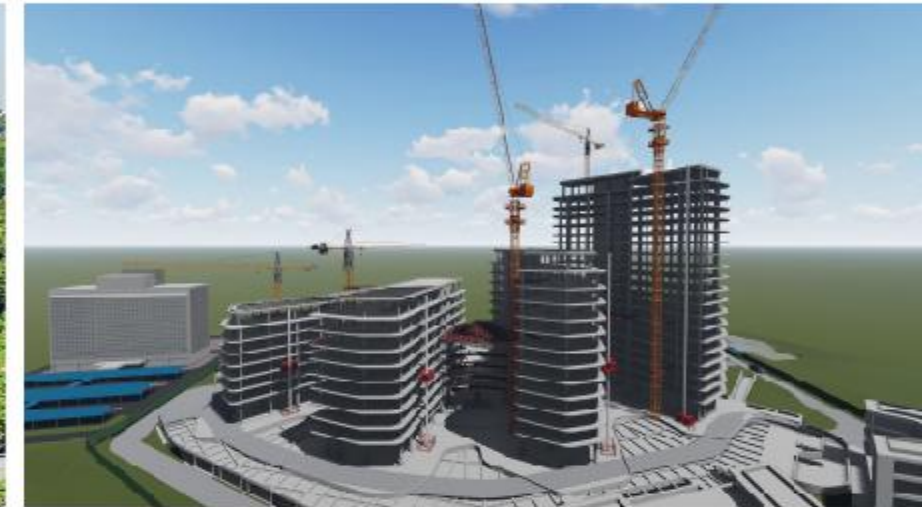


Corporate Presentation

Q2 2025 Results Review Pack | 21 August 2025

SUNWAY



Key Highlights – 2Q 2025

Financial Highlights

Order Book (RM)

Outstanding

6.718 b

*As of Mar-25: 6.6b

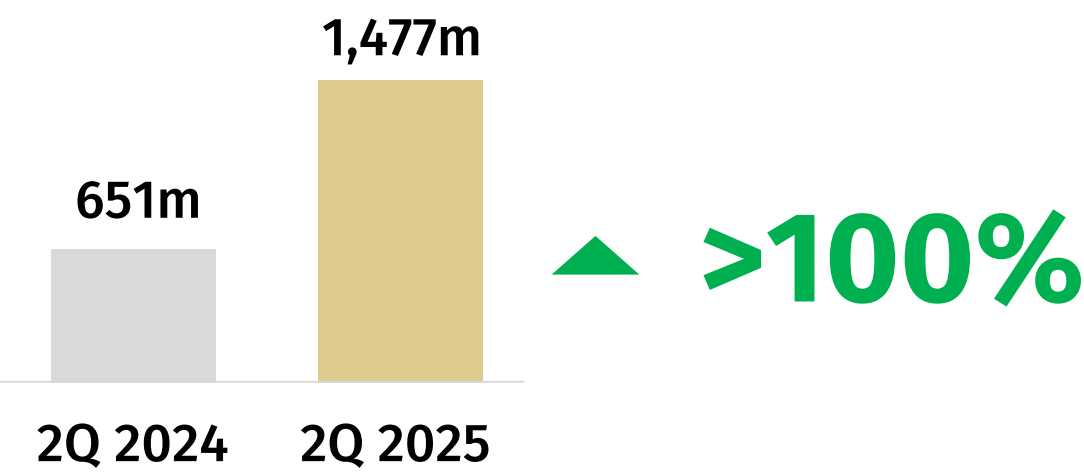
New Orders
Secured

3.806 b

Active Tender
Book

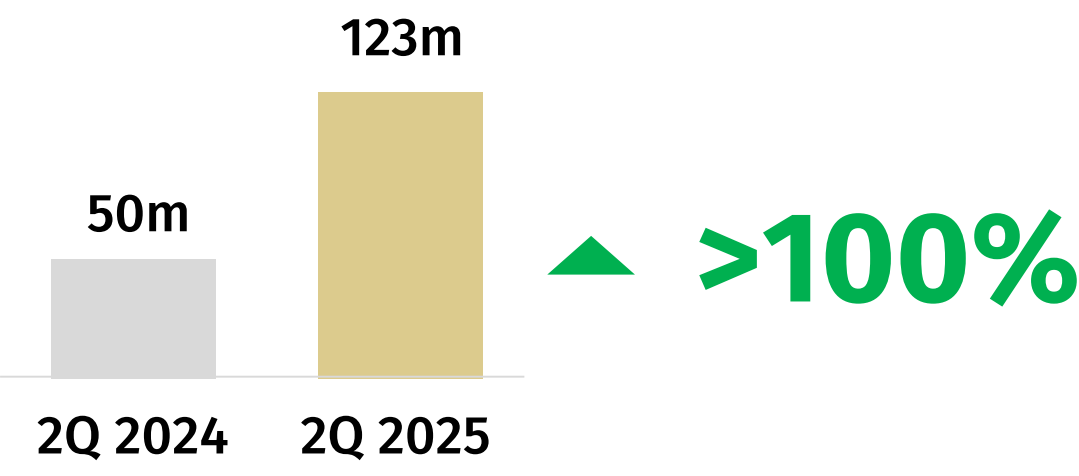
14.8 b

Revenue (RM'mil)



- Higher revenue in current quarter was driven by construction segment. The growth was primarily driven by the accelerated progress across several data centre projects, leading to significant revenue recognition and improved profitability.

PBT (RM'mil)



- Higher profit before tax in current quarter was driven by construction segment. The increase was in line with the increase in revenue.

Entitlements

Dividend Distribution

Second Interim Dividend for
FYE 2025

7.25
cents

Cummulative Dividends for
FYE 2025

12.25
cents

▶ 100% ◀
of YTD 2025 PATMI

Key Financial Overview – Financial Performance



RM mil	2Q 2025 Unaudited	1Q 2025 Unaudited	FYE 2025 Unaudited	4Q 2024 Unaudited	3Q 2024 Unaudited	2Q 2024 Unaudited	1Q 2024 Unaudited	FYE 2024 Audited
Revenue	1,476.9	1,400.5	2,877.4	1,400.3	865.3	651.2	604.8	3,521.7
PBT	122.6	113.2	235.8	110.6	70.5	50.2	41.6	273.0
PBT %	8.3%	8.1%	8.2%	7.9%	8.2%	7.7%	6.9%	7.8%
PATMI	83.9	75.7	159.6	69.2	46.5	38.9	32.4	186.9
PATMI %	5.7%	5.4%	5.6%	4.9%	5.4%	6.0%	5.4%	5.3%
Basic EPS* (sen)	6.47	5.87	12.35	5.36	3.60	3.01	2.51	14.50

* Based on weighted average number of shares

RM mil	2Q 2025		1Q 2025		YTD 2025		4Q 2024		3Q 2024		2Q 2024		1Q 2024		FYE 2024	
	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI
Profit as Announced	122.6	83.9	113.2	75.7	235.8	159.6	110.6	69.2	70.5	46.5	50.2	38.9	41.6	32.4	273.0	186.9
Special Items:																
Disposal (gain)/loss	(2.4)	(2.4)	(0.0)	(0.0)	(2.4)	(2.4)	(3.7)	(3.7)	(3.7)	(3.7)	0.1	0.1	0.0	0.0	(7.3)	(7.3)
Impairment (reversal)/provision	3.0	3.0	(0.0)	(0.0)	3.0	3.0	(1.1)	(1.1)	(9.8)	(9.8)	(1.2)	(1.2)	1.6	1.6	(10.5)	(10.5)
(Income)/Provision arising from settlement scheme	-	-	-	-	-	-	3.3	4.3	-	-	-	-	(5.9)	(5.0)	(2.6)	(0.7)
Write off (gain)/loss	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.1	0.1	-	-	-	-	0.2	0.2
Foreign exchange (gain)/loss	0.3	0.3	(0.1)	(0.1)	0.2	0.2	0.4	0.4	1.2	1.2	(0.4)	(0.4)	(1.5)	(1.5)	(0.3)	(0.3)
Fair value (gain)/loss*	7.5	7.5	3.4	3.4	10.9	10.9	(0.2)	(0.2)	0.4	0.4	(0.0)	(0.0)	(0.2)	(0.2)	0.0	0.0
Accretion of financial (assets)/liabilities	1.7	1.7	3.3	3.3	5.0	5.0	(0.9)	(0.9)	(0.5)	(0.5)	(0.2)	(0.2)	0.0	0.0	(1.6)	(1.6)
Prior year tax audit and investigation	-	-	-	-	-	-	-	4.8	-	-	-	-	-	-	-	4.8
Profit (Net of Special Items)	132.7	94.0	119.8	82.3	252.5	176.3	108.5	72.9	58.2	34.2	48.5	37.2	35.6	27.3	250.9	171.5

* 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
Average ROE	12%	17%	19%	19%	22%
Average ROCE	12%	16%	21%	20%	24%
Dividend Per Share	4.00 sen	5.25 sen	5.50 sen	6.00 sen	8.50 sen
Dividend Payout Ratio	71%	60%	53%	53%	59%
Net Gearing Ratio	0.16 times	0.20 times	Net Cash	0.56 times	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	Q2 25	Q1 25	YTD 2025	Q4 24	Q3 24	Q2 24	Q1 24	FYE 2024
Revenue	1,433.5	1,369.9	2,803.4	1,353.9	831.8	597.6	543.6	3,326.9
PBT	121.4	112.0	233.4	107.2	68.5	46.9	37.9	260.5
PBT Margin	8.5%	8.2%	8.3%	7.9%	8.2%	7.8%	7.0%	7.8%

Q2 Year-on-Year Performance

Construction segment delivered a strong performance, recording revenue of RM1,433.5 million and profit before tax of RM121.4 million, more than double the revenue of RM597.6 million and profit before tax of RM46.9 million reported in the corresponding quarter of the preceding financial year. The growth was primarily driven by the accelerated progress across several data centre projects, leading to significant revenue recognition and improved profitability.

Precast								
RM'mil	Q2 25	Q1 25	YTD 2025	Q4 24	Q3 24	Q2 24	Q1 24	FYE 2024
Revenue	43.4	30.6	74.0	46.4	33.5	53.6	61.2	194.8
PBT	1.2	1.2	2.4	3.4	2.0	3.3	3.7	12.5
PBT Margin	2.8%	3.9%	3.3%	7.3%	6.0%	6.2%	6.1%	6.4%

Q2 Year-on-Year Performance

Precast segment reported revenue of RM43.4 million and profit before tax of RM1.2 million compared to revenue of RM53.6 million and profit before tax of RM3.3 million in the corresponding quarter of the preceding financial year. The stronger performance in the corresponding quarter of the previous financial year was mainly driven by higher contributions from projects nearing completion and reversal of provisions for these completing projects, which boosted profit margins.

Prospects

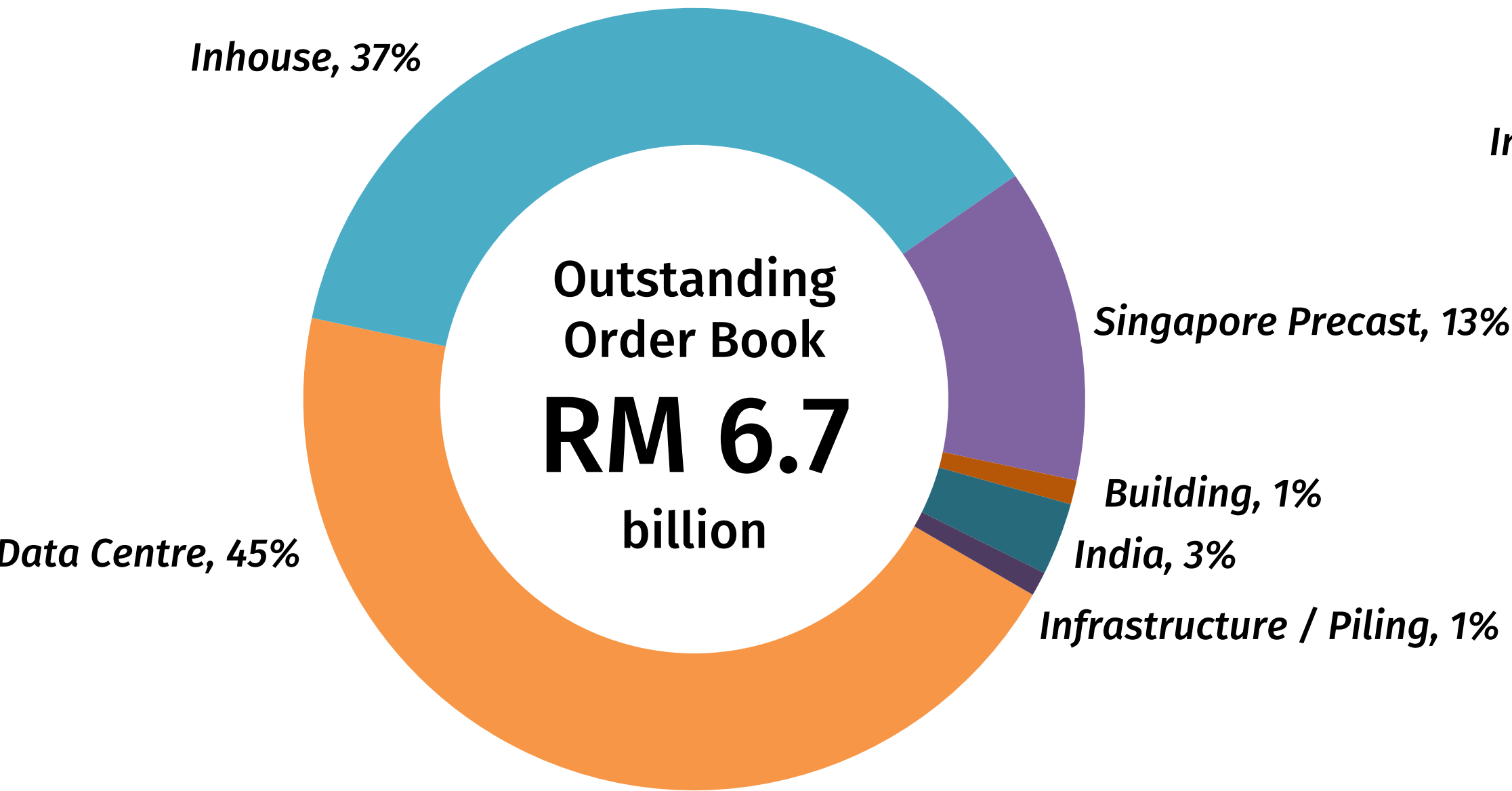
The Malaysian economy grew by 4.4% in Q2 2025 (Q1 2025: 4.4%), primarily driven by higher household spending, stronger investment activities, sustained demand for electrical and electronics exports and robust tourism activity. Meanwhile, the construction sector expanded by 12.1% in Q2 2025 (Q1 2025: 14.2%), driven by the non-residential, residential and special trade subsectors.

SunCon continues to reinforce its position in the Advanced Technology Facilities (ATF) segment, particularly in the data centre space. The Group has successfully commissioned and handed over more than 100MW of data centre capacity and is currently managing five ongoing projects for four major multinational clients. We remain committed to delivering these projects with excellence while upholding the highest standards of integrity and transparency. Backed by our proven track record and technical capabilities, we continue to participate in new tenders from various global technology firms.

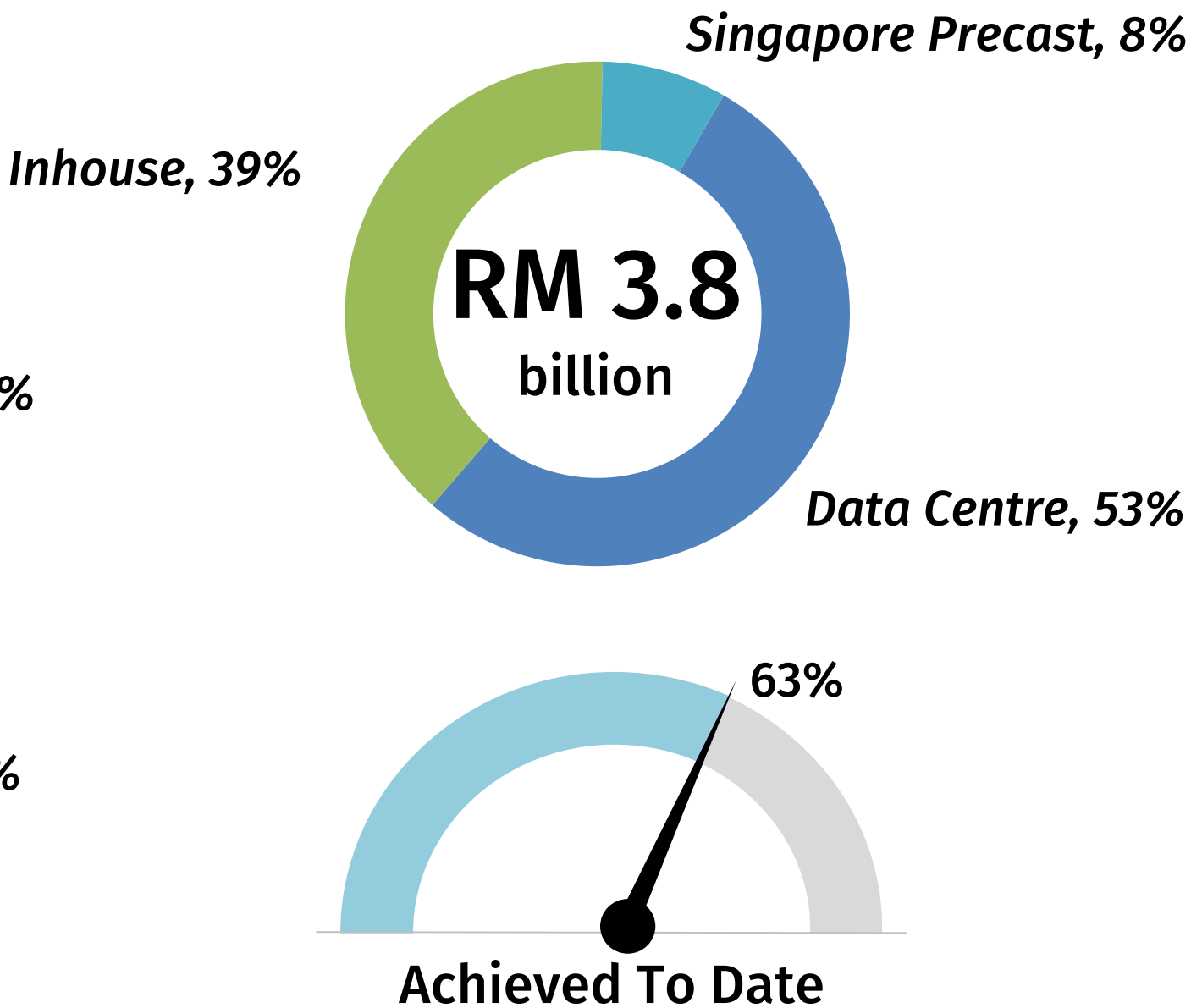
Looking ahead, while data centres remain a key focus area, the Group is also broadening its exposure to other high-potential segments, including large-scale civil and infrastructure projects such as the Penang LRT, MRT3, Penang International Airport Expansion, and renewable energy projects as well as projects requiring contractor financing or private financial initiatives, leveraging our strong balance sheet. SunCon also continues to support Sunway Berhad's development pipeline, which includes hospitals, integrated developments, commercial buildings and transit oriented development (TOD).

Backed by a healthy order book, strong financial position, and proven execution capability, the Group remains confident of delivering positive results for the financial year ending 2025, barring any unforeseen circumstances.

Order Book – Summary as at 30 June 2025



YTD 2025 Order Book Replenishment



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

Target Order Book Replenishment for 2025

RM 4.5 bil to RM 6.0 bil

Order Book – Detailed

AS AT JUN-25 (RM MIL)	COMPLETION	CONTRACT SUM	O/S ORDERBOOK	
BUILDING			114	1%
OXLEY TOWER (MEP) + VO	3Q 2025	73	6	
DAISO	2Q 2026	285	108	
DATA CENTRE			3,007	45%
JHB1X0 - DATA CENTRE & TIW	1Q 2026	3,806	580	
JHB1X0 - TENANT IMPROVEMENT WORKS (TIW) - ADD	1Q 2026	238	238	
EARLY CONTRACTOR INVOLVEMENT & ENABLING WORKS - MNC*	3Q 2025	160	5	
GENERAL CONTRACTOR WORKS - MNC	1Q 2027	1,155	1,150	
SITE EARLY WORKS - SHELL 2 - MNC	1Q 2026	89	89	
PSR - MNC	2Q 2027	778	548	
K2 BUILDING 4 + VO	1Q 2026	458	398	
INFRASTRUCTURE/PILING			48	1%
RTS LINK PACKAGE 1B AND PACKAGE 5	3Q 2025	558	48	
INDIA			182	3%
THORAPALLI - JITTANDAHALLI (TJ)	4Q 2025	508	182	
SUSTAINABLE ENERGY			11	0%
CGPP - GREEN	4Q 2025	37	11	
SINGAPORE			867	13%
PRECAST	VARIOUS	758	582	
NEW ORDER 2025 - EXTERNAL	VARIOUS	285	285	

AS AT JUN-25 (RM MIL)	COMPLETION	CONTRACT SUM	O/S ORDERBOOK	
INTERNAL - SUNWAY GROUP			2,489	37%
SUNWAY SQUARE - SUPERSTRUCTURE + (VO)	4Q 2025	1,067	274	
SUNWAY FLORA	1Q 2026	277	56	
SUNMED PH2 FIT-OUT	3Q 2025	70	22	
SUNWAY IPOH MALL	1Q 2027	721	608	
SUNMED PH3 FIT-OUT	2Q 2026	80	76	
SUNMED DAMANSARA PH2 FIT OUT	3Q 2025	9	2	
RTS TRANSIT ORIENTED DEVELOPMENT PROJECT (RTS TOD)	4Q 2027	1,500	1,451	
GRAND TOTAL @ JUNE 2025		12,912	6,718	
RED : SECURED IN 2025		3,806	3,615	

* included variation order secured in 2025

Order Book – Detailed

PROJECTS (2025 NEW AWARDS)	CLIENT	COMPLETION DATE	CONTRACT SUM (RM'MIL)
JHB1X0 - TENANT IMPROVEMENT WORKS	YELLOWWOOD PROPERTIES SDN BHD	FEB-26	167
BEDOK N8C14	LS CONSTRUCTION PTE LTD	DEC-26	73
K2 BUILDING 4	K2 STRATEGIC INFRASTRUCTURE MALAYSIA SDN BHD	MAR-26	393
RTS TRANSIT ORIENTED DEVELOPMENT PROJECT (RTS TOD)	SUNWAY INTEGRATED PROPERTIES SDN BHD	NOV-27	1,500
EARLY CONTRACTOR INVOLVEMENT & ENABLING WORKS - PACKAGE A	MULTINATIONAL TECHNOLOGY COMPANY	APR-25	50
EARLY CONTRACTOR INVOLVEMENT & ENABLING WORKS - PACKAGE B	MULTINATIONAL TECHNOLOGY COMPANY	APR-25	31
SECURED IN 1Q 2025			2,214
JHB1X0 - TENANT IMPROVEMENT WORKS	YELLOWWOOD PROPERTIES SDN BHD	FEB-26	71
GENERAL CONTRACTOR WORKS - PACKAGE A	MULTINATIONAL TECHNOLOGY COMPANY	FEB-27	579
GENERAL CONTRACTOR WORKS - PACKAGE B	MULTINATIONAL TECHNOLOGY COMPANY	FEB-27	576
K2 BUILDING 4 - VO	K2 STRATEGIC INFRASTRUCTURE MALAYSIA SDN BHD	MAR-26	65
JURONG WEST N1C34	LIM WEN HENG CONSTRUCTION PTE LTD	JUN-28	25
KALLANG WHAMPOA C76	LS CONSTRUCTION PTE LTD	APR-28	39
LPS TERM CONTRACT BATCH 16	HOUSING AND DEVELOPMENT BOARD	JAN-28	87
SITE EARLY WORKS - SHELL 2 - PACKAGE A	MULTINATIONAL TECHNOLOGY COMPANY	JAN-26	44
SITE EARLY WORKS - SHELL 2 - PACKAGE B	MULTINATIONAL TECHNOLOGY COMPANY	JAN-26	45
PROJECT CJ	LIAN BENG CONSTRUCTION (1988) PTE LTD	AUG-27	61
SECURED IN 2Q 2025			1,592
TOTAL AS AT AUGUST 2025			3,806

Project Highlights

Advanced Technology Facilities

SUNWAY
CONSTRUCTION

IT Load

Completed

108MV

Under Construction

146MV

On-going Tenders

>760MV

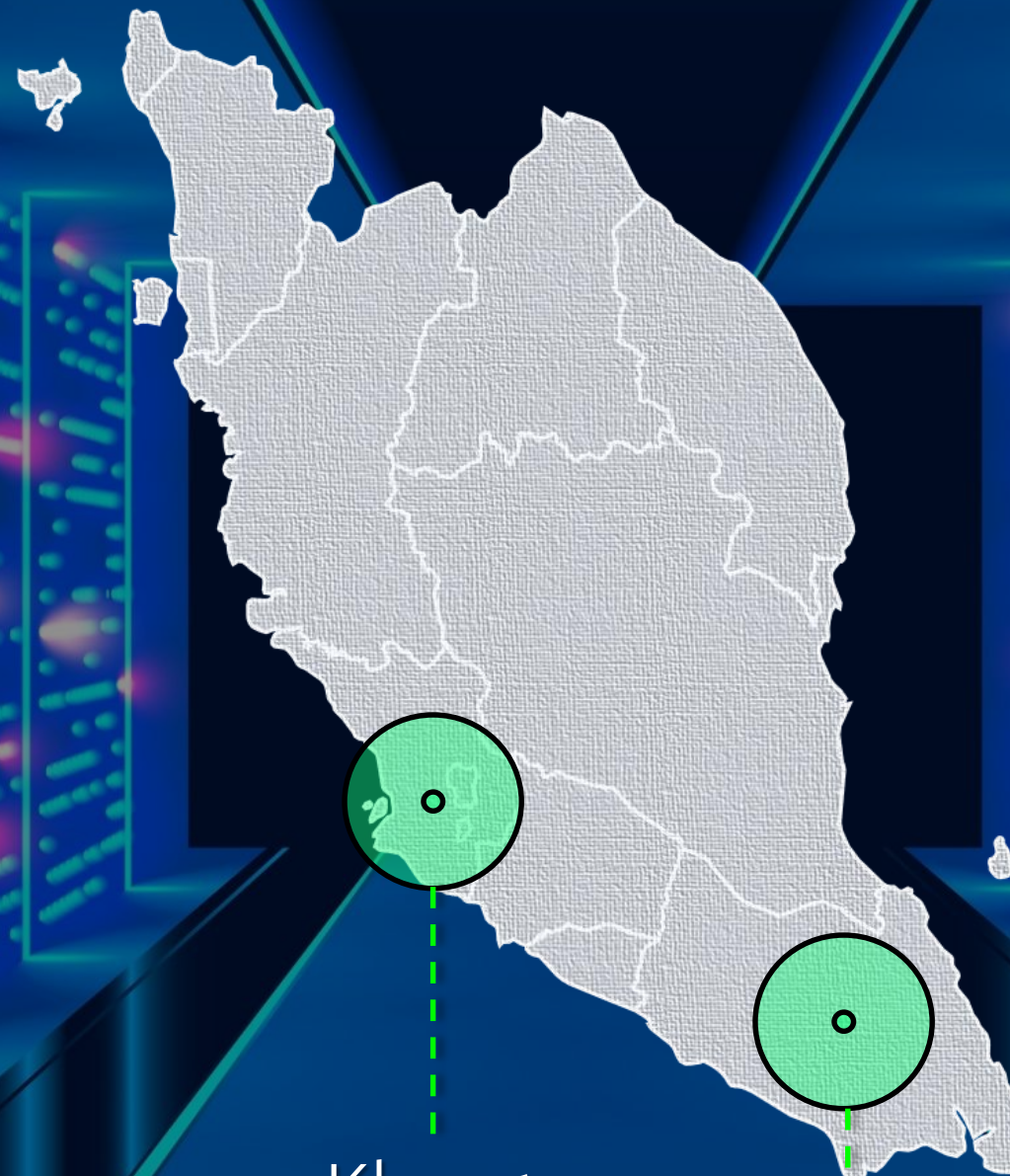
1 Completed &

5

On-going

DATA CENTRE

Projects



Klang
Valley

Johor

Project Highlights

Ongoing Projects : Mixed Commercial

Sunway Square, Sunway City

- › Contract Value : RM1.33 billion
- › Completion : 4Q 2025

SUNWAY
CONSTRUCTION



Project Highlights

Ongoing Projects : Infrastructure

RTS Link Package 1B and Package 5

› Contract Value : RM558 million

› Completion : 3Q 2025

SUNWAY
CONSTRUCTION



Project Highlights

Ongoing Projects : Residential

Sunway Flora Residences,
Bukit Jalil

- › Contract Value : RM277 million
- › Completion : 1Q 2026

SUNWAY
CONSTRUCTION



Project Highlights

Ongoing Projects : Residential

Sunway Ipoh Mall, Perak

› Contract Value : RM721 million

› Completion : 1Q 2027

SUNWAY
CONSTRUCTION



THANK YOU

Next quarter announcement on 20 November 2025