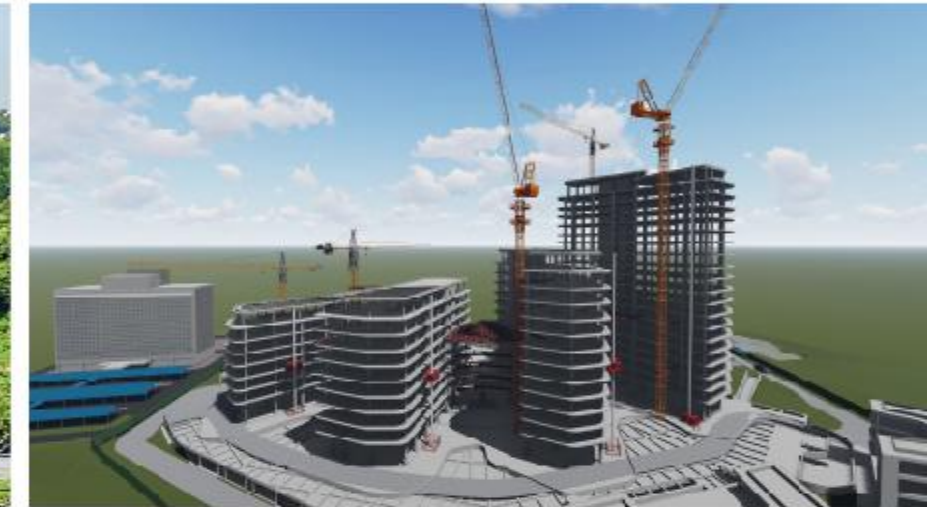


Corporate Presentation

December 2024

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: Around RM6.0bil
- **As of Dec 2024 :**
 Foreigners 3.0% | Non Bumi 83.3% | Bumi 13.7%
- **Top external shareholders, as of Dec 24:**
 EPF 7.9% | Amanah Saham 3.6% | PNB 2.2% | Great Eastern Group 2.1%

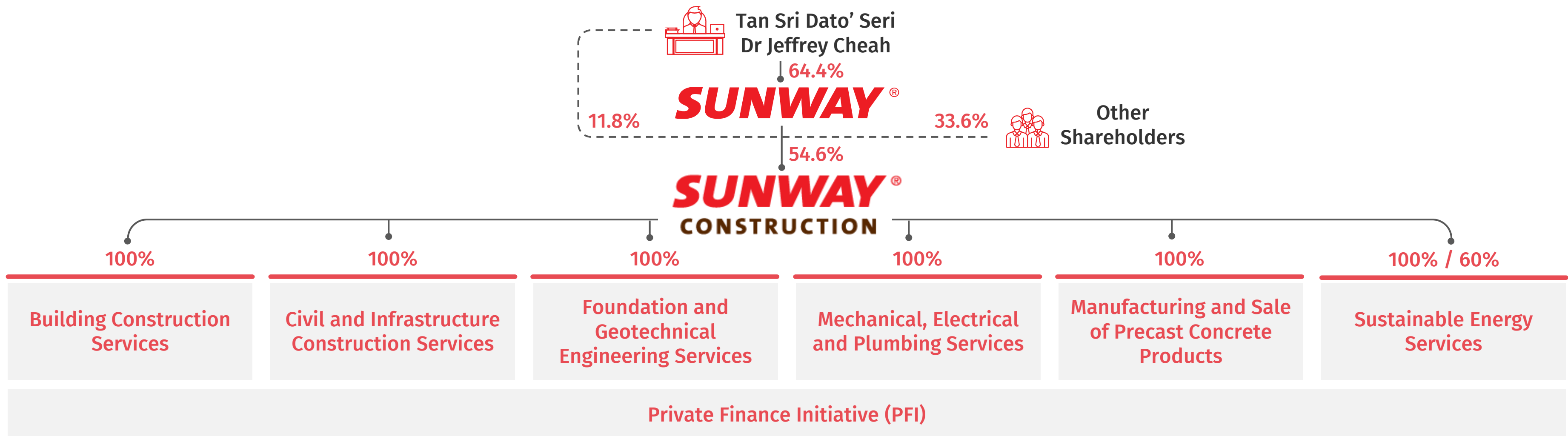
MSCI
ESG RATINGS



CCC B BB BBB A **AA** AAA



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 5 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 and BRT
- 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



28.07.15

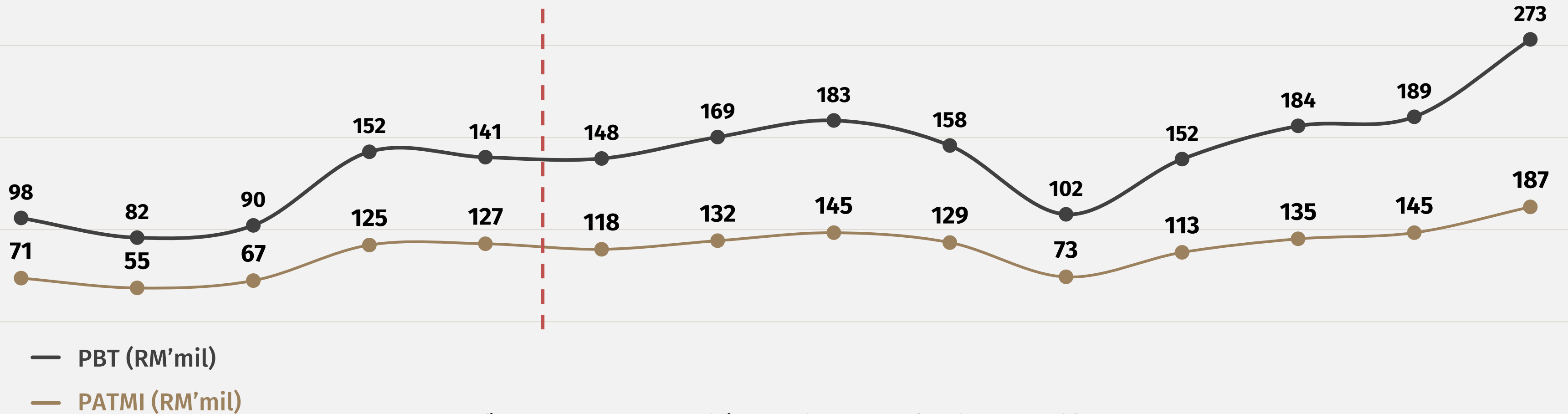
| Date | 28.07.15 | 29.12.17 | 31.12.18 | 31.12.19 | 31.12.20 | 31.12.21 | 31.12.22 | 31.12.23 | 31.12.24 |
|------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Price (RM) | 1.20 | 2.51 | 1.33 | 1.91 | 1.88 | 1.56 | 1.56 | 1.94 | 4.63 |
| Market Cap | 1.6b | >3.0b | 1.7b | 2.5b | 2.4b | 2.0b | 2.0b | 2.5b | 6.0b |

Pre-listing

28 July 2015

Post-listing

2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024



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

Strong Financial Performance

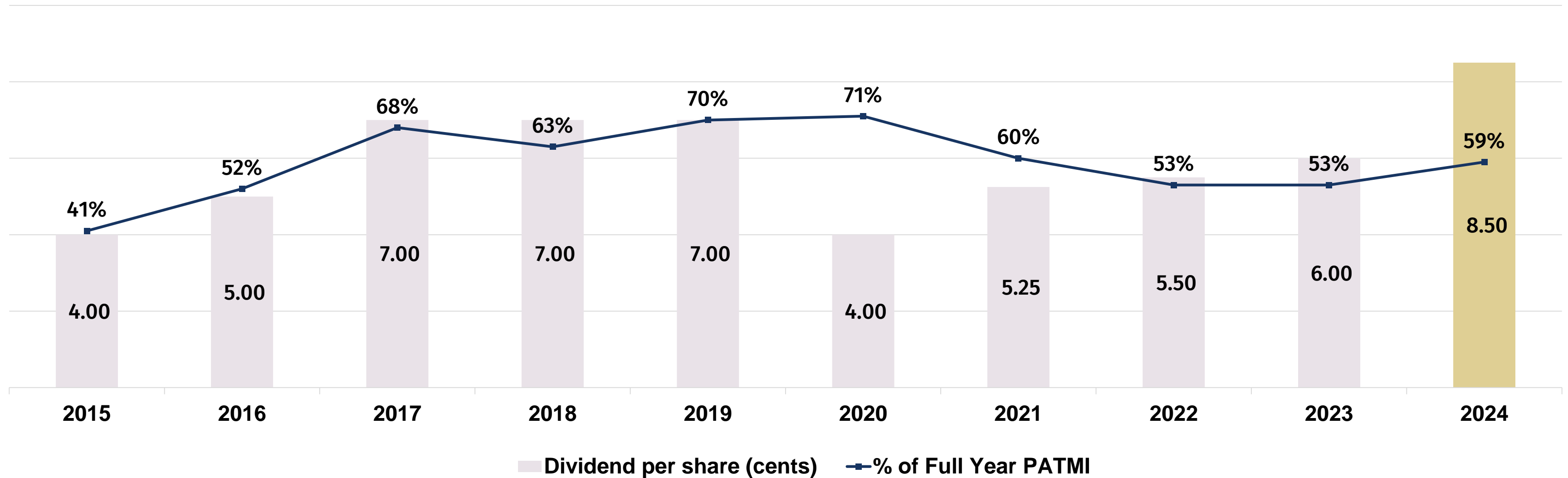


| | 2020 | 2021 | 2022 | 2023 | 1Q 2024 | 2Q 2024 | 3Q 2024 | 4Q 2024 | FYE 2024 |
|----------------------|---------|---------|---------|---------|-----------|-----------|-----------|-----------|-----------|
| RM'mil | Audited | Audited | Audited | Audited | Unaudited | Unaudited | Unaudited | Unaudited | Unaudited |
| Revenue | 1,552.6 | 1,729.2 | 2,155.2 | 2,671.2 | 604.8 | 651.2 | 865.3 | 1400.3 | 3,521.7 |
| PBT | 101.5 | 152.2 | 184.1 | 188.6 | 41.6 | 50.2 | 70.5 | 110.6 | 273.0 |
| PBT % | 6.5% | 8.8% | 8.5% | 7.1% | 6.9% | 7.7% | 8.2% | 7.9% | 7.8% |
| PBT % - Construction | 6.8% | 9.3% | 8.8% | 7.1% | 7.0% | 7.8% | 8.2% | 7.9% | 7.8% |
| PBT % - Precast | 2.8% | 2.8% | 5.9% | 6.5% | 6.1% | 6.2% | 6.0% | 7.3% | 6.4% |
| PATMI | 72.8 | 112.6 | 135.2 | 145.1 | 32.4 | 38.9 | 46.5 | 69.2 | 186.9 |
| ROE (%) | 12% | 17% | 18% | 17% | N/A | N/A | N/A | N/A | 20% |

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% |



SunCon ESG Framework

| Vision | Mission |
|---|---|
| To be a leading regional construction and engineering group | 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 | Encouraging inclusive growth | Guaranteeing safety | Respecting ethical principles |
|---|--|---|--|
|  <p>Forging sustainable practices to remain competitive in the net-zero transition</p> |  <p>Promoting inclusive growth by being a responsible employer and partnering for regional growth</p> |  <p>Zero-accidents objective for all people working in our workplaces remains the topmost priority for the Group</p> |  <p>Adopting strong governance framework for employees to contribute effectively in upholding the Group's core values of Integrity, Humility and Excellence</p> |



ESG Focus Areas

|  Environmental |  Social |  Governance |
|---|--|--|
| Climate action | Occupational safety and health | Governance and ethical business |
| Circular economy | Employee management | Anti-corruption and anti-bribery |
| Water protection | Product quality and responsibility | Responsible supply chain |
| Biodiversity | Fair labour practice | Risk and regulatory compliance |
| | Community enrichment | Data privacy and security |

Key Enablers

| | | |
|---|--|--|
|  Collaboration |  Innovation |  Digitalisation |
|---|--|--|

Our Goals

| | | | | |
|-----------------------------------|---|---|---|--|
| Enabling sustainable construction |  | Investing in fair, safe and inclusive workplace |  | Ensuring compliance and embracing transparency |
|-----------------------------------|---|---|---|--|

Sustainability Framework

Our Carbon Reduction Policy

| Timeframe | Scope 1 | Scope 2 | Scope 3 |
|----------------------------|---|--|---|
| 2030: Mid-term | <ul style="list-style-type: none"> • Transition from diesel-powered equipment where possible • Replace aged machinery • Establish project-level KPI • Review sub-contracting strategy | <ul style="list-style-type: none"> • Leverage on carbon offset credits generated by solar investment projects • Explore rooftop solar at ICPH • Establish project-level KPI | <ul style="list-style-type: none"> • Engage major commodity supplier on managing supply chain ESG • By 2025, to complete full Scope 3 accounting and establish a viable reduction target • By 2025, to compute the carbon footprint of precast products • By 2026, to incorporate environmental and social assessment as part of the supply chain selection process • Review business strategy |
| 2045: Long-term | <ul style="list-style-type: none"> • Leverage technological solutions to advanced machinery fleet • Explore alternative fuel source | <ul style="list-style-type: none"> • Leverage technological solutions on electricity consumption | <ul style="list-style-type: none"> • Leverage technological solutions to reduce emissions • Explore viable carbon credits to offset residual carbon • Promote low-carbon transportation for materials delivery and business travels |

Sustainability Performance Metrics

Performance on Governance KPIs and Targets:

| Sustainability Matters | Target | Bursa Indicator | 2023 | 2022 |
|---------------------------------|--|-----------------|--|--|
| Governance and Ethical Business | No confirmed major non-compliance to all SunCon Code of Conducts | N/A | Zero non-compliance | Zero non-compliance |
| Anti-Bribery and Corruption | Maintain 100% employees trained in compliance (including new hires) | C1(a) | 100% | 100% |
| | Zero confirmed bribery and corruption incidents | C1(c) | Zero confirmed cases | Zero confirmed cases |
| Data Privacy and Security | Zero confirmed incidents on breach of customer privacy and losses of customer data | C8(a) | Zero confirmed incident | Zero confirmed incident |
| Responsible Supply Chain | All active suppliers and subcontractors to complete Sustainability Risk Assessment by 2024 | S6(b) | Work in Progress | Work in Progress |
| | Include ESG criteria in major suppliers' selection process by 2026 | N/A | At data compilation stage | At data compilation stage |
| | Percentage of new suppliers screened using environmental criteria | S6(a) | 100% | 100% |
| | Percentage of new suppliers screened using social criteria | | 100% | 100% |
| Risk and Regulatory Compliance | Zero non-compliance to all regulatory requirements and guidelines | N/A | 33 notices received from authorities. All closed | 41 notices received from authorities. All closed |

Sustainability Performance Metrics

Performance on Environmental KPIs and Targets:

| Sustainability Matters | Target | Interim Target 2023 | Bursa Indicator | 2023 | 2022 | Legend Tracking |
|------------------------|--|---------------------|-----------------|---|---------------------------|--|
| Climate Action | Reduce Scope 1 emission by 40% by 2030 compared with 2020 levels (FY2020: 9,713 tonnes CO ₂ e) | 15% reduction | C11(a) | 7,440 tonnes | 7,167 tonnes | ● 23.4% reduction from 2020 levels |
| | Reduce Scope 2 emission by 40% by 2030 compared with 2020 levels (FY2020: 3,724 tonnes CO ₂ e) ¹ | 15% reduction | C11(b) | 6,997 Tonnes <i>*3,692 tonnes after offset</i> | 6,007 tonnes ¹ | ● 87.9% increased from 2020 level ● 0.85% reduced from 2020 levels after offset |
| Circular Economy | 10% waste diversion from landfill by 2030 by improving Segregation strategy | 4% diversion | C10(a) | 19.9% | 22.5% | ● Achieved |
| Water Protection | Reduce demand on potable water by 30% from 2020 levels by 2030 (FY2020: 392,726 m ³) | 9% reduction | C9(a) | 298,366 m ³ | 314,821 m ³ | ● 24% reduction from 2020 levels |
| | Alternate water source (rainwater harvesting /water recycling) of at least 10% of total water withdrawn by 2030 | 4% | N/A | 12.3% | 11.2% | ● Achieved |
| | Zero non-compliance on water discharge | - | N/A | Not achieved | Achieved | - |
| Biodiversity | Zero environmental incidents with severe environmental damage | - | N/A | Achieved | Achieved | - |

Legend: Progress Tracking

- Meeting interim target, maintain performance towards meeting 2030 target
- Falling short of interim target for one year, review current practices
- Falling short of interim target for more than two years, review and revise target (if necessary)

Note:

¹ Restate to reflect the change of grid emissions factor by Energy Commission Malaysia (2022)

Sustainability Performance Metrics

Performance on Social KPIs and Targets:

| Sustainability Matters | Target | Bursa Indicator | 2023 | 2022 |
|------------------------------------|---|-----------------|---|---|
| Employee Management | Increase average Learning and Development (L&D) hours to 40 hours per employee by 2030 | C6(a) | 35.7 hours | 23.8 hours |
| Fair Labour Practice | Maintain 100% engagement with direct workers annually on matters related to terms of employment | N/A | 100% | 100% |
| | Zero confirmed incidents on human rights violation | C6(d) | Zero incident | Zero incident |
| Occupational Safety and Health | Zero fatalities in all activities for employees and subcontractors | C5(a) | 1 | 1 |
| | Lost Time Injury Rate (LTIR) less than 0.3 by 2030 | C5(b) | 0.15 | 0.44 |
| | All employees to be trained on safety and health standards | C5(c) | 100% | 100% |
| Product Quality and Responsibility | Zero incidents of non-compliance with regulations concerning quality of our products and services | S3(b) | Zero incident | Zero incident |
| | Achieved overall average satisfaction score of 70% and above | N/A | 80.8% | 78.8% |
| | QLASSIC score: 83% and above for all relevant building projects | N/A | Average score 82.3% (3 projects assessed) | Average score 82% (4 projects assessed) |
| Community Enrichment | Supports communities through social impact projects and initiatives in encouraging inclusive growth | C2(a) & C2(b) | RM2.63 million distributed | RM2.09 million distributed |

Investment Highlights

01

Vertically Integrated
Construction Company

04

Strong Brand Heritage

02

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

05

Continuing Support
from Sunway Group

03

Proven Track Record
on the Local and
International Stage

06

Highly Experienced
Senior Management

SUNWAY[®]
CONSTRUCTION

Investment Highlights

| 01 Vertically Integrated Company

A Turnkey Contractor with a Full Range of Integrated Services & Products



Building Construction Services



Civil and Infrastructure Construction Services



Foundation and Geotechnical Engineering Services



Mechanical, Electrical and Plumbing Services



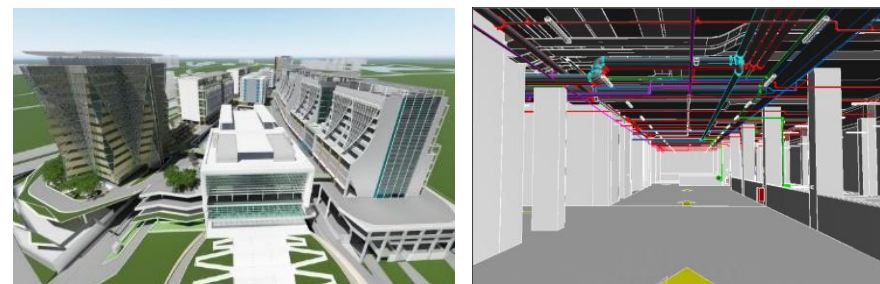
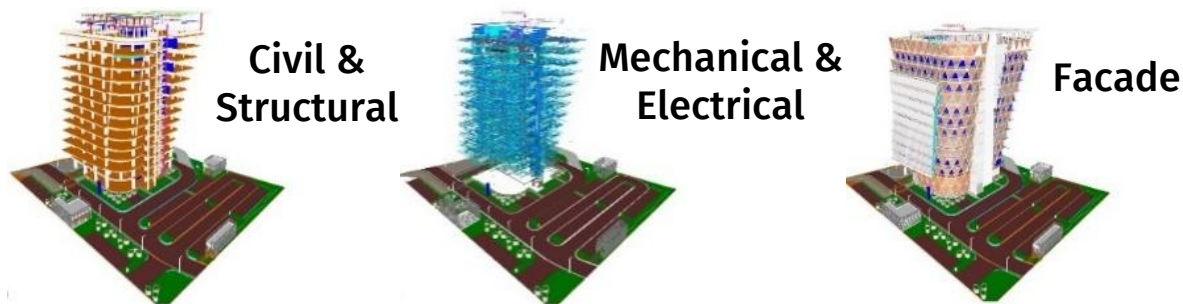
Sustainable Energy Services



Manufacturing and Sale of Precast Concrete Products

Range of Services Supported by Building Information Modelling, Large Asset Base & Best Practices

Building Information Modelling
»» Improved visualization for clash analysis



Large Asset Base »» Maximize Economies of Scale



- 12 Boring Rigs
- 25 Hydraulic and Wheeled Excavators
- 16 Tower Cranes
- 15 Mobile Cranes and Rough Terrain
- 6 Concrete Pumps and Placing Booms
- 10 Crawler Cranes
- 5 Skylifts
- 5 Lorry Cranes
- 9 Backhoes

Maximizing Cost Savings and Improved Operating Efficiencies

»» Enhanced Profitability

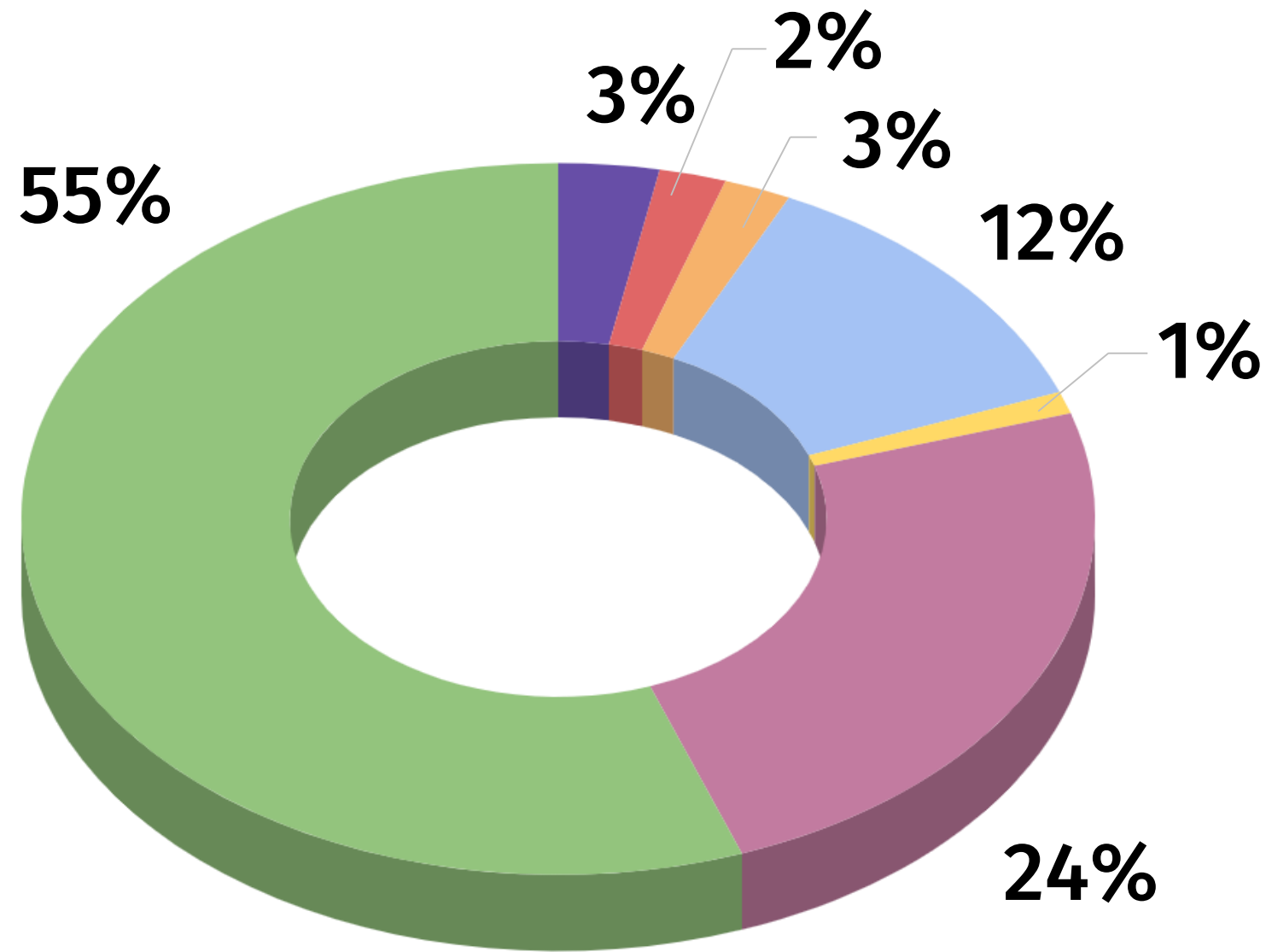


- Quality Control
- Rationalising Functions
- Consolidating Management Functions
- Maximise Economies of Scale

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



- Inhouse
- India
- Building
- Singapore Precast
- Data Centre
- Sustainable Energy
- Infrastructure / Piling

As of December 2024

Ongoing

40 Projects

Total Outstanding Order Book

RM 5.8 bil

New Orders Secured Up To Date

RM 4.2 bil

Target NEW Order Book

FYE 2025 : RM 4.5 bil to RM 6.0 bil

Previous Year Order Book

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

Investment Highlights

| 02 Solid Diversified Order Book – Detailed

| AS AT DEC-24 (RM MIL) | COMPLETION | CONTRACT SUM | O/S ORDERBOOK | | AS AT DEC-24 (RM MIL) | COMPLETION | CONTRACT SUM | O/S ORDERBOOK | |
|---|------------|-----------------|------------------|-----|---------------------------------------|------------|-----------------|------------------|-----|
| BUILDING | | | 196 | 3% | INTERNAL - SUNWAY GROUP | | | 1,414 | 24% |
| OXLEY TOWER (MEP) + VO | 1Q 2025 | 76 | 20 | | SUNWAY SQUARE - SUPERSTRUCTURE + (VO) | 4Q 2025 | 1,067 | 402 | |
| DAISO | 2Q 2026 | 298 | 176 | | SUNWAY CARNIVAL MALL - REFURBISHMENT | 2Q 2025 | 253 | 81 | |
| DATA CENTRE | | | 3,204 | 55% | SUNWAY FLORA | 1Q 2026 | 276 | 121 | |
| JHB1X0 - DATA CENTRE | 1Q 2026 | 1,700 | 455 | | SUNMED PH2 FIT-OUT | 3Q 2025 | 70 | 44 | |
| EARLY CONTRACTOR INVOLVEMENT & ENABLING | 2Q 2025 | 78 | 21 | | SUNWAY IPOH MALL | 1Q 2027 | 721 | 666 | |
| PSR - MNC | 2Q 2027 | 765 | 687 | | SUNMED PH3 FIT-OUT | 2Q 2026 | 80 | 80 | |
| JHB1X0 - REVISED NTP | 1Q 2026 | 1,500 | 1,500 | | SUNMED IPOH PH2 FIT OUT | 2Q 2025 | 18 | 12 | |
| JHB1X0 - TENANT IMPROVEMENT WORKS (TIW) | 1Q 2026 | 606 | 541 | | SUNMED DAMANSARA PH2 FIT OUT | 2Q 2025 | 9 | 8 | |
| INFRASTRUCTURE/PILING | | | 90 | 2% | GRAND TOTAL @ DEC 2024 | | 9,545 | 5,830 | |
| RTS LINK PACKAGE 1B AND PACKAGE 5 | 2Q 2025 | 558 | 90 | | <i>RED : SECURED IN 2024</i> | | 4,221 | 3,957 | |
| INDIA | | | 199 | 3% | | | | | |
| THORAPALLI - JITTANDAHALLI (TJ) | 2Q 2025 | 508 | 199 | | | | | | |
| SUSTAINABLE ENERGY | | | 46 | 1% | | | | | |
| CGPP - GREEN | 4Q 2025 | 46 | 46 | | | | | | |
| SINGAPORE | | | 681 | 12% | | | | | |
| PRECAST | VARIOUS | 472 | 239 | | | | | | |
| NEW ORDER 2024 - EXTERNAL | VARIOUS | 443 | 442 | | | | | | |

Investment Highlights

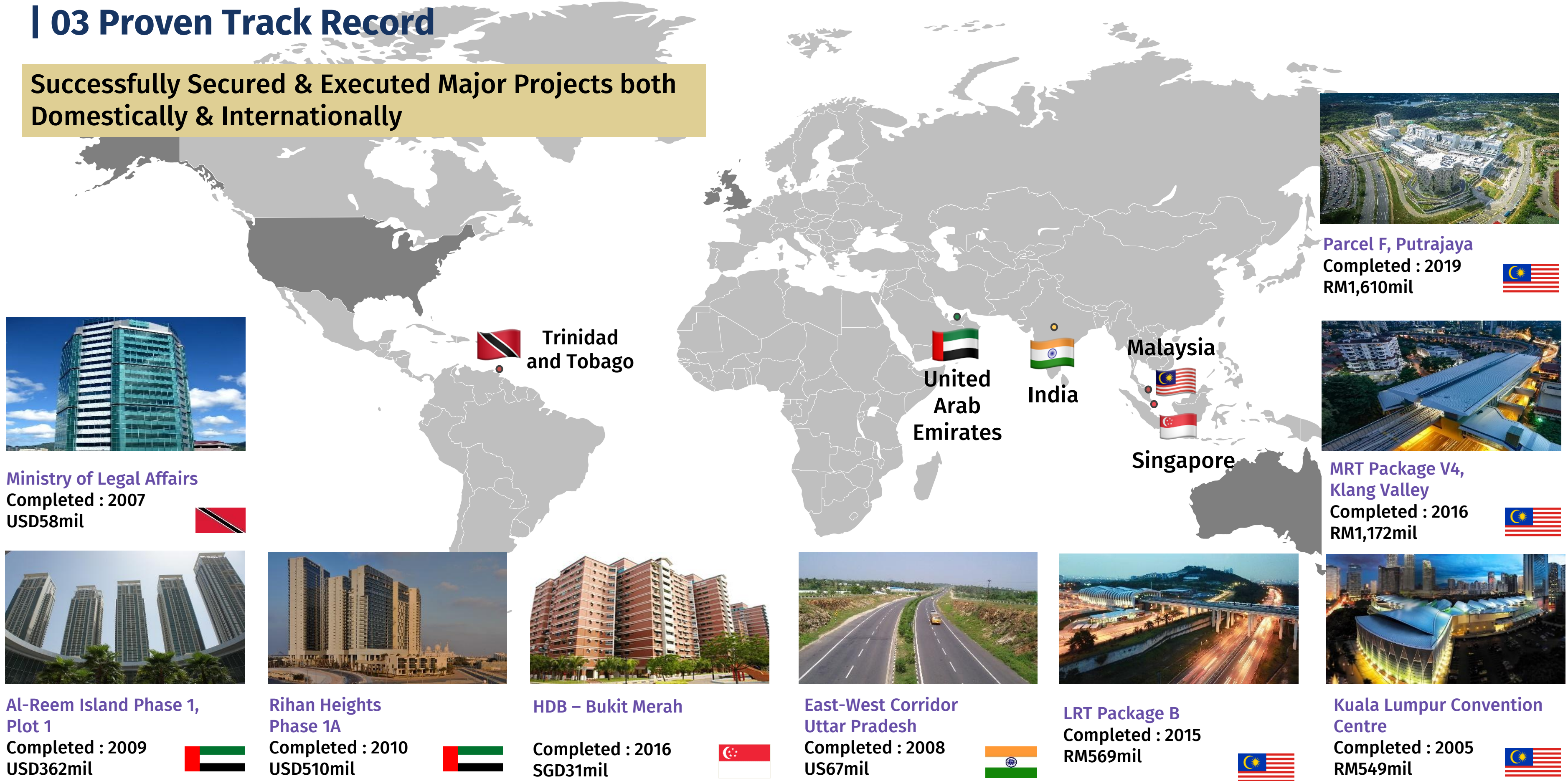
| 02 Solid Diversified Order Book – Detailed

| PROJECTS (2024 NEW AWARDS) | CLIENT | COMPLETION DATE | CONTRACT SUM (RM'MIL) |
|--|---|-----------------|-----------------------|
| SUNWAY IPOH MALL | SUNWAY LOST WORLD WATER PARK SDN BHD | JAN-27 | 721.0 |
| EARLY CONTRACTOR INVOLVEMENT & ENABLING WORKS - PACKAGE A | MULTINATIONAL TECHNOLOGY COMPANY | OCT-24 | 34.3 |
| EARLY CONTRACTOR INVOLVEMENT & ENABLING WORKS - PACKAGE B | MULTINATIONAL TECHNOLOGY COMPANY | OCT-24 | 25.8 |
| ULU PANDAN C1 & C2 | CES ENGINEERING & CONSTRUCTION PTE LTD | JUN-27 | 103.4 |
| PROJECT SERVICE REQUEST | MULTINATIONAL TECHNOLOGY COMPANY | APR-27 | 747.8 |
| BEDOK N2C23 - WATERTANKS | PRECAST CONCRETE PTE LTD | SEP-25 | 3.4 |
| LPS TERM CONTRACT BATCH 14 | HOUSING AND DEVELOPEMNT BOARD | SEP-25 | 82.1 |
| SECURED IN 1Q 2024 | | | 1,717.8 |
| 101 NEYTHAL ROAD REDEVELOPMENT | FONDA GLOBAL ENGINEERING PTE LTD | AUG-25 | 5.9 |
| SUNMED PHASE 3 - FIT-OUT WORKS | SUNWAY MEDICAL CENTRE SDN BHD | JUN-26 | 80.0 |
| JHB1X0 - REVISED NTP WORKS | YELLOWWOOD PROPERTIES SDN BHD | FEB-26 | 1,500.0 |
| SECURED IN 2Q 2024 | | | 1,585.9 |
| KALLANG WHAMPOA C53 | NEWCON BUILDERS PTE LTD | JUL-27 | 100.4 |
| PROJECT C - SITE 1 | FONDA GLOBAL ENGINEERING PTE LTD | MAY-26 | 22.6 |
| PROJECT C - SITE 2 | FONDA GLOBAL ENGINEERING PTE LTD | DEC-26 | 40.2 |
| TANGLIN HALT C2 | NEWCON BUILDERS PTE LTD | OCT-27 | 57.5 |
| JHB1X0 - TENANT IMPROVEMENT WORKS (TIW) | YELLOWWOOD PROPERTIES SDN BHD | FEB-26 | 82.5 |
| SUNMED IPOH PH2 FIT OUT | SUNWAY MEDICAL IPOH SDN BHD | APR-25 | 18.2 |
| 9 STY NURSING HOME AT JELAPANG ROAD | ZHENG KENG ENGINEERING & CONSTRUCTION PTE LTD | APR-26 | 11.3 |
| 7 STY NURSING HOME AT TAMPINES STREET 42 | VIGCON CONSTRUCTION PTE LTD | APR-26 | 10.6 |
| SUNMED DAMANSARA PH2 FIT OUT | PARADIGM FAIRVIEW SDN BHD | MAY-25 | 9.0 |
| SECURED IN 3Q 2024 | | | 352.2 |
| JHB1X0 - TENANT IMPROVEMENT WORKS | YELLOWWOOD PROPERTIES SDN BHD | FEB-26 | 264.8 |
| TENGAH BRICKLAND C2 MSCP LPS | CES ENGINEERING & CONSTRUCTION PTE LTD | SEP-25 | 4.0 |
| JHB1X0 - TENANT IMPROVEMENT WORKS | YELLOWWOOD PROPERTIES SDN BHD | FEB-26 | 103.0 |
| JHB1X0 - TENANT IMPROVEMENT WORKS | YELLOWWOOD PROPERTIES SDN BHD | FEB-26 | 42.4 |
| EARLY CONTRACTOR INVOLVEMENT & ENABLING WORKS - PACKAGE B - WORK ORDER | MULTINATIONAL TECHNOLOGY COMPANY | APR-25 | 18.2 |
| JHB1X0 - TENANT IMPROVEMENT WORKS | YELLOWWOOD PROPERTIES SDN BHD | FEB-26 | 113.8 |
| BUKIT PANJANG N1C14 & CHOA CHU KANG N8C12 MSCP LPS | VARIOUS | VARIOUS | 1.3 |
| PROJECT SERVICE REQUEST - WORK ORDER | MULTINATIONAL TECHNOLOGY COMPANY | APR-27 | 17.4 |
| SECURED IN 4Q 2024 | | | 565.0 |
| TOTAL AS AT DECEMBER 2024 | | | 4,221.0 |

Investment Highlights

| 03 Proven Track Record

Successfully Secured & Executed Major Projects both Domestically & Internationally



Investment Highlights

| 04 Strong Brand Heritage



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



Talentbank Graduates' Choice Award – Champion in Construction 2024



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



NACRA 2023 – Excellence Awards – Companies with Less Than RM2b in Market Capitalisation – Platinum



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

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 2024 : RM2.1b

Revenue - Property Division

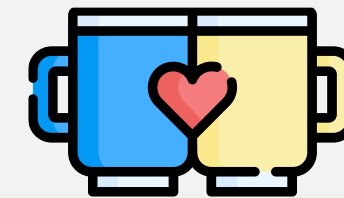
| | | | | | | | |
|------|------|------|------|------|------|------|------|
| 2023 | 1.4b | 2020 | 0.5b | 2023 | 4.4b | 2020 | 1.9b |
| 2022 | 1.2b | 2019 | 0.6b | 2022 | 1.0b | 2019 | 1.2b |
| 2021 | 0.6b | 2018 | 0.6b | 2021 | 3.2b | 2018 | 2.1b |

At least 51% stake in SunCon Group post IPO

Total gross development value of remaining landbank
2,467 acres - RM53 bil (15 yrs)

Sales Target
FYE 2024 : RM2.6b

| | | | | | | | |
|--------------|-----|-----------|----|------|------|------|------|
| Johor | 55% | Penang | 4% | 2023 | 2.4b | 2020 | 1.3b |
| Klang Valley | 28% | Singapore | 5% | 2022 | 2.0b | 2019 | 1.6b |
| | | Others | 8% | 2021 | 2.6b | 2018 | 1.7b |



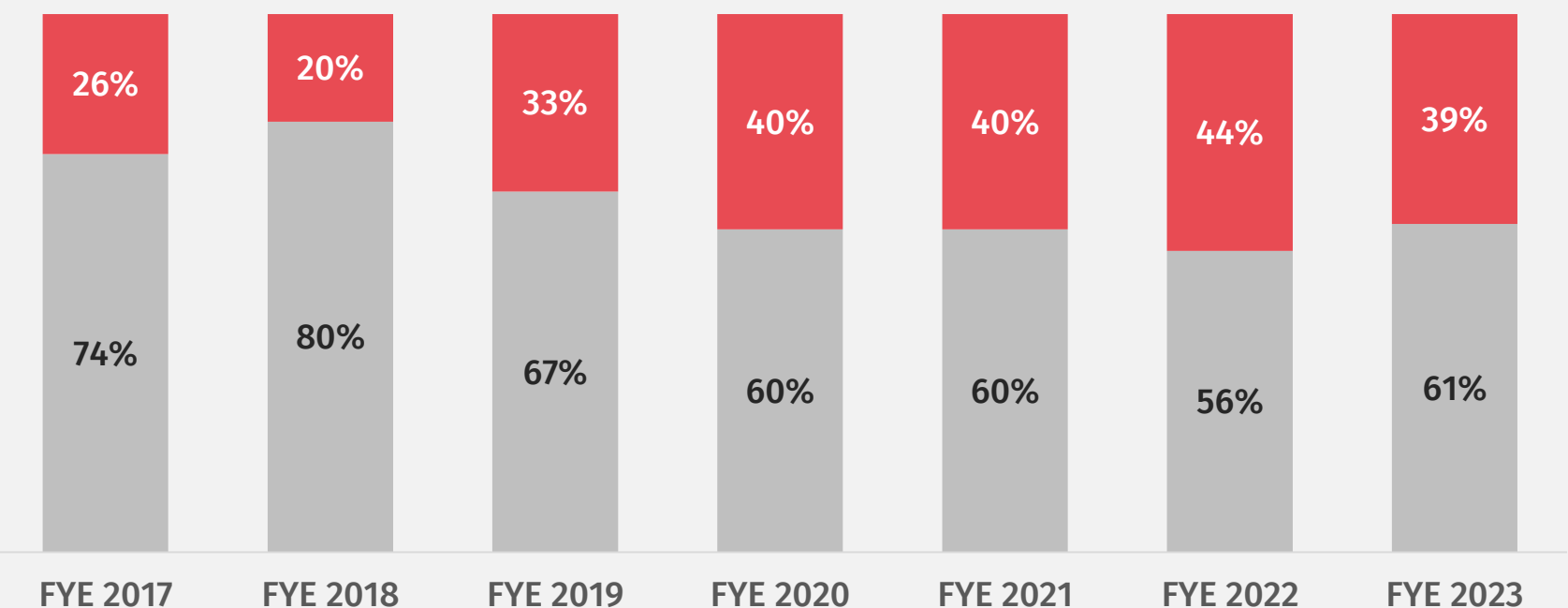
>>> Bedrock orders even during a decline in the construction sector

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

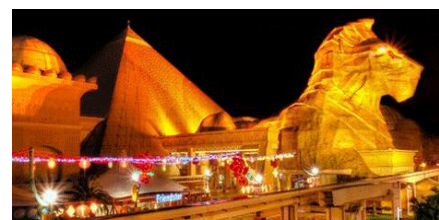
Sunway Group's Continued Support

Revenue Contribution

Others Sunway Group



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

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
(Appointed w.e.f. 01.04.2022)

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



RICHARD WONG KWAN SONG
Group Deputy Managing Director
(Appointed w.e.f. 01.04.2022)

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



ERIC TAN CHEE HIN
Group Deputy Managing Director
(Appointed w.e.f. 01.04.2022)

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 15 years



ELAINE LAI EE-LING
Chief Financial Officer
(Appointed w.e.f. 01.07.2022)

Years in SunCon Group **13 years**
Construction Industry Experience
Over 10 years



LIM VIN TZE
Senior Executive Director,
Operations

Years in SunCon Group **19 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

- Integrated business model providing end-to-end design and construction solutions
- VDC enabled
- Focused on sustainability and renewable energy.
- Well supported by investment in capex and assets previously

Positioned for Growth

- The largest pure play listed construction company in Malaysia
- Top 3 construction group by turnover and profit
- Overseas venture to India (secured 2 HAM projects in FYE 2020) and ASEAN countries
- Construction sector growth
2024: **17.5%** | 2023: **6.1%** | 2022: **5.1%** | 2021 : **-5.2%** | 2020 : **-19.3%**
Singapore Precast : ICPH plant has completed and in operation

Solid Order Book

- Strong order book & tender book with diversified construction capabilities across various sub – segments of the construction sector
- Proven Track Record in the Local & International Stage
- Ventured into Advanced Technology Facilities (ATF) - secured 5 data centre projects from 4 multinational clients

Continuing Support from Sunway Group

- At least 51% stake in SunCon Group post IPO
- Treasury support from Sunway Berhad

Financial

- High Return on Equity – Best ROE for 6 consecutive years under construction sector awarded by The Edge Billion Ringgit Club
- Sound balance sheet with net current assets position
- 35% dividend policy
2024 : **59%** | 2023 : **53%** | 2022 : **53%** | 2021 : **60%**

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 : 2Q 2025



Project Highlights

Ongoing Projects : Building | Residential

Sunway Flora Residences, Bukit Jalil

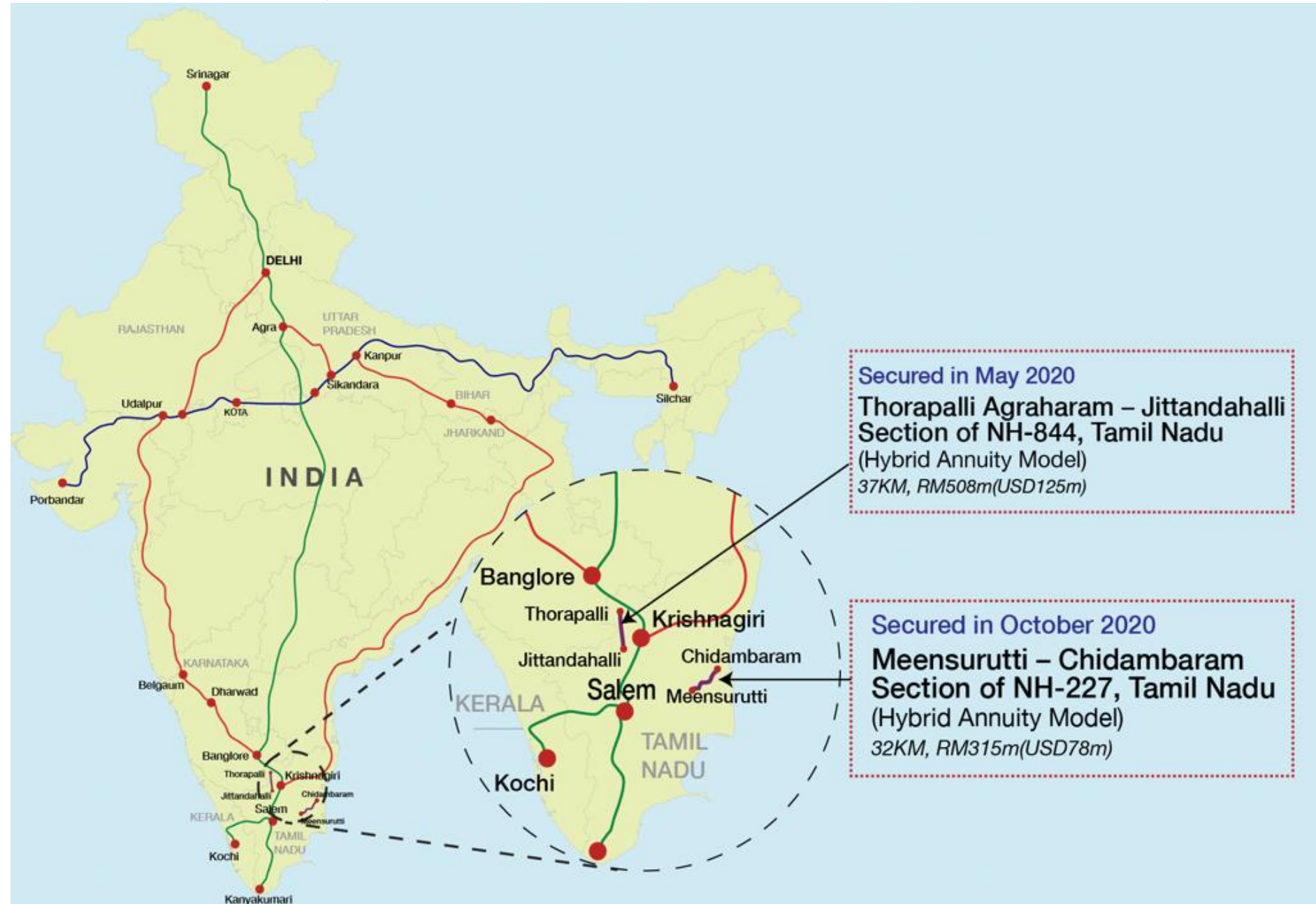
- › Contract Value : RM276 million
- › Completion : 1Q 2026



Project Highlights

| Ongoing Projects : India | Civil / Infrastructure

- 2 India Hybrid Annuity Model project secured in May & Oct 2020
- Meensurutti – Chidambaram project has obtained a Commercial Operation Date on 15 February 2024
- Thorapalli Agraharam-Jittandahalli project : settlement agreement signed on 7 August 2024 with target completion by the second quarter 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



TNB HQ Campus Phase 2 – KL



Sunway Square – District Cooling System



Heliosel L2 & L3

Geotechnical



Pile Foundation Works



Earth Retaining System



Ground Treatment



Offshore Piling

Precast Concrete Products



Parapet Wall



Façade Window



Water Tank



Lift Core Wall



Column



Staircase

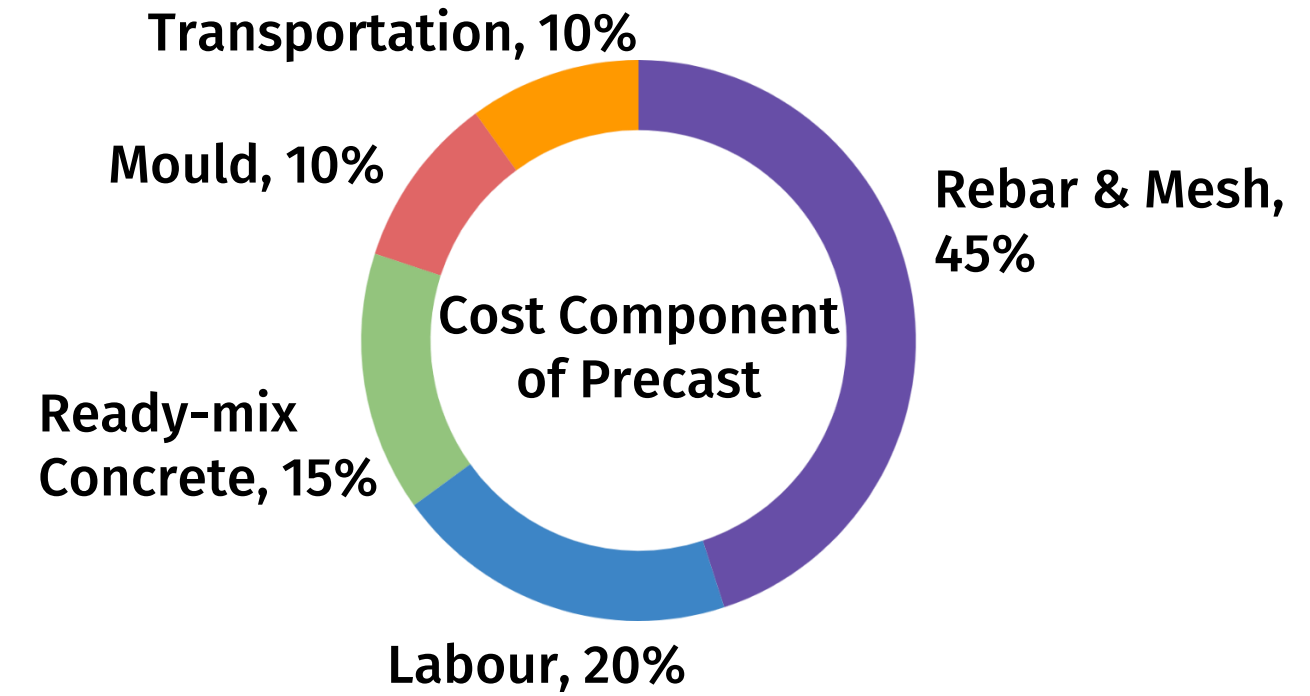
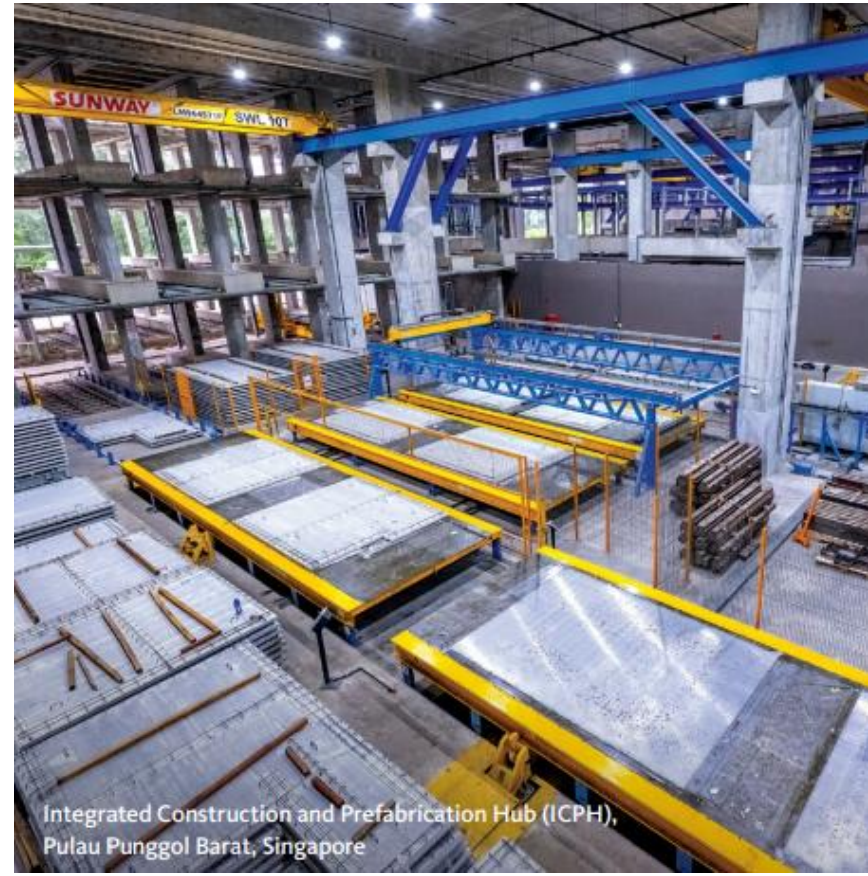


Hollow Core Slab



Prefabricated Toilet

Precast Concrete Products



| Plant | Area (sq. ft.) | Max Annual Capacity (m ³) | Utilisation | | | | | | No. of lines |
|-------------------------|--|---------------------------------------|-------------|----------|----------|----------|----------|----------|------------------|
| | | | 2024 (%) | 2023 (%) | 2022 (%) | 2021 (%) | 2020 (%) | 2019 (%) | |
| Senai Plant (own) | Built up area : 262,231 Land area : 475,409 | 54,000 | 48% | 69% | 66% | 48% | 47% | 46% | 6+3 (half) lines |
| Iskandar Plant (rented) | Land area : 9 hectares | 72,000 | 22% | 68% | 57% | 41% | 48% | 72% | 9 lines |
| ICPH plant | Built up area : 334,232 | 48,000 | 38% | 40% | - | - | - | - | 12 lines |

• HDB BTO Flats Launch >> 2025 (F) : 19,600 | 2024 : 19,637 | 2023 : 22,780 | 2022 : 23,184 | 2021 : 17,109 | 2019 : 14,591 | 2018 : 15,811 | 2017 : 17,593

Precast Concrete Products

| Opportunities In Singapore

Joint Press Release by MND & HDB - 25,000 New Flats will be Launched in 2025

2 Over the last four years, HDB has ramped up the supply of BTO flats to meet the increased housing demand in recent years. From 2021 to 2024, we launched about 82,700 flats. Minister Desmond Lee said, “To address demand-supply imbalance arising from COVID-19 disruptions, we have ramped up supply in recent years. With the planned offer of another 19,600 BTO flats in 2025, we are on track to launch about 102,300 BTO flats from 2021 to 2025, exceeding our commitment to launch 100,000 new flats over the 5-year period.”

| Year | Flats Launched* |
|--------------|------------------|
| 2021 | 17,100 |
| 2022 | 23,200 |
| 2023 | 22,800 |
| 2024 | 19,600 |
| 2025 | 19,600 (planned) |
| Total | 102,300 |

*Rounded to the nearest hundred

4 Minister assured that HDB will continue to put out a steady pipeline of flats to meet housing demand in the next few years, and will launch more than 50,000 flats between 2025 (inclusive) – 2027, with a total of about 130,000 flats from 2021 to 2027.



LIFTING
CRANE

TRAILER
DELIVERY

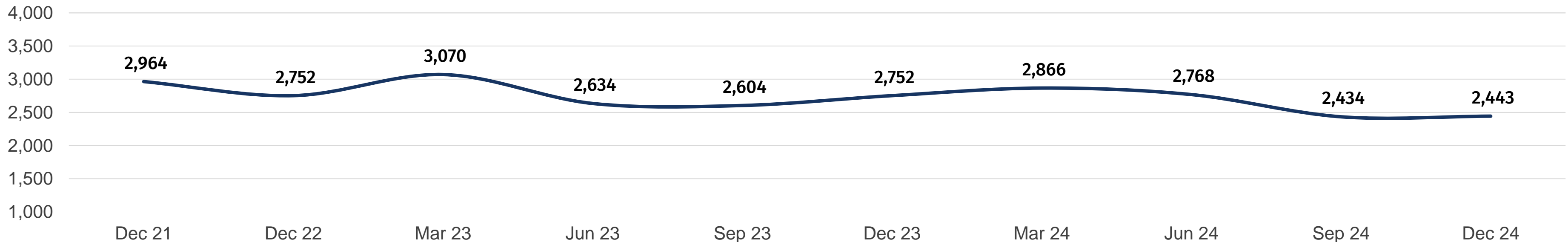
Source:

<https://www.hdb.gov.sg/about-us/news-and-publications/press-releases/25000-New-Flats-will-be-Launched-in-2025>

Potential Key Risks

| Potential Risk | Potential Impact | | | Controls to Mitigate Risk |
|-------------------------------|---|--------------------------|---------------------|---|
| Fluctuation of material price | <u>Steel bar price</u> | <u>Bulk cement price</u> | <u>Copper price</u> | <ul style="list-style-type: none"> • 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 |
| | Dec'21 RM2,964 | Dec'21 RM275 | Dec'21 USD9,570 | |
| | 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 | |
| Foreign currency fluctuation | Importation of solar panels, inverters, special lightings, furnishing & façade components | | | <ul style="list-style-type: none"> • 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)



THANK YOU



Sunway Square