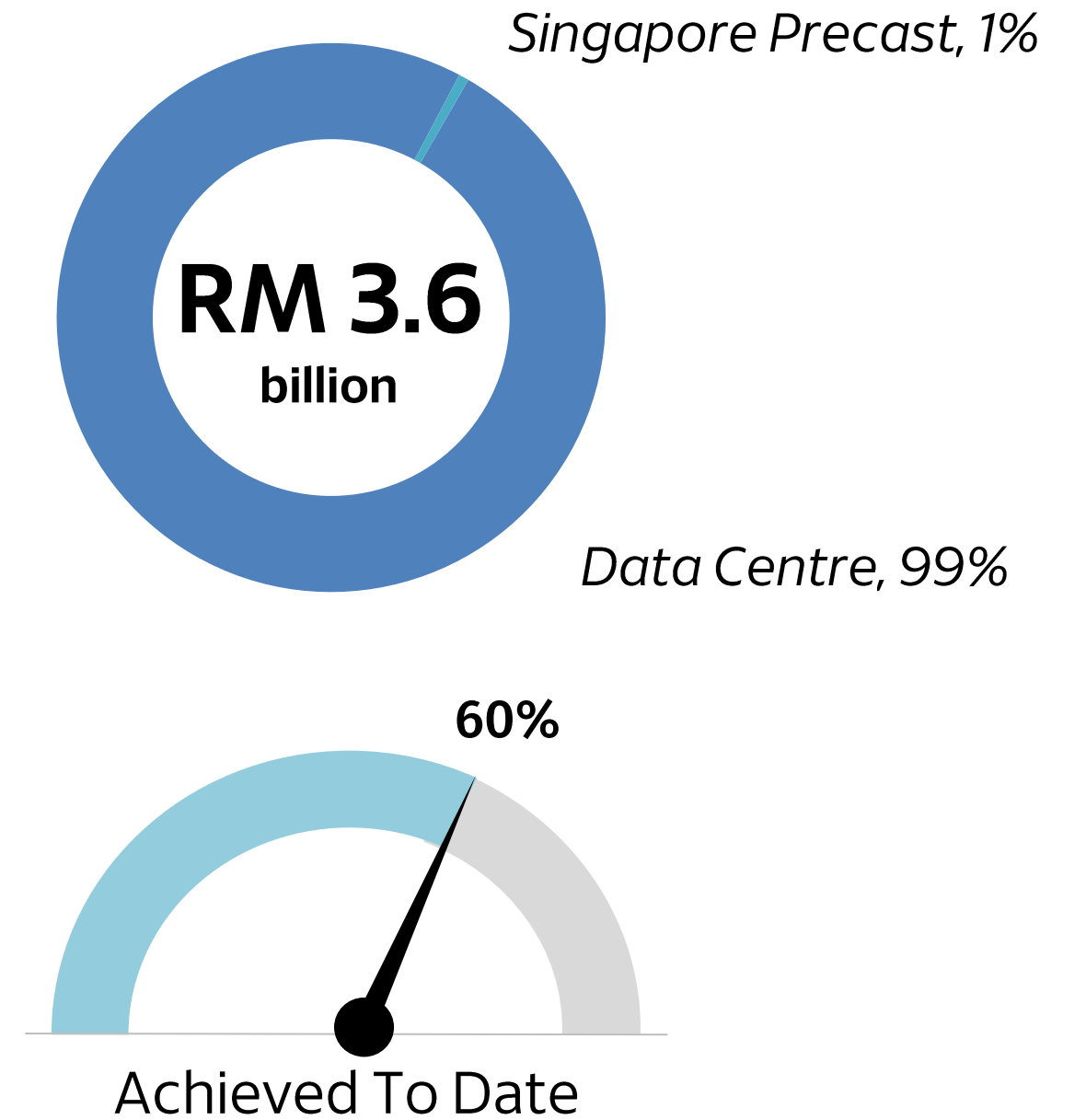
Collectively, the Group's balanced portfolio of ATF, in-house and public infrastructure projects positions SunCon on a sustainable growth path. Supported by a healthy order book, strong financial position and proven execution capability, the Group remains cautiously optimistic on its performance for the financial year ending 2026, barring any unforeseen circumstances.

Investment Highlights

| 02 Solid Diversified Order Book as at 31 March 2026



YTD 2026 Order Book Replenishment



Order Book (RM'bil)	2019	2020	2021	2022	2023	2024	2025
New Order	1.8	2.3	1.5	2.6	2.5	4.2	5.2
Outstanding Order Book	5.2	5.1	4.8	5.3	5.3	5.8	5.7

Target Order Book Replenishment for 2026

RM 6.0 bil

Investment Highlights

| 02 Solid Diversified Order Book – Detailed

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

Investment Highlights

| 02 Solid Diversified Order Book – Detailed

PROJECTS (2026 NEW AWARDS)	CLIENT	COMPLETION DATE	CONTRACT SUM (RM'MIL)
JHB1X0 - TENANT IMPROVEMENT WORKS	YELLOWWOOD PROPERTIES SDN BHD	FEB-26	16
GENERAL CONTRACTOR WORKS - SHELL 2 - PACKAGE A	MULTINATIONAL TECHNOLOGY COMPANY	MAY-27	574
GENERAL CONTRACTOR WORKS - SHELL 2 - PACKAGE B	MULTINATIONAL TECHNOLOGY COMPANY	MAY-27	572
JHB1X0 - BUILDING 2	YELLOWWOOD PROPERTIES SDN BHD	MAY-26	171
DATA CENTRE - SERENDAH	INTERNATIONAL HYPERSCALER	JUL-28	1,750
PRECAST - LARGE PANEL SLAB & NURSING HOME	VARIOUS CONTRACTORS	Q4-28	35
GENERAL CONTRACTOR WORKS - SHELL 1 - PACKAGE A	MULTINATIONAL TECHNOLOGY COMPANY	APR-27	116
GENERAL CONTRACTOR WORKS - SHELL 1 - PACKAGE B	MULTINATIONAL TECHNOLOGY COMPANY	APR-27	116
PROJECT SERVICES REQUEST (PSR) - JB01	MULTINATIONAL TECHNOLOGY COMPANY	APR-28	153
PROJECT SERVICES REQUEST (PSR) - JB02	MULTINATIONAL TECHNOLOGY COMPANY	NOV-27	88
TOTAL AS AT 1Q 2026			3,590

Project Highlights

Advanced Technology Facilities

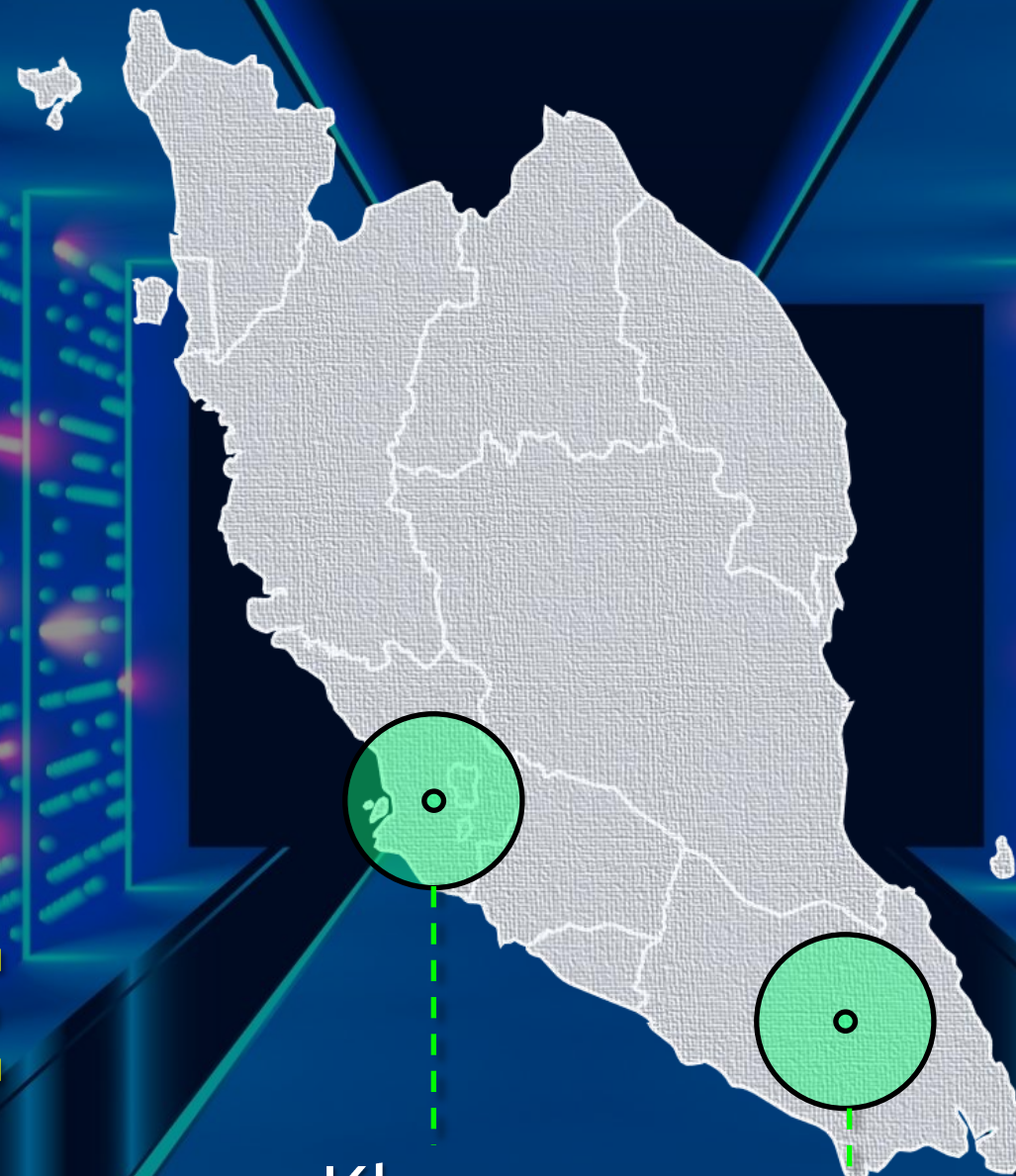
3 Completed &

10

On-going

DATA CENTRE

Projects



Klang
Valley

Johor

IT Load

Completed

180MW

Under Construction

270MW

On-going Tenders

>800MW

Project Highlights

Ongoing Projects : Building | Mixed Commercial

Sunway Square, Sunway City

- › Contract Value : RM1.33 billion
- › Completion : 2Q 2026

SUNWAY
CONSTRUCTION



Project Highlights

Ongoing Projects : Infrastructure

RTS Link Package 1B and Package 5

- › Contract Value : RM558 million
- › Completion : 1Q 2026



Project Highlights

Ongoing Projects : Building | Residential

Sunway Ipoh Mall, Perak

› Contract Value : RM721 million

› Completion : 1Q 2027

SUNWAY
CONSTRUCTION



THANK YOU

Next quarter announcement on 24 August 2026