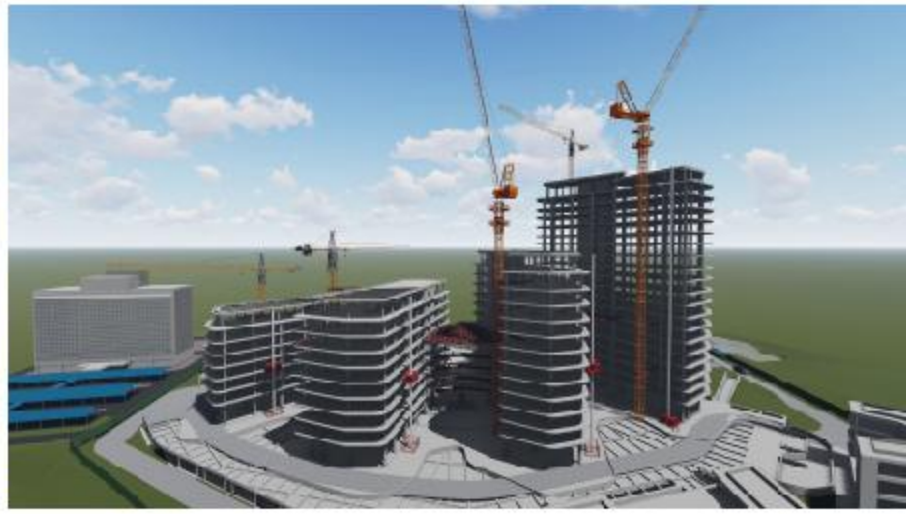
Corporate Presentation

Q3 2025 Results Review Pack | 20 November 2025



Key Highlights – 3Q 2025

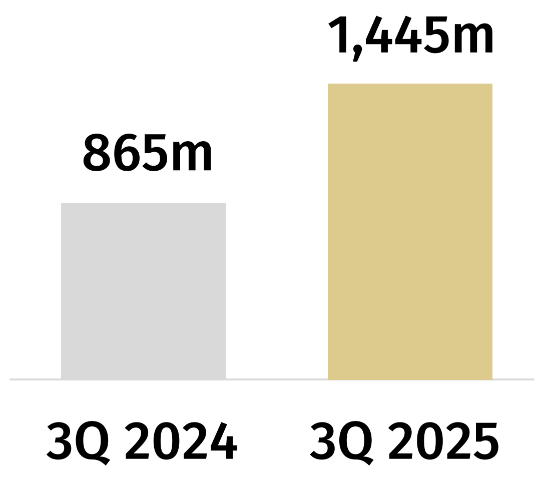
SUNWAY CONSTRUCTION

Financial Highlights

Order Book (RM)

Outstanding	New Orders Secured	Active Tender Book
5.442 b	**3.927 b**	**18.2 b**
*As of Jun-25: 6.7b		

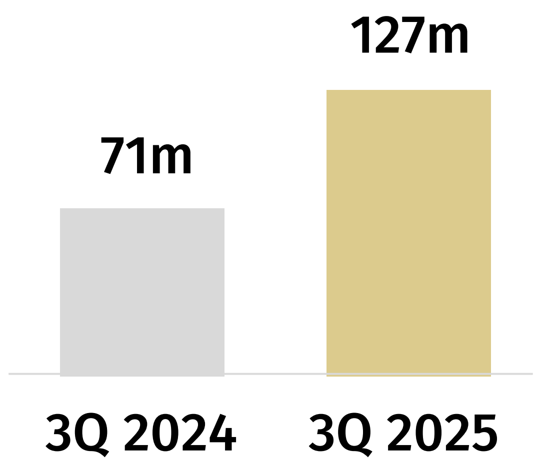
Revenue (RM'mil)



▲ **67%**

- Higher revenue in current quarter was driven by both construction and precast segments. The growth was primarily driven by the accelerated progress across several data centre projects and inhouse projects in construction segment and contributions from several projects at their peak delivery stage in precast segment.

PBT (RM'mil)



▲ **80%**

- Higher profit before tax in current quarter was driven by both construction and precast segments. The increase was in line with the increase in revenue.

Entitlements

Dividend Distribution

Third Interim Dividend for FYE 2025

6.25
cents

Special Dividend for FYE 2025

23.00
cents

Cummulative Dividends for FYE 2025

41.50
cents

>100%
of YTD 2025 PATMI

Key Financial Overview – Financial Performance

SUNWAY CONSTRUCTION

RM mil	3Q 2025 Unaudited	2Q 2025 Unaudited	1Q 2025 Unaudited	YTD 2025 Unaudited	4Q 2024 Unaudited	3Q 2024 Unaudited	2Q 2024 Unaudited	1Q 2024 Unaudited	FYE 2024 Audited
Revenue	1,445.2	1,476.9	1,400.5	4,322.6	1,400.3	865.3	651.2	604.8	3,521.7
PBT	127.1	122.6	113.2	362.9	110.6	70.5	50.2	41.6	273.0
PBT %	8.8%	8.3%	8.1%	8.4%	7.9%	8.2%	7.7%	6.9%	7.8%
PATMI	83.8	83.9	75.7	243.4	69.2	46.5	38.9	32.4	186.9
PATMI %	5.8%	5.7%	5.4%	5.6%	4.9%	5.4%	6.0%	5.4%	5.3%
Basic EPS* (sen)	6.38	6.47	5.87	18.72	5.36	3.60	3.01	2.51	14.50

* Based on weighted average number of shares

	3Q 2025		2Q 2025		1Q 2025		YTD 2025		4Q 2024		3Q 2024		2Q 2024		1Q 2024		FYE 2024	
RM mil	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI
Profit as Announced	127.1	83.8	122.6	83.9	113.2	75.7	362.9	243.4	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	(0.6)	(0.6)	(2.4)	(2.4)	(0.0)	(0.0)	(3.0)	(3.0)	(3.7)	(3.7)	(3.7)	(3.7)	0.1	0.1	0.0	0.0	(7.3)	(7.3)
Impairment (reversal)/provision	4.9	4.9	3.0	3.0	(0.0)	(0.0)	7.9	7.9	(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	0.0	0.0	0.1	0.1	0.1	0.1	-	-	-	-	0.2	0.2
Foreign exchange (gain)/loss	2.1	2.1	0.3	0.3	(0.1)	(0.1)	2.3	2.3	0.4	0.4	1.2	1.2	(0.4)	(0.4)	(1.5)	(1.5)	(0.3)	(0.3)
Fair value (gain)/loss*	4.5	4.5	7.5	7.5	3.4	3.4	15.4	15.4	(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	(0.0)	(0.0)	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)	138.0	94.7	132.7	94.0	119.8	82.3	390.5	271.0	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

SUNWAY CONSTRUCTION

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

SUNWAY CONSTRUCTION

Construction

RM'mil	Q3 25	Q2 25	Q1 25	YTD 2025	Q4 24	Q3 24	Q2 24	Q1 24	FYE 2024
Revenue	1,387.4	1,433.5	1,369.9	4,190.8	1,353.9	831.8	597.6	543.6	3,326.9
PBT	123.1	121.4	112.0	356.4	107.2	68.5	46.9	37.9	260.5
PBT Margin	8.9%	8.5%	8.2%	8.5%	7.9%	8.2%	7.8%	7.0%	7.8%

Q3 Year-on-Year Performance

Construction segment reported revenue of RM1,387.4 million and profit before tax of RM123.1 million compared to revenue of RM831.8 million and profit before tax of RM68.5 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 and inhouse projects, which correspondingly led to higher profitability.

Precast

RM'mil	Q3 25	Q2 25	Q1 25	YTD 2025	Q4 24	Q3 24	Q2 24	Q1 24	FYE 2024
Revenue	57.8	43.4	30.6	131.8	46.4	33.5	53.6	61.2	194.8
PBT	4.0	1.2	1.2	6.5	3.4	2.0	3.3	3.7	12.5
PBT Margin	6.9%	2.8%	3.9%	4.9%	7.3%	6.0%	6.2%	6.1%	6.4%

Q3 Year-on-Year Performance

Precast segment reported revenue of RM57.8 million and profit before tax of RM4.0 million compared to revenue of RM33.5 million and profit before tax of RM2.0 million in the corresponding quarter of the preceding financial year. The stronger performance in the current quarter was mainly driven by contributions from several projects at their peak delivery stage. In addition, profitability was further enhanced by the reduction in interest expense following the full settlement of borrowings.

Prospects

SUNWAY CONSTRUCTION

The Malaysian economy grew by 5.2% in Q3 2025 (Q2 2025: 4.4%), supported by sustained household spending, steady investment activities, and continued export growth led by the E&E sector, robust tourism activity, and a strong recovery in mining-related exports. Meanwhile, the construction sector expanded by 11.8% in Q3 2025 (Q2 2025: 12.1%), driven by solid growth across all subsectors.

The Federal Budget 2026 maintains a supportive stance for the construction industry, allocating RM81 billion in development expenditure with emphasis on transport connectivity, road upgrades, and industrial and digital infrastructure. These initiatives are expected to sustain construction activity across Peninsular Malaysia and create opportunities for established contractors with strong execution and financial capabilities.

Aligned with this direction, SunCon remains focused on its core civil and infrastructure business. The Group is actively participating in ongoing public infrastructure tenders, including the Penang Mutiara LRT CMC2 package, which complements our track record in large-scale rail and transport projects. Continued participation in such tenders ensures SunCon's sustained relevance in Malaysia's infrastructure development landscape.

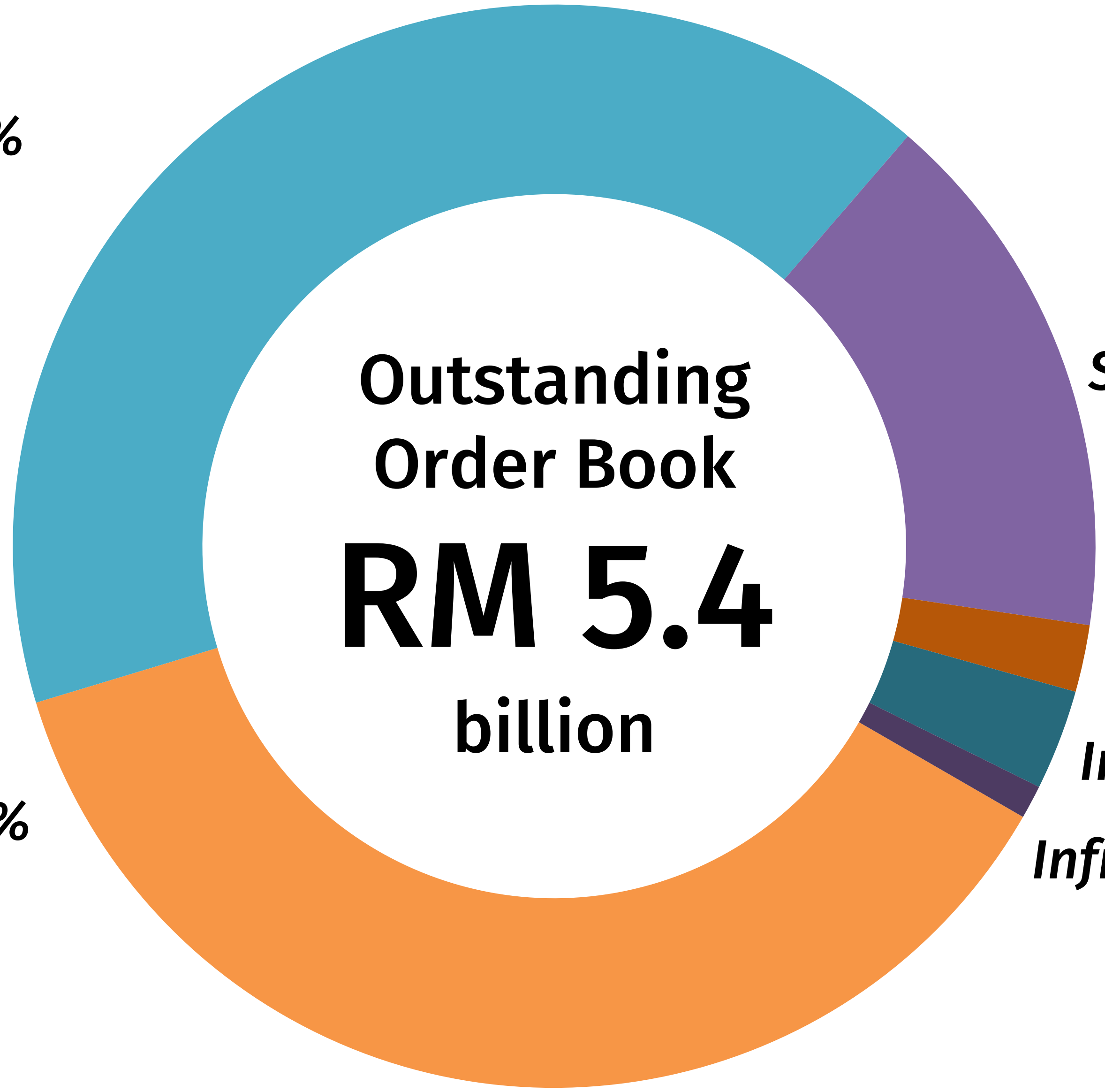
In parallel, SunCon continues to strengthen its position in the Advanced Technology Facilities (ATF) segment, particularly in the data centre space. The Group has successfully delivered over 144 MW of data centre capacity and is currently managing eight ongoing projects for global technology clients. Building on this strong delivery record, SunCon remains actively involved in new ATF tenders and sees this segment as a key contributor to future growth.

The Group also continues to pursue in-house projects from Sunway Berhad, including hospitals, integrated developments, commercial buildings and transit-oriented developments (TODs). This diversified mix of public, private and in-house projects provides SunCon with a balanced and sustainable growth platform heading into 2026.

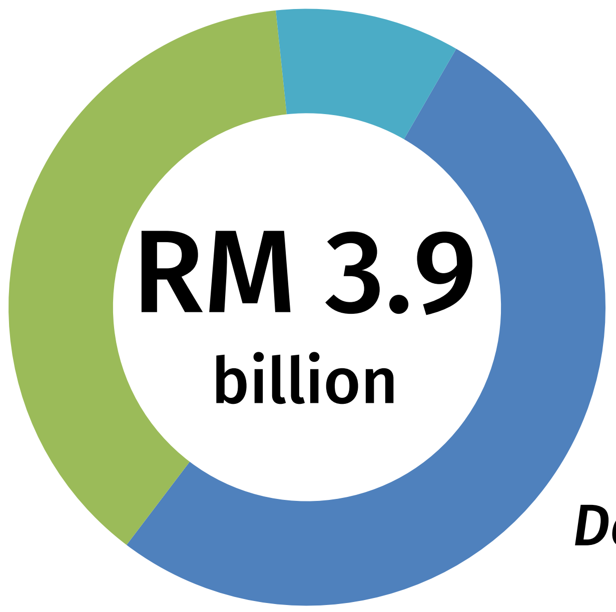
Supported by a healthy order book, strong financial position, and proven execution capability, the Group remains confident of delivering positive results for the financial year ending 2025, barring any unforeseen circumstances.

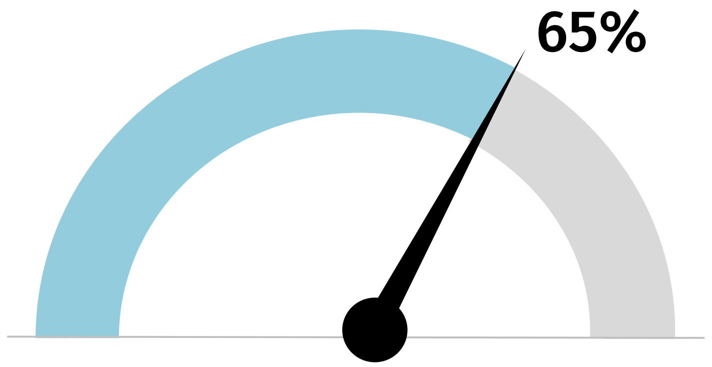
Order Book – Summary as at 30 September 2025

SUNWAY CONSTRUCTION



YTD 2025 Order Book Replenishment





Achieved To Date

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

SUNWAY CONSTRUCTION

AS AT SEP-25 (RM MIL)	COMPLETION	CONTRACT SUM	O/S ORDERBOOK	
BUILDING			85	2%
OXLEY TOWER (MEP) + VO	4Q 2025	73	6	
DAISO	2Q 2026	285	79	
DATA CENTRE			2,007	37%
JHB1X0 - DATA CENTRE & TIW*	1Q 2026	4,049	131	
JHB1X0 - BUILDING 2	1Q 2027	25	25	
ECI & ENABLING WORKS - SHELL 1 - MNC*	3Q 2025	160	5	
GENERAL CONTRACTOR WORKS - SHELL 1 - MNC	1Q 2027	1,155	1,110	
SITE EARLY WORKS - SHELL 2 - MNC	1Q 2026	89	43	
PSR - MNC	2Q 2027	778	359	
K2 BUILDING 4 + VO	1Q 2026	458	335	
INFRASTRUCTURE/PILING			33	1%
RTS LINK PACKAGE 1B AND PACKAGE 5	4Q 2025	558	33	
INDIA			182	3%
THORAPALLI - JITTANDAHALLI (TJ)	4Q 2025	508	182	
SINGAPORE			888	16%
PRECAST	VARIOUS	744	513	
NEW ORDER 2025 - EXTERNAL	VARIOUS	376	376	

AS AT SEP-25 (RM MIL)	COMPLETION	CONTRACT SUM	O/S ORDERBOOK	
INTERNAL - SUNWAY GROUP			2,246	41%
SUNWAY SQUARE - SUPERSTRUCTURE + (VO)*	4Q 2025	1,068	207	
SUNWAY FLORA	1Q 2026	277	29	
SUNMED PH2 FIT-OUT	4Q 2025	90	13	
SUNWAY IPOH MALL	1Q 2027	721	565	
SUNMED PH3 FIT-OUT	2Q 2026	80	59	
RTS TRANSIT ORIENTED DEVELOPMENT PROJECT (RTS TOD)	4Q 2027	1,500	1,373	
GRAND TOTAL @ SEP 2025		12,994	5,442	
RED : SECURED IN 2025		*3,927*	*3,397*	

** included variation order secured in 2025*

Order Book – Detailed

SUNWAY CONSTRUCTION

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
ECI & ENABLING WORKS - SHELL 1 - PACKAGE A	MULTINATIONAL TECHNOLOGY COMPANY	APR-25	50
ECI & ENABLING WORKS - SHELL 1 - 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 - SHELL 1 - PACKAGE A	MULTINATIONAL TECHNOLOGY COMPANY	FEB-27	579
GENERAL CONTRACTOR WORKS - SHELL 1 - 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
SUNWAY SQUARE - SHELL ADVANCE WORKS	SUNWAY SOUTH QUAY SDN BHD	OCT-25	1
PROJECT CQ	SANCHOON BUILDERS PTE LTD	AUG-28	91
JHB1X0 - B2 PILING	YELLOWWOOD PROPERTIES SDN BHD	FEB-27	25
JHB1X0 - TENANT IMPROVEMENT WORKS	YELLOWWOOD PROPERTIES SDN BHD	FEB-26	4
SECURED IN 3Q 2025			121
TOTAL AS AT NOVEMBER 2025			3,927

Project Highlights

Advanced Technology Facilities

SUNWAY CONSTRUCTION

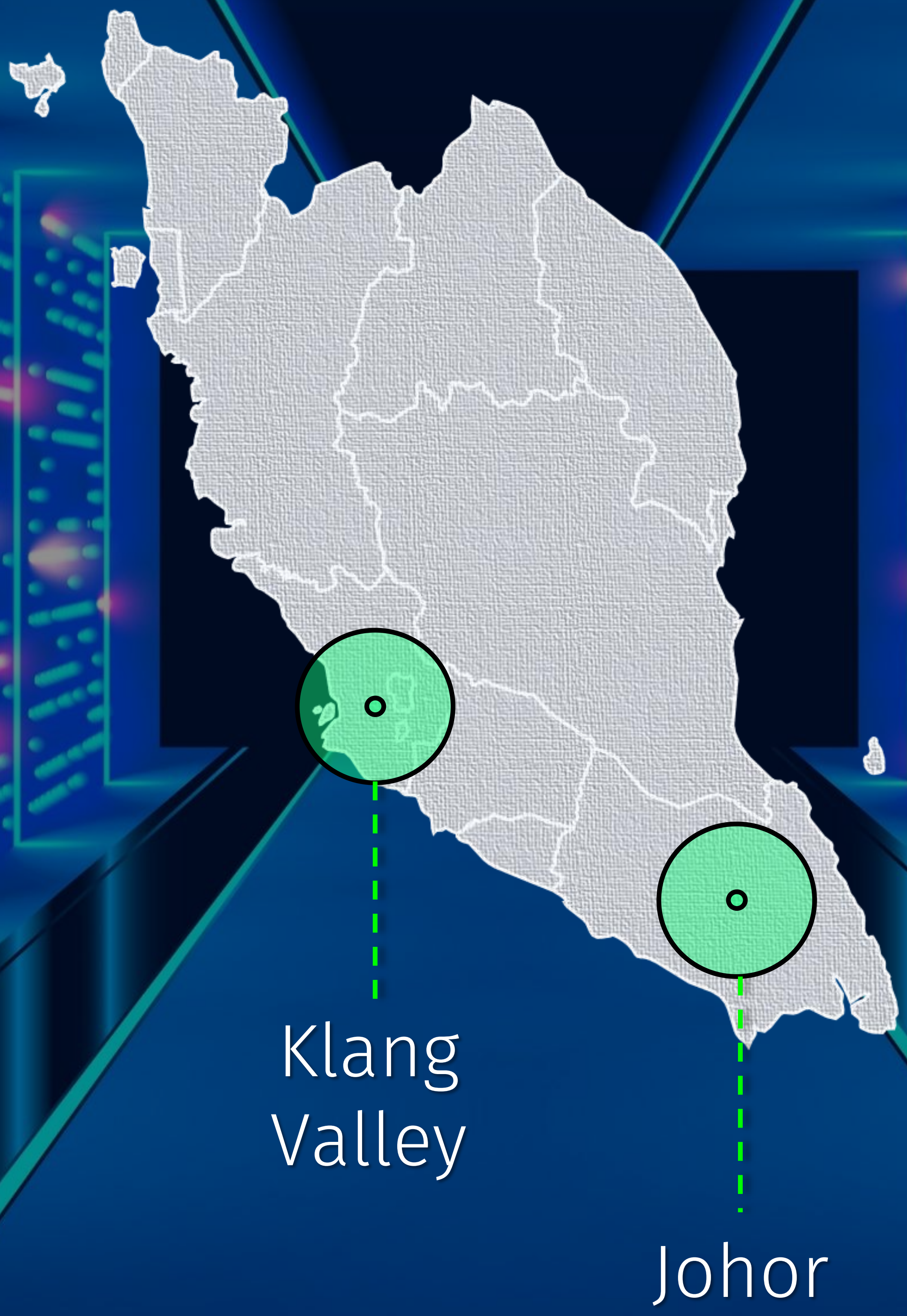
1 Completed &

8

On-going

DATA CENTRE

Projects



IT Load

Completed
144MW

Under Construction
110MW

On-going Tenders
>550MW

SUNWAY CONSTRUCTION

Project Highlights

Ongoing Projects : Mixed Commercial

Sunway Square, Sunway City

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

Project Highlights

Ongoing Projects : Infrastructure

RTS Link Package 1B and Package 5

- Contract Value : RM558 million
- Completion : 4Q 2025

Project Highlights

Ongoing Projects : Residential

SUNWAY CONSTRUCTION

Sunway Flora Residences,
Bukit Jalil

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

Project Highlights

Ongoing Projects : Residential

Sunway Ipoh Mall, Perak

- Contract Value : RM721 million
- Completion : 1Q 2027


THANK YOU
Next quarter announcement on 23 February 2026