

# **SUNWAY**<sup>®</sup>

## **CONSTRUCTION**



# Corporate Presentation

March 2021

# CORPORATE PROFILE

- Incorporated in 1976 & commenced business in 1981
- First listing in year 1997 & delisted in year 2004
- Relisting under the construction sector of the Main Market of Bursa Malaysia on 28<sup>th</sup> July 2015
- Cumulative revenue since inception of RM40 bil
- Market capitalization: Around RM2.4bil (Mar 2021 : 1.9% Foreigner; 48.0% Non Bumi and 50.1% Bumi)
- Top external shareholders (EPF 9.0%, Amanah Saham 6.5%, Great Eastern 4.0% , AIA, PNB)



Tan Sri Dato Seri Dr Jeffrey Cheah

65.3%

**SUNWAY**®

Other shareholders

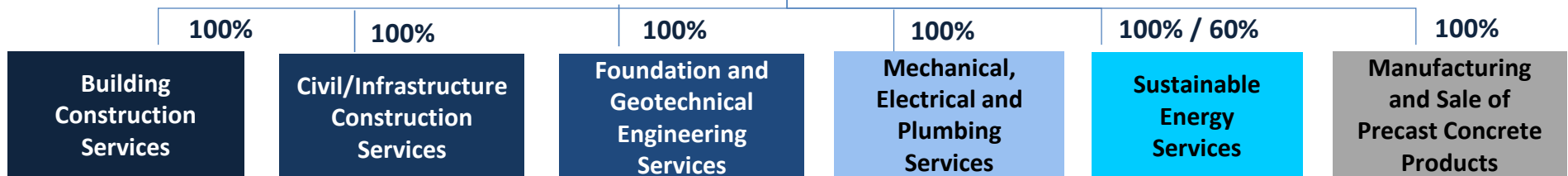
34.7%

54.6%

10.7%

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**CONSTRUCTION**



# FULLY INTEGRATED BUSINESS MODEL

## Building Construction Services



- Design and construction service provider specializing in Building Information Modeling System (BIM /VDC)
- International portfolio includes projects in Singapore, UAE and Trinidad and Tobago
- Special Purpose Building Projects include Kuala Lumpur Convention Centre, Pinewood Studio, Sunway Medical Centre, Monash University Campus M'sia; Sunway Shopping Mall; Putrajaya Govt Agency Offices; International School of Kuala Lumpur

## Civil/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 7 completed highways and bridges in India and 2 new HAM project secured in FYE 2020

## 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
- Precast concrete products manufactured, include Industrialised Building System ("IBS") components, for residential, commercial and infrastructure development 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 (SunCon will support 2 winners as EPC)
- MOU with ENGIE – GDC in M'sia/India

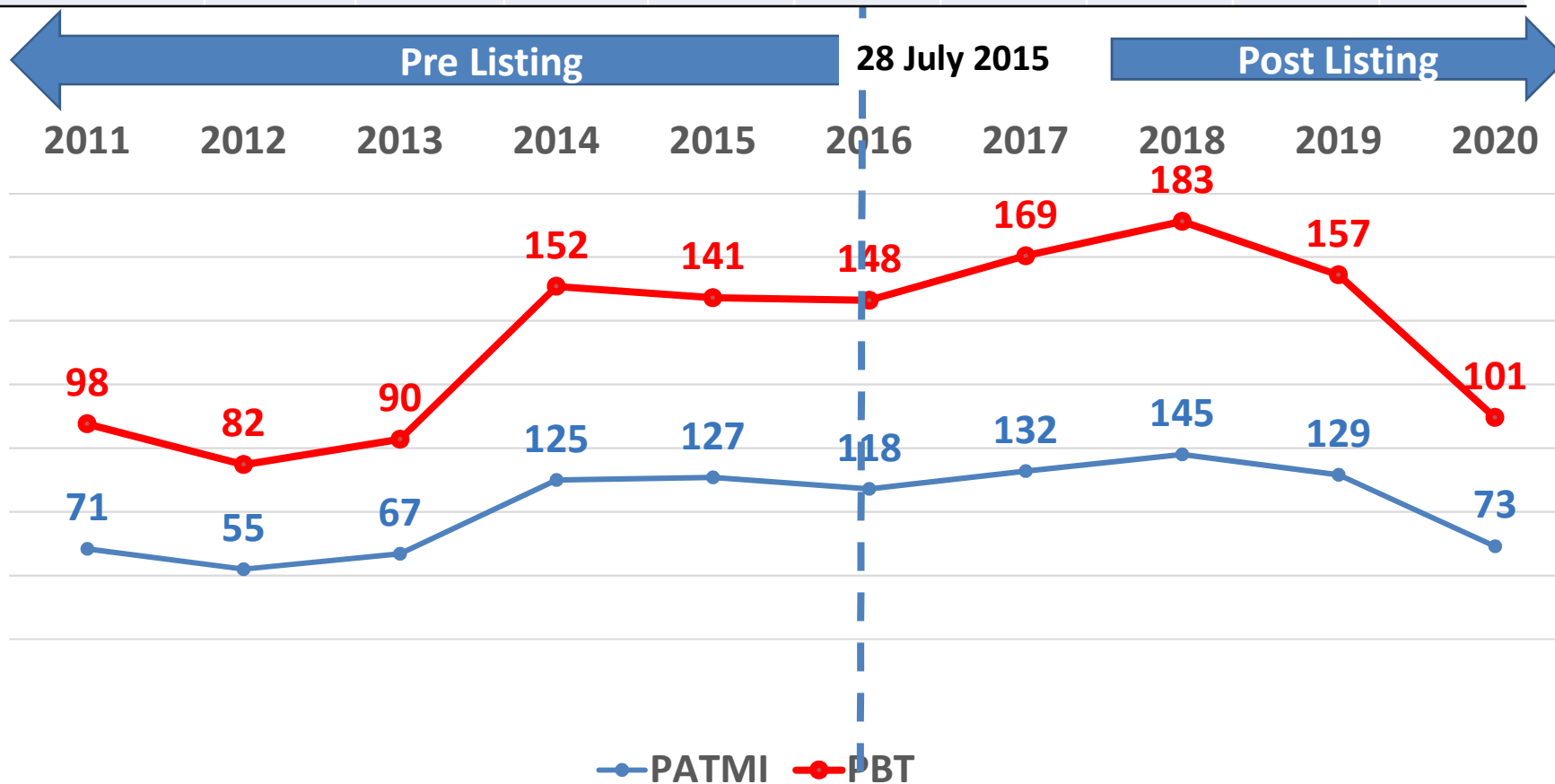
## Foundation and Geotechnical Engineering Services



- 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.

# PROVEN TRACK RECORD

	IPO (28.7.15)	29.12.17	31.12.18	31.12.19	31.3.20	30.6.20	30.9.20	31.12.20	31.3.2021
Price (RM)	1.20	2.51	1.33	1.91	1.51	1.88	1.84	1.88	1.80
Market Cap	1.55b	>3.0 b	1.72b	2.5b	2b	2.4b	2.4b	2.4b	2.3b



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

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# STRONG FINANCIAL PERFORMANCE

	2016 Restated RM mil	2017 Restated RM mil	2018 Restated RM mil	2019 Audited RM'mil	2020 Audited RM'mil	1Q2021 Unaudited RM'mil
Revenue	1,788.8	2,076.3	2,256.8	1,768.7	1,552.6	455.2
PBT	148.0	168.7	182.7	157.4	101.1	27.3
PBT %	8.3%	8.1%	8.1%	8.9%	6.5%	6.0%
PBT % - Con	6.0%	7.3%	8.6%	9.5%	6.8%	5.6%
PBT % - Precast	20.3%	19.0%	0.8%	1.9%	2.8%	10.6%
PATMI	117.8	132.3	144.7	129.3	72.8	20.2
ROE (%)	26%	26%	26%	21%	12%	N/A

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

*Dividend for 2015 : 4 cents or > 40% of full year PATMI*

*Dividend for 2016 : 5 cents or > 55% of full year restated PATMI*

*Dividend for 2017 : 7 cents or > 68% of full year restated PATMI*

*Dividend for 2018 : 7 cents or > 62% of full year PATMI*

*Dividend for 2019 : 7 cents or 70% of full year PATMI*

*Dividend for 2020 : 4 cents or > 70% for full year PATMI*

# SOUND BALANCE SHEET

	2016 Restated RM mil	2017 Restated RM mil	2018 Restated RM mil	2019 Restated RM'mil	2020 Audited RM'mil	1Q 2021 Unaudited RM'mil
SHF	487.8	542.9	590.2	623.0	636.9	658.2
Total assets	1,722.4	1,824.9	1,930.8	2,002.3	1,906.1	1,862.2
Bank borrowings	136.5	134.7	113.6	286.1	300.9	307.8
<i>In-house advance</i>	<i>56.9</i>	<i>131.5</i>	<i>96.3</i>	<i>95.8</i>	-	-
Cash	520.7	339.0	493.6	614.6	200.1	186.4
Wholesale Funds – Invest in Associate		124.1			440.0	497.3
Net Gearing Ratio**	N/A	N/A	N/A	N/A	16%	18%

Note : To be read in conjunction with our Combined Audited Accounts.

\*As per prospectus

\*\*Net Gearing Ratio = Net debt / Shareholders' Funds

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.

# NON FINANCIAL INDICATORS

	2014	2015	2016	2017	2018	2019	2020
<b><u>Quality</u></b>							
QLASSIC-construction	79%	75.3%	73.3%	77.2%	73.6%	75.0%	N/A
CONQUAS-precast	100%	100%	100%	100%	99.2%	N/A	N/A
Customer Satisfaction	75.6%	76.5%	74.3%	75.7%	77.6%	77.7%	96.1%
<b><u>ESH</u></b>							
Work Man-Hours	16,376,137	14,676,640	16,918,924	18,790,437	20,242,286	16,611,284	14,723,472
Fatal Accident	2	2	2	-	-	1	2
<b><u>Employees</u></b>							
% Woman	15%	16%	15%	16%	14%	14%	16%
Ratio Men: Women pay	0.97:1	0.97:1	0.98:1	0.97:1	0.96:1	1:0.93	0.99:1
Man day training/staff	3.23	3.6	2.7	1.2	2.8	3.4	2.0
Attrition	17%	14%	13%	13%	13%	11%	13%

# INVESTMENT HIGHLIGHTS

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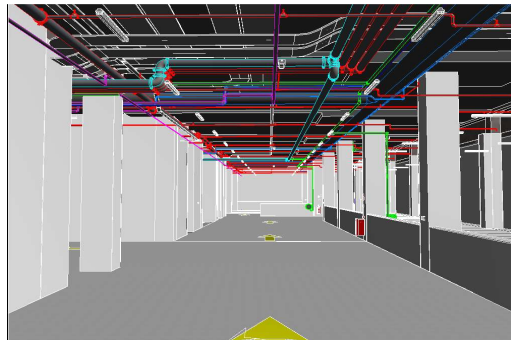
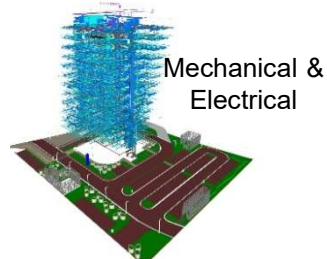
# FULLY INTEGRATED COMPANY

A Turnkey Contractor with a Full Range of Integrated Services & 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 Allows Us to Maximize Economies of Scale**

- 26 Boring Rigs
- 18 Tower Cranes
- 3 Launching Girders
- 13 Crawler Cranes
- 17 Mobile Cranes
- 7 Passenger Hoist
- 27 Excavators
- 7 Skylift
- 45,000 M<sup>2</sup> System Formworks

**Maximizing Cost Savings and Improved Operating Efficiencies = Enhanced Profitability**

- Quality Control
- Rationalizing 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**

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# SOLID DIVERSIFIED ORDER BOOK

As at Mar-2021 (RM mil)	Completion	Contract Sum	O/S Orderbook	
<b>Building</b>			715	14%
Putrajaya Parcel F	Maintenance	1,610	17	
TNB HQ Campus (Ph 2)	3Q 2021	781	449	
PLC	4Q 2021	305	168	
Ozley Tower (MEP)	2Q 2022	68	54	
IOI Mall (MEP)	4Q 2021	68	28	
<b>Infrastructure/Piling</b>			553	11%
LRT 3 : Package GS07-08	2Q 2022	1,295	465	
Sentul West Station (MEP)	4Q 2021	57	35	
Chan Sow Lin KYMRT UG St (M)	4Q 2021	54	39	
Jalan Tambun	4Q 2022	14	14	
<b>India</b>			823	17%
Thorapalli Agraharam - Jittand.	3Q 2023	508	508	
Meensurutti - Chidambaram	3Q 2023	315	315	
<b>Internal</b>			2,460	49%
SMC 4 - YO	3Q 2022	612	430	
Sunway Serene	2Q 2022	413	162	
Velo 2	4Q 2021	352	173	
Velocity 3C4	2Q 2022	100	50	
Sunway GEOLake	2Q 2021	223	13	
Carnival Mall Ext	3Q 2021	286	112	
SMC Seberang Jaya	3Q 2021	180	104	
SMC Seberang Jaya - YO	3Q 2021	16	16	
Big Box Hotel	2Q 2021	100	3	
Parcel CP - Pilling	2Q 2021	119	25	
Parcel CP2 (superstructure)	3Q 2022	344	344	
BKE (Seberang Jaya)	2Q 2021	4	4	
Belfield	1Q 2024	403	387	
SIS	4Q 2022	121	103	
SIS - YO	4Q 2022	15	15	
Hotel Guestroom Reno	2Q 2021	81	46	
Velo 2B	3Q 2023	253	246	
Big Box Office	2Q 2022	51	48	
Sunway Damansara Medical	1Q 2023	180	180	
<b>Renewable Energy</b>			33	1%
RE - Internal	2021	12	7	
RE - External	2021	26	26	
<b>Singapore</b>			422	8%
Precast	Various	331	237	
New Order 2021	Various	185	185	
<b>Grand Total @ Mar 2021</b>		<b>9,481</b>	<b>5,006</b>	
		<i>Red : Secured in 2021</i>	<i>462</i>	<i>458</i>

# NEW ORDER BOOK SECURED 2021

Projects (2021 new awards)	Client	Duration	Contract Sum (RM'mil)
Sunway International School - Bandar Sunway (Add VO)	Sunway Education Group Sdn Bhd	30 months	15.0
Big Box Office	Sunway Marketplace Sdn Bhd	14 months	51.4
Tengah Park C2	Chiu Teng Construction Co. Pte Ltd	23 months	114.3
Sunway Medical Centre - Damansara Giza	Paradigm Fairview Sdn Bhd	24 months	180.0
DD Plastic (SIRIM)	Sirim Berhad	3 months	0.4
Tengah C7	LBD Engineering Pte Ltd	27 months	35.1
Ang Mo Kio N2C23A	Right Construction Pte Ltd	27 months	35.7
Jalan Tambun	Majlis Bandaraya Ipoh	18 months	13.7
Sunway Medical Centre - Seberang Jaya (VO)	Paradigm Fairview Sdn Bhd	6 months	16.0
<b>Secured in 1Q 2021</b>			<b>462</b>
<b>TOTAL - FY2021</b>			<b>462</b>
	M'sia - Inhouse		57%
	M'sia - External		3%
	S'pore - External		40%

**Target NEW order book → FYE 2021 : RM2b**

**New order 2020 : 2.3b; 2019 : 1.8b; 2018 : 1.6b, 2017 : 4.0b, 2016 : 2.7b, 2015 : 2.6b, 2014 : 0.8b, 2013 : 2.9b, 2012 : 1.9b**

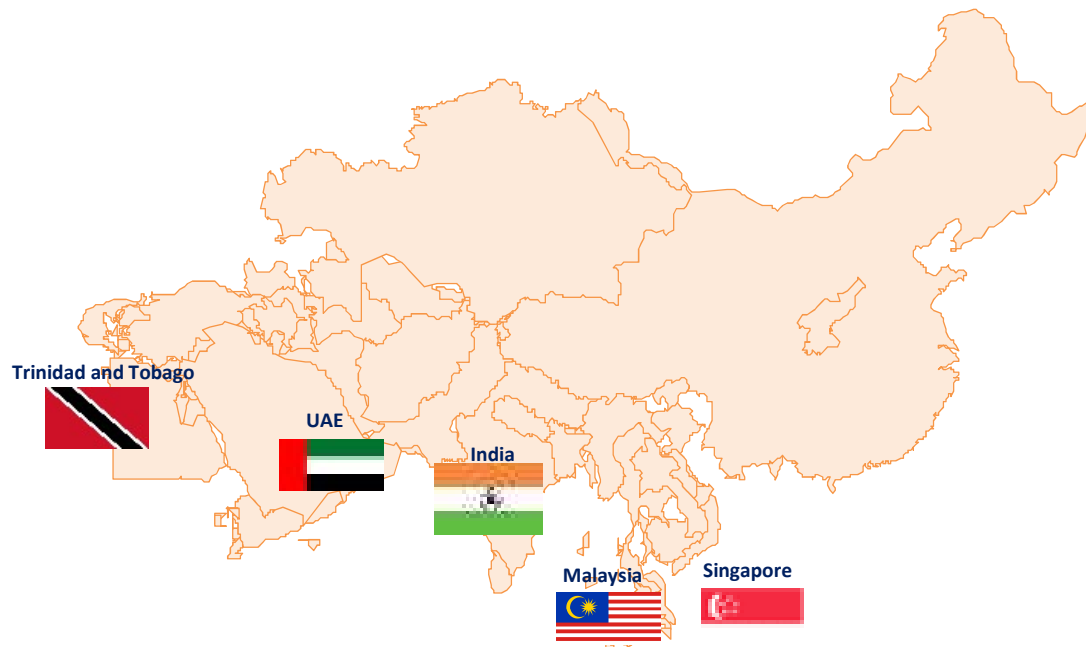
**Outstanding Order book 2020 : 5.1b 2019 : 5.2b; 2018 : 5.2b, 2017 : 6.6b, 2016 : 4.8b, 2015 : 3.8b, 2014 : 3.0b, 2013 : 3.2b, 2012 : 4.1b**

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# PROVEN TRACK RECORD

Successfully Secured & Executed Major Projects both Domestically & Internationally..



**Parcel F, Putrajaya**  
Completed : 2019  
Value: RM1,610mil



**Package V4**  
Completed : 2016  
Value: RM1,172mil



**Kuala Lumpur  
Convention Centre**  
Completed: 2005  
Value: RM549mil



**Phase 1A,  
Rihan Heights,UAE**  
Completed: 2010  
Value: US\$510 mil



**East-West Corridor  
Uttar Pradesh, India**  
Completed: 2008  
Value: US\$67 mil



**Ministry of Legal  
Affairs**  
Completed: 2007  
Value: US\$58 mil



**Phase 1, Plot 1  
Al-Reem Island**  
Completed: 2009  
Value: US\$362 mil



**HDB – Bukit Merah**  
Completed: 2016  
Value: SGD31mil

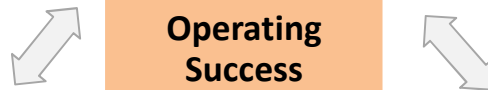


**LRT Package B**  
Completed : 2015  
Value: RM569mil

# STRONG BRAND HERITAGE

Proven Capabilities...

Which Led to an Established Multi-Award Winning Brand...



Proven  
Operating  
Success

**SUNWAY®**  
CONSTRUCTION

Excellent  
Reputation



40 Years Heritage

Leverage on the “Sunway” Brand

## FTSE4Good Bursa Malaysia Index

Bursa Malaysia has always advocated sustainability as key to business success today. A holistic approach to business management, incorporating economic, environmental, social and governance considerations alongside financial ones, will serve as a sound business model that supports business continuity and long term value creation for stakeholders and society at large.



SG50 Prestige  
Enterprise Award  
2015 / 2016



Singapore Successful  
Brand 2015



MCIEA Builder of The  
Year Award  
2018, 2013, 2005 &  
2003



MCIEA  
International  
Achievement Award  
2012



Industry Excellence  
Awards 2014 – Export  
Excellence Award



MCIEA Project Award:  
Building-Major Scale –  
KL Convention Centre  
2006

## 2020

- 19<sup>th</sup> February 2020: Leadership Area –Based Demarcation (LeAD) Programme by Petronas – “Best Area Champion (onshore construction)
- 6 March 2020: 5<sup>th</sup> Asia Best Sustainability Reporting Awards (ASRA) Singapore – Asia’s Best Sustainability Report within Annual Report - “Bronze”
- Sept 2020 : MSWG-Asean Corporate Governance Award 2019 – Industry Excellence Award
- 14 Dec 2020 : The Edge Billion Ringgit Club award – Construction Sector : Highest return on ROE
- 17 Dec 2020 : The ASSETS ESG Award – Gold Award
- 22 Dec 2020 : NACRA award (National Annual Corp Report Award) – Platinum for market capitalisation < 2b

## 2021

- 9 April 2021 - Mechanical & Electrical Contractors award from MBAM
- April 2021 – MSOSH 2019 OSH Award (Gold 1 – PNLC) (Gold 2 – TNB Campus)

# 5 CONTINUOUS SUPPORT INTERNALLY

## Sunway Group Strategic Relationship

**SUNWAY®**

- ✓ Major property developer in Malaysia. Revenue =2020 : 0.5b (2019 : 0.6b; 2018 : 0.6b 2017:0.9b, 2016:RM1.2b) from its property development divisions
- ✓ Total gross development value of remaining landbank (3,362 acres) Johor 50%, Klang Valley 28%, Penang 6%, Singapore 12%, Others 4% – **RM59 bil (15 years)**
- ✓ 2021/2020 Launch Target : **RM2.8b** (2020:1.9b; 2019 : 1.2b, 2018 : 2.1b, 2017 : 1.1b,2016:0.65b,2015: 1.4 bil) Sales target 2021 : **RM1.6b** (2020 : 1.3b; 2019 : 1.55b; 2018 : 1.7b; : RM2017 : 1.2b; 2016 : 1.2b, 2015 : 1.2b)
- ✓ At least 51% stake in Suncon Group post IPO



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**CONSTRUCTION**

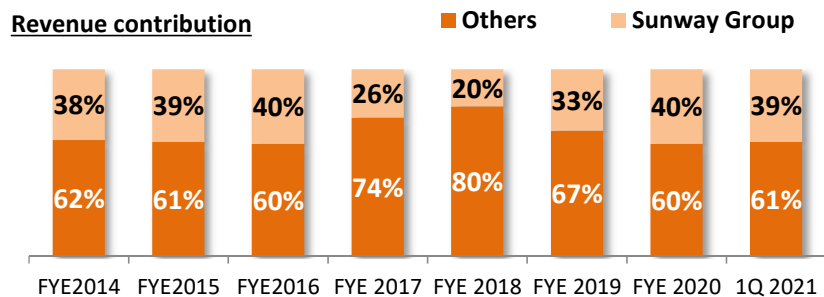
- ✓ Competitive advantage in property development – design optimization, assurance on quality & timeliness
- ✓ Portfolio of diversified services across the construction sub-sector

### Our Key Developments with Sunway Group



### Sunway Group's Continued Support

#### Revenue contribution



Symbiotic Relationship with Sunway Group Provides Stability During Periods of Downturn

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# HIGHLY EXPERIENCED MANAGEMENT TEAM

## Chung Soo Kiong



**Designation** : Group Managing Director

**Years in Suncon Group** : >20 years

**Construction Industry Experience** : Over 20 years

## Liew Kok Wing



**Designation** : Managing Director

**Years in Suncon Group** : > 20 years

**Construction Industry Experience** : Over 20 years

## Richard Wong



**Designation** : Deputy Managing Director

**Years in Suncon Group** : 20 years

**Construction Industry Experience** : Over 28 years

## Evan Cheah



**Designation** : Non-Independent Non-Executive Director

**Years in Suncon Group** : 20 years

**Construction Industry Experience** : Over 15 years

## Yip Lai Hun



**Designation** : Director Supply Chain & Contracts Mgmt

**Years in Suncon Group** : > 25 years

**Construction Industry Experience** : 27 years

## Thomas Samuel



**Designation** : Director Piling Division

**Years in Suncon Group** : Since 2015

**Construction Industry Experience** : Over 33 years

## Ng Bee Lien



**Designation** : Chief Financial Officer

**Years in Suncon Group** : 15 years

**Construction Industry Experience** : 20 years

## Kwong Tzyy En



**Designation** : Director Precast Division

**Years in Suncon Group** : 20 years

**Construction Industry Experience** : Over 20 years

## Eric Tan Chee Hin



**Designation** : Director MEP Division

**Years in Suncon Group** : 20 years

**Construction Industry Experience** : Over 19 years

Extensive Industry Expertise and Strong Execution Capability with an Average of Over 23 Years of Experience in the Construction Industry

# KEY TAKEAWAYS

## Fully integrated Construction Company

- Integrated business model providing end-to-end design and construction solutions
- VDC enabled
- Well supported by investment in capex and assets previously

## 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
- History of repeat order from reputable clients with high credit worthiness

## 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)
- FY2020 : Revival of government pump priming projects such as the ECRL, HSR (M'sia portion), MRT3, LSS4
- Construction sector growth in 2020 : -19.4%; 2019: 0.1% 2018 : 4.2%; 2017 : 6.7%; 2016 : 7.4% ; 2015 : 8.2%
- Singapore Precast : Construction on ICPH plant is on-going (operational 2H 2022)

## Continuing Support from Sunway Group

- At least 51% stake in Suncon Group post IPO
- Bed rock orders even during a decline in the construction sector (past years 40% revenue)
- Treasury support from Sunway Bhd

## Financial

- High Return on Equity (> 20%)
- Sound balance sheet with net cash position
- 35% dividend policy (2015 : > 40%, 2016 : > 50%, 2017 : > 60%, 2018 : > 60%, 2019 : 70% : 2020 : 71%)



# BUILDING – KLANG VALLEY

**Job Scope :** 1 storey semi basement car park, 4 storey institutional building, 2 guard house, 1 surau and other including associated works and upgrading of ancillary buildings

This building is designed with a target of Platinum rating for both GBI and LEED. The Campus is designed to encourage social collaboration and enhance future learning experiences through innovative learning spaces in support of PETRONAS work culture. The form of the campus is the curved central pedestrian spine that becomes a main Infrastructure focus and links all building components, where classes and accommodation blocks are interconnected closely to create space cohesion and spaces that are physically connected via crossing pedestrian bridge, adjoining classroom, guestroom and public spaces, to allow seamless visual interaction and connectedness to all these spaces. The building measures 470 meters long and by 36 meter depth including the central spine with a total built up area of 42,074.82 sq. m (452,725 sq. feet) including the sub-basement car park.

## PETRONAS LEADERSHIP CENTER



Contract Sum : RM310 mil  
Client : Petronas  
Completion : 3Q2021



# BUILDING – KLANG VALLEY

Building	No of Storey
Block A – Office	19
Block B - Office	12
Block C - Office	9
Block D- Office	7
Basement 2	1
Basement 1	1
LG	1
5 - Convention Centre	3
6 - Interactive Centre For Electricity	2
7 - Pelitawanis	4
8 - Child Care	3



TNB  
CAMPUS,  
BANGSAR



AERIAL VIEW	
1	BLOCK A
2	BLOCK B
3	BLOCK C
4	BLOCK D
5	CONVENTION CENTRE
6	INTERACTIVE CENTRE OF ELECTRICITY
7	PELITAWANIS
8	CHILDCARE

Contract Sum : RM781.3 mil  
(13.6 acres)

Client : Tenaga Nasional Berhad

Completion Year : 2Q2022

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# BUILDING – IN HOUSE (Secured Aug 2020)

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BELFIELD (residential), KL

Contract Sum : RM403 million



CP2 mixed commercial, Sunway

Contract Sum : RM344 million

# BUILDING – IN HOUSE (Secured Sept 2020)

## Sunway Velocity 2 – Plot B

Contract Sum : RM253 million



Proposed Construction of:-

- Phase 2A – 2-Storey Retail, 8-Storey Podium Carpark & 1-Storey Basement Carpark
- Phase 2B & 2C – 2 Blocks of 39-Storey Serviced Apartments

## Sunway Medical 4 - Extension

VO: RM162 million



Main Building Works:-

- **Tower D** – Hospital Suites 180 new Outpatient Specialist Consultation Suites across the 3 blocks and 474 units of Senior Living residences
- **Tower E** – Hospital Block - dedicated Women's Tower
- **Tower F** – Hospital Block - dedicated Children's Tower

# BUILDING – NORTHERN REGION



## SUNWAY CARNIVAL MALL EXTENSION

Gross floor area to 1.45 million sq ft from the current 780,000 sq ft

Net lettable area (NLA) from around 500,000 sq ft to 830,000 sq ft.

Opening 4Q 2021

## SUNWAY MEDICAL, SEBERANG JAYA

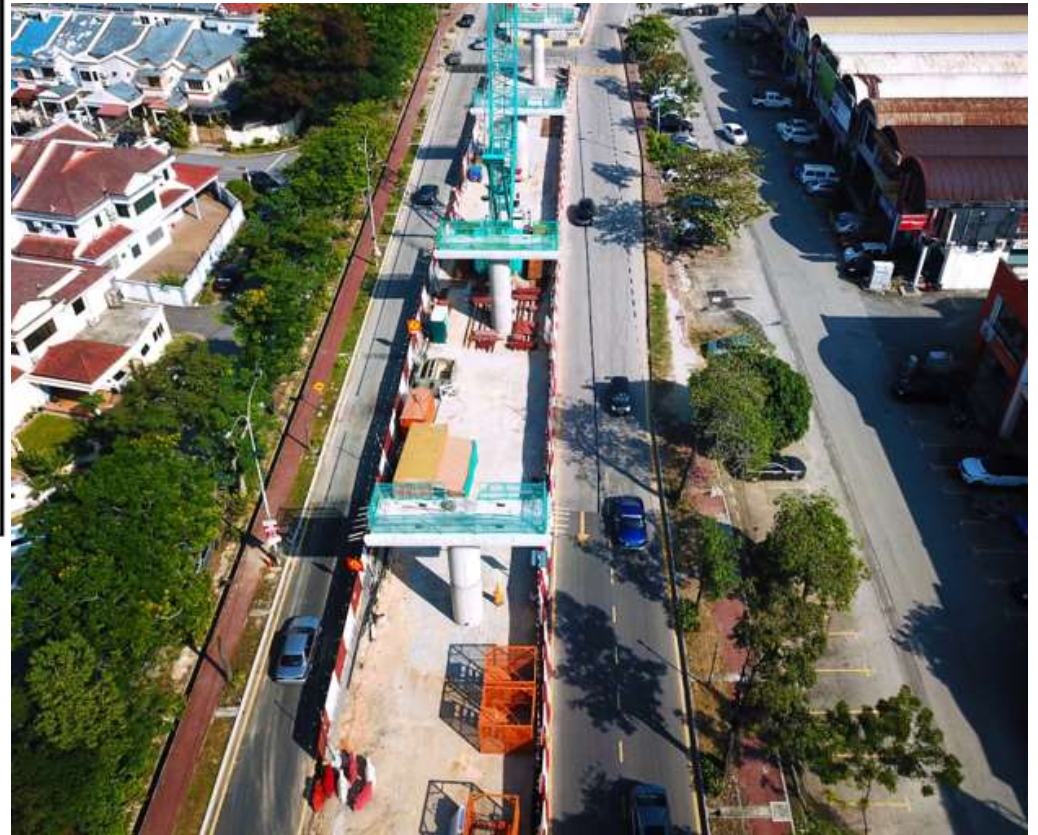
180-bed hospital with a six-bed intensive care unit

Opening 4Q 2021



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# CIVIL / INFRASTRUCTURE



## LRT 3 – GS0708 (KAWASAN 17 TO SRI ANDALAS)

### Job Scope :

- 9.2km of viaduct works
- 6 stations works
- 1 bridge over Klang River (Design & Build)
- 2 Park & Ride at Pasar Besar Klang and Sri Andalas
- 1 Centralised Labour Quarter at Johan Setia

Completion Q2 2022  
65% completion @ 1Q 2021

# CIVIL / INFRASTRUCTURE

## MRT V201 (SUNGAI BULOH TO PERSIARAN DAGANG)

**Duration** : 60 months (completion May 2021)

**Job Scope** : Construction and Completion of Viaduct Guideway from Sungai Buloh to Persiaran Dagang and Advance Work Construction of Viaduct Guideway between Kampung Muhibbah to Serdang Raya . Works involves **3 nos** station, **142 nos** piers, **180 km** telco fibre optic relocation, **21.5 km** underground HT cables relocation, **5.4 km** water pipe relocation and **701 nos** bored piles



CPC Obtained Nov 2020

# CIVIL / INFRASTRUCTURE - INDIA

## 2 India Hybrid Annuity Model project secured in March & Oct 2020

	Thoropalli Jittandahalli	Meensurutti Chidambaram (Achieved Financial Closed on 10 May 2021)
Contract Sum	864.5crores	553.8 crores
Maintenance per year (15 years)	7.08 crores	1.5 crores
Construction years	2 years	2 years
SunCon's portion	60%	60%
Payment terms	40% during construction and 60% over 15 annuity years. NHA will pay us interest on 60% at RBI rate + 3%	
Length	36.75 (4 lane)	31.53km (2 lane)
State	Tamilnadu	Tamilnadu

Enroute for Financial Close @ May 2021



# CIVIL / INFRASTRUCTURE - INDIA



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# GEOTECHNICAL

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Pile Foundation Works



Earth Retaining System



Ground Treatment



Offshore Piling

# MECHANICAL, ELECTRICAL AND PLUMBING

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Pinewood Movie Studio



Central Utilities Facilities



KLIA Chilled Water

# SUSTAINABLE ENERGY

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Gas District Cooling Plant - Putrajaya



Roof Top Solar – Sunway Iskandar

# PRECAST CONCRETE PRODUCTS

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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 <sup>3</sup> )	Utilisation rate 2020(F) (%)	Utilisation rate 2019 (%)	Utilisation rate 2018 (%)	No. of lines
Senai Plant (own)	Built up area : 262,231 Land area : 475,409	54,000	42.5%	34%	58%	6+3 (half) lines
Iskandar Plant (rented)	Land area : 9 hectares	72,000	55.8%	56%	39%	9 lines



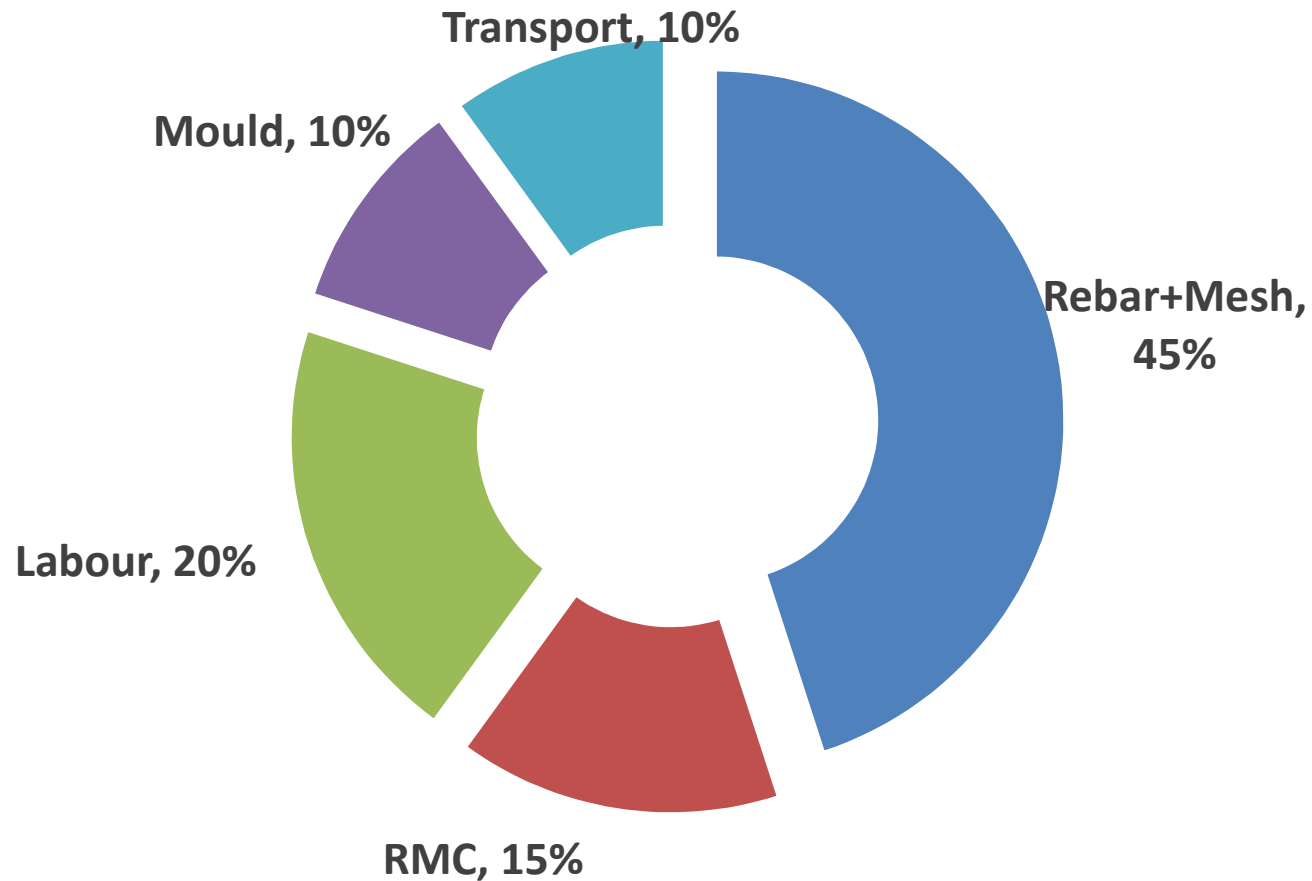
HDB BTO Launch → 2020(F) = 16,727(2019 : 14,591; 2018 : 15,811 2017 : 17,593; 2016 17,891; 2015 : 15,100 ; 2014 : 22,455)

Capacity building → ICPH (Integrated Construction Precast Hub) in Pulau Punggol Barat costing SGD80m during the 3 years construction period for a 30 years lease for a fully automated robotic precast plant **(Tender won on 27 July 2018 & tentative opening of plant : 3Q 2022)**

# PRECAST CONCRETE PRODUCTS

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## Cost component of Precast



# PRECAST – OPPORTUNITIES IN SINGAPORE

SINGAPORE: By 2019, 35 per cent of newly launched housing board projects will be built using a method in which 3D modular units are manufactured and finished in factories, announced the Housing and Developing Board (HDB) in a news release on Wednesday (Sep 6).

The method, known as Prefabricated Prefinished Volumetric Construction (PPVC), is being piloted in Valley Spring @ Yishun. Construction for the 824 Build-to-Order (BTO) units began in March, and HDB said such technology will improve productivity and ensure greater quality control.

“Volumetric construction in a factory environment offers more uniform and better quality workmanship. The incidence of wet construction joints is also reduced, thereby improving the water tightness of wet areas,” said HDB.

It added that with the finishes done in factories, there will be less noise and dust at the construction site. Fewer workers are also required on-site.

Apart from the PPVC method, HDB also announced that by 2019, all BTO flats will be fitted with bathroom units that are pre-assembled off-site, with finishes like copper piping, partial tiling, window frames and a waterproofing system.

The PPVC method will be 8 per cent costlier than conventional building methods, where workers hoist raw materials onto elevated blocks being built.

"These costs are expected to come down as the technology matures and the industry capacities and capabilities build up over time.

"The use of pre-fabricated bathroom units and PPVC methods will also translate to savings in terms of manpower," said the HDB.



LIFTING  
CRANE

TRAILER  
DELIVERY



# PRECAST – OPPORTUNITIES IN SINGAPORE



## Prefabricated bathrooms, units for all Singapore new flats by 2019



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CLAIRE HUANG ✉ huangly@sph.com.sg



This would drive HDB's construction productivity on a larger scale, setting it on track to achieve a productivity improvement of 25 per cent by 2020, compared with 2010. PHOTO:HDB

THE Housing Development Board (HDB) says it will improve construction productivity through a greater use of prefabricated units that are assembled off-site but that can be installed on-site.

This would drive HDB's construction productivity on a larger scale, setting it on track to achieve a productivity improvement of 25 per cent by 2020, compared with 2010.

One of the initiatives is to expand the use of prefabricated bathroom units (PBU).

The HDB on Wednesday said that it would implement PBUs in 60 per cent of the flats launched in 2017, before extending this to all projects launched by 2019.

## HDB construction productivity to improve 25 per cent by 2020

HDB to use prefabricated building methods in 35% of all its projects by 2019



**Linette Heng**  
Reporter  
Sep 07, 2017 06:00 am



**Prefabricated bathrooms units (PBUs) of better workmanship quality will be a feature of all newly launched Housing Board flats by 2019.**

The Prefabricated Prefinished Volumetric Construction (PPVC) method - which involves constructing and assembling 3D modular units with finishes in a factory before it is transported to a construction site for installation - will also be used in 35 per cent of all HDB projects by that time.



Prefabricated bathrooms units are assembled with finishes in a factory before it is transported to a construction site for installation. PHOTO: LIANHE ZAOBAO

# PRECAST – OPPORTUNITIES IN SINGAPORE

## Singapore to spend \$139m promoting modular and digital construction

6 March 2020 | By Rod Sweet | 0 Comments



Singapore announced a range of measures this week to keep boosting construction productivity, including a S\$120m (US\$86.4m) fund to push modular techniques in new public-sector buildings, and S\$19m (US\$13.7m) to get SMEs using digital technologies.

The city state will also start cutting the number of foreign construction professionals firms can hire from next year, in order to boost home-grown talent.

Minister for National Development and Manpower, Zaqy Mohamad, told this year's Committee of Supply Debate that Singapore was on track to reach its 2020 target of 40% take-up of "design for manufacture and assembly" techniques, or DfMA, but wanted to reach 70% by 2025.

"This is an ambitious target but I think that we can achieve this by working together with the industry. We aim to make DfMA our default way of building," Mohamad said.

The S\$120m will be disbursed through Singapore's Public Sector Construction Productivity Fund (PSCPF), set up last year to promote DfMA techniques including prefabricated prefinished volumetric construction (PPVC), mass engineered timber, structural steel systems, and advanced precast concrete systems.

Singapore zeroed in on DfMA as a route to higher productivity in 2014, pouring S\$55m into a productivity fund, and commissioning a series of "integrated construction and precast hubs", which are highly-automated, multi-storey factories for producing precast concrete building elements and volumetric modules.

### Digital push

This week Mohamad told his audience that Singapore's construction productivity had risen by more than 17% in the last decade.

The government sees digitalisation as an important way to make the industry more productive.

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# POTENTIAL KEY RISKS

Potential Risk	Potential Impact	Controls to Mitigate Risk
Fluctuation of material price	<u>Steel bar price (Y16-Y21)</u> Dec 2019 : RM1,947 Dec 2020 : RM2,520 Mar 2021 : RM 2,819 <u>Bulk cement price</u> Dec 2018 : RM206/m <sup>3</sup> ; Dec 2019 : RM222 Dec 2020 : RM214 <u>Copper</u> Dec 2019 : USD6,000; Dec 2020 : USD7,800	<ul style="list-style-type: none"> <li>Bulk locked-in steel rebar in advanced at lower prices or when price is favorable.</li> <li>Forward-looking steel rebar requirement (approximately 6 months in advanced).</li> <li>Managed to lock in at old price for most existing projects till completion.</li> </ul>
Foreign currency fluctuation	Importation of special lightings, furnishing & façade components	<ul style="list-style-type: none"> <li>FOREX hedging in advance once design and bill of quantity is confirmed.</li> <li>FOREX rates are fixed upfront at the contractual level.</li> </ul>

MONTHLY AVERAGE FOR STEEL BAR (RM/MT)

