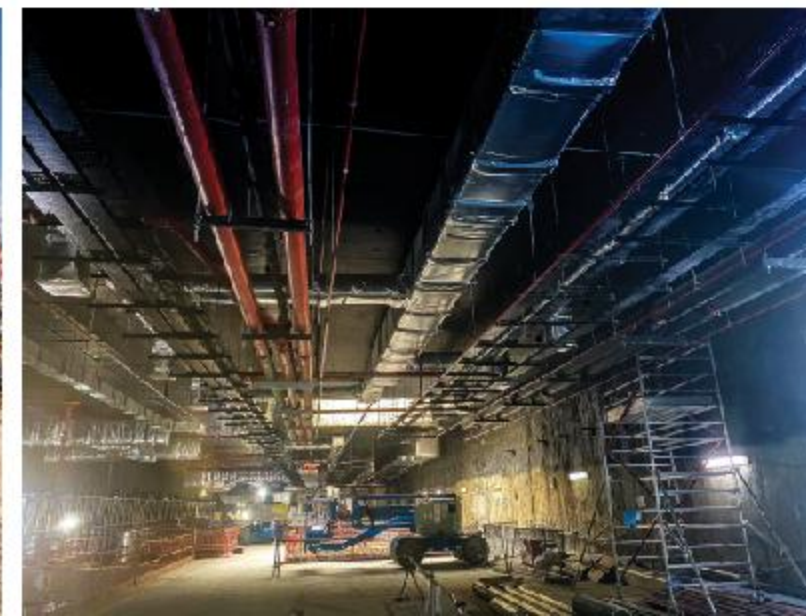
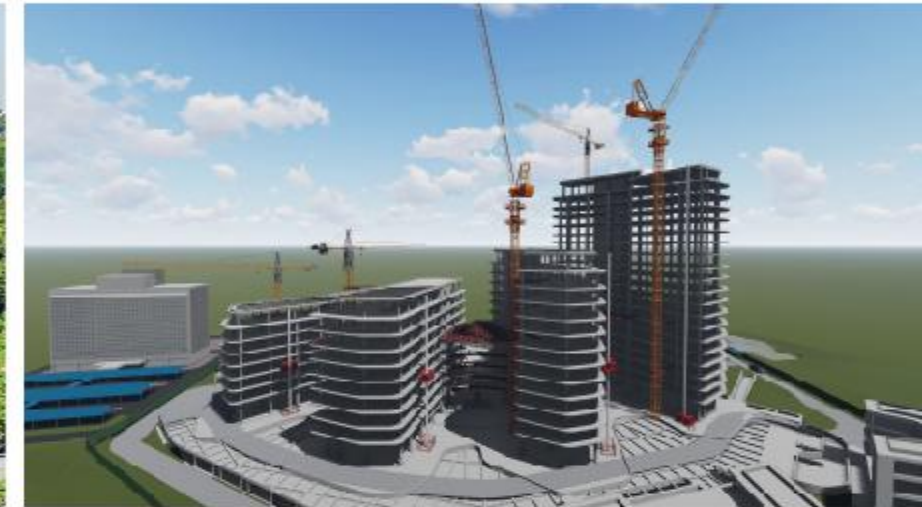


Corporate Presentation

September 2025

SUNWAY
CONSTRUCTION



Corporate Profile

- Incorporated in 1976 and commenced business in 1981
 - First listing in year 1997 and delisted in year 2004
 - Relisting under the construction sector of the Main Market of Bursa Malaysia on 28th July 2015
 - Cumulative revenue since inception of more than RM40bil
 - Market capitalization: more than RM8.0bil
- As of September 2025 :
- Foreigners 20.5% | Non Bumi 49.3% | Bumi 30.2%
- Top external shareholders, as of Sep 25:
AIA 3.4% | Amanah Saham 2.9% | Morgan Stanley 2.3% | UBS Group 2.2%

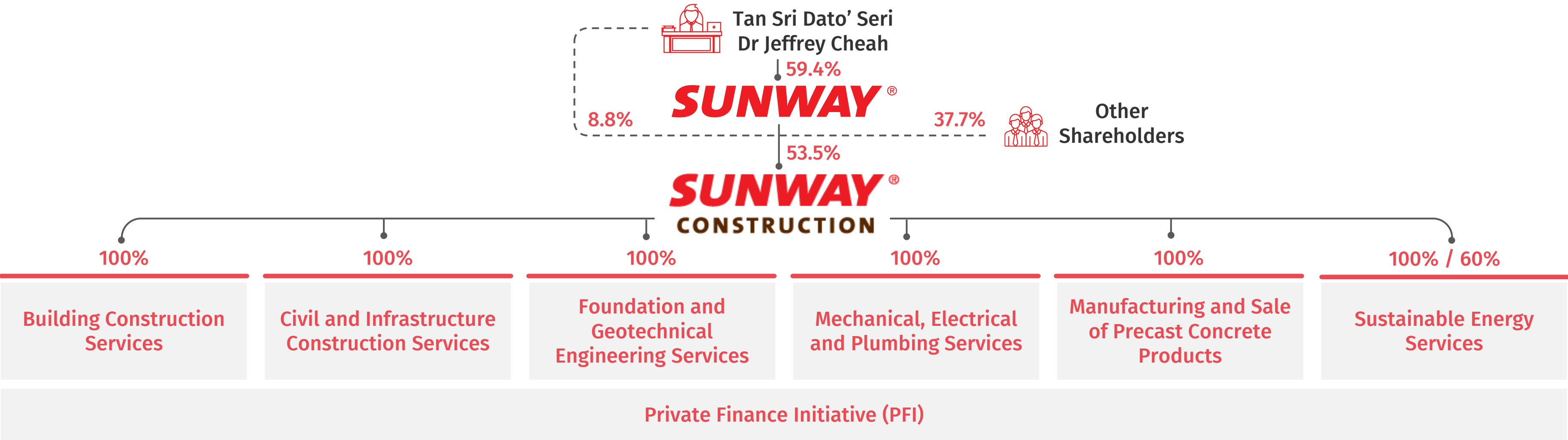
MSCI
ESG RATINGS

CCC B BB BBB A **AA** AAA

AA

Shariah
Compliant

Corporate Structure



Vertically Integrated Business Model

Building Construction Services



- Special Purpose Building Projects include Kuala Lumpur Convention Centre, Pinewood Studio, Sunway Medical Centre, Monash University Campus Malaysia; Sunway Shopping Mall; Putrajaya Govt Agency Offices; International School of Kuala Lumpur
- Advanced Technology Facilities (ATF) include 9 Data Centre projects from 4 multinational clients

Foundation and Geotechnical Engineering Services



- Core services include piling solutions and earth retaining systems
- Services cover all types of buildings such as residential, commercial, institutional, purpose-built or specialty buildings, and civil/infrastructure construction projects

Sustainable Energy Services



- Solar : Rooftop (Sunway projects) and large scale
- Gas District Cooling System (Putrajaya)
- Biomass system (BioExcel in Johor)
- LSS4 (EPC 2 x 50MW)
- JV with ENGIE for District Cooling Systems (DCS)

Civil and Infrastructure Construction Services



- Roads, highways, airports, bridges and rail transportation infrastructure projects over the last 30 years
- Local Projects include Ipoh Airport, SILK, Maju Expressway, SKVE, MRT, LRT, BRT, and RTS
- Overseas Projects include 8 completed highways and bridges in India and 1 ongoing HAM project secured in FYE 2020

Mechanical, Electrical and Plumbing Services



- Main services are categorised into mechanical, electrical, plumbing and specialised engineering solutions
- Services offered to both internal and external clients as part of integrated services and on stand alone basis

Manufacturing and Sale of Precast Concrete Products



- Develops, designs, manufactures and supplies precast concrete products with manufacturing plants located in Iskandar and Senai, Johor, Malaysia, as well as the new plant in Integrated Construction and Prefabrication Hub (ICPH) in Singapore
- Precast concrete products manufactured, include Industrialised Building System (“IBS”) components, for residential, commercial and infrastructure development projects

Proven Track Record

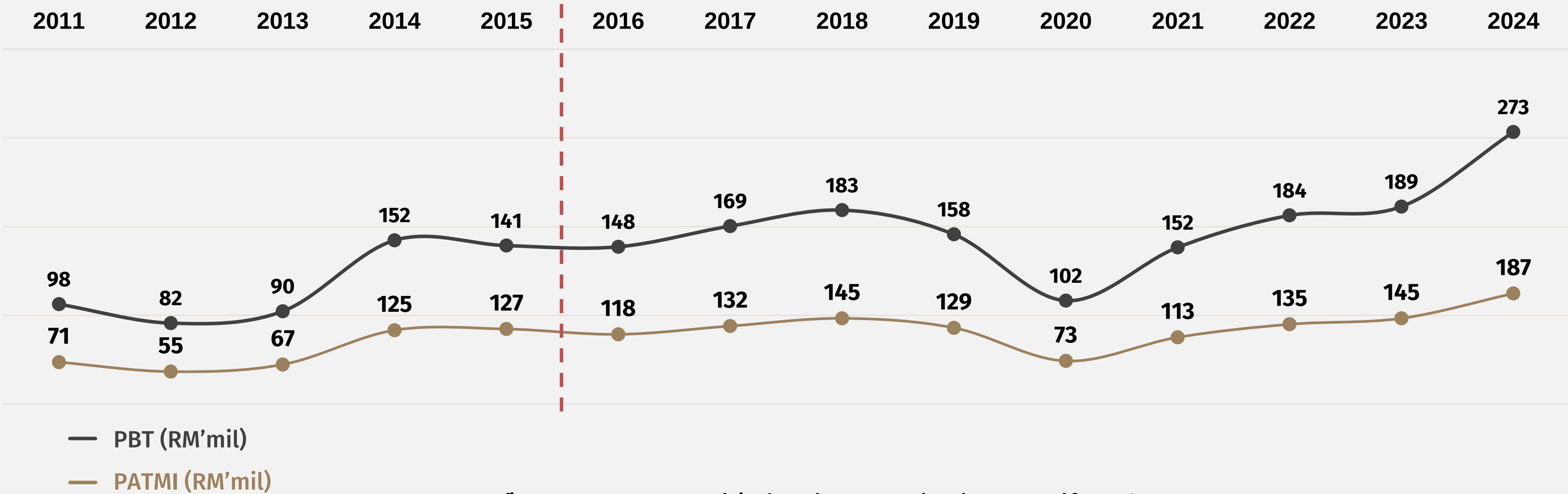


Date	28.07.15	29.12.17	31.12.18	31.12.19	31.12.20	31.12.21	31.12.22	31.12.23	31.12.24	31.03.25	30.06.25	30.09.25
Price (RM)	1.20	2.51	1.33	1.91	1.88	1.56	1.56	1.94	4.63	4.38	6.00	6.05
Market Cap	1.6b	>3.0b	1.7b	2.5b	2.4b	2.0b	2.0b	2.5b	6.0b	5.6b	7.8b	8.0b

Pre-listing

28 July 2015

Post-listing



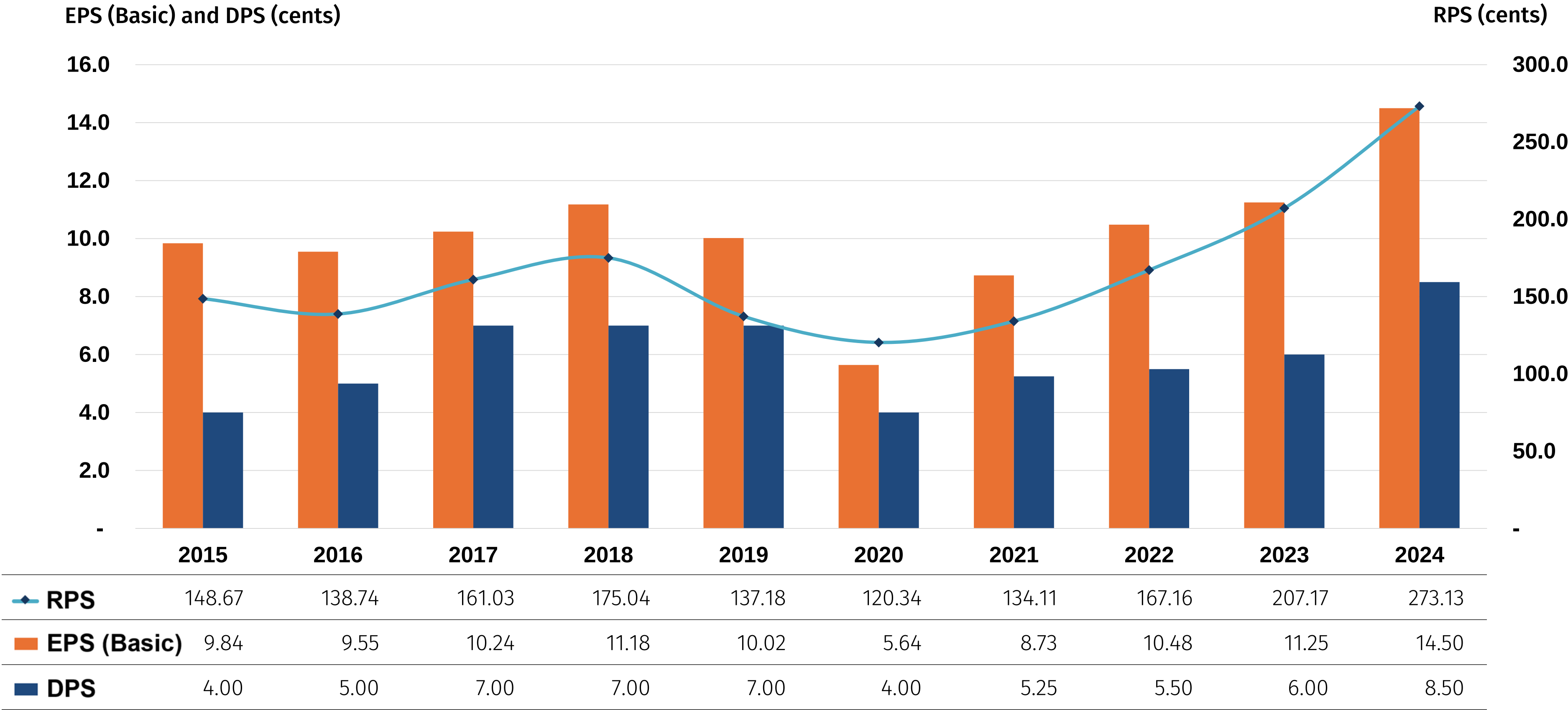
2011 to 2014 figures as per prospectus and circular and 2016 to 2019 have been restated for MFRS 9

	2020	2021	2022	2023	2024	1Q 2025	2Q 2025	3Q 2025	YTD 2025
RM'mil	Audited	Audited	Audited	Audited	Audited	Unaudited	Unaudited	Unaudited	Unaudited
Financial									
Revenue	1,552.6	1,729.2	2,155.2	2,671.2	3,521.7	1,400.5	1,476.9	1,445.2	4,322.6
PBT	101.5	152.2	184.1	188.6	273.0	113.2	122.6	127.1	362.9
PBT %	6.5%	8.8%	8.5%	7.1%	7.8%	8.1%	8.3%	8.8%	8.4%
PATMI	72.8	112.6	135.2	145.1	186.9	75.7	83.9	83.8	243.4
Average ROE (%)	12%	17%	19%	19%	22%	N/A	N/A	N/A	N/A
Non-Financial									
Staff Productivity (Times)	13.1	12.7	15.6	16.9	17.9	N/A	N/A	N/A	N/A
Worked Man-Hours	14,723,472	17,869,038	17,393,348	16,156,813	23,187,220	N/A	N/A	N/A	N/A
Lost-Time Incident Rate (LTIR) / Accident Rate (AR)	0.54	0.16	0.44	0.15	0.00	N/A	N/A	N/A	N/A
DOSH National Accident Rate (AR) Benchmark	2.22	1.45	2.26	2.46	Yet to Publish	N/A	N/A	N/A	N/A

Strong Financial Performance



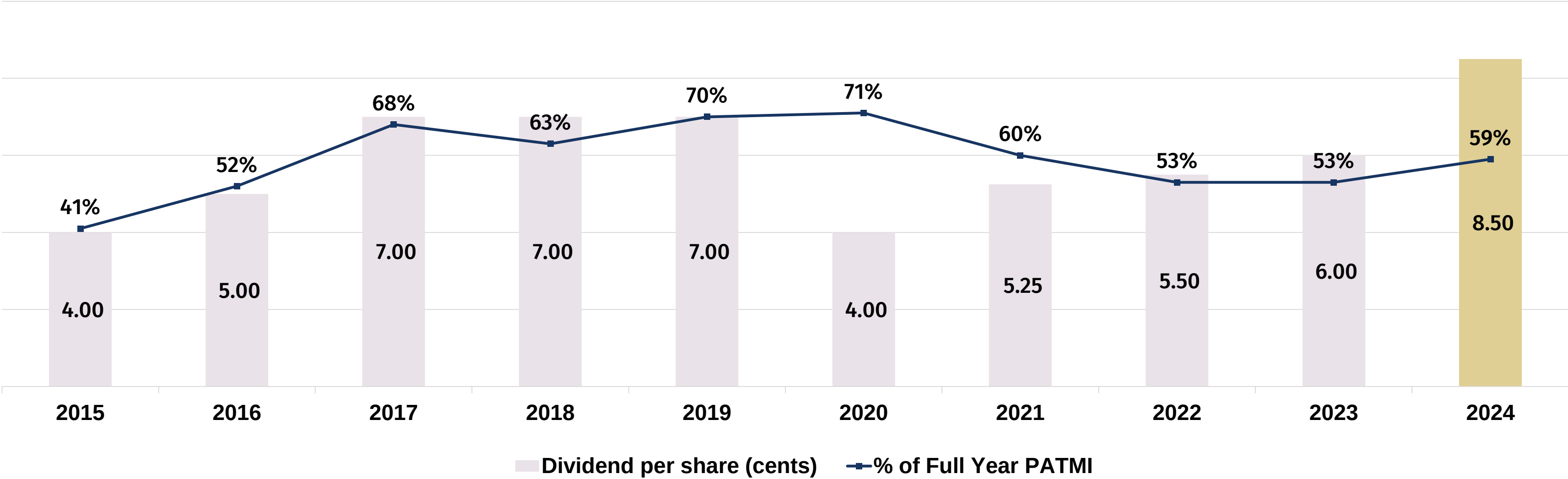
Revenue Per Share (RPS), Earnings Per Share (EPS), and Dividend Per Share (DPS)



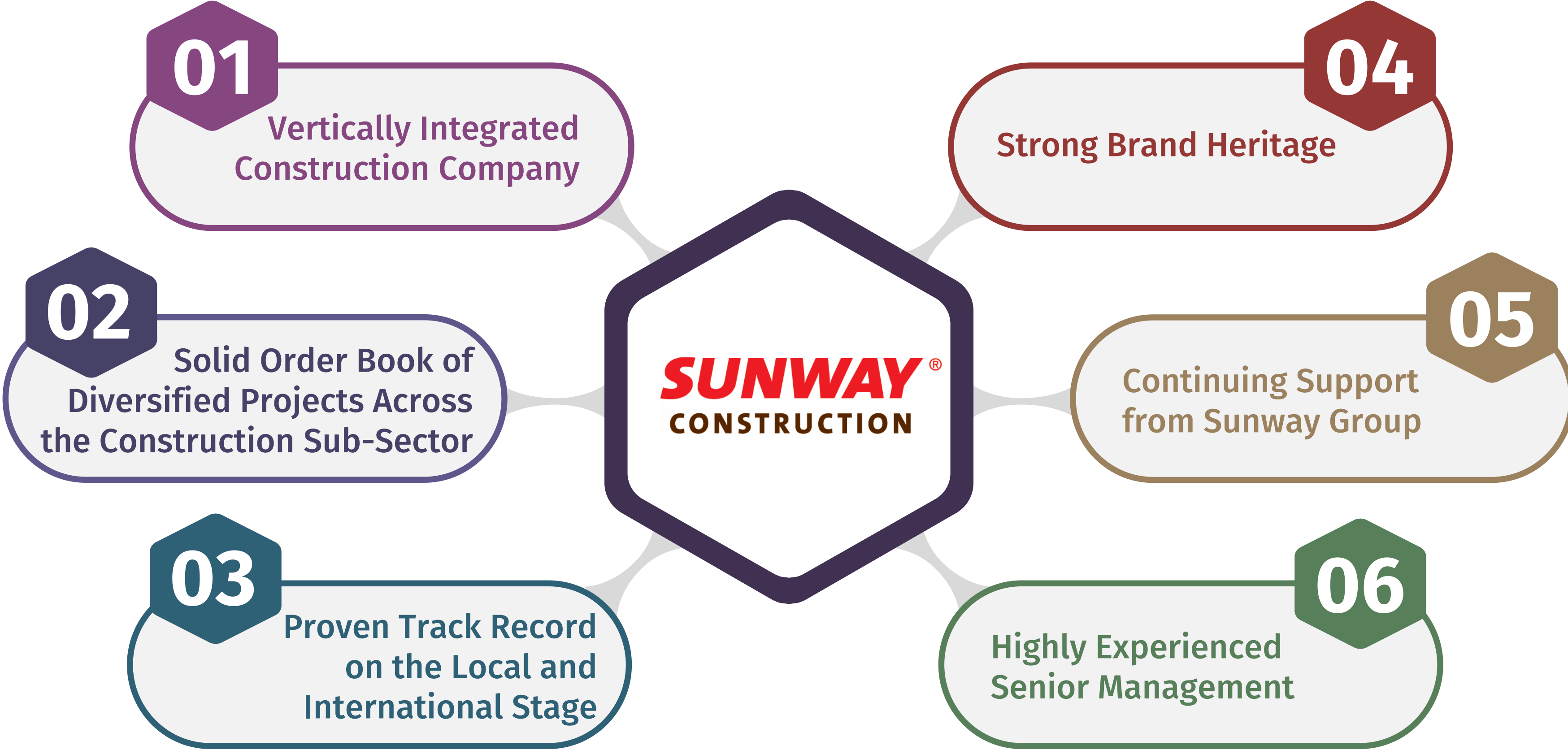
Dividend Policy

- Management’s commitment is 35% of full year PATMI

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Dividend per share (cents)	4.00	5.00	7.00	7.00	7.00	4.00	5.25	5.50	6.00	8.50
% of Full Year PATMI	41%	52%	68%	63%	70%	71%	60%	53%	53%	59%



Investment Highlights

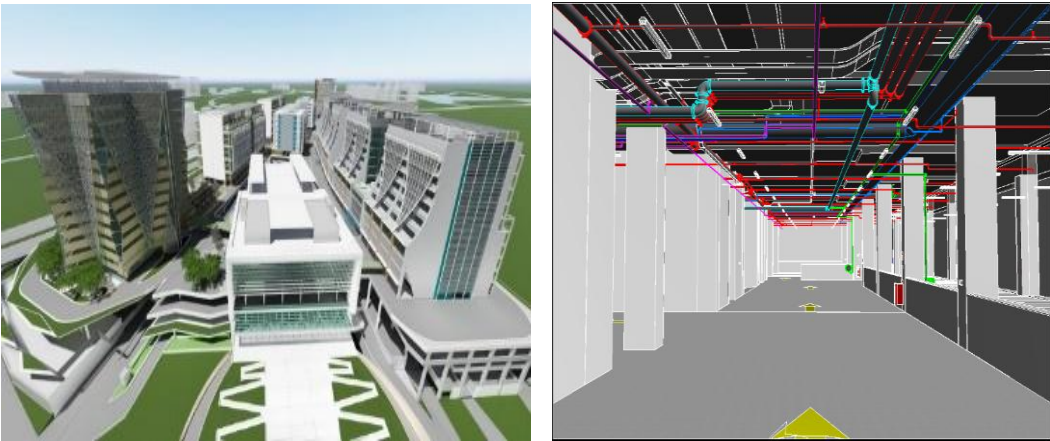
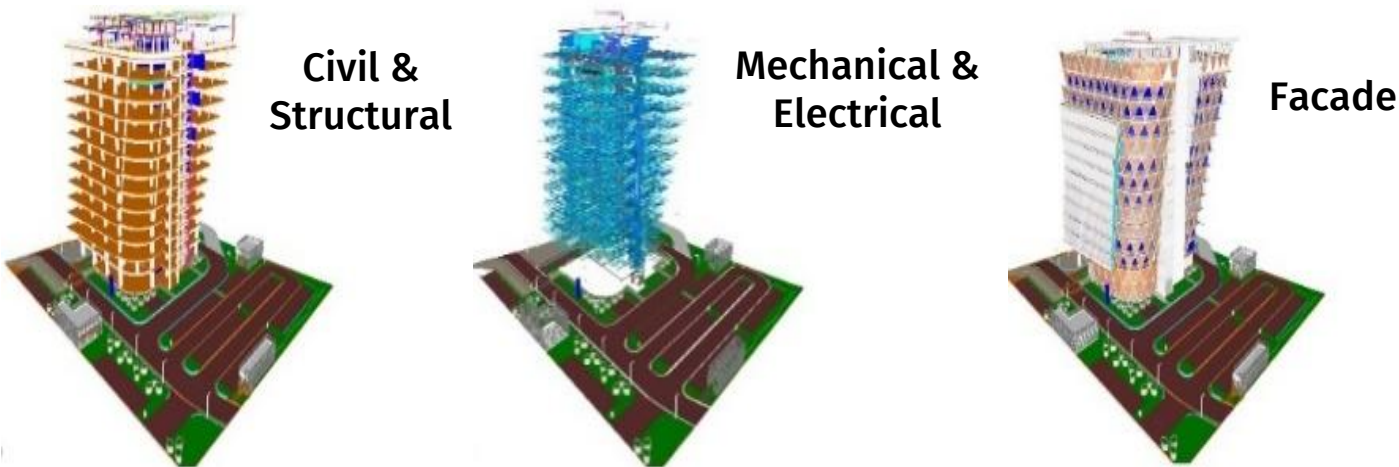


Investment Highlights

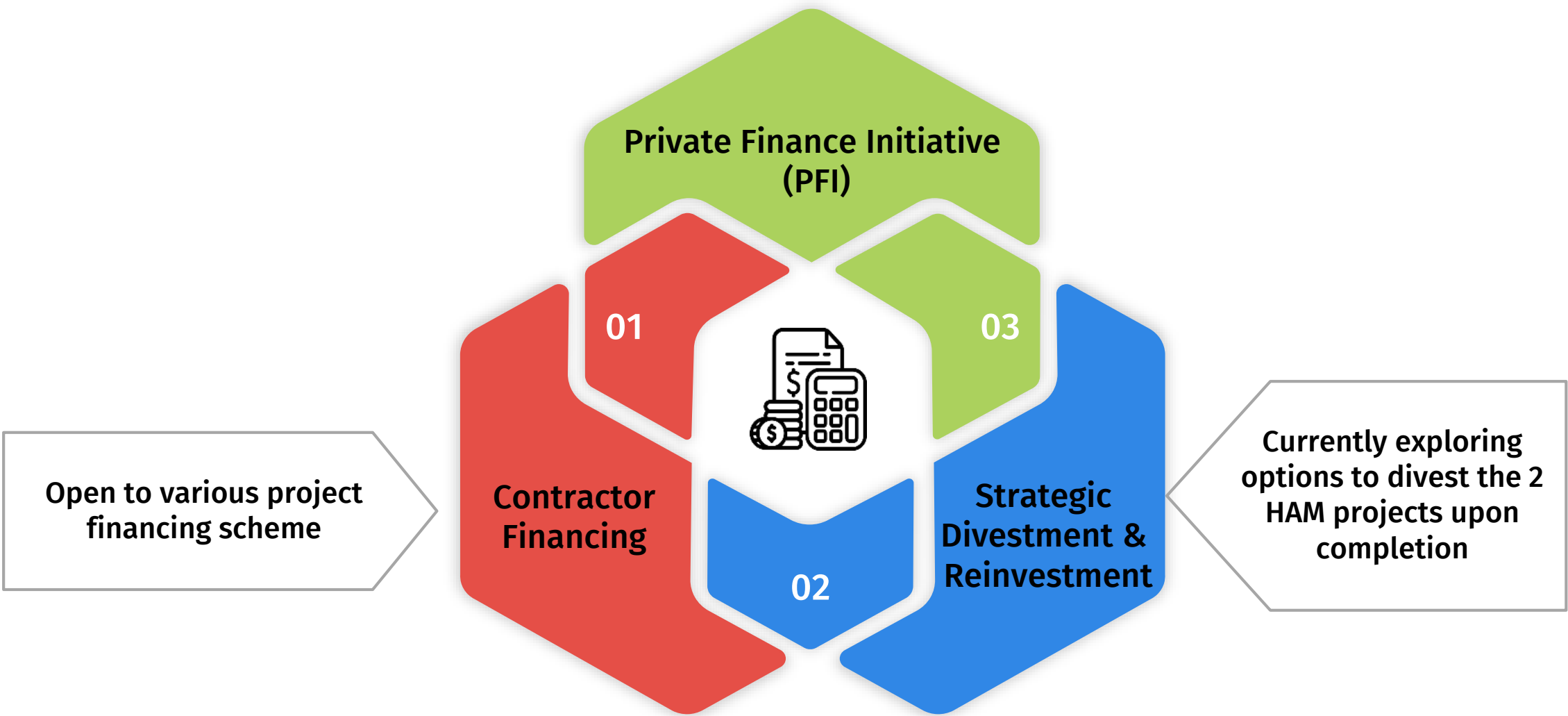
| 01 Vertically Integrated Company supported by Strong Balance Sheet

Range of Services Supported by Building Information Modelling and Optimised Capital Allocation and Financial Resilience

Building Information Modelling
 >>> Improved visualization for clash analysis



>>> Optimising Capital Allocation and Financial Resilience

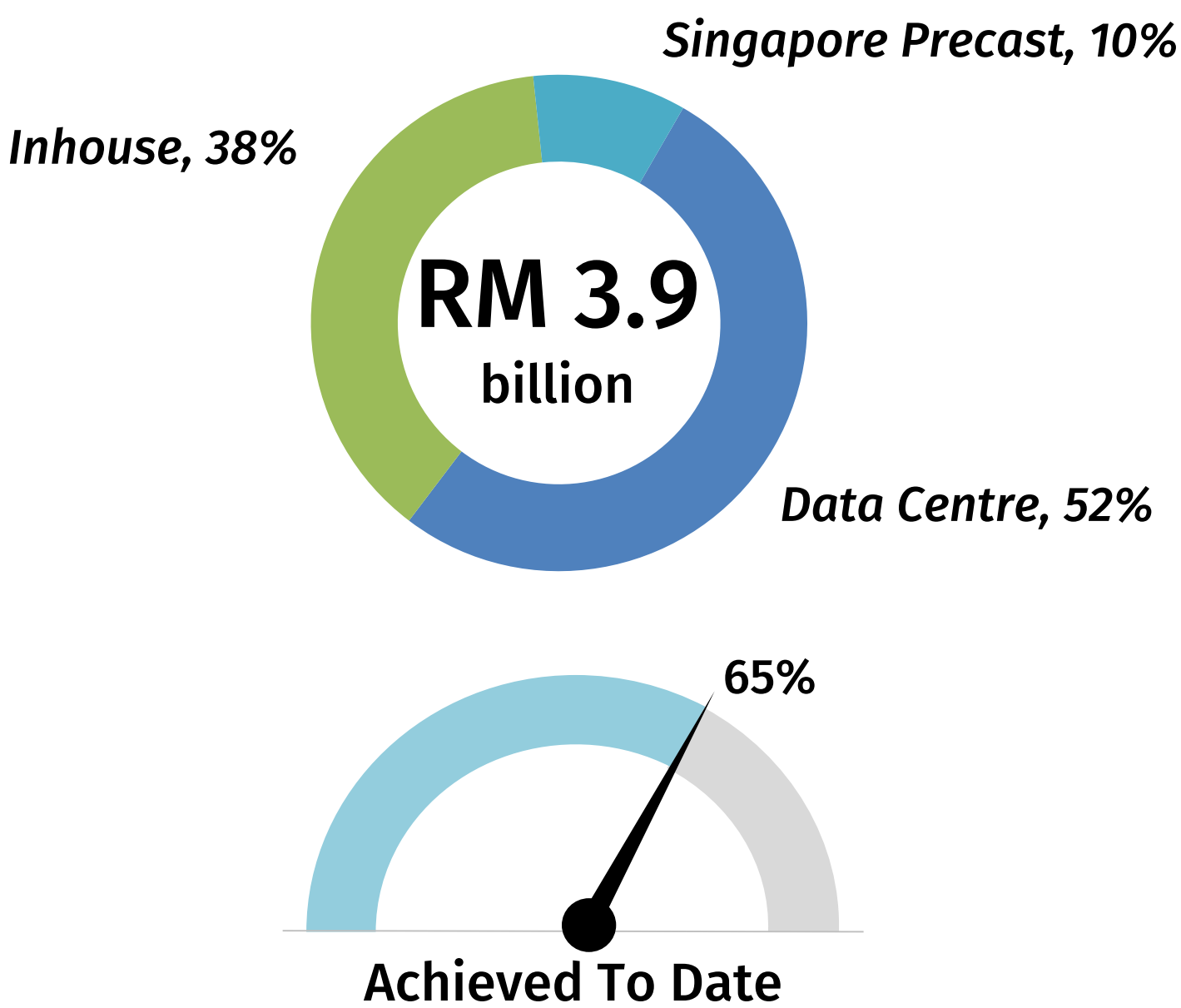
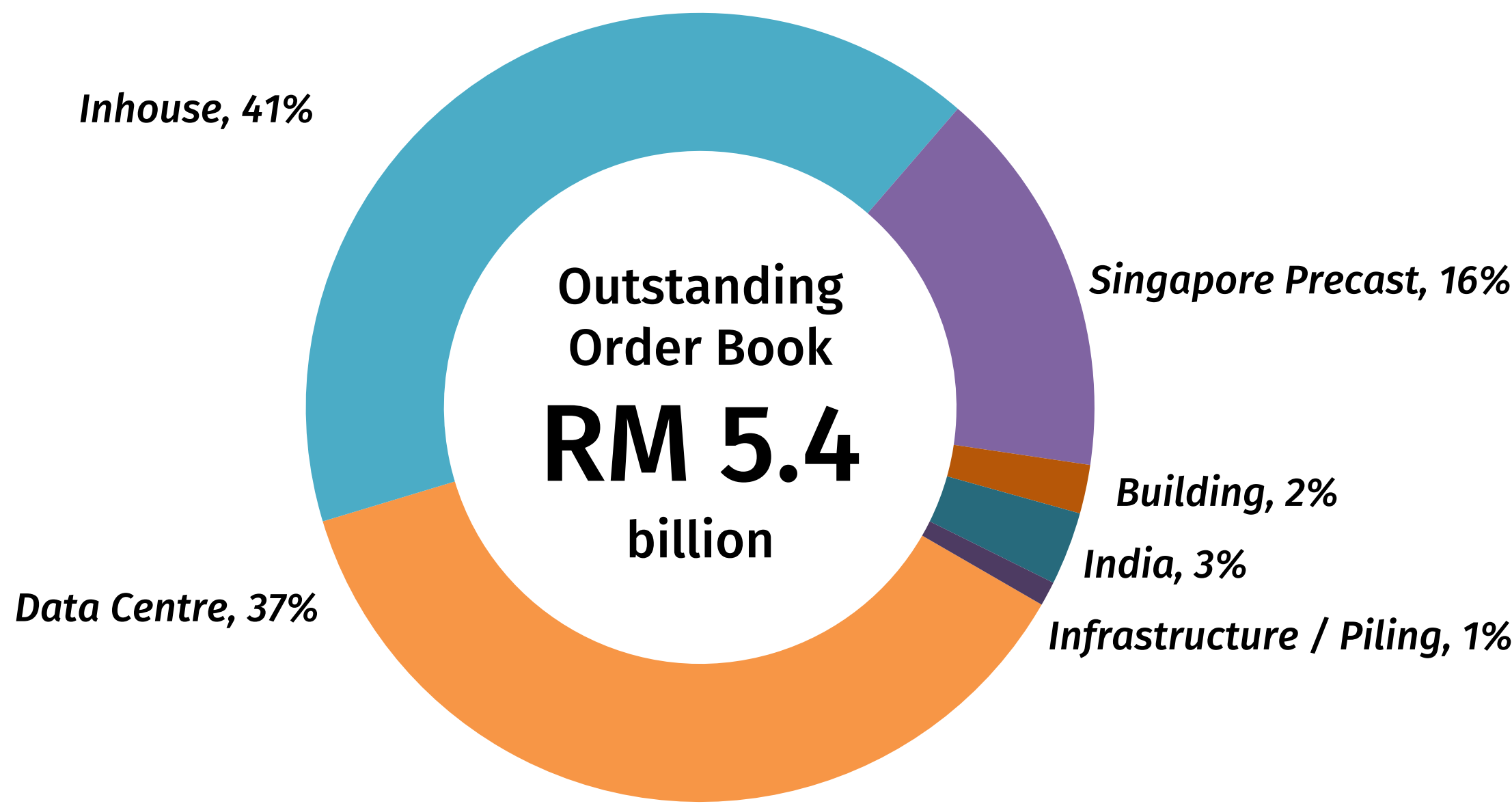


Well Positioned to Bid for and Undertake Large and Complex Projects Both Domestically & Internationally to Diversify Risk and Ensure Sustainable Development

Investment Highlights

| 02 Solid Diversified Order Book as at 30 September 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

Investment Highlights

| 02 Solid Diversified Order Book – Detailed

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

Investment Highlights

| 02 Solid Diversified 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
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

Investment Highlights

| 03 Proven Track Record

Successfully Secured & Executed Major Projects both Domestically & Internationally



Ministry of Legal Affairs
Completed : 2007
USD58mil



Al-Reem Island Phase 1,
Plot 1
Completed : 2009
USD362mil



Rihan Heights Phase 1A
Completed : 2010
USD510mil



Punggol North C14
Completed : 2024
SGD11mil



Meensurutti – Chidambaram
Completed : 2024
US77mil



LRT Package B
Completed : 2015
RM569mil



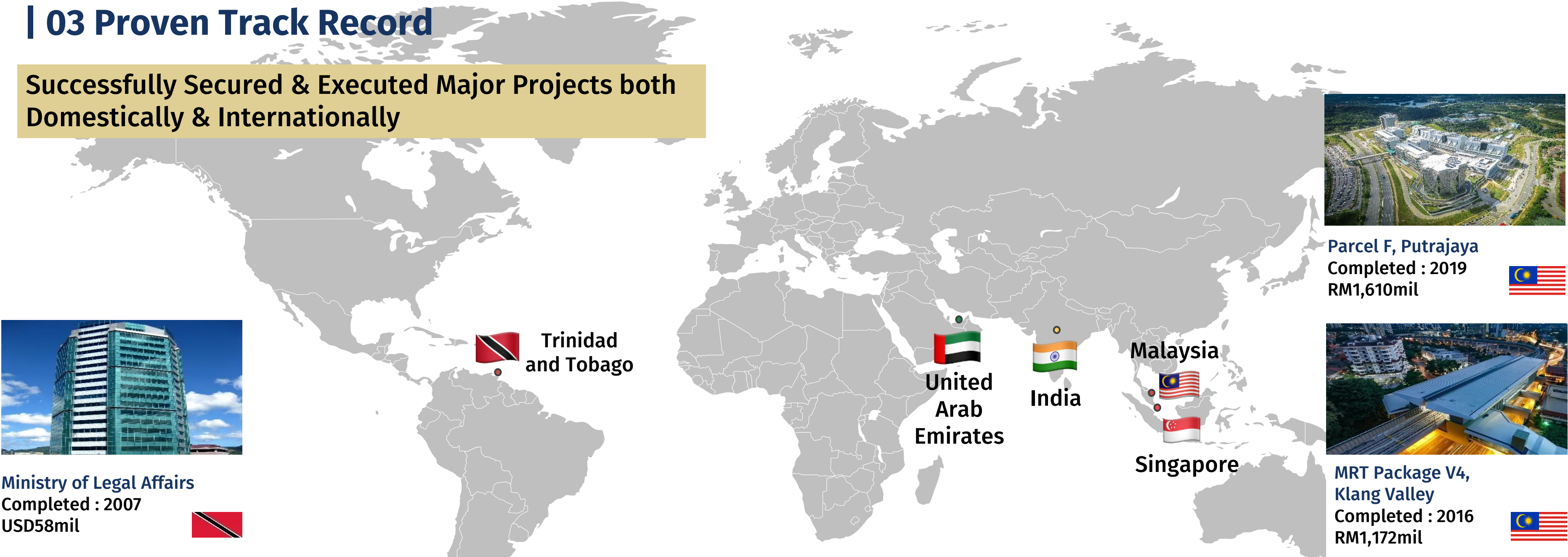
Petronas New Leadership
Centre, Bangi
Completed : 2021
RM310mil



Parcel F, Putrajaya
Completed : 2019
RM1,610mil



MRT Package V4,
Klang Valley
Completed : 2016
RM1,172mil



Investment Highlights

| 04 Strong Brand Heritage

Proven Capabilities

Proven
Operating
Success

Excellent
Reputation

40 Years
of
Heritage

Leverage on the
SUNWAY®
brand

Led to an Established
Multi-Award winning brand

2023

- Talentbank Graduates' Choice Award 2023 – Champion in Construction
- Australasian Reporting Award (ARA) – Silver Award
- The Edge Billion Ringgit Club Awards – Construction Sector : Highest Return On Equity Over Three Years
- National Annual Corporate Report Awards (NACRA) 2023 – Excellence Awards – Companies with Less Than RM2b in Market Capitalisation – Platinum
- Asia Integrated Reporting Awards (AIRA) 2023 – Governance category – Silver

2024

- Talentbank Graduates' Choice Award 2024 – First Runner Up in Construction
- The Edge Billion Ringgit Club Awards – Construction Sector : Highest Return On Equity & Highest Return To Shareholders Over Three Years
- Minority Shareholders Watch Group (MSWG) – National Corporate Governance & Sustainability Awards (NACGSA) – Overall Excellence Awards (Top 10) & Industry Excellence Award (Construction)
- National Annual Corporate Report Awards (NACRA) 2024 – Excellence Awards – Companies With RM2 Billion To RM10 Billion In Market Capitalisation – Gold

2025

- The Edge Billion Ringgit Club Awards – Construction Sector : Highest Return On Equity & Highest Growth In Profit After Tax Over Three Years



Talentbank Graduates'
Choice Award – Champion
in Construction
2024



MSWG- NACGSA
– Overall Excellence Awards
(Top 10) & Industry Excellence
Award (Construction)



The Edge Billion Ringgit Club Awards
2024 – Construction Sector : Highest
Return On Equity & Highest Return To
Shareholders Over Three Years



The Edge Billion Ringgit Club Awards
2025 – Construction Sector : Highest
Return On Equity & Highest Growth in
Profit After Tax Over Three Years

Investment Highlights

| 05 Continuous Support Internally

Symbiotic Relationship with Sunway Group Provides Stability During Periods of Downturn

SUNWAY®

Sunway Group Strategic Relationship

SUNWAY®
CONSTRUCTION

Major property developer in Malaysia

Launch Target
FYE 2025 : RM4.1b

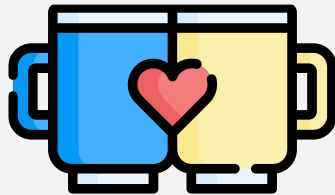
Revenue - Property Division							
2024	2.0b	2021	0.6b	2024	2.7b	2021	3.2b
2023	1.4b	2020	0.5b	2023	4.4b	2020	1.9b
2022	1.2b	2019	0.6b	2022	1.0b	2019	1.2b

Total gross development value of remaining landbank
2,208 acres – RM65 bil (15 yrs)

Sales Target
FYE 2025 : RM3.6b

Klang Valley	51%	Perak	12%	2024	3.0b	2021	2.6b
Johor	32%	Penang	4%	2023	2.4b	2020	1.3b
		Others	1%	2022	2.0b	2019	1.6b

At least 51% stake in SunCon Group post IPO



>>> Bedrock orders even during a decline in the construction sector

- Competitive advantage in property development – design optimization, assurance on quality & timeliness
- Portfolio of diversified services across the construction sub-sector

Our Key Developments with Sunway Group



Sunway Pyramid



Sunway Carnival Mall



Sunway Medical Centre



Sunway Lagoon



Sunway Geo Suites



Sunway Serene, Kelana Jaya

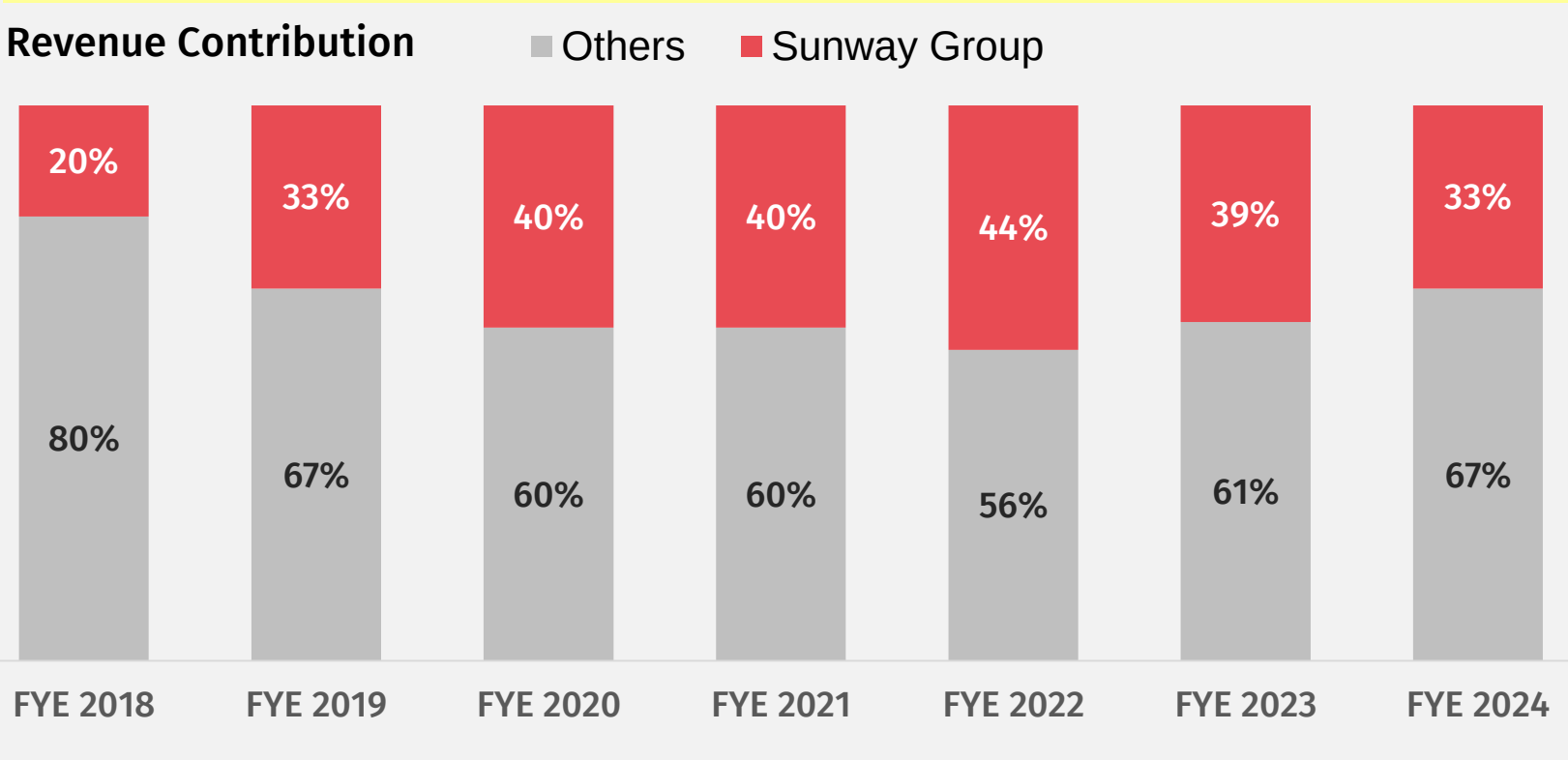


Sunway Velocity Hospital



Emerald Residence

Sunway Group's Continued Support



Investment Highlights

| 06 Highly Experienced Management Team

**Extensive Industry Expertise and Strong Execution Capability with
an Average of Over 20 Years of Experience in the Construction Industry**



LIEW KOK WING
Group Managing Director

Years in SunCon Group **>20 years**
Construction Industry Experience
Over 30 years



RICHARD WONG KWAN SONG
Group Deputy Managing Director

Years in SunCon Group **>30 years**
Construction Industry Experience
Over 30 years



ERIC TAN CHEE HIN
Group Deputy Managing Director

Years in SunCon Group **>20 years**
Construction Industry Experience
Over 30 years



EVAN CHEAH YEAP SHIN
Non-Independent Non-Executive
Director

Years in SunCon Group **>20 years**
Construction Industry Experience
Over 20 years



ELAINE LAI EE-LING
Chief Financial Officer

Years in SunCon Group **14 years**
Construction Industry Experience
Over 10 years



LIM VIN TZE
Senior Executive Director,
Operations

Years in SunCon Group **20 years**
Construction Industry Experience
Over 20 years



YIP LAI HUN
Director, Supply Chain &
Contracts Management

Years in SunCon Group **>30 years**
Construction Industry Experience
Over 30 years



KWONG TZYY EN
Executive Director, Precast
Division

Years in SunCon Group **>20 years**
Construction Industry Experience
Over 40 years



SUBBA RAO A/L SEMENCHALAM
Country Director - India

Years in SunCon Group **>30 years**
Construction Industry Experience
Over 30 years

Investment Highlights

| Key Takeaways

Vertically Integrated Construction Company

- Vertically integrated business model with design and build capabilities to provide end-to-end construction solutions
- Virtual Design and Construction (VDC) enabled
- Cross-functional talent across the construction value chain

Positioned for Growth

- Leading pure-play listed construction company in Malaysia by turnover and profit
- Regional presence established in India and ASEAN
- Positive construction sector outlook in Malaysia :
Construction sector GDP growth: 2022: +5.1% | 2023: +6.1% | 2024: +17.5%
- Operational scale-up in precast segment via ICPH plant in Singapore

Solid Order Book

- Strong order and tender books supported by diversified capabilities across various construction sub-segments
- Proven track record in both local and international stages
- Strong client retention, evidenced by recurring orders from reputable, creditworthy clients
- Strategic expansion into Advanced Technology Facilities (ATF), securing 9 data centre projects from 4 multinational clients

Strong Financial Fundamentals

- Awarded the highest ROE in the construction sector for six consecutive years and highest return to shareholders over the past three years by The Edge Billion Ringgit Club
- Sound balance sheet with net current assets position
- Strong Dividend Payout
2022 : 53% | 2023 : 53% | 2024 : 59%

Commitment to Long-Term Sustainability

- ESG-focused and aligned sustainable efforts with the UN Sustainable Development Goals
- Awarded the Industry Excellence Award (Construction) at the National Corporate Governance and Sustainability Awards (NACGSA) 2024
- Inclusion in FTSE4Good with a score of 3.4
- Achieved MSCI AA ESG rating

Project Highlights

Advanced Technology Facilities

IT Load

Completed

144MW

Under Construction

110MW

On-going Tenders

>550MW

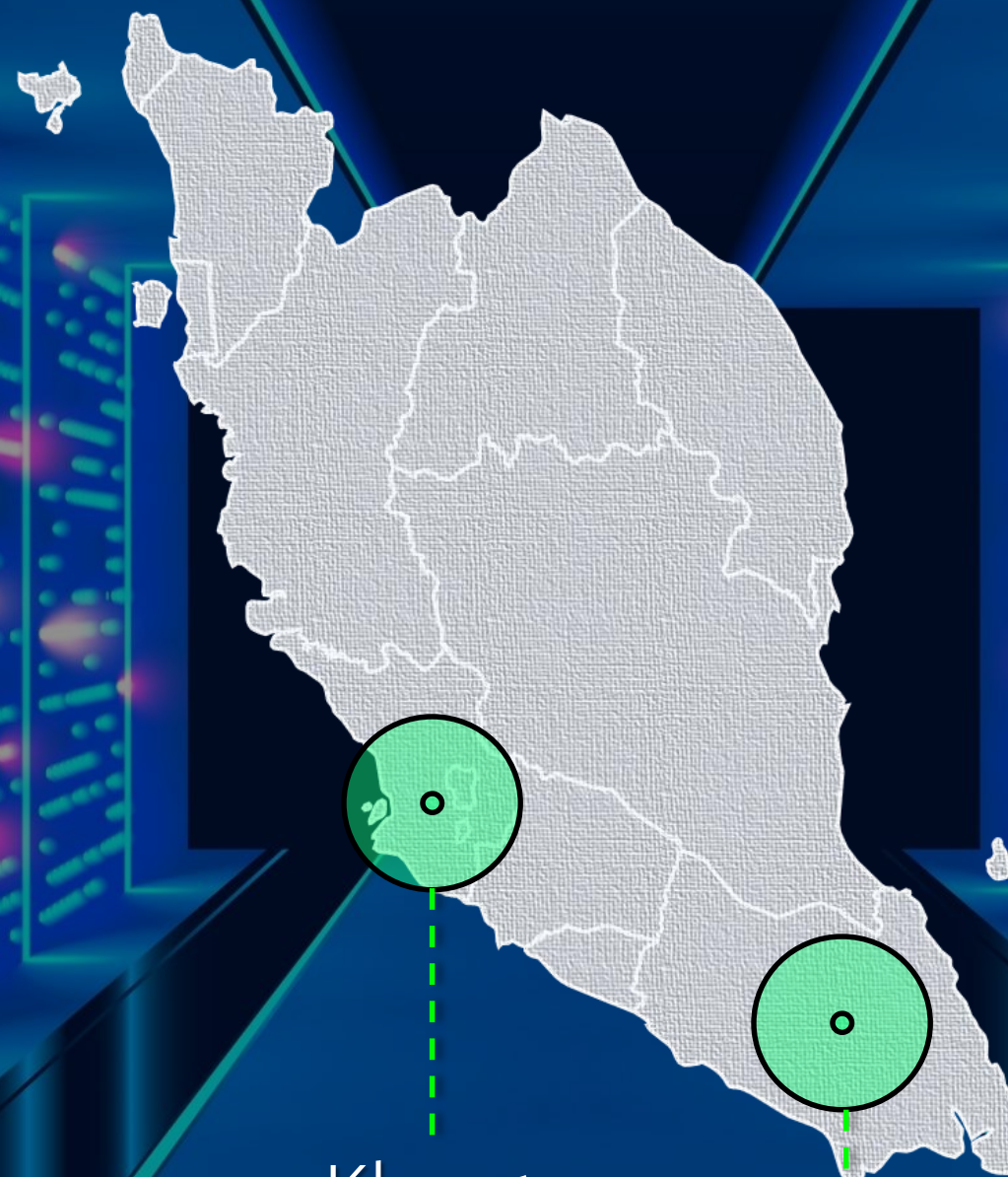
1 Completed &

8

On-going

DATA CENTRE

Projects



Klang
Valley

Johor

Project Highlights

Ongoing Projects : Building | 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 : 4Q 2025

SUNWAY
CONSTRUCTION



Project Highlights

Ongoing Projects : Building | Residential

Sunway Flora Residences, Bukit Jalil

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

SUNWAY
CONSTRUCTION



Project Highlights

Ongoing Projects : Building | Residential

Sunway Ipoh Mall, Perak

› Contract Value : RM721 million

› Completion : 1Q 2027

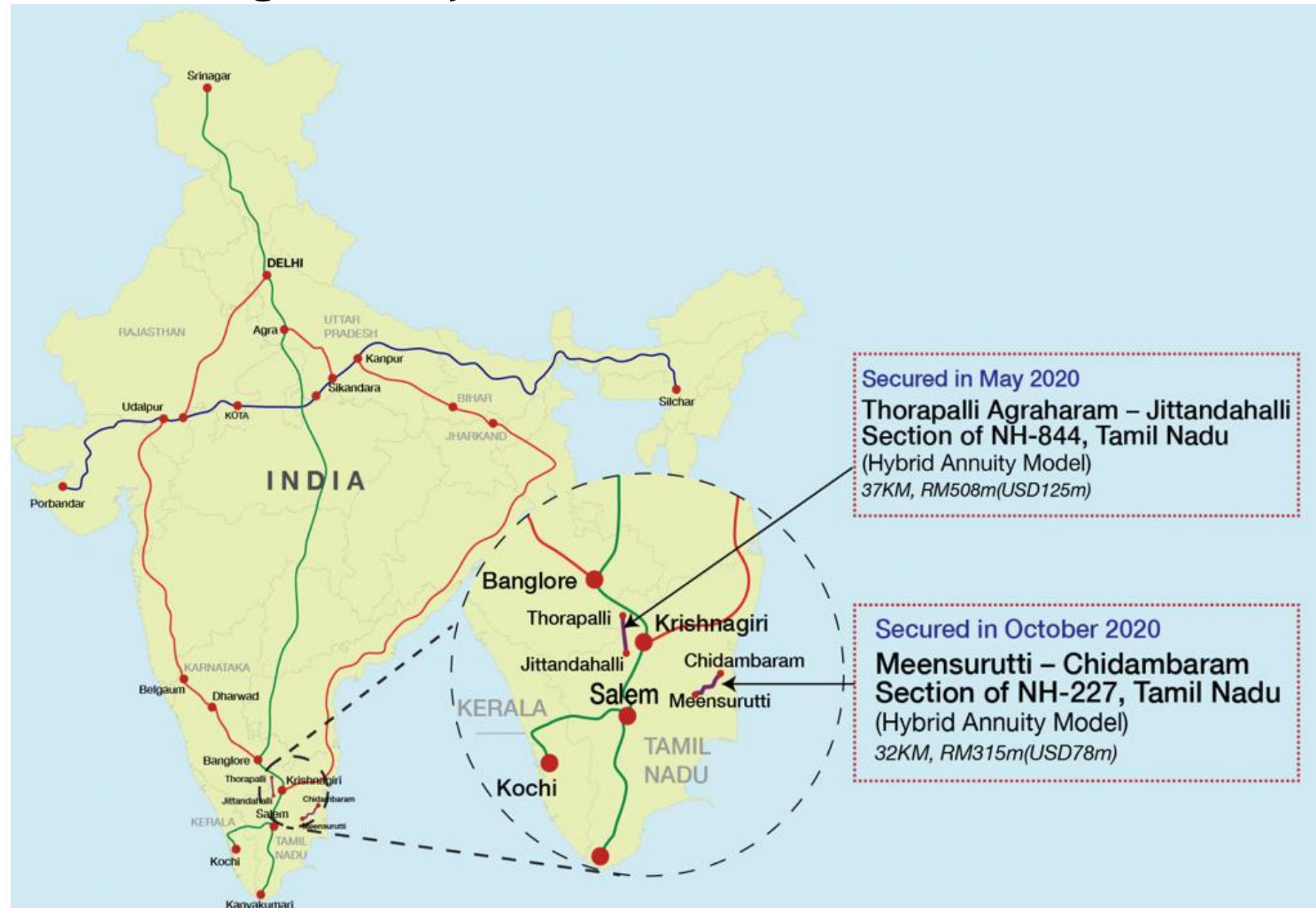
SUNWAY
CONSTRUCTION



Project Highlights

| Ongoing Projects : India | Civil / Infrastructure

- 2 India Hybrid Annuity Model project secured in May & Oct 2020
- Meensurutti – Chidambaram project has obtained a Provisional Commercial Operation Date (PCOD) on 15 February 2024
- Thorapalli Agraharam-Jittandahalli project achieved Phase 1 PCOD on 1 November 2024, with target completion of the remaining works by the end of 2025



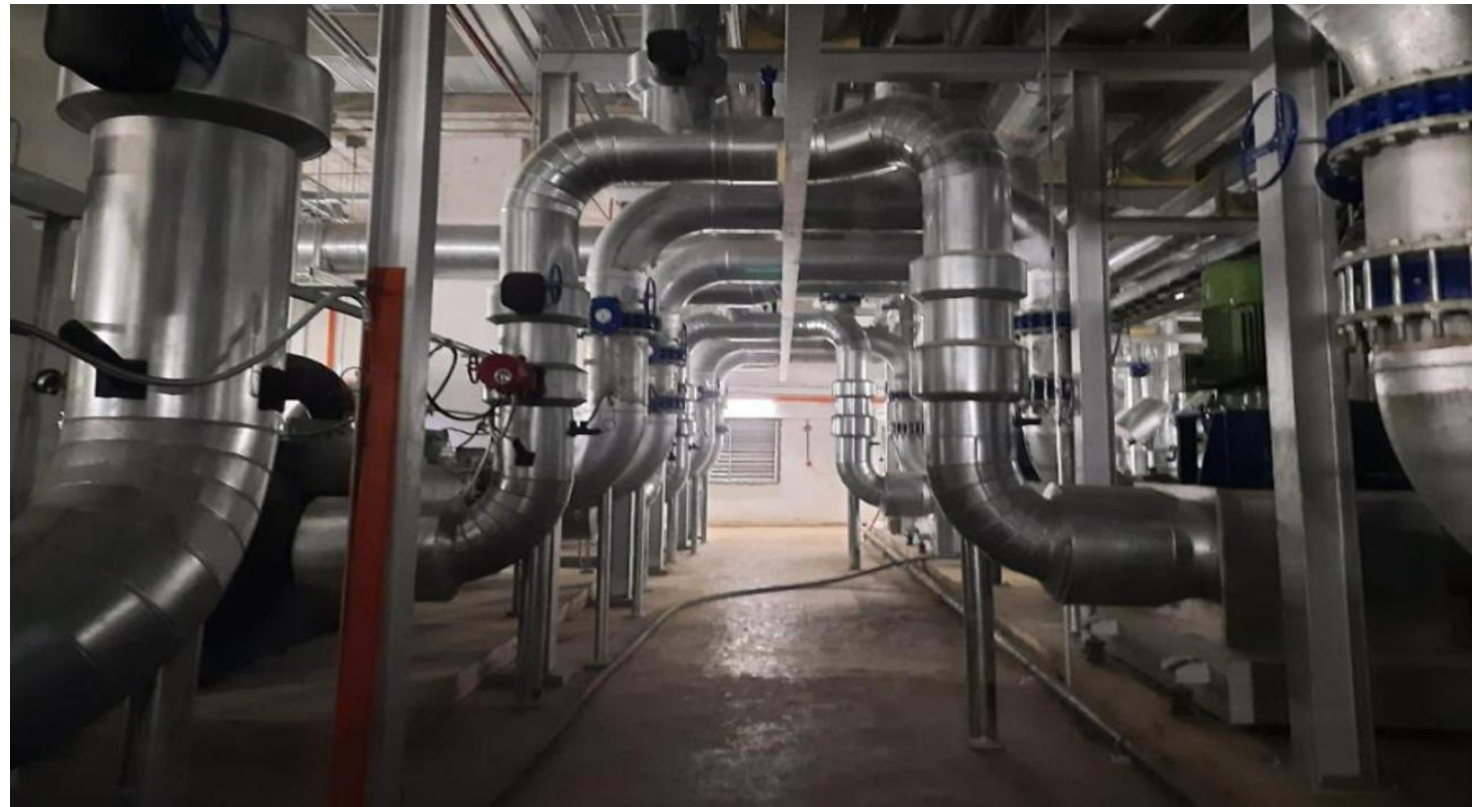
Mechanical, Electrical And Plumbing



MRT Sentul West Underground Station



TNB HQ Campus



IOI Mall Phase 2

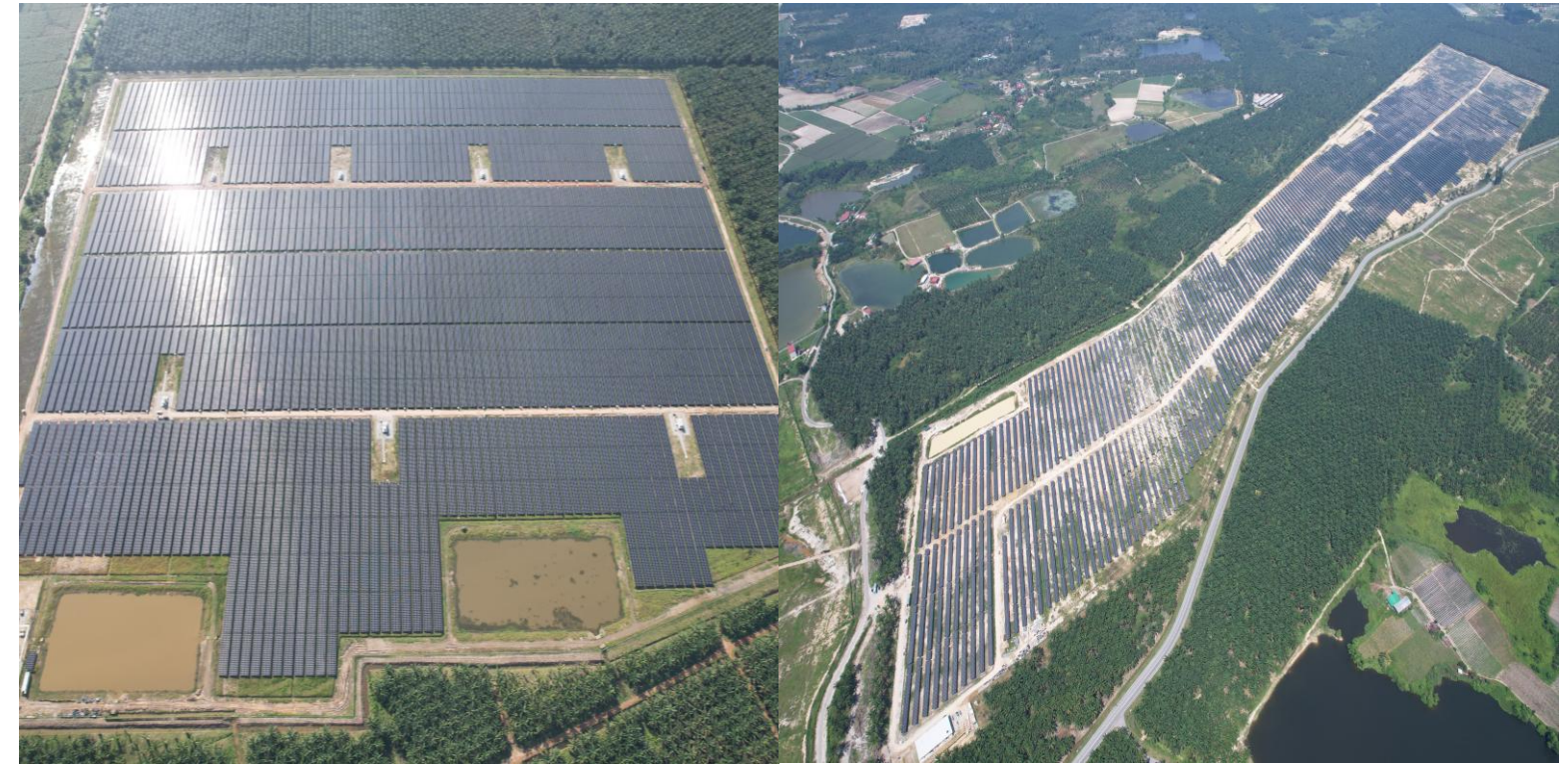


Sunway Medical Centre Phase 4

Sustainable Energy



Universiti Sains Malaysia – Penang



LSS4 Kapar, Klang and Gopeng, Perak



Sunway Square – District Cooling System



Heliosel L2 & L3



Pile Foundation Works



Earth Retaining System



Ground Treatment



Offshore Piling

Precast Concrete Products



Parapet Wall



Façade Window



Water Tank



Lift Core Wall



Column



Staircase



Hollow Core Slab

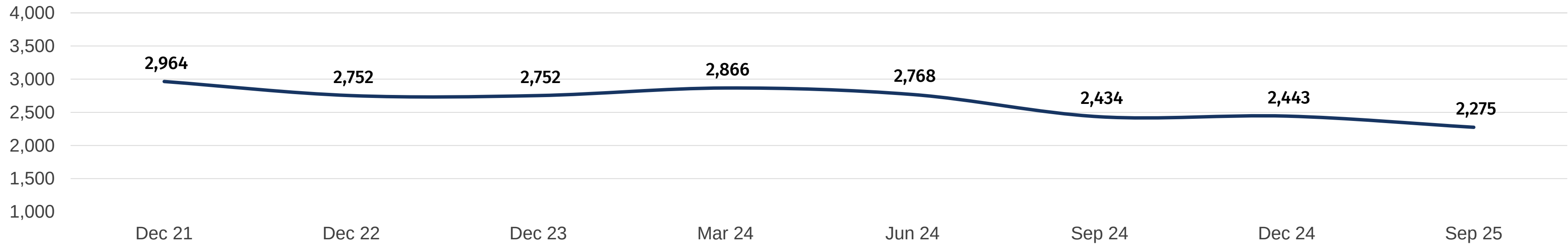


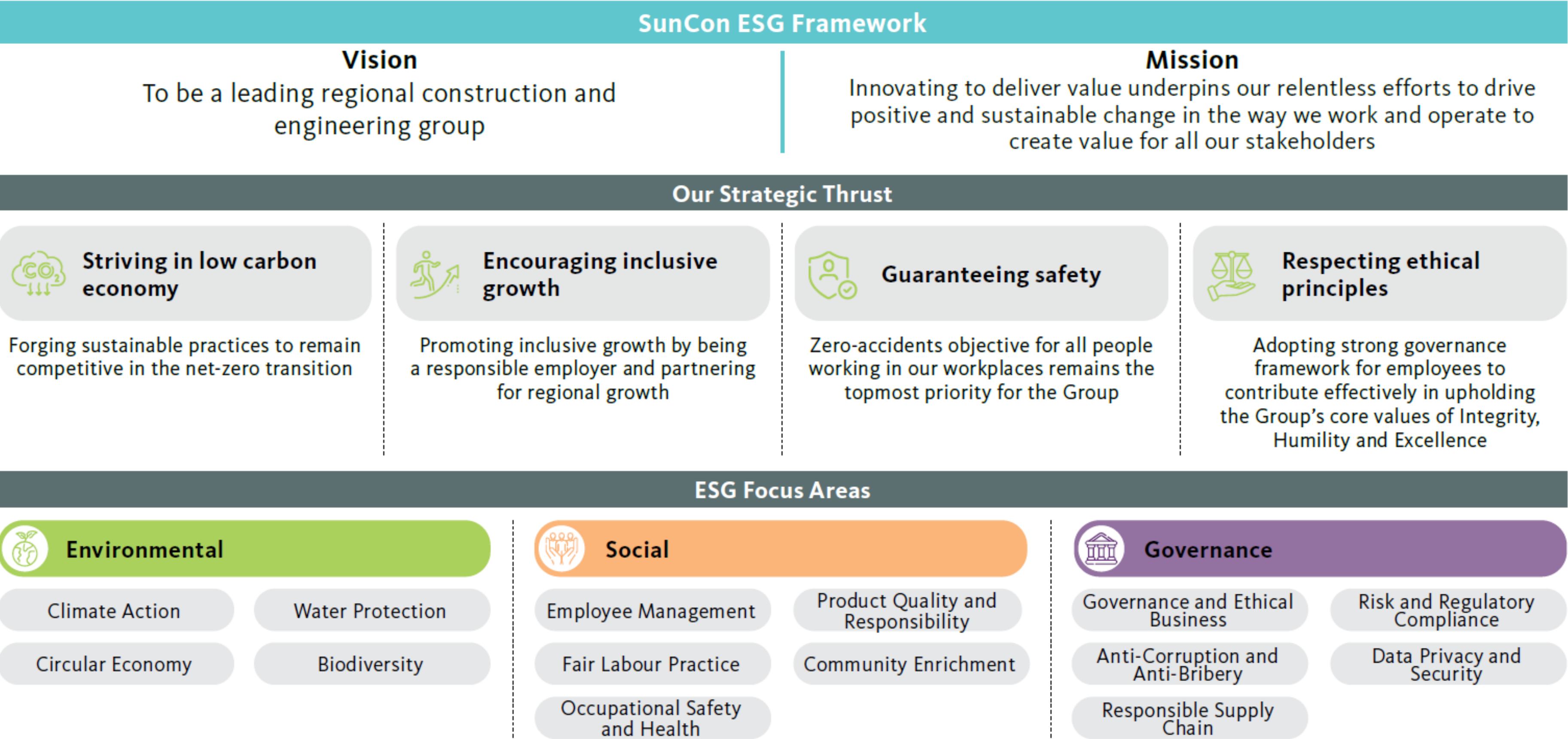
Prefabricated Toilet

Potential Key Risks

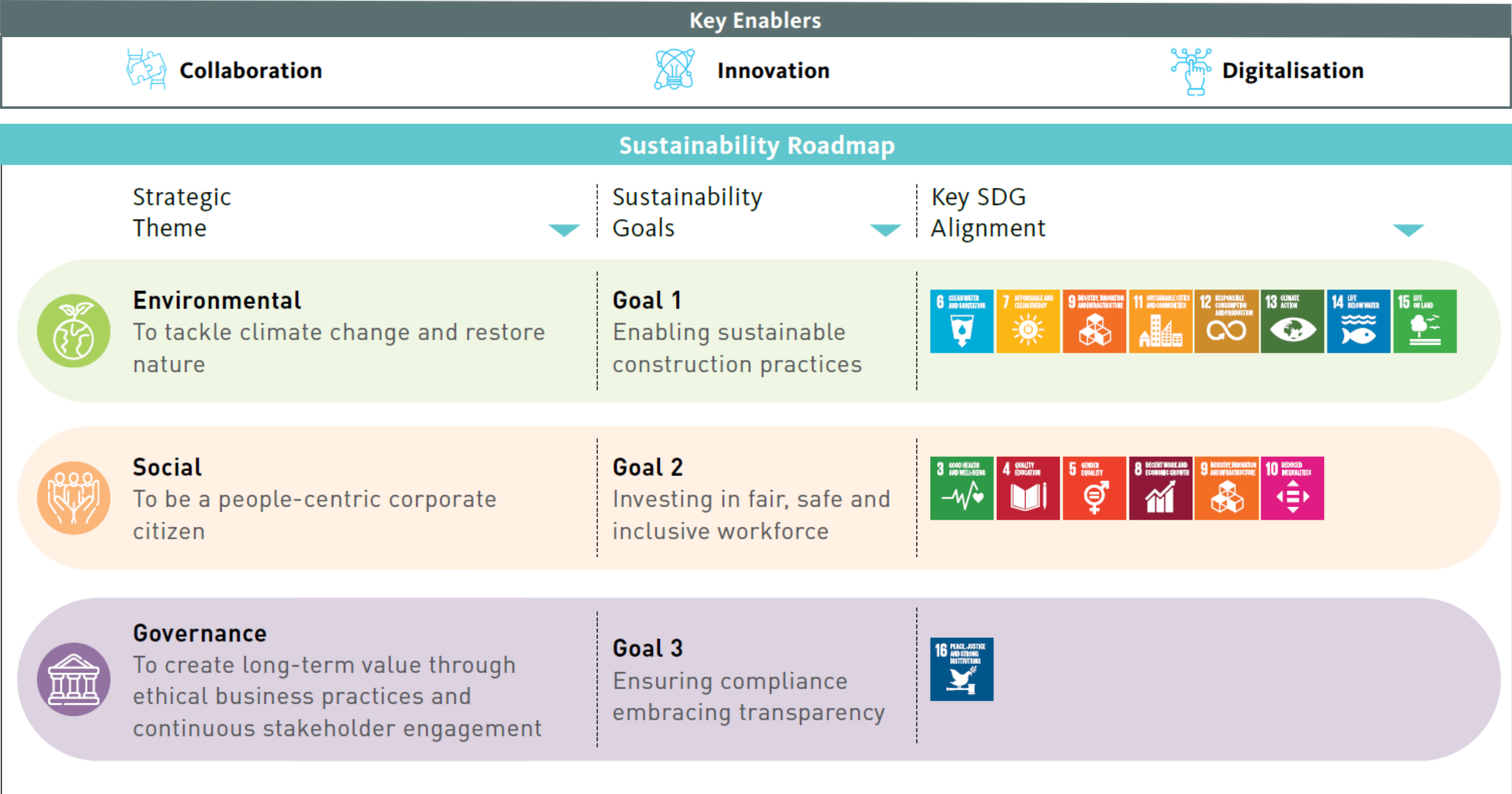
Potential Risk	Potential Impact						Controls to Mitigate Risk
Fluctuation of material price	Unit: Price/MT						- Bulk locked-in steel rebar in advanced at lower prices or when price is favorable - Forward-looking steel rebar requirement (approximately 6 months in advanced) - Managed to lock in at old price for most existing projects till completion
	Steel bar price		Bulk cement price		Copper price		
	Dec'22	RM2,752	Dec'22	RM351	Dec'22	USD8,331	
	Dec'23	RM2,752	Dec'23	RM380	Dec'23	USD8,410	
	Dec'24	RM2,443	Dec'24	RM380	Dec'24	USD8,915	
	Sep'25	RM2,275	Sep'25	RM380	Sep'25	USD9,881	
Foreign currency fluctuation	Importation of solar panels, inverters, special lightings, furnishing & façade components						- FOREX hedging in advance once design and bill of quantity is confirmed - FOREX rates are fixed upfront at the contractual level

Monthly Average for Steel Bar (RM/MT)





Sustainability Framework



THANK YOU



Sunway Square