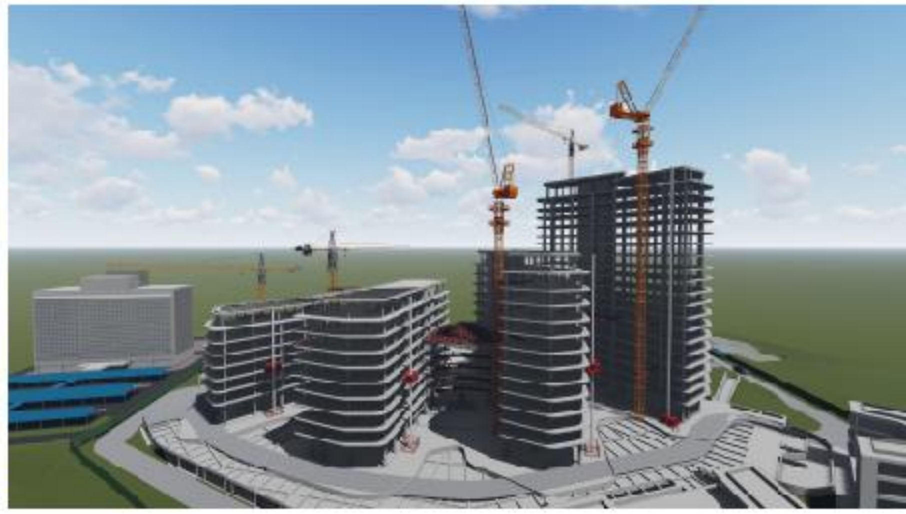
Corporate Presentation

Q2 2026 Results Review Pack | 24 August 2026







Key Highlights – 2Q 2026

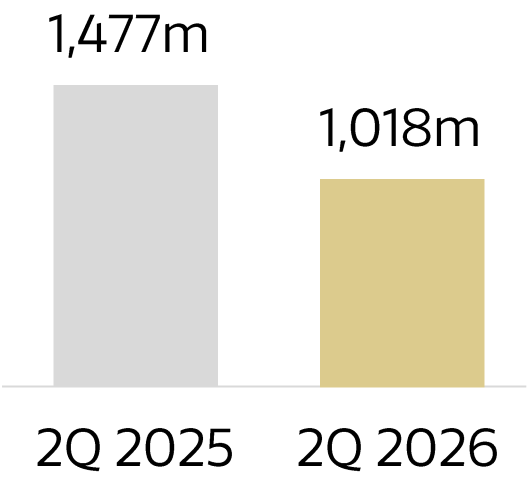
SUNWAY CONSTRUCTION

Financial Highlights

Order Book (RM)

OUTSTANDING	NEW ORDERS SECURED	ACTIVE TENDER BOOK
10.515 b	6.858 b	14.2 b
ALL-TIME HIGH	INITIAL RM6.0b TARGET SURPASSED	REVISED 2026 TARGET: RM7.0 – RM9.0b

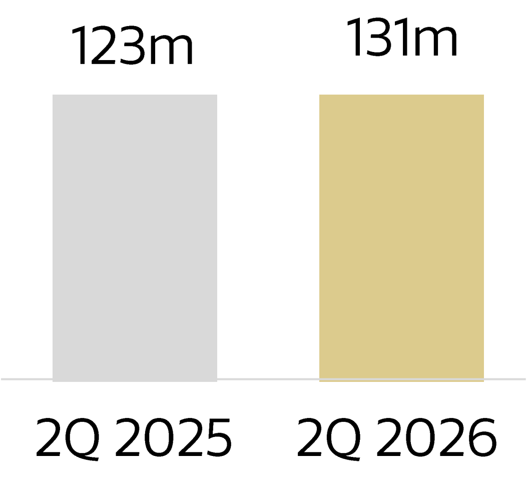
Revenue (RM'mil)



31%

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

PBT (RM'mil)



7%

- Higher profit before tax in current quarter was driven by both the construction and precast segments. The increase in PBT was mainly attributable to a more favourable project mix, with a higher proportion of Advanced Technology Facilities (ATF) projects.

Entitlements

Dividend Distribution

Second Interim Dividend for FYE 2026

4.00 cents

Cummulative Dividends for FYE 2026

26.80 cents

> 100%
of YTD 2026 PATMI

Key Financial Overview – Financial Performance

SUNWAY CONSTRUCTION

RM mil	2Q 2026 Unaudited	1Q 2026 Unaudited	YTD 2026 Unaudited	4Q 2025 Unaudited	3Q 2025 Unaudited	2Q 2025 Unaudited	1Q 2025 Unaudited	FYE 2025 Audited
Revenue	**1,017.7**	**1,022.7**	**2,040.4**	1,016.1	1,445.2	1,476.9	1,400.5	5,338.7
PBT	**131.3**	**154.7**	**286.0**	162.6	127.1	122.6	113.2	525.5
PBT %	**12.9%**	**15.1%**	**14.0%**	16.0%	8.8%	8.3%	8.1%	9.8%
PATMI	**103.6**	**118.4**	**222.0**	118.4	83.8	83.9	75.7	361.8
PATMI %	**10.2%**	**11.6%**	**10.9%**	11.7%	5.8%	5.7%	5.4%	6.8%
Basic EPS* (sen)	**7.81**	**8.97**	**16.77**	8.98	6.38	6.47	5.87	27.74

Based on weighted average number of shares

	2Q 2026		1Q 2026		YTD 2026		4Q 2025		3Q 2025		2Q 2025		1Q 2025		FYE 2025	
RM mil	**PBT**	**PATMI**	**PBT**	**PATMI**	**PBT**	**PATMI**	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI
Profit as Announced	**131.3**	**103.6**	**154.7**	**118.4**	**286.0**	**222.0**	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)**	**(0.1)**	**(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	**1.0**	**1.0**	**(20.4)**	**(20.4)**	**(19.4)**	**(19.4)**	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	**(0.4)**	**(0.4)**	**15.1**	**15.1**	**14.7**	**14.7**	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**	**2.6**	**2.6**	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	**(1.2)**	**(1.2)**	**(0.0)**	**(0.0)**	**(1.2)**	**(1.2)**	(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)	**132.0**	**104.3**	**150.6**	**114.3**	**282.6**	**218.6**	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

SUNWAY CONSTRUCTION

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

SUNWAY CONSTRUCTION

Construction

RM'mil	Q2 26	Q1 26	YTD 2026	Q4 25	Q3 25	Q2 25	Q1 25	FYE 2025
Revenue	941.6	950.6	1,892.2	940.8	1,387.4	1,433.5	1,369.9	5,131.6
PBT	124.8	148.7	273.6	155.3	123.1	121.4	112.0	511.8
PBT Margin	13.3%	15.6%	14.5%	16.5%	8.9%	8.5%	8.2%	10.0%

Q2 Year-on-Year Performance

Construction segment recorded revenue of RM941.6 million and profit before tax of RM124.8 million compared to revenue of RM1,433.5 million and profit before tax of RM121.4 million reported in the corresponding quarter of the preceding financial year. The higher turnover in the corresponding quarter of the preceding financial year was primarily attributable to the accelerated progress of several data centre projects. Despite this, the Group recorded a higher profit margin in current quarter, mainly attributable to a more favourable project mix, with a higher proportion of ATF projects.

Precast

RM'mil	Q2 26	Q1 26	YTD 2026	Q4 25	Q3 25	Q2 25	Q1 25	FYE 2025
Revenue	76.1	72.1	148.2	75.3	57.8	43.4	30.6	207.1
PBT	6.5	6.0	12.4	7.3	4.0	1.2	1.2	13.7
PBT Margin	8.5%	8.3%	8.4%	9.7%	6.9%	2.8%	3.9%	6.6%

Q2 Year-on-Year Performance

Precast segment recorded revenue of RM76.1 million and profit before tax of RM6.5 million compared to revenue of RM43.4 million and profit before tax of RM1.2 million in the corresponding quarter of the preceding financial year. The revenue increased in the current quarter due to the higher contributions from all ongoing projects. The profit margin increased in tandem with higher revenue in the current quarter.

Prospects

The Malaysian economy grew by 6.0% in Q2 2026 (Q1 2026: 5.4%), supported by continued domestic demand, sustained household spending, continued investment activities and stronger exports growth led by the E&E sector as well as the rebound in exports of liquefied natural gas (LNG) and non-E&E manufacturing products. Bank Negara Malaysia continues to project Malaysia's GDP growth at 4.0% to 5.0% for 2026. Meanwhile, the construction sector expanded by 6.5% in Q2 2026 (Q1 2026: 7.7%), supported by special trade and non-residential activities.

At the same time, the rapid adoption of artificial intelligence ("AI"), cloud computing and digitalisation continues to drive demand for hyperscale data centres across the region. Malaysia remains well-positioned as a preferred investment destination, supported by ongoing investments in digital infrastructure, power transmission and renewable energy initiatives. This is expected to sustain a healthy pipeline of data centre investments over the medium term.

Against this backdrop, SunCon continues to strengthen its position in the Advanced Technology Facilities ("ATF") segment. During the first half of 2026, the Group secured three new data centre-related projects, including two substation work packages for hyperscale developments. Building on its proven track record, the Group remains actively pursuing new ATF opportunities.

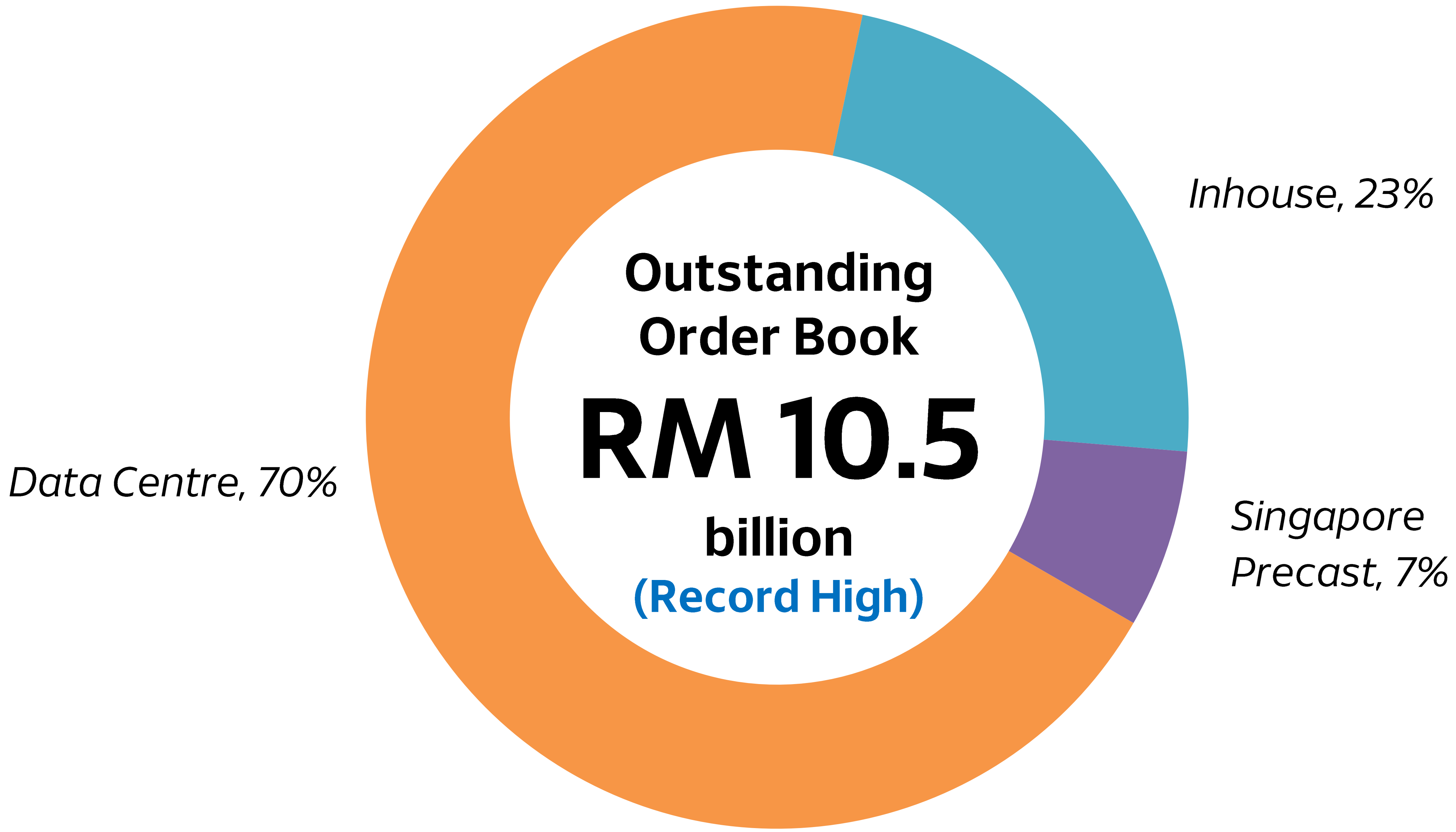
In parallel, the Group continues to pursue in-house projects from Sunway Group, including hospitals, integrated developments, commercial buildings and transit-oriented developments ("TODs"). These projects provide earnings visibility and complement the Group's external order book with a stable base of in-house construction opportunities.

Complementing these growth drivers, the Group remains disciplined and selective in pursuing new project opportunities, prioritising projects with healthy margins and achievable delivery timelines. The Group also continues to evaluate suitable investment opportunities that can generate long-term recurring income and enhance shareholder value.

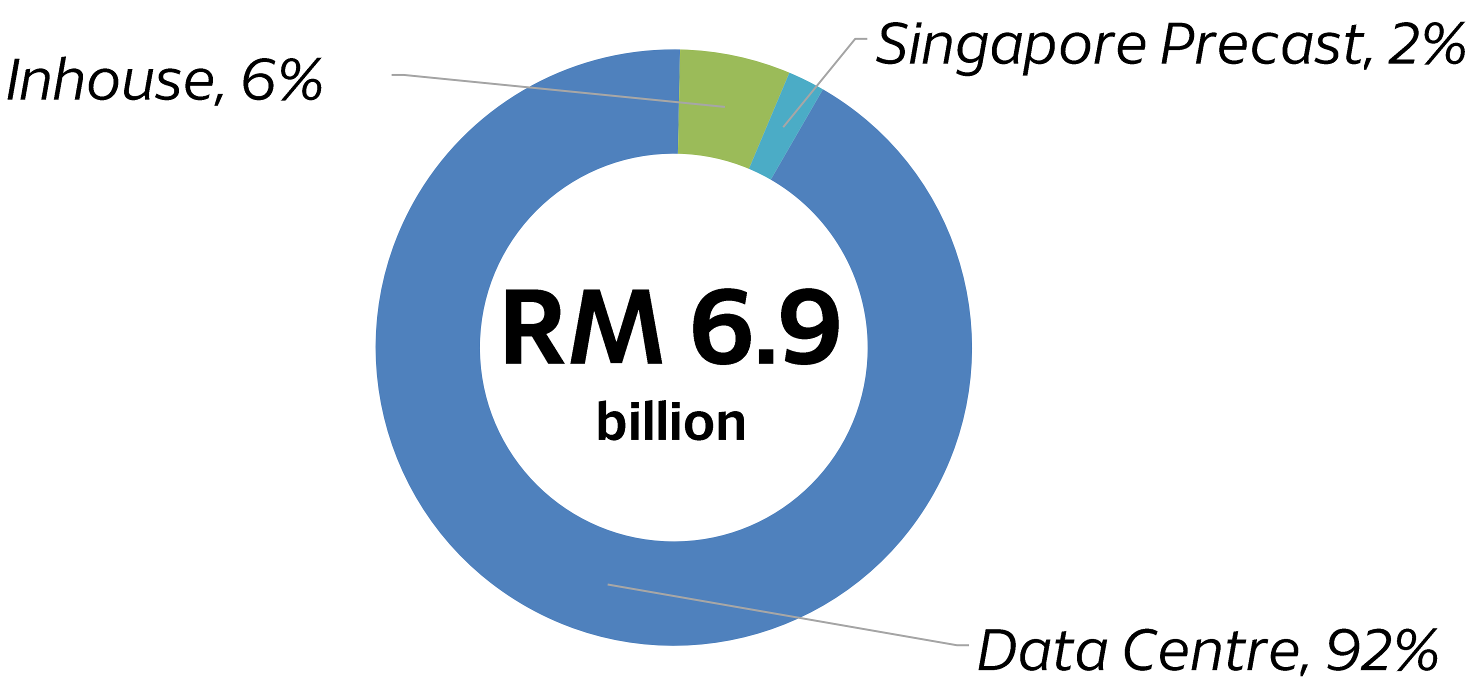
Collectively, the Group's diversified portfolio across ATF, in-house and public infrastructure projects positions SunCon on a sustainable growth trajectory. Supported by a healthy order book, strong financial position, expanding technical capabilities and proven execution track record, the Group is optimistic on its performance for the financial year ending 31 December 2026.

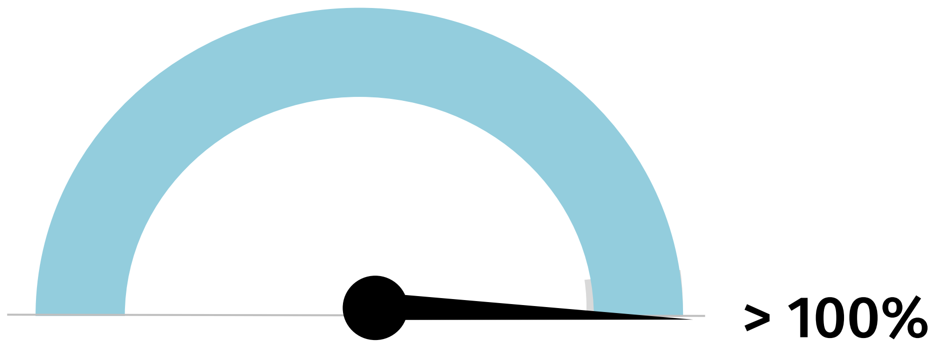
Investment Highlights

| 02 Solid Diversified Order Book as at 30 June 2026



YTD 2026 Order Book Replenishment





SURPASSED
Initial 2026 Target RM6.0 bil

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

REVISED 2026 ORDER BOOK REPLENISHMENT TARGET
RM 7.0 – RM 9.0 bil

Investment Highlights

SUNWAY CONSTRUCTION

| 02 Solid Diversified Order Book – Detailed

AS AT JUNE-26 (RM MIL)	COMPLETION	CONTRACT SUM	O/S ORDERBOOK	
DATA CENTRE			7,358	70%
JHB1X0 - DATA CENTRE & TIW*	4Q 2026	4,146	49	
JHB1X0 - BUILDING 2*	1Q 2027	196	90	
JHB01 - CORE & SHELL WORKS AND MEP FIT-OUT*	4Q 2027	1,561	1,346	
GENERAL CONTRACTOR WORKS - SHELL 1 - MNC*	2Q 2027	1,546	788	
GENERAL CONTRACTOR WORKS - SHELL 2 - MNC*	1Q 2028	2,576	2,295	
PSR - MNC*	2Q 2027	801	81	
PSR - MNC - JB01	2Q 2028	558	558	
PSR - MNC - JB02	4Q 2027	346	346	
K2 BUILDING 4 + VO	3Q 2026	458	53	
DATA CENTRE - SERENDAH	3Q 2028	1,750	1,750	
INFRASTRUCTURE/PILING			10	0%
RTS LINK PACKAGE 1B AND PACKAGE 5	3Q 2026	558	10	
INDIA			51	0%
THORAPALLI - JITTANDAHALLI (TJ)	3Q 2026	508	51	
SINGAPORE			727	7%
PRECAST	VARIOUS	971	617	
NEW ORDER 2026 - EXTERNAL	VARIOUS	110	109	
INTERNAL - SUNWAY GROUP			2,369	23%
SUNMED PH3 FIT-OUT	3Q 2026	122	31	
RTS TRANSIT ORIENTED DEVELOPMENT PROJECT (RTS TOD)	4Q 2027	1,500	1,054	
SUNWAY IPOH MALL	3Q 2027	873	572	
SUNWAY IPOH MALL EXTENSION - HOTEL	2Q 2029	224	224	
SUNWAY IPOH MALL EXTENSION - OFFICE	2Q 2028	63	62	
SUNWAY IPOH STAFF QUARTERS - PILING	3Q 2026	9	6	
SUNWAY MEDICAL ISKANDAR	3Q 2030	400	400	
SUNWAY SANCTUARY FIT OUT WORKS	4Q 2027	20	20	
GRAND TOTAL @ JUNE 2026		19,297	10,515	
RED : SECURED IN 2026		*6,858*	*6,691*	

** included variation order secured in 2026*

Investment Highlights

SUNWAY CONSTRUCTION

| 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
SECURED IN 1Q 2026			**3,590**
PROJECT SERVICES REQUEST (PSR) - JB01	MULTINATIONAL TECHNOLOGY COMPANY	APR-28	406
PROJECT SERVICES REQUEST (PSR) - JB02	MULTINATIONAL TECHNOLOGY COMPANY	NOV-27	259
SW IPOH STAFF QUARTERS - PILING	SUNWAY CITY (IPOH) SDN BHD	SEP-26	9
PSR - MNC	MULTINATIONAL TECHNOLOGY COMPANY	APR-27	22
JHB1X0 - TENANT IMPROVEMENT WORKS	YELLOWWOOD PROPERTIES SDN BHD	DEC-26	12
PRECAST - LARGE PANEL SLAB & PRECAST COMPONENTS	VARIOUS CONTRACTORS	Q4-29	74
JHB01 - MEP FIT OUT	MULTINATIONAL TECHNOLOGY COMPANY	NOV-27	1,022
SUNWAY MEDICAL ISKANDAR	SUNWAY MEDICAL CENTRE SDN BHD	AUG-30	400
SUNWAY SANCTUARY FIT OUT WORKS	SUNWAY SENIOR LIVING SDN BHD	OCT-27	20
GENERAL CONTRACTOR WORKS - SHELL 2 - PACKAGE A	MULTINATIONAL TECHNOLOGY COMPANY	MAR-28	522
GENERAL CONTRACTOR WORKS - SHELL 2 - PACKAGE B	MULTINATIONAL TECHNOLOGY COMPANY	MAR-28	523
SECURED IN 2Q 2026			**3,268**
			6,858

SUNWAY CONSTRUCTION

Project Highlights

Advanced Technology Facilities

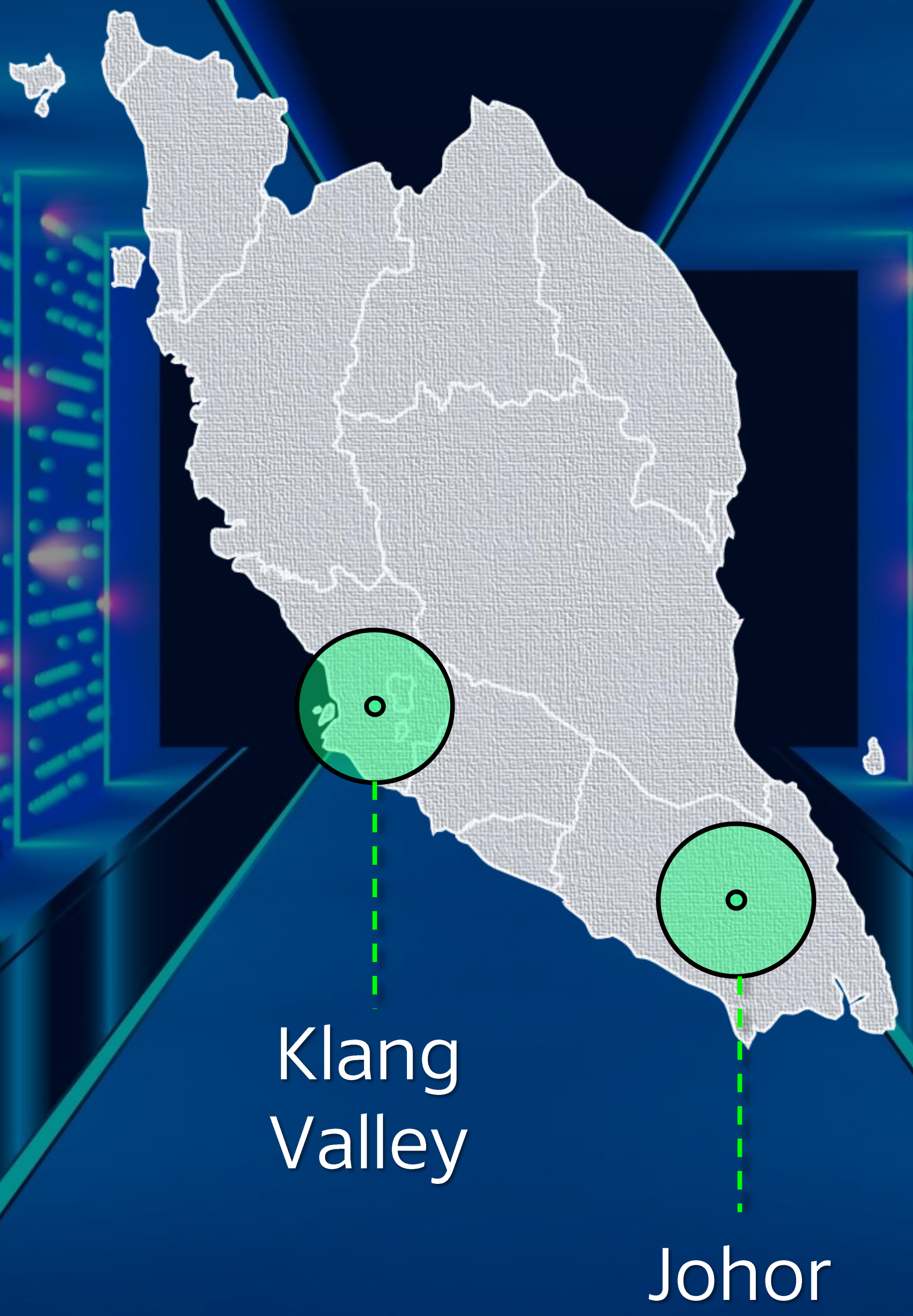
3 Completed &

10

On-going

DATA CENTRE

Projects



IT Load

Completed
180MW

Under Construction
330MW

On-going Tenders
>700MW

Project Highlights

Ongoing Projects : Mixed Development

RTS Transit Oriented Development

- Contract Value : RM1.50 billion
- Completion : 4Q 2027

Project Highlights

Ongoing Projects :
Building | Mixed Commercial

Sunway Ipoh Mall, Perak

- Contract Value : RM873 million
- Completion : 3Q 2027


SUNWAY
CONSTRUCTION
THANK YOU
Next quarter announcement on 19 November 2026