Corporate Presentation

September 2026

SUNWAY CONSTRUCTION













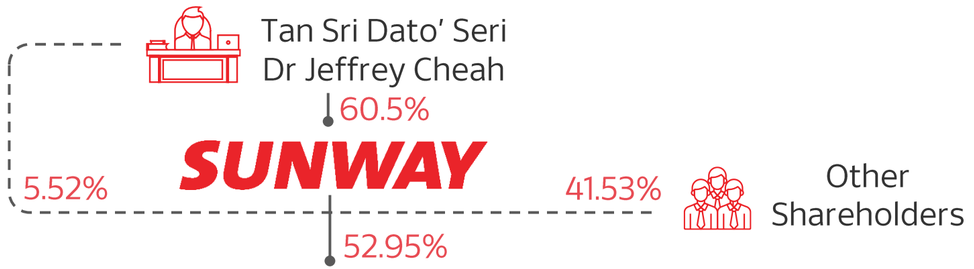


Corporate Profile

- 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 RM45bil
- Market capitalisation: more than RM10.0bil
  As of Sept 2026 :
  Foreigners 18.0% | Non Bumi 60.4% | Bumi 21.6%
- Top external shareholders, as of Sept 26:
  EPF 6.0% | Amanah Saham 3.8% | AIA 2.6% | Vanguard 1.7%

Shariah Compliant

Corporate Structure



100%	100%	100%	100%	100%	100% / 60%
Building Construction Services	Civil and Infrastructure Construction Services	Foundation and Geotechnical Engineering Services	Mechanical, Electrical and Plumbing Services	Manufacturing and Sale of Precast Concrete Products	Sustainable Energy Services

Private Finance Initiative (PFI)

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 11 active Data Centre projects from 5 multinational clients

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

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

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

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)

Manufacturing and Sale of Precast Concrete Products



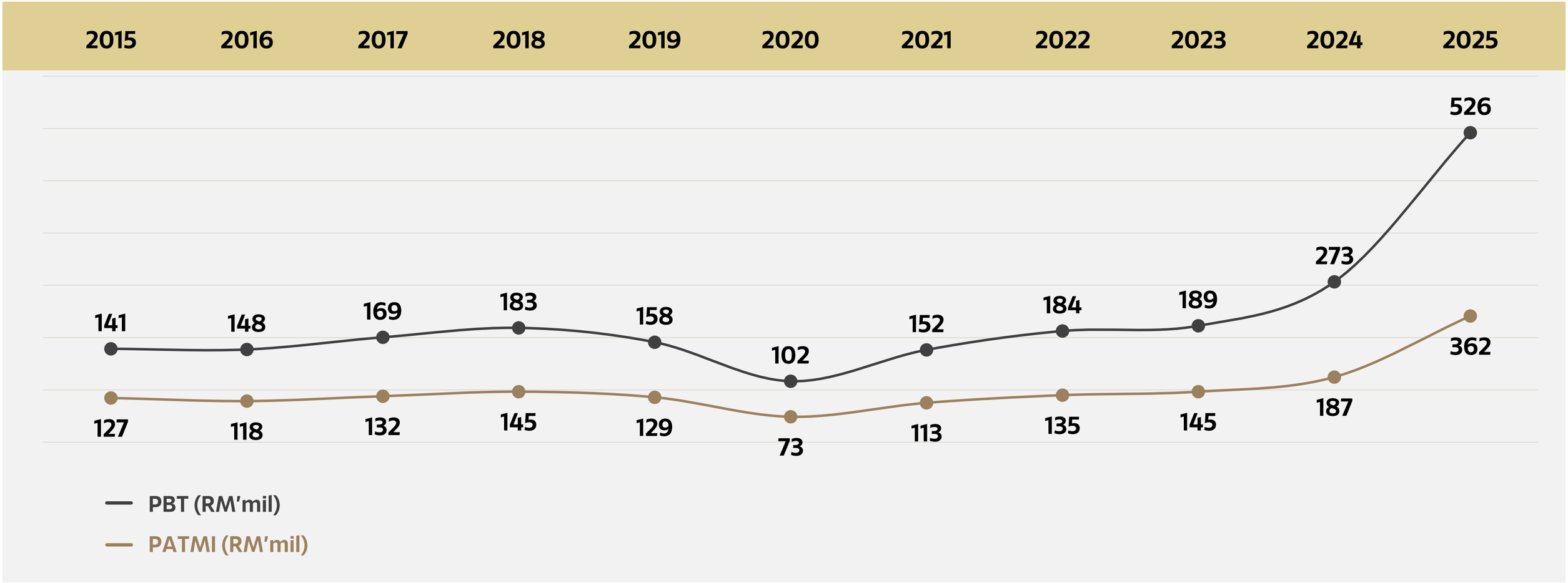
- Develops, designs, manufactures and supplies precast concrete products with manufacturing plants located in Iskandar and Senai, Johor, Malaysia, as well as the new plant in Integrated Construction and Prefabrication Hub (ICPH) in Singapore
- Precast concrete products manufactured, include Industrialised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

Proven Track Record

SUNWAY CONSTRUCTION

IPO

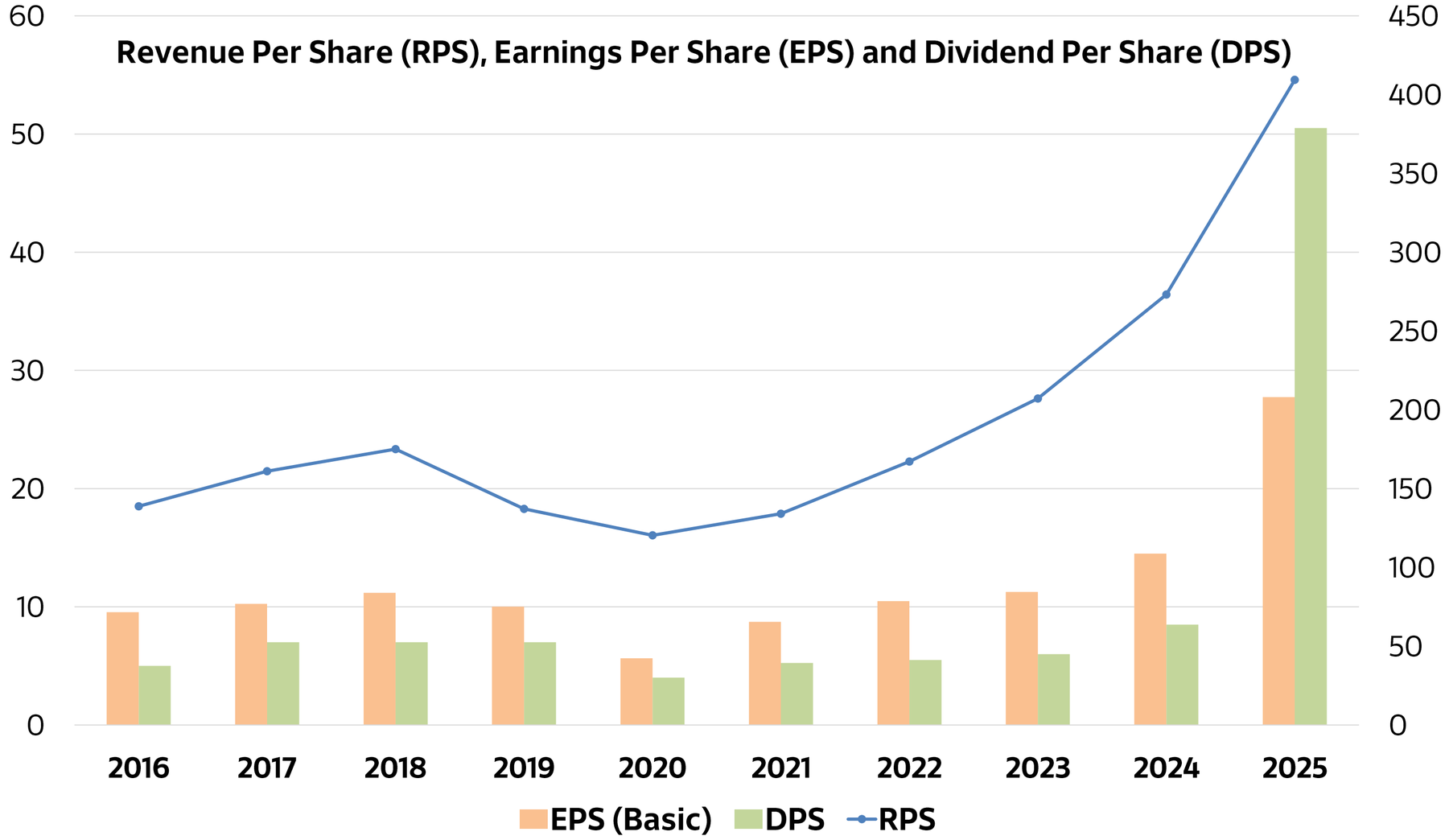
Date	28.07.15	2017	2018	2019	2020	2021	2022	2023	2024	2025	Mar 26	June 26	Sept 26
Price (RM)	1.20	2.51	1.33	1.91	1.88	1.56	1.56	1.94	4.63	5.66	6.37	7.43	7.74
Market Cap (RM)	1.6b	>3.0b	1.7b	2.5b	2.4b	2.0b	2.0b	2.5b	6.0b	7.5b	8.4b	9.9b	10.3b



Financial and Non-Financial Performance

RM'mil	2021 Audited	2022 Audited	2023 Audited	2024 Audited	2025 Audited	1Q 2026 Unaudited	2Q 2026 Unaudited	3Q 2026 Unaudited	YTD 2026 Unaudited
				Financial					
Revenue	1,729.2	2,155.2	2,671.2	3,521.7	5,338.7	1,022.7	1017.7	**1,072.7**	**3,113.1**
PBT	152.2	184.1	188.6	273.0	525.5	154.7	131.3	**135.2**	**421.2**
PBT %	8.8%	8.5%	7.1%	7.8%	9.8%	15.1%	12.9%	**12.6%**	**13.5%**
PATMI	112.6	135.2	145.1	186.9	361.8	118.4	103.6	**105.1**	**327.1**
Average ROE (%)	17%	19%	19%	22%	44%	***N/A***	***N/A***	***N/A***	***N/A***
				Non-Financial					
Staff Productivity (Times)	12.7	15.6	16.9	17.9	19.4	*N/A*	*N/A*	***N/A***	***N/A***
Lost-Time Incident Rate (LTIR) / Accident Rate (AR)	0.16	0.44	0.15	0.00	0.26	*N/A*	*N/A*	***N/A***	***N/A***
DOSH National Accident Rate (AR) Benchmark	1.45	2.26	2.46	N/A	N/A	*N/A*	*N/A*	***N/A***	***N/A***

Strong Financial Performance

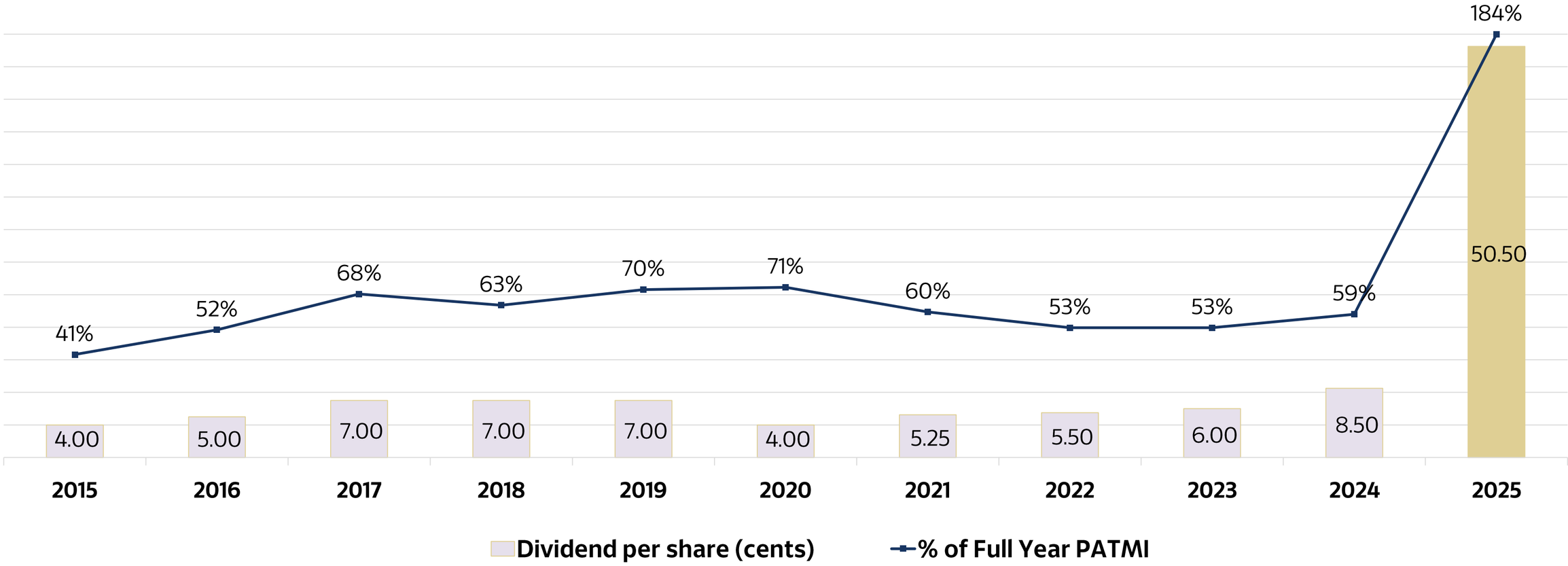


Cents	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RPS	138.74	161.03	175.04	137.18	120.34	134.11	167.16	207.17	273.13	409.36
EPS (Basic)	9.55	10.24	11.18	10.02	5.64	8.73	10.48	11.25	14.50	27.74
DPS	5.00	7.00	7.00	7.00	4.00	5.25	5.50	6.00	8.50	50.50

Dividend Policy

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

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	YTD Q326
Dividend per share (cents)	4.00	5.00	7.00	7.00	7.00	4.00	5.25	5.50	6.00	8.50	50.50	34.70
% of Full Year PATMI	41%	52%	68%	63%	70%	71%	60%	53%	53%	59%	184%	141%



Investment Highlights

SUNWAY CONSTRUCTION

01 Vertically Integrated Construction Company

02 Solid Order Book of Diversified Projects Across the Construction Sub-Sector

03 Proven Track Record on the Local and International Stage

SUNWAY CONSTRUCTION

04 Strong Brand Heritage

05 Continuing Support from Sunway Group

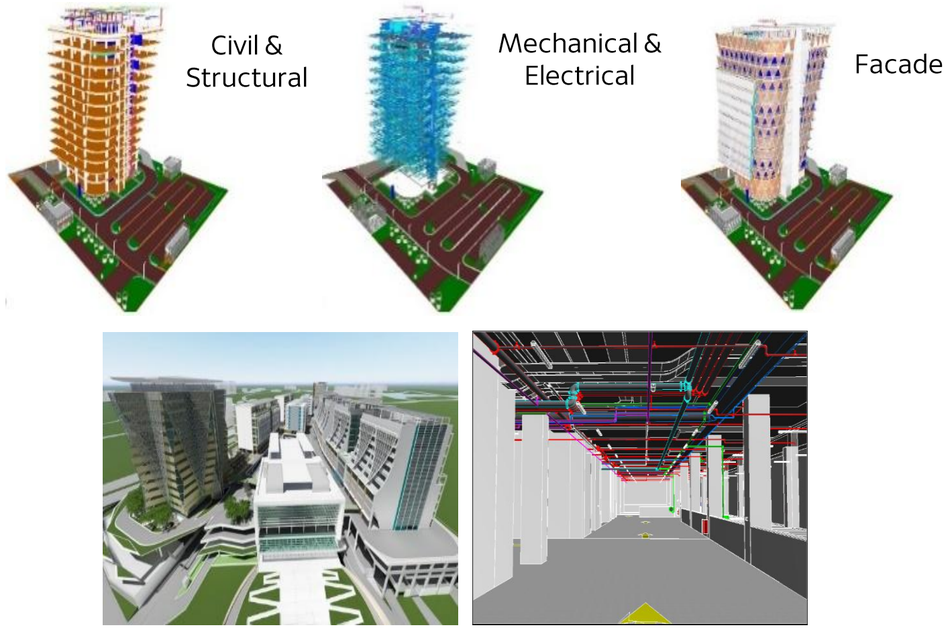
06 Highly Experienced Senior Management

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

Open to various project financing scheme

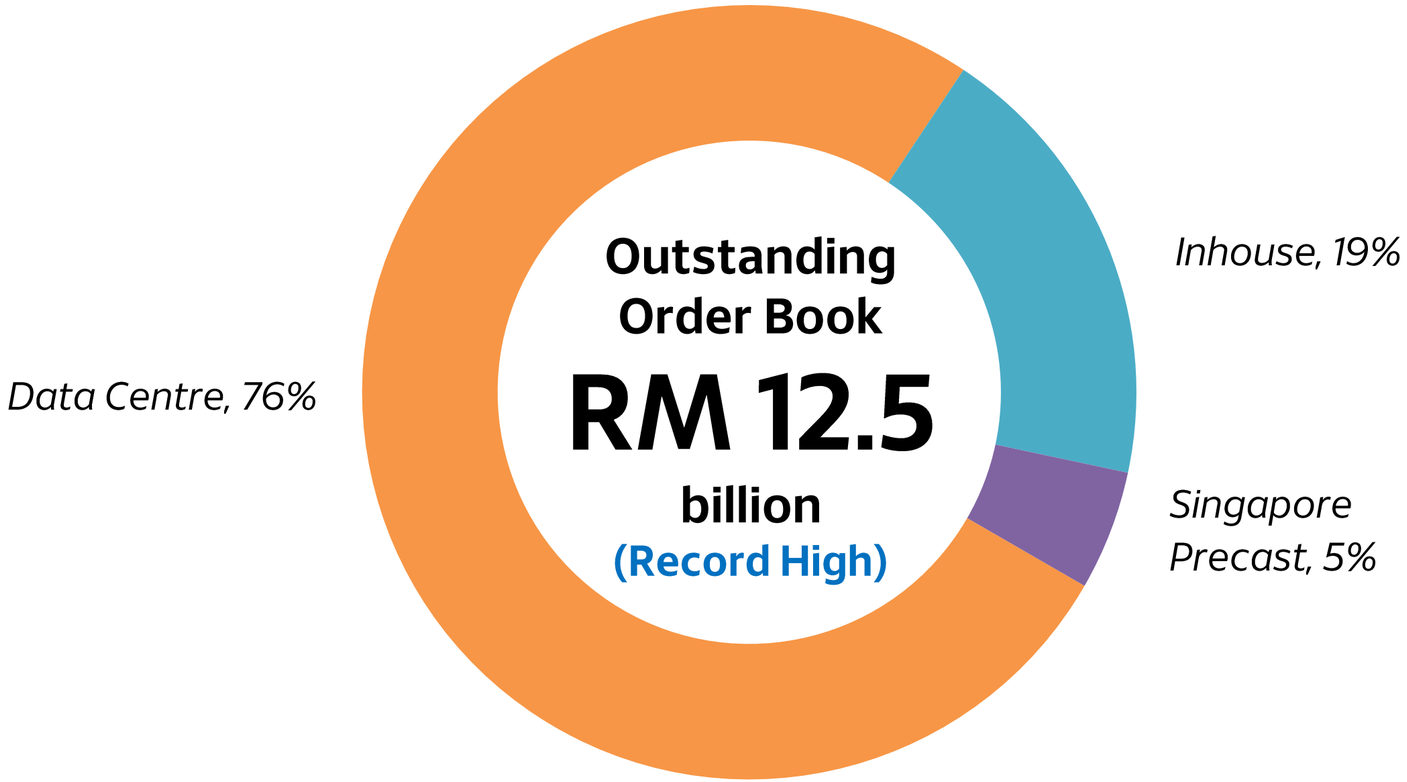


Currently exploring options to divest the 2 HAM projects upon completion

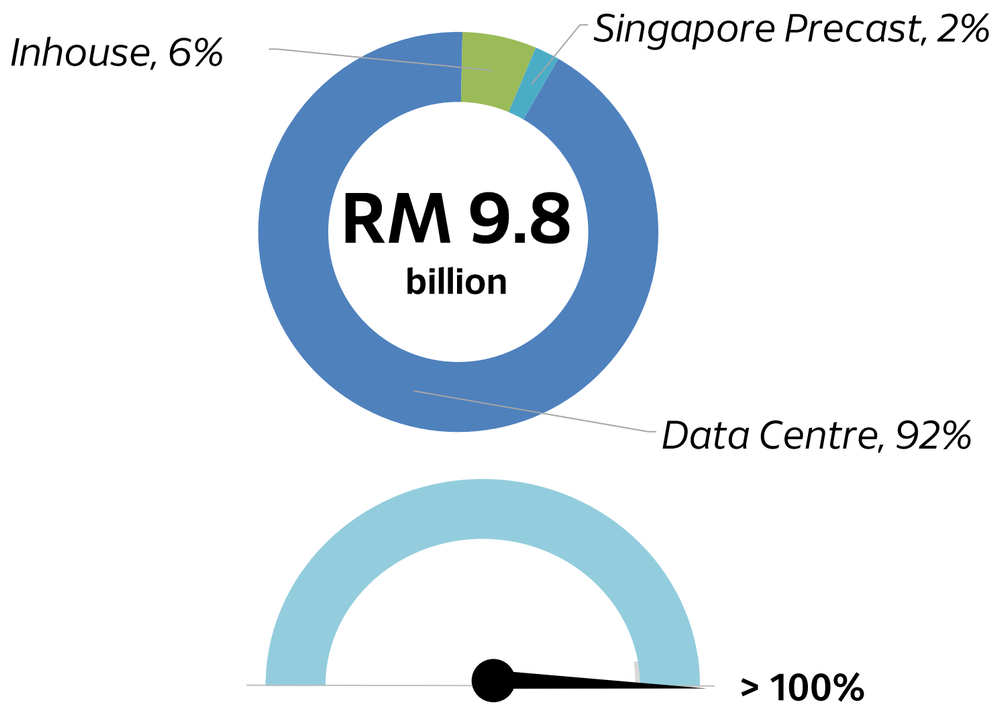
Well Positioned to Bid for and Undertake Large and Complex Projects Both Domestically & Internationally to Diversify Risk and Ensure Sustainable Development

Investment Highlights

| 02 Solid Diversified Order Book as at 30 Sept 2026



YTD 2026 Order Book Replenishment



SURPASSED
UPPER END OF REVISED TARGET

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

| 02 Solid Diversified Order Book – Detailed

AS AT SEPT-26 (RM MIL)	COMPLETION	CONTRACT SUM	O/S ORDERBOOK	
DATA CENTRE			9,408	76%
JHB1X0 - DATA CENTRE & TIW*	4Q 2026	4,146	48	
JHB1X0 - BUILDING 2*	1Q 2027	196	87	
JHB01 - CORE & SHELL WORKS AND MEP FIT-OUT*	1Q 2028	2,482	2,073	
JHB02 - PILING	4Q 2027	78	78	
GENERAL CONTRACTOR WORKS - SHELL 1 - MNC*	2Q 2027	1,546	576	
GENERAL CONTRACTOR WORKS - SHELL 2 - MNC*	1Q 2028	2,576	2,149	
PSR - MNC*	2Q 2027	801	44	
PSR - MNC - JB01	2Q 2028	558	534	
PSR - MNC - JB02	4Q 2027	346	335	
K2 BUILDING 4 + VO	3Q 2026	458	37	
DATA CENTRE - SERENDAH	3Q 2028	1,750	1,710	
DATA CENTRE 2 - SERENDAH	4Q 2028	1,739	1,739	
INDIA			45	0%
THORAPALLI - JITTANDAHALLI (TJ)	4Q 2026	508	45	
SINGAPORE			666	5%
PRECAST	VARIOUS	988	552	
NEW ORDER 2026 - EXTERNAL	VARIOUS	115	114	
INTERNAL - SUNWAY GROUP			2,332	19%
SUNMED PH3 FIT-OUT	4Q 2026	122	24	
RTS TRANSIT ORIENTED DEVELOPMENT PROJECT (RTS TOD)	4Q 2027	1,500	921	
SUNWAY IPOH MALL	3Q 2027	873	486	
SUNWAY IPOH MALL EXTENSION - HOTEL	2Q 2029	224	224	
SUNWAY IPOH MALL EXTENSION - OFFICE	2Q 2028	63	56	
SUNWAY IPOH STAFF QUARTERS - PILING	3Q 2026	9	2	
SUNWAY MEDICAL ISKANDAR	3Q 2030	400	400	
SUNWAY SANCTUARY FIT OUT WORKS	4Q 2027	20	20	
SUNWAY MEDICAL SEREMBAN	3Q 2030	200	200	
GRAND TOTAL @ SEPT 2026		21,699	12,452	
RED : SECURED IN 2026		*9,801*	*8,376*	

Investment Highlights

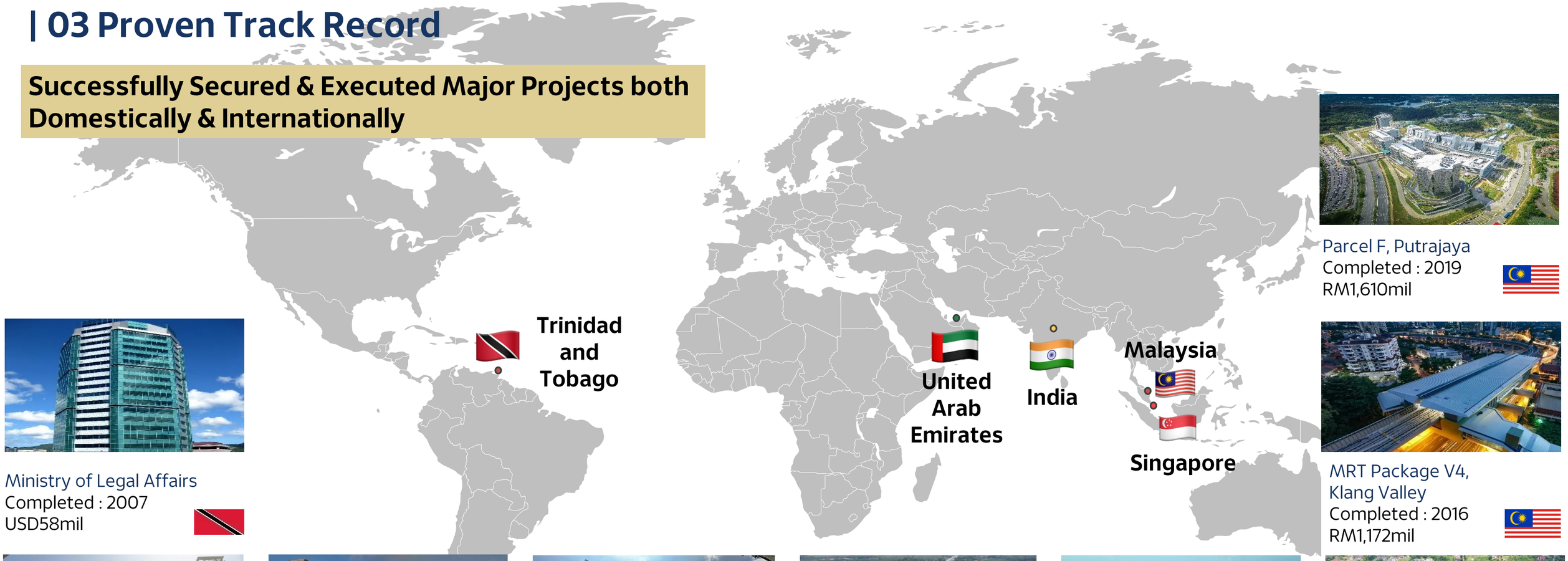
| 02 Solid Diversified Order Book – Detailed

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
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**
SUNWAY MEDICAL SEREMBAN	SUNWAY MEDICAL CENTRE SDN BHD	SEP-30	200
PRECAST	VARIOUS CONTRACTORS	Q1-28	5
JHB02 - PILING PACKAGE	MULTINATIONAL TECHNOLOGY COMPANY	DEC-27	78
JHB01 - MEP FIT OUT VARIATION ORDER	MULTINATIONAL TECHNOLOGY COMPANY	FEB-28	921
DATA CENTRE 2 - SERENDAH	INTERNATIONAL HYPERSCALER	NOV-28	1,739
SECURED IN 3Q 2026			**2,943**
			9,801

Investment Highlights

| 03 Proven Track Record

Successfully Secured & Executed Major Projects both Domestically & Internationally



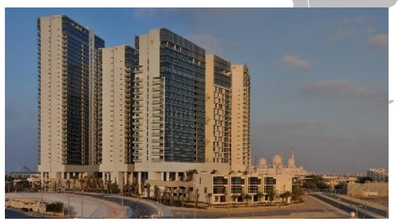
Ministry of Legal Affairs
Completed : 2007
USD58mil

Parcel F, Putrajaya
Completed : 2019
RM1,610mil

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



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

Investment Highlights

| 04 Strong Brand Heritage

Proven Capabilities



Led to an Established Multi-Award winning brand

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
- Minority Shareholders Watch Group (MSWG) – National Corporate Governance & Sustainability Awards (NACGSA) 2025 – Overall Excellence Awards (Top 50)

2026

- The Edge Billion Ringgit Club Awards – Company of the Year & Highest Return on Equity Over Three Years & Best CR Initiatives (Below RM10b market cap)
- Australasian Reporting Award (ARA) 2026 General Award Category – Gold Award
- Australasian Reporting Award (ARA) 2026 Sustainability Reporting Award – Silver Award



MSWG- NACGSA – Overall Excellence Awards (Top 50) 2025



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



Australasian Reporting Award (ARA) 2026 General Award Category – Gold Award



The Edge Billion Ringgit Club Awards 2026 – Company of the Year & Highest Return on Equity Over Three Years & Best CR Initiatives (Below RM10b market cap)

Investment Highlights

| 05 Continuous Support Internally

Symbiotic Relationship with Sunway Group Provides Stability During Periods of Downturn

SUNWAY



Total Landbank 2,375 acres
Total GDV RM75 bil

Potential Hospital & TOD Opportunities



RTS Transit Oriented Development Development: Mixed-use development comprising service apartments, retail mall, and hotel



Seremban Transit Oriented Development Development: Mixed-use development comprising service apartments, retail mall, and hospital



1 **SMC Sunway City Kuala Lumpur**
- Location: Subang Jaya, Selangor
- # of licensed beds: 848
- Planned bed capacity: 1,102

2 **SMC Velocity**
- Location: Cheras, Kuala Lumpur
- # of licensed beds: 247
- Planned bed capacity: 337

3 **SMC Penang**
- Location: Seberang Jaya, Penang
- # of licensed beds: 307
- Planned bed capacity: 417

4 **SMC Damansara**
- Location: Petaling Jaya, Selangor
- # of licensed beds: 210
- Planned bed capacity: 344

5 **SMC Ipoh**
- Location: Ipoh, Perak
- # of licensed beds: 165
- Planned bed capacity: 259

6 **SMC Seremban Sentral**
- Location: Seremban, Negeri Sembilan
- Planned bed capacity: 250 (2030)

7 **SMC Iskandar Puteri**
- Location: Iskandar Puteri, Johor
- Planned bed capacity: 410 (2030/2032)

8 **SMC Putrajaya**
- Location: Putrajaya
- Planned bed capacity: 325 (2031)

Our Key Developments with Sunway Group



Sunway Pyramid



Big Box, Sunway Iskandar



Sunway Carnival Mall



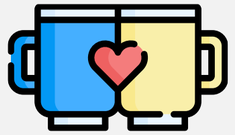
Sunway Lagoon



Sunway Square

Sunway Group Strategic Relationship

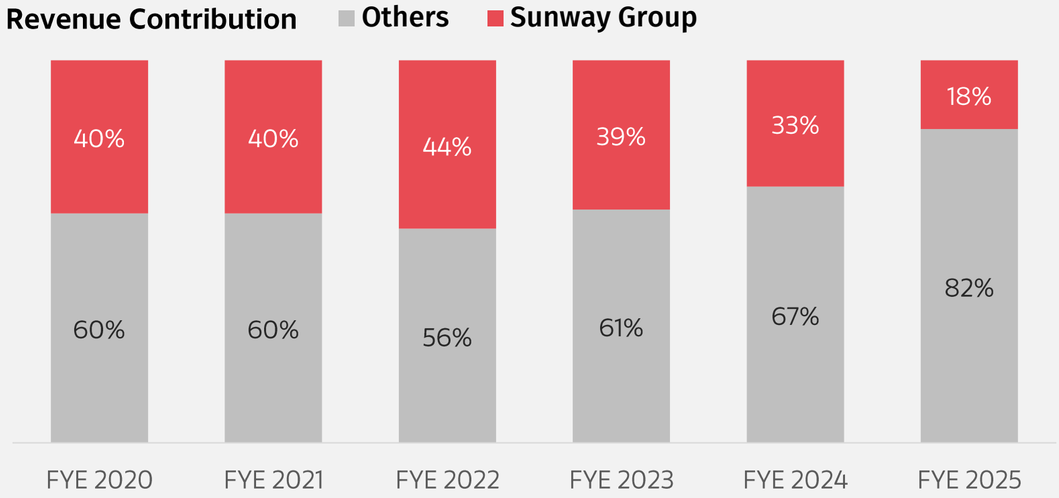
SUNWAY CONSTRUCTION



››› 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

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



EVAN CHEAH YEAN SHIN
Non-Independent Non-Executive Director

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



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



LIM VIN TZE
Managing Director

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



ELAINE LAI EE-LING
Chief Financial Officer

Years in SunCon Group 15 years
Construction Industry Experience
Over 10 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 sector outlook in Malaysia due foreign direct investment in data centers : Construction sector GDP growth: 2023: +6.1% | 2024: +17.5% | 2025: +6.3%
- 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), with 11 active data centre projects from 5 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
  2023 : 53% | 2024 : 59% | 2025 : 184%

Commitment to Long-Term Sustainability

- ESG-focused and aligned sustainable efforts with the UN SDGs
- Awarded the Overall Excellence Awards (Top 50) at the National Corporate Governance and Sustainability Awards (NACGSA) 2025
- Inclusion in FTSE4Good with a score of 3.4
- Awarded The Edge Billion Ringgit Club Awards - Best CR Initiatives in 2026

Project Highlights

Advanced Technology Facilities

SUNWAY CONSTRUCTION

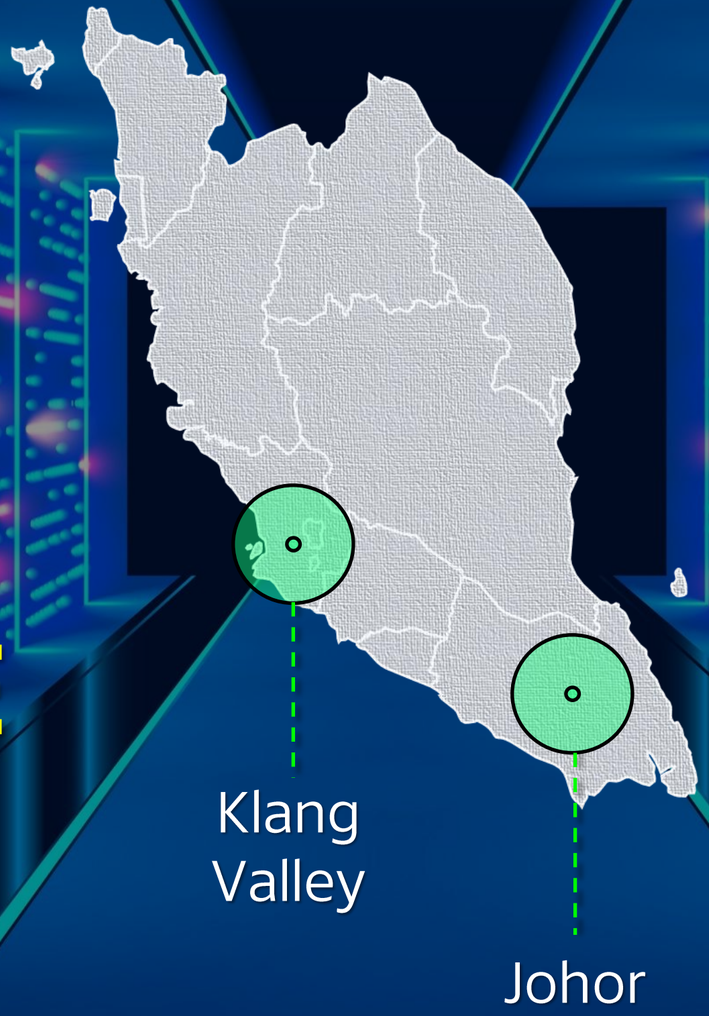
3 Completed &

11

On-going

DATA CENTRE

Projects



IT Load

Completed
199MW

Under Construction
395MW

On-going Tenders
>600MW

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

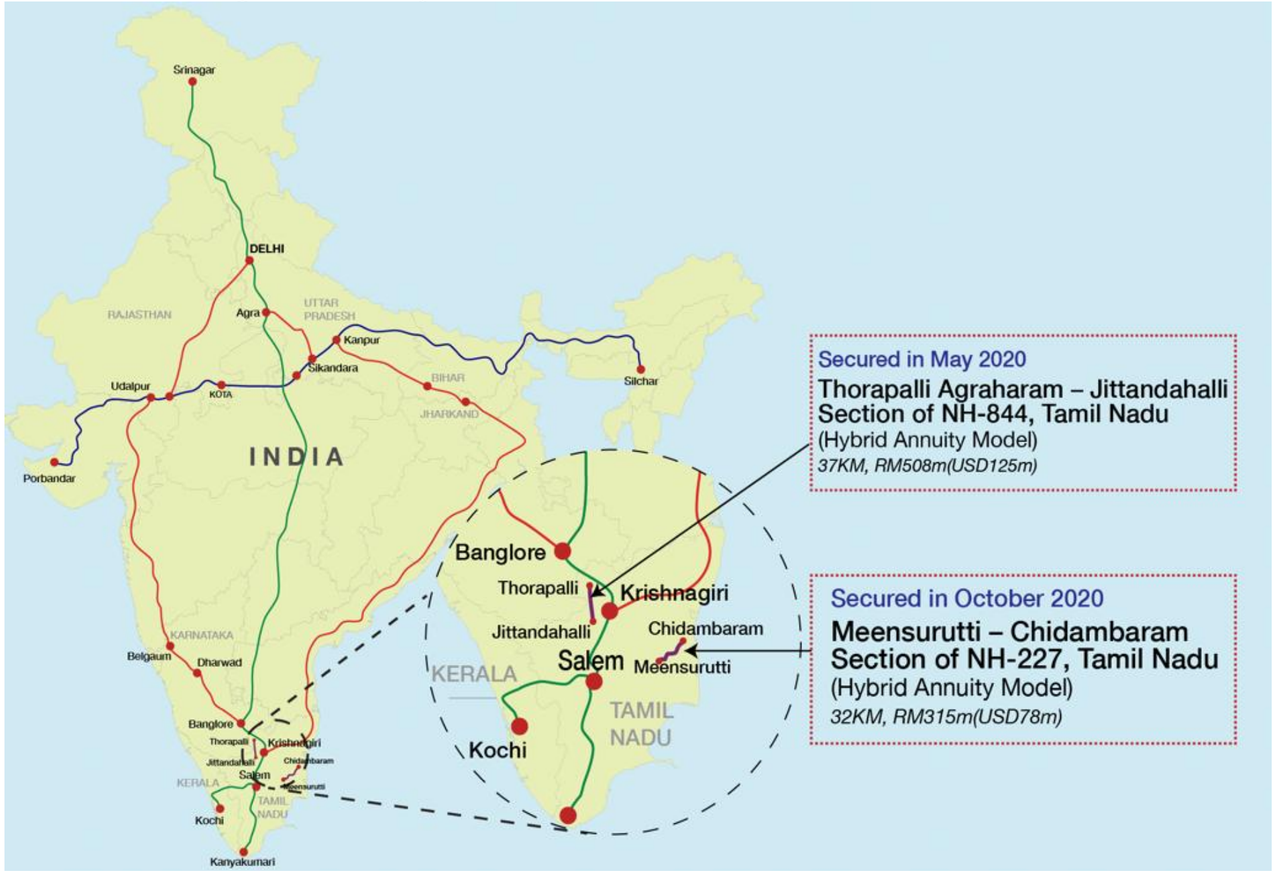
- Contract Value : RM873 million
- Completion : 3Q 2027



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 second half of 2026





Thorapalli Agraharam – Jittandahalli project


Meensurutti – Chidambaram project

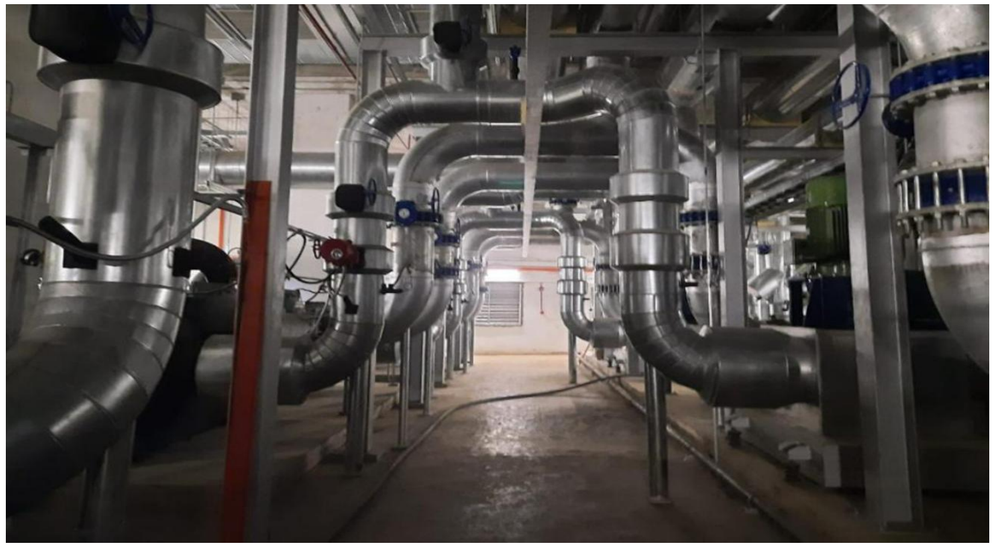
Mechanical, Electrical And Plumbing



MRT Sentul West Underground Station



TNB HQ Campus



IOI Mall Phase 2

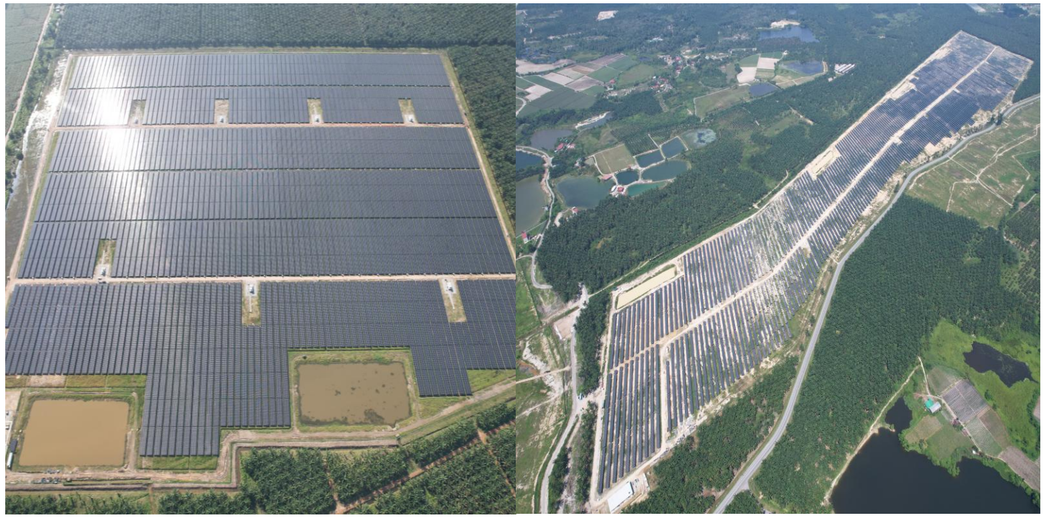


Sunway Medical Centre Phase 4

Sustainable Energy



Universiti Sains Malaysia – Penang



LSS4 Kapar, Klang and Gopeng, Perak



Sunway Square – District Cooling System



Heliosel L2 & L3

Geotechnical

SUNWAY CONSTRUCTION



Pile Foundation Works



Earth Retaining System



Ground Treatment



Offshore Piling

Precast Plants



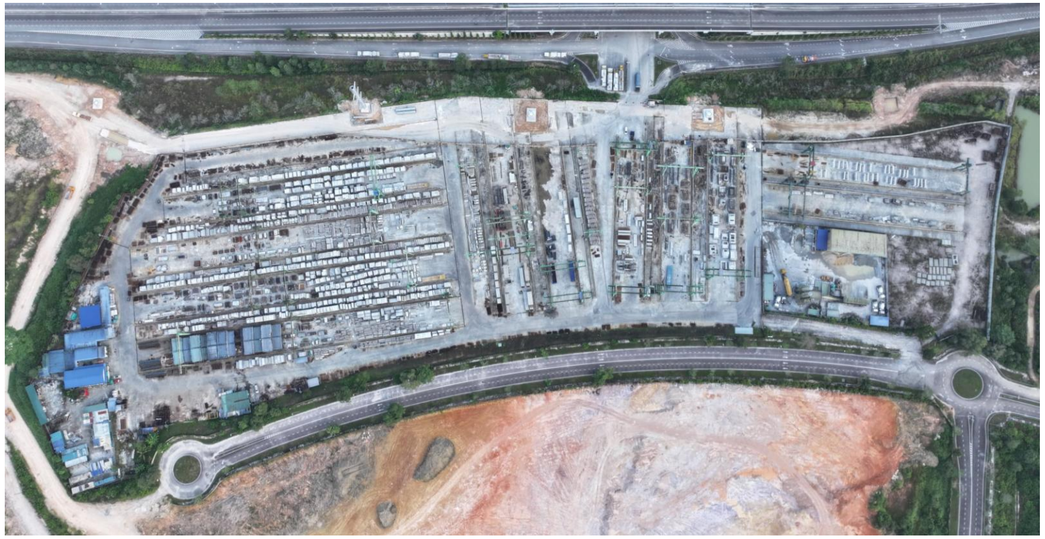
ICPH



ICPH



Precast Senai

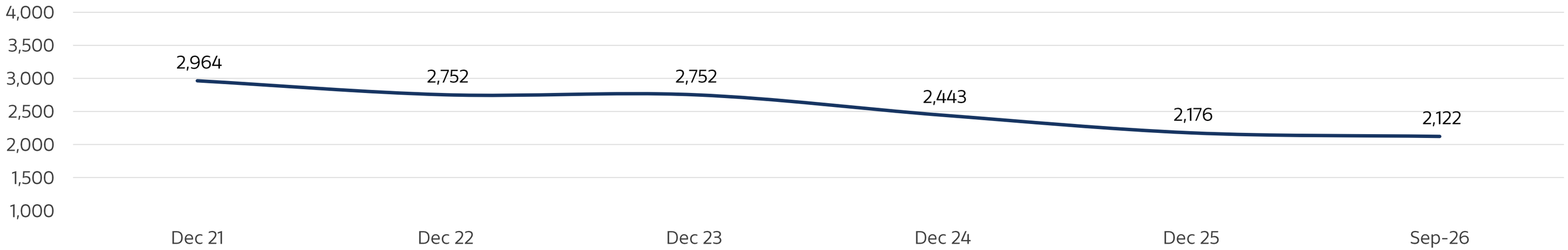


Precast Iskandar

Potential Key Risks

Potential Risk	Potential Impact	Controls to Mitigate Risk
Fluctuation of material price	*Unit: Price/MT* **Steel bar price**: Dec'23 RM2,752; Dec'24 RM2,443; Dec'25 RM2,176; **Sep'26 RM2,122** **Bulk cement price**: Dec'23 RM380; Dec'24 RM380; Dec'25 RM410; **Sep'26 RM402** **Copper price**: Dec'23 USD8,410; Dec'24 USD8,915; Dec'25 USD11,801; **Sep'26 USD14,504**	• 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
Foreign currency fluctuation	Importation of solar panels, inverters, special lightings, furnishing & facade 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

SunCon ESG Framework

Vision
To be a leading regional construction and engineering group

Mission
Innovating to deliver value underpins our relentless efforts to drive positive and sustainable change in the way we work and operate to create value for all our stakeholders

Our Strategic Thrust

Striving in low carbon economy
Forging sustainable practices to remain competitive in the net-zero transition

Encouraging inclusive growth
Promoting inclusive growth by being a responsible employer and partnering for regional growth

Guaranteeing safety
Zero accidents objective for all people working in our workplaces remains the topmost priority for the Group

Respecting ethical principles
Adopting strong governance framework for employees to contribute effectively in upholding the Group's core values of Integrity, Humility and Excellence

ESG Focus Areas

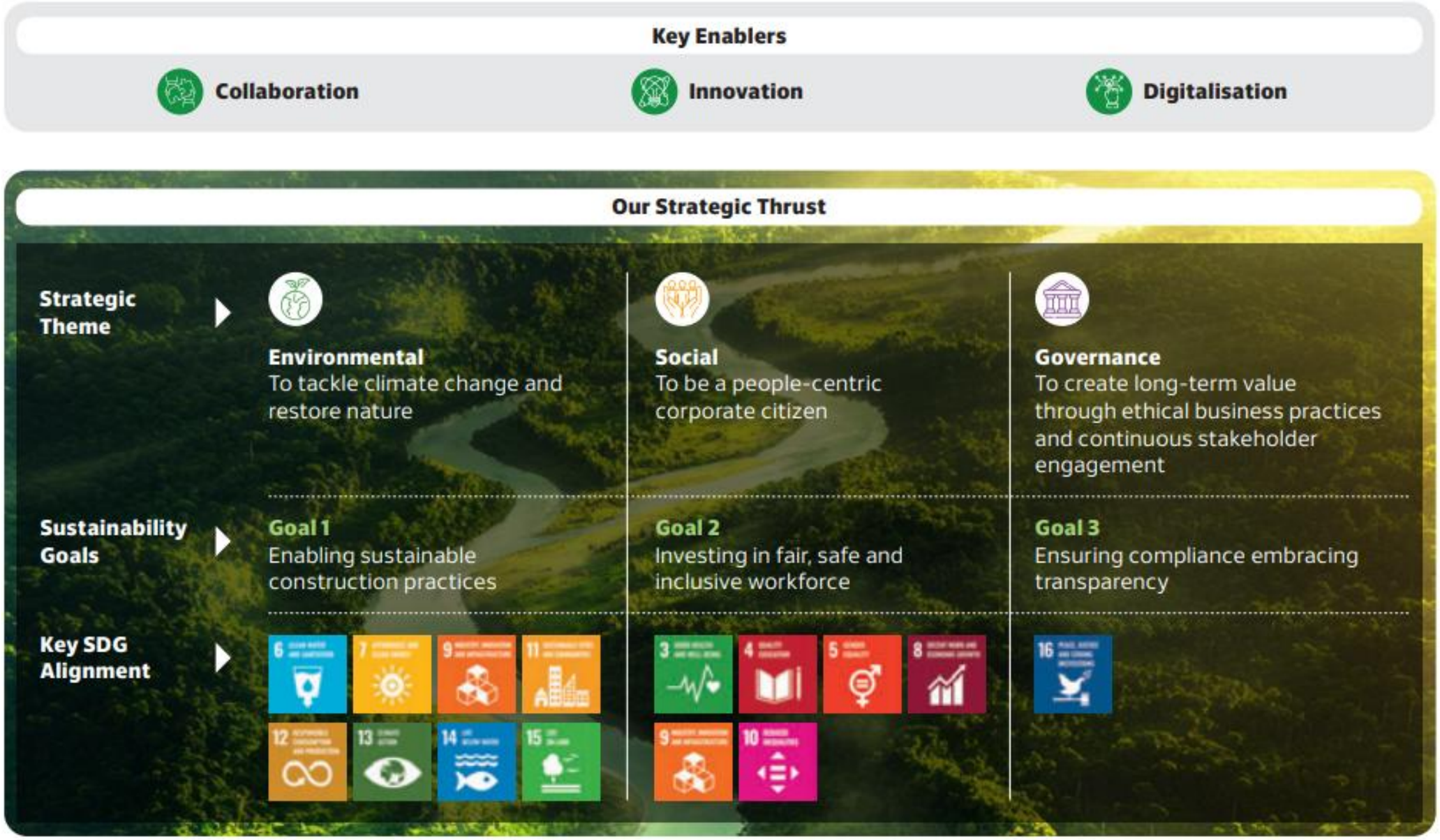
Environmental
- Climate Action
- Circular Economy
- Water Protection
- Biodiversity

Social
- Employee Management
- Occupational Safety and Health
- Product Quality and Responsibility
- Fair Labour Practice
- Community Enrichment

Governance
- Governance and Ethical Business
- Risk and Regulatory Compliance
- Anti-Corruption and Anti-Bribery
- Data Privacy and Security
- Responsible Supply Chain

Sustainability Framework

SUNWAY CONSTRUCTION



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THANK YOU



Sunway Square