SUNWAY CONSTRUCTION GROUP BERHAD

INTERIM FINANCIAL REPORT

THIRD QUARTER ENDED 30th SEPTEMBER 2026



SUNWAY CONSTRUCTION GROUP BERHAD
Company No. 201401032422 (1108506-W)
(Incorporated in Malaysia)

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SUNWAY CONSTRUCTION GROUP BERHAD (Company No : 201401032422 (1108506-W))

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE PERIOD ENDED 30 SEPTEMBER 2026

THE FIGURES HAVE NOT BEEN AUDITED

UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENTS FOR THE PERIOD ENDED 30 SEPTEMBER 2026

		<---------- INDIVIDUAL QUARTER ---------->					<----- CUMULATIVE QUARTER ------->		
	NOTE	CURRENT PERIOD QUARTER 30/09/2026	PRECEDING YEAR CORRESPONDING QUARTER 30/09/2025	CHANGES	IMMEDIATE PRECEDING QUARTER 30/06/2026	CHANGES	CURRENT YEAR TO DATE 30/09/2026	PRECEDING YEAR TO DATE 30/09/2025	CHANGES
		RM'000	RM'000	%	RM'000	%	RM'000	RM'000	%
REVENUE		1,072,744	1,445,192	(25.8%)	1,017,666	5.4%	3,113,097	4,322,620	(28.0%)
OPERATING EXPENSES		(966,344)	(1,350,565)	28.4%	(909,009)	(6.3%)	(2,785,922)	(4,009,793)	30.5%
OTHER OPERATING INCOME		3,860	5,924	(34.8%)	3,633	6.2%	9,623	14,752	(34.8%)
(IMPAIRMENT LOSSES)/NET REVERSAL OF IMPAIRMENT LOSSES ON FINANCIAL ASSETS		3,362	(4,890)	>100%	(999)	>100%	22,794	(7,853)	>100%
PROFIT FROM OPERATIONS		113,622	95,661	18.8%	111,291	2.1%	359,592	319,726	12.5%
FINANCE INCOME & OTHER DISTRIBUTION INCOME		20,824	39,600	(47.4%)	20,026	4.0%	63,320	71,840	(11.9%)
FINANCE COSTS		(5,495)	(13,647)	59.7%	(4,263)	(28.9%)	(14,165)	(39,298)	64.0%
SHARE OF RESULTS OF JOINT VENTURES		6,268	5,445	15.1%	4,245	47.7%	12,458	10,625	17.2%
PROFIT BEFORE TAX	**B6**	135,219	127,059	6.4%	131,299	3.0%	421,205	362,893	16.1%
INCOME TAX EXPENSE	**B5**	(28,525)	(30,668)	7.0%	(25,536)	(11.7%)	(91,718)	(86,539)	(6.0%)
PROFIT AFTER TAX		106,694	96,391	10.7%	105,763	0.9%	329,487	276,354	19.2%
ATTRIBUTABLE TO:									
- OWNERS OF THE PARENT		105,056	83,778		103,586		327,052	243,391	
- NON-CONTROLLING INTERESTS		1,638	12,613		2,177		2,435	32,963	
		106,694	96,391		105,763		329,487	276,354	
EARNINGS PER SHARE									
(i) BASIC (sen)	**B10**	7.91	6.38		7.81		24.69	18.72	
(ii) DILUTED (sen)	**B10**	7.90	6.37		7.80		24.60	18.64	

(The Unaudited Condensed Consolidated Income Statements should be read in conjunction with the Annual Statutory Financial Statements for the year ended 31 December 2025 and the accompanying explanatory notes attached to the interim financial statements.)

SUNWAY CONSTRUCTION GROUP BERHAD (Company No : 201401032422 (1108506-W))

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE PERIOD ENDED 30 SEPTEMBER 2026

THE FIGURES HAVE NOT BEEN AUDITED

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME FOR THE PERIOD ENDED 30 SEPTEMBER 2026

	<---------- INDIVIDUAL QUARTER ---------->			<-- CUMULATIVE QUARTER -->	
	CURRENT PERIOD QUARTER 30/09/2026	PRECEDING YEAR CORRESPONDING QUARTER 30/09/2025	IMMEDIATE PRECEDING QUARTER 30/06/2026	CURRENT YEAR TO DATE 30/09/2026	PRECEDING YEAR TO DATE 30/09/2025
	RM'000	RM'000	RM'000	RM'000	RM'000
PROFIT FOR THE PERIOD	106,694	96,391	105,763	329,487	276,354
OTHER COMPREHENSIVE INCOME TO BE RECLASSIFIED TO PROFIT AND LOSS IN SUBSEQUENT YEAR					
FOREIGN CURRENCY TRANSLATION	1,534	(6,936)	2,190	(7,183)	3,328
SHARE OF OTHER COMPREHENSIVE INCOME OF ASSOCIATES AND JOINT VENTURES	718	(413)	240	659	(165)
OTHER COMPREHENSIVE INCOME FOR THE PERIOD	2,252	(7,349)	2,430	(6,524)	3,163
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	108,946	89,042	108,193	322,963	279,517
ATTRIBUTABLE TO:					
- OWNERS OF THE PARENT	107,778	77,980	105,568	323,782	246,814
- NON-CONTROLLING INTERESTS	1,168	11,062	2,625	(819)	32,703
	108,946	89,042	108,193	322,963	279,517

(The Unaudited Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the Annual Statutory Financial Statements for the year ended 31 December 2025 and the accompanying explanatory notes attached to the interim financial statements.)

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2026

	NOTE	AS AT FINANCIAL PERIOD ENDED 30/09/2026	AS AT FINANCIAL YEAR ENDED 31/12/2025
		RM'000 (UNAUDITED)	RM'000 (AUDITED)
ASSETS			
Non-current assets			
Property, plant, equipment, software and right of use assets		117,632	122,075
Investment in joint ventures		218,067	208,194
Other investments		266	266
Long term receivables	B8	349,306	402,555
Deferred tax assets		50,921	44,958
		736,192	778,048
Current assets			
Inventories		62,110	60,117
Receivables, deposits and prepayments	B8	1,837,474	1,567,124
Tax recoverable		15,604	18,674
Cash and bank balances		1,902,869	2,000,058
		3,818,057	3,645,973
TOTAL ASSETS		4,554,249	4,424,021
EQUITY AND LIABILITIES			
Current liabilities			
Payables, lease liabilities and other current liabilities		3,291,606	3,194,032
Borrowings	B7	368,347	157,706
Tax payable		31,013	53,963
		3,690,966	3,405,701
Non-current liabilities			
Borrowings	B7	116,569	142,535
Lease liabilities		7,685	9,772
Deferred tax liabilities		2,616	689
		126,870	152,996
Total liabilities		3,817,836	3,558,697
Equity attributable to owners of the parent			
Share capital		427,404	378,369
Treasury shares		(6,990)	(6,990)
Merger reserve		(37,894)	(37,894)
Share option reserve		8,744	12,176
Retained profits		296,849	444,774
Other reserves		(9,782)	(6,512)
		678,331	783,923
NON-CONTROLLING INTERESTS		58,082	81,401
Total equity		736,413	865,324
TOTAL EQUITY AND LIABILITIES		4,554,249	4,424,021
Net Assets Per Share Attributable To Owners Of The Parent (RM)		**0.51**	**0.59**

(The Unaudited Condensed Consolidated Statements of Financial Position should be read in conjunction with the Annual Statutory Financial Statements for the year ended 31 December 2025 and the accompanying explanatory notes attached to the interim financial statements.)

SUNWAY CONSTRUCTION GROUP BERHAD (Company No : 201401032422 (1108506-W))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2026
THE FIGURES HAVE NOT BEEN AUDITED
UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE PERIOD ENDED 30 SEPTEMBER 2026

	<-- ATTRIBUTABLE TO OWNERS OF THE PARENT -->											
	<-- NON-DISTRIBUTABLE -->								DISTRIBUTABLE			
	SHARE CAPITAL	TREASURY SHARES	MERGER RESERVE	OTHER RESERVES TOTAL	CAPITAL CONTRIBUTION BY IMMEDIATE HOLDING COMPANY	OTHER CAPITAL RESERVE	SHARE OPTION RESERVE	FOREIGN EXCHANGE RESERVE	RETAINED PROFITS	TOTAL	NON-CONTROLLING INTERESTS	TOTAL EQUITY
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
PERIOD ENDED 30 SEPTEMBER 2026												
At 1 January 2026	378,369	(6,990)	(37,894)	5,664	641	471	12,176	(7,624)	444,774	783,923	81,401	865,324
Profit for the period	-	-	-	-	-	-	-	-	327,052	327,052	2,435	329,487
Other comprehensive income, net of tax	-	-	-	(3,270)	-	-	-	(3,270)	-	(3,270)	(3,254)	(6,524)
Total comprehensive income	-	-	-	(3,270)	-	-	-	(3,270)	327,052	323,782	(819)	322,963
Transactions with owners												
Share option granted under ESOS	-	-	-	4,020	-	-	4,020	-	-	4,020	-	4,020
Issuance of ordinary shares pursuant to:												
- exercise of ESOS	49,035	-	-	(7,452)	-	-	(7,452)	-	-	41,583	-	41,583
Dividends paid	-	-	-	-	-	-	-	-	(474,977)	(474,977)	(22,500)	(497,477)
At 30 September 2026	427,404	(6,990)	(37,894)	(1,038)	641	471	8,744	(10,894)	296,849	678,331	58,082	736,413
PERIOD ENDED 30 SEPTEMBER 2025												
At 1 January 2025	258,580	(6,990)	(37,894)	3,317	641	471	-	2,205	660,899	877,912	60,588	938,500
Profit for the period	-	-	-	-	-	-	-	-	243,391	243,391	32,963	276,354
Other comprehensive income, net of tax	-	-	-	3,423	-	-	-	3,423	-	3,423	(260)	3,163
Total comprehensive income	-	-	-	3,423	-	-	-	3,423	243,391	246,814	32,703	279,517
Transactions with owners												
Acquisition equity interest in subsidiary by non-controlling interests	-	-	-	-	-	-	-	-	-	-	13,635	13,635
Share option granted under ESOS	-	-	-	13,902	-	-	13,902	-	-	13,902	-	13,902
Issuance of ordinary shares pursuant to:												
- exercise of ESOS	115,532	-	-	(15,972)	-	-	(15,972)	-	-	99,560	-	99,560
Dividends paid	-	-	-	-	-	-	-	-	(192,464)	(192,464)	(15,000)	(207,464)
At 30 September 2025	374,112	(6,990)	(37,894)	4,670	641	471	(2,070)	5,628	711,826	1,045,724	91,926	1,137,650

(The Unaudited Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Annual Statutory Financial Statements for the year ended 31 December 2025 and the accompanying explanatory notes attached to the interim financial statements.)

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS FOR THE PERIOD ENDED 30 SEPTEMBER 2026

	NOTE	FOR THE PERIOD ENDED 30/09/2026	FOR THE PERIOD ENDED 30/09/2025
		RM'000 (UNAUDITED)	RM'000 (UNAUDITED)
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit before tax		421,205	362,893
Adjustments for:			
- non-cash items		(8,081)	26,154
- finance costs		14,165	39,298
- finance income and other distribution income		(63,320)	(71,840)
Operating cash flows before working capital changes		363,969	356,505
Changes in working capital		178,624	1,246,088
Cash flows generated from operations		542,593	1,602,593
Interest and other distribution income received		63,320	71,840
Interest paid		(13,547)	(39,016)
Dividend received from a joint venture		5,273	-
Tax refunded		5,072	944
Tax paid		(119,685)	(21,898)
Net cash generated from operating activities		483,026	1,614,463
CASH FLOWS FROM INVESTING ACTIVITIES			
Proceeds from disposal of property, plant and equipment and software		279	12,734
Proceeds from dissolution of a joint venture		179	-
Proceeds from disposal of a joint venture		-	10,983
Acquisitions of property, plant and equipment and software		(4,728)	(42,441)
Placement of deposits pledged to other financial institutions		85,228	(52)
Deposits of deposits from licensed bank with maturity of more than 3 months		(24,262)	(1,064)
Net cash generated from/(used in) investing activities		56,696	(19,840)
CASH FLOWS FROM FINANCING ACTIVITIES			
Net bank and other borrowings		186,484	(167,228)
Interest paid to related co and lease liabilities		(618)	(282)
Dividends paid to shareholders		(778,062)	(192,464)
Dividends paid to non-controlling interests of subsidiaries		(22,500)	(15,000)
Additional shares acquired by non-controlling interest		-	13,635
Proceeds from issuance of ordinary shares pursuant to exercise of ESOS		41,583	99,560
Net cash used in financing activities		(573,113)	(261,779)
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS		(33,391)	1,332,844
EFFECTS OF EXCHANGE RATE CHANGES		(2,832)	(3,341)
CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD		1,913,564	936,272
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD		1,877,341	2,265,775
Cash and cash equivalents at end of financial period comprise the following :			
Deposits with licensed banks and other financial institutions		1,650,069	2,242,254
Cash and bank balances		252,800	104,128
Cash and bank balances and placement in funds		1,902,869	2,346,382
Less: Deposits with other financial institutions with maturity of over 3 months		(25,528)	(1,266)
Less: Placement of deposits pledged to other financial institutions		-	(79,341)
Cash and cash equivalents		1,877,341	2,265,775

(The Unaudited Condensed Consolidated Statements of Cash Flows should be read in conjunction with the Annual Statutory Financial Statements for the year ended 31 December 2025 and the accompanying explanatory notes attached to the interim financial statements.)

NOTES TO FINANCIAL STATEMENTS

A1 Accounting Policies and Basis of Preparation

The Group has prepared its financial statements using the Malaysian Financial Reporting Standards ("MFRS") for the year ending 31 December 2026. The interim financial report is unaudited and is prepared in accordance with MFRS134 *Interim Financial Reporting* and paragraph 9.22 of the Bursa Malaysia Securities Berhad Listing Requirements.

The interim financial statements should be read in conjunction with the audited financial statements for the financial year ended 31 December 2025. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 December 2025.

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the audited financial statements for the financial year ended 31 December 2025 except for the adoption of the following new MFRSs and Amendments to MFRSs that are effective for the financial statements from 1 January 2026, as disclosed below:

Title	Effective Date
Amendments to MFRS 9 and MFRS 7 *Amendments to the Classification and Measurement of Financial Instruments*	1 January 2026
Amendments to MFRS 9 and MFRS 7 *Contracts Referencing Nature-dependent Electricity*	1 January 2026
Annual Improvement to MFRS Accounting Standards - Volume 11	1 January 2026

A2 Report of the Auditors

The report of the auditors of preceding audited financial statements was not subjected to any qualification.

A3 Seasonal or Cyclical Factors

The results for the current quarter under review were not materially affected by seasonal or cyclical factors.

A4 Unusual Items

There were no material unusual items affecting the amounts reported for the period ended 30 September 2026 except for those disclosed in Note B6.

A5 Changes in Estimates

There were no changes in estimates that have a material effect on the amounts reported for the current period ended 30 September 2026.

A6 Debt and Equity Securities

There were no issuance, cancellation, repurchase, resale and repayment of debts and equity securities during the current period ended 30 September 2026 except 10,977,300 ordinary shares were issued pursuant to the exercise of employees' share options granted under the Employees Share Option Scheme. The Group's debt status is as disclosed in Note B7.

A7 Changes in Composition of the Group

There were no major changes in composition of the Group for the current period ended 30 September 2026.

A8 Dividend paid / payable

	As at 30 September 2026 RM'000 (Unaudited)	As at 31 December 2025 RM'000 (Audited)
Dividends recognised for the year (Net of tax)		
2024 - 2.50 cents per share (Note 1)		32,240
2025 - 5.00 cents per share (Note 2)		64,900
2025 - 7.25 cents per share (Note 3)		95,324
2025 - 6.25 cents per share (Note 4)		82,354
2025 - 23.00 cents per share (Note 4)		303,085
2025 - 9.00 cents per share (Note 5)	119,163	
2026 - 7.60 cents per share (Note 6)	100,889	
2026 - 15.20 cents per share (Note 6)	201,778	
2026 - 4.00 cents per share (Note 7)	53,148	
Dividends in respect of year ended (Net of tax)		
5.00 cents per share - declared and paid (Note 2)		64,900
7.25 cents per share - declared and paid (Note 3)		95,324
6.25 cents per share - declared and paid (Note 4)		82,354
23.00 cents per share - declared and paid (Note 4)		303,085
9.00 cents per share - declared and paid (Note 5)		119,163
7.60 cents per share - declared and paid (Note 6)	100,889	
15.20 cents per share - declared and paid (Note 6)	201,778	
4.00 cents per share - declared and paid (Note 7)	53,148	

Note 1: On 20 February 2025, the Board of Directors declared a third interim single-tier dividend of 2.50 cents per ordinary shares for the financial year ended 31 December 2024. The interim dividend of RM32,240,157 was paid on 10 April 2025.

Note 2: On 20 May 2025, the Board of Directors declared a first interim single-tier dividend of 5.00 cents per ordinary shares for the financial year ended 31 December 2025. The interim dividend of RM64,899,961 was paid on 25 June 2025.

Note 3: On 21 August 2025, the Board of Directors declared a second interim single-tier dividend of 7.25 cents per ordinary shares for the financial year ended 31 December 2025. The interim dividend of RM95,324,110 was paid on 25 September 2025.

Note 4: On 20 November 2025, the Board of Directors declared a third interim single-tier dividend of 6.25 cents per ordinary share and a special single-tier dividend of 23.00 cents per ordinary share for the financial year ended 31 December 2025. The third interim dividend of RM82,354,316 was paid on 23 December 2025 while the special dividend of RM303,084,917 was paid on 8 January 2026.

Note 5: On 23 February 2026, the Board of Directors declared a fourth interim single-tier dividend of 9.00 cents per ordinary share for the financial year ended 31 December 2025. The fourth interim dividend of RM119,162,908 was paid on 31 March 2026.

Note 6: On 18 May 2026, the Board of Directors declared a first interim single-tier dividend of 7.60 cents per ordinary share and a special single-tier dividend of 15.20 cents per ordinary share for the financial year ending 31 December 2026. The first interim dividend and special dividend, amounting to a total of RM302,666,637 were paid on 25 June 2026.

Note 7: On 24 August 2026, the Board of Directors declared a second interim single-tier dividend of 4.00 cents per ordinary share for the financial year ending 31 December 2026. The second interim dividend of RM53,147,524 was paid on 30 September 2026.

Dividend under Note 1, Note 2, Note 3 and Note 4 have been accounted for in equity in the year ended 31 December 2025. Dividend under Note 5 has been accounted for in equity in the first quarter of 2026. Dividend under Note 6 and Note 7 have been accounted for in equity in the second and third quarter of 2026.

On 19 November 2026, the Board of Directors declared a third interim single-tier dividend of 7.90 cents per ordinary shares. The dividend will be payable on 17 December 2026.

A9 Segmental Reporting

	<--------- YTD SEP'26 (Unaudited) --------->			<--------- YTD SEP'25 (Unaudited) --------->		
	Construction RM'000	Precast Concrete RM'000	Consolidated RM'000	Construction RM'000	Precast Concrete RM'000	Consolidated RM'000
BY BUSINESS SEGMENTS						
REVENUE AND EXPENSES						
Total revenue	4,045,209	318,734	4,363,943	6,462,284	175,601	6,637,885
Inter-segment revenue	(1,157,883)	(92,963)	(1,250,846)	(2,271,490)	(43,775)	(2,315,265)
External revenue	2,887,326	225,771	3,113,097	4,190,794	131,826	4,322,620
Results						
Operating segment results	354,618	4,974	359,592	320,755	(1,029)	319,726
Finance income & other distribution income	63,105	215	63,320	71,652	188	71,840
Finance costs	(13,863)	(302)	(14,165)	(36,223)	(3,075)	(39,298)
Share of results of joint ventures	180	12,278	12,458	221	10,404	10,625
Profit before tax	404,040	17,165	421,205	356,405	6,488	362,893
Income tax expense	(88,468)	(3,250)	(91,718)	(85,080)	(1,459)	(86,539)
Profit after tax	315,572	13,915	329,487	271,325	5,029	276,354
Non controlling interests	(2,435)	-	(2,435)	(32,963)	-	(32,963)
Attributable to owners of the parent	313,137	13,915	327,052	238,362	5,029	243,391
TOTAL ASSETS	3,990,769	496,955	4,487,724	4,692,236	463,924	5,156,160
Unallocated assets	-	-	66,525	-	-	57,634
	3,990,769	496,955	4,554,249	4,692,236	463,924	5,213,794
TOTAL LIABILITIES	3,695,010	89,197	3,784,207	3,883,601	98,298	3,981,899
Unallocated liabilities	-	-	33,629	-	-	94,245
	3,695,010	89,197	3,817,836	3,883,601	98,298	4,076,144

A9 Segmental Reporting (Contd.)

	<--------- YTD SEP'26 ----------> (Unaudited)				<--------- YTD SEP'25 ----------> (Unaudited)			
	Revenue RM'000	Profit / (loss) before tax RM'000	Profit / (loss) after tax RM'000	Attributable to owners of the parent RM'000	Revenue RM'000	Profit / (loss) before tax RM'000	Profit / (loss) after tax RM'000	Attributable to owners of the parent RM'000
GEOGRAPHICAL SEGMENTS								
Malaysia	2,861,496	415,423	325,106	319,683	4,143,953	353,494	270,635	240,446
Singapore	225,771	8,211	8,093	8,093	131,826	992	435	435
India	25,830	(2,429)	(3,712)	(724)	46,841	8,449	5,326	2,552
United Arab Emirates	-	-	-	-	-	(17)	(17)	(17)
Trinidad & Tobago	-	-	-	-	-	(25)	(25)	(25)
	3,113,097	421,205	329,487	327,052	4,322,620	362,893	276,354	243,391

A9 Segmental Reporting (Contd.)

Segmental results by foreign currency for the financial period ended 30 September 2026 are as follows:

CONSTRUCTION SEGMENT:

	FOREIGN EXCHANGE RATE	FC'000				RM'000			
		Revenue	Profit / (loss) before tax	Profit / (loss) after tax	Attributable to owners of the parent	Revenue	Profit / (loss) before tax	Profit / (loss) after tax	Attributable to owners of the parent
Malaysia Ringgit (RM'000)		2,861,496	406,482	319,297	313,874	2,861,496	406,482	319,297	313,874
India Rupee (INR'000)	0.0464	556,408	(52,314)	(79,957)	(15,602)	25,830	(2,429)	(3,712)	(724)
Singapore Dollar (SGD'000)	3.1374	-	(4)	(4)	(4)	-	(13)	(13)	(13)
						2,887,326	404,040	315,572	313,137

	FOREIGN EXCHANGE RATE	TOTAL ASSETS		TOTAL LIABILITIES	
		FC'000	RM'000	FC'000	RM'000
Malaysia Ringgit (RM'000)		3,472,681	3,472,681	3,517,545	3,517,545
United Arab Emirates (AED'000)	1.1151	79	88	-	-
India Rupee (INR'000)	0.0466	11,108,760	517,668	3,808,264	177,465
Singapore Dollar (SGD'000)	3.1979	104	332	-	-
			3,990,769		3,695,010

PRECAST SEGMENT:

	FOREIGN EXCHANGE RATE	FC'000				RM'000			
		Revenue	Profit / (Loss) before tax	Profit / (Loss) after tax	Attributable to owners of the parent	Revenue	Profit / (Loss) before tax	Profit / (Loss) after tax	Attributable to owners of the parent
Malaysia Ringgit (RM'000)		-	8,941	5,809	5,809	-	8,941	5,809	5,809
Singapore Dollar (SGD'000)	3.1374	71,961	2,621	2,584	2,584	225,771	8,224	8,106	8,106
						225,771	17,165	13,915	13,915

	FOREIGN EXCHANGE RATE	TOTAL ASSETS		TOTAL LIABILITIES	
		FC'000	RM'000	FC'000	RM'000
Malaysia Ringgit (RM'000)		57,292	57,292	29,968	29,968
Singapore Dollar (SGD'000)	3.1979	137,485	439,663	18,521	59,229
			496,955		89,197

Income and expenses are translated at the average rate whereas the assets and liabilities are translated at the closing rate.

A9 Segmental Reporting (Contd.)

Segmental results by foreign currency for the financial period ended 30 September 2025 are as follows:

CONSTRUCTION SEGMENT:

	FOREIGN EXCHANGE RATE	FC'000				RM'000			
		Revenue	Profit / (loss) before tax	Profit / (loss) after tax	Attributable to owners of the parent	Revenue	Profit / (loss) before tax	Profit / (loss) after tax	Attributable to owners of the parent
Malaysia Ringgit (RM'000)		4,143,953	348,013	266,056	235,867	4,143,953	348,013	266,056	235,867
United Arab Emirates (AED'000)	1.1759	-	(14)	(14)	(14)	-	(17)	(17)	(17)
India Rupee (INR'000)	0.0516	907,765	163,734	103,211	49,455	46,841	8,449	5,326	2,552
Singapore Dollar (SGD'000)	3.2987	-	(5)	(5)	(5)	-	(15)	(15)	(15)
Trinidad & Tobago Dollar (TT$'000)	0.6406	-	(40)	(40)	(40)	-	(25)	(25)	(25)
						4,190,794	356,405	271,325	238,362

	FOREIGN EXCHANGE RATE	TOTAL ASSETS		TOTAL LIABILITIES	
		FC'000	RM'000	FC'000	RM'000
Malaysia Ringgit (RM'000)		4,059,684	4,059,684	3,450,128	3,450,128
United Arab Emirates (AED'000)	1.1532	93	107	-	-
India Rupee (INR'000)	0.0515	12,273,534	632,087	8,416,839	433,467
Singapore Dollar (SGD'000)	3.2753	113	358	2	6
			4,692,236		3,883,601

PRECAST SEGMENT:

	FOREIGN EXCHANGE RATE	FC'000				RM'000			
		Revenue	Profit / (loss) before tax	Profit / (loss) after tax	Attributable to owners of the parent	Revenue	Profit / (loss) before tax	Profit / (loss) after tax	Attributable to owners of the parent
Malaysia Ringgit (RM'000)		-	5,481	4,579	4,579	-	5,481	4,579	4,579
Singapore Dollar (SGD'000)	3.2987	39,963	305	136	136	131,826	1,007	450	450
						131,826	6,488	5,029	5,029

	FOREIGN EXCHANGE RATE	TOTAL ASSETS		TOTAL LIABILITIES	
		FC'000	RM'000	FC'000	RM'000
Malaysia Ringgit (RM'000)		64,756	64,756	36,975	36,975
Singapore Dollar (SGD'000)	3.2753	121,872	399,168	18,723	61,323
			463,924		98,298

Income and expenses are translated at the average rate whereas the assets and liabilities are translated at the closing rate.

A10 Material events

There were no material events subsequent to the current period ended 30 September 2026.

A11 Commitments

(a) Capital commitment not provided for in the financial period ended 30 September 2026 and financial year ended 31 December 2025 are as follows:

	As at 30 September 2026 RM'000 (Unaudited)	As at 31 December 2025 RM'000 (Audited)
Approved and contracted for		
- Construction	573	7,275
- Precast	480	212
Approved but not contracted for	4,087	-
	5,140	7,487

A12 Significant Related Party Transactions

The Group had the following transactions with related parties during the financial period ended 30 September 2026:

	Cumulative Year To Date 30 September 2026 RM'000 (Unaudited)	Cumulative Year To Date 30 September 2025 RM'000 (Unaudited)
Contract revenue from:		
Related companies	819,622	529,399
Related parties	3,092	155,224
Rental income of plant and machinery from:		
Related companies	106	103
Related party	-	1
Purchases of goods/services from:		
Related companies	(123,810)	(414,228)
Related parties	(159)	(43,875)
Rental of office space from:		
Related companies	(42)	(771)
Related parties	(1,546)	(1,518)
Interest expense charged by:		
Related company	0	(8)
Management fees charged by:		
Related company	(16,872)	(14,120)
Service Level Agreement fees paid to:		
Related companies	(2,908)	(2,815)

B1 Review of Performance

For the quarter (YoY)

Total Group	Q3 2026	Q3 2025	Changes
Revenue (RM'mil)	1,072.7	1,445.2	(25.8%)
PBT (RM'mil)	135.2	127.1	6.4%
PBT Margin (%)	12.6%	8.8%	

The Group recorded revenue of RM1,072.7 million and profit before tax of RM135.2 million for the current quarter ended 30 September 2026, compared to revenue of RM1,445.2 million and profit before tax of RM127.1 million recorded in the corresponding quarter of the preceding financial year. The decrease in revenue was mainly due to construction segment, while the improvement in profitability was driven by contributions from all segments.

Construction Segment	Q3 2026	Q3 2025	Changes
Revenue (RM'mil)	995.1	1,387.4	(28.3%)
PBT (RM'mil)	130.5	123.1	6.0%
PBT Margin (%)	13.1%	8.9%	

Construction segment recorded revenue of RM995.1 million and profit before tax of RM130.5 million compared to revenue of RM1,387.4 million and profit before tax of RM123.1 million reported in the corresponding quarter of the preceding financial year. The higher turnover in the corresponding quarter of the preceding financial year was primarily driven by the accelerated progress across several data centre and in house projects. Nevertheless, the segment achieved a higher profit margin in the current quarter, driven by a more favourable project mix.

Precast Segment	Q3 2026	Q3 2025	Changes
Revenue (RM'mil)	77.6	57.8	34.3%
PBT (RM'mil)	4.7	4.0	17.5%
PBT Margin (%)	6.1%	6.9%	

Precast segment recorded revenue of RM77.6 million and profit before tax of RM4.7 million compared to revenue of RM57.8 million and profit before tax of RM4.0 million in the corresponding quarter of the preceding financial year. The stronger performance in the current quarter was supported by contributions from several projects at their peak delivery stage. However, the profit margin was marginally lower than that of the corresponding quarter of the preceding financial year, which benefited from the reversal of material cost provisions for completed projects.

B1 **Review of Performance (Contd.)**

For the full year

	YTD Q3 2026	YTD Q3 2025	Changes
Revenue (RM'mil)	3,113.1	4,322.6	(28.0%)
PBT (RM'mil)	421.2	362.9	16.1%
PBT Margin (%)	13.5%	8.4%	

The Group recorded revenue of RM3,113.1 million with profit before tax of RM421.2 million for nine months period ended 30 September 2026, compared to revenue of RM4,322.6 million with profit before tax of RM362.9 million in the preceding financial period. Revenue dropped due to construction segment while profit before tax increased substantially in both segments.

Construction Segment	YTD Q3 2026	YTD Q3 2025	Changes
Revenue (RM'mil)	2,887.3	4,190.8	(31.1%)
PBT (RM'mil)	404.0	356.4	13.4%
PBT Margin (%)	14.0%	8.5%	

Construction segment recorded revenue of RM2,887.3 million and profit before tax of RM404.0 million compared to revenue of RM4,190.8 million and profit before tax of RM356.4 million in the preceding financial period. The higher revenue recorded in the preceding financial period was due to the peak construction progress in few data centre projects. Despite lower revenue in the current financial period, the segment achieved higher profitability, underpinned by a more favourable project mix, finalisation of project accounts and reversal of provisions following the recovery of receivables.

Precast Segment	YTD Q3 2026	YTD Q3 2025	Changes
Revenue (RM'mil)	225.8	131.8	71.3%
PBT (RM'mil)	17.2	6.5	>100%
PBT Margin (%)	7.6%	4.9%	

Precast segment recorded revenue of RM225.8 million and profit before tax of RM17.2 million compared to revenue of RM131.8 million and profit before tax of RM6.5 million in the preceding financial period. Revenue surged in the current financial period, driven by the contributions from ongoing projects. Profit before tax more than doubled driven by higher revenue and further supported by the finalisation of accounts for several projects which enhanced the overall profitability.

B2 Material Changes in the Quarterly Results (QoQ)

Total Group	Q3 2026	Q2 2026	Changes
Revenue (RM'mil)	1,072.7	1,017.7	5.4%
PBT (RM'mil)	135.2	131.3	3.0%
PBT Margin (%)	12.6%	12.9%	

The Group recorded revenue of RM1,072.7 million with profit before tax of RM135.2 million for the current quarter ended 30 September 2026, compared to revenue of RM1,017.7 million with profit before tax of RM131.3 million in the immediate preceding quarter. Revenue and profit before tax margin remained broadly in line across both quarters.

Construction Segment	Q3 2026	Q2 2026	Changes
Revenue (RM'mil)	995.1	941.6	5.7%
PBT (RM'mil)	130.5	124.8	4.5%
PBT Margin (%)	13.1%	13.3%	

Construction segment recorded revenue of RM995.1 million and profit before tax of RM130.5 million for the current quarter, compared with revenue of RM941.6 million and profit before tax of RM124.8 million in the immediate preceding quarter. Revenue and profit before tax margin remained broadly stable across both quarters, as newly secured projects are ramping up.

Precast Segment	Q3 2026	Q2 2026	Changes
Revenue (RM'mil)	77.6	76.1	2.0%
PBT (RM'mil)	4.7	6.5	(27.7%)
PBT Margin (%)	6.1%	8.5%	

Precast segment recorded revenue of RM77.6 million and profit before tax of RM4.7 million for the current quarter, compared with revenue of RM76.1 million and profit before tax of RM6.5 million in the immediate preceding quarter. Revenue increased marginally, supported by steady delivery progress. However, profit before tax was lower in the current quarter, primarily due to additional impairment provisions for certain outstanding receivables.

B3 Prospects

SunCon has secured RM9.80 billion in new orders year-to-date, surpassing its revised RM7.0–RM9.0 billion order book replenishment target for FY2026. Its outstanding order book currently stands at an all-time high of RM12.45 billion, providing strong earnings visibility and supporting the Group's growth momentum.

The Malaysian economy grew by 5.5% in Q3 2026 (Q2 2026: 6.0%), supported by sustained household spending, higher private investment and stronger exports growth from tech-related goods and tourism. Given the strong growth of 5.6% in the first nine months of 2026 amid robust export performance and resilient domestic demand, Bank Negara Malaysia projected Malaysia's GDP growth to be above 5.0% for 2026. Meanwhile, the construction sector expanded by 5.9% in Q3 2026 (Q2 2026: 6.5%), supported by robust non-residential activities.

The rapid adoption of artificial intelligence ("AI"), cloud computing and digitalisation continues to drive demand for hyperscale data centres across the region. Malaysia remains well-positioned as a preferred investment destination, supported by continued investments in digital infrastructure, power transmission and renewable energy initiatives. These developments are expected to sustain a healthy pipeline of data centre investment opportunities over the medium term, although the timing of project implementation may be influenced by power availability and infrastructure readiness.

Against this backdrop, SunCon continues to strengthen its position in the Advanced Technology Facilities ("ATF") segment. Building on its proven track record and established relationships with key hyperscale clients, the Group remains actively engaged in pursuing new data centre opportunities, while exploring opportunities in other ATF segments, including the semiconductor sector. The Group is also exploring regional markets to broaden its geographical presence and diversify its project portfolio.

In parallel, the Group continues to pursue in-house projects from Sunway Group, including hospitals, integrated developments, commercial buildings and transit-oriented developments ("TODs"). These projects provide earnings visibility and complement the Group's external order book with a stable base of in-house construction opportunities.

Complementing these growth drivers, the Group remains disciplined and selective in pursuing new project opportunities, prioritising projects with healthy margins and achievable delivery timelines. The Group also continues to evaluate suitable investment opportunities that can generate long-term recurring income and enhance shareholder value.

Collectively, the Group's diversified portfolio across ATF, in-house and public infrastructure projects positions SunCon on a sustainable growth trajectory. Supported by a healthy order book, strong financial position, expanding technical capabilities and proven execution track record, the Group is optimistic on its performance for the financial year ending 31 December 2026.

B4 Variance of Actual Profit from Profit Forecast

The Company did not issue any profit forecast or profit guarantee during the current period under review.

B5 Taxation

	Current Quarter Ended 30 September 2026 RM'000 (Unaudited)	Immediate Preceding Quarter Ended 30 June 2026 RM'000 (Unaudited)	Cumulative Year To Date 30 September 2026 RM'000 (Unaudited)
Current taxation	(28,843)	(26,525)	(85,259)
Under provision in prior year	(9,229)	-	(10,539)
Deferred taxation	9,547	989	4,080
	(28,525)	(25,536)	(91,718)
Effective tax rate	21.1%	19.4%	21.8%
Statutory tax rate :			
- Malaysia	24.0%	24.0%	24.0%
- Singapore	17.0%	17.0%	17.0%
- India	25.0%	25.0%	25.0%

The effective tax rate for the period ended 30 September 2026 is at 21.8%.

B6 Profit before Taxation

The following amounts have been included in arriving at profit before taxation:

	Current Quarter Ended 30 September 2026 RM'000 (Unaudited)	Immediate Preceding Quarter Ended 30 June 2026 RM'000 (Unaudited)	Cumulative Year To Date 30 September 2026 RM'000 (Unaudited)
Interest income and other distributable income	20,824	20,026	63,320
Interest expense	(5,495)	(4,263)	(14,165)
Depreciation and amortisation	(5,257)	(4,811)	(14,947)
Reversal/(Allowance) for impairment losses for:			
- Receivables	3,362	(999)	22,794
Fair Value of ESOS option	(1,340)	(1,340)	(4,020)
Gain/(loss) on disposal of:			
- Property, plant and equipment, and software	46	55	181
Accretion of financial assets and financial liabilities	848	1,190	2,047
Foreign exchange gain/(loss):			
- realised	(6,593)	(735)	(7,931)
- unrealised	3,594	1,159	(9,732)

B7 Group Borrowings and Debt Securities

The borrowings breakdown of the Group are as follows:

	As at 30 September 2026 RM'000 (Unaudited)	As at 31 December 2025 RM'000 (Audited)
Current liabilities:		
Unsecured		
- Bills discounting (RM denominated)	334,400	150,000
- Revolving credit (RM denominated)	26,231	-
Secured		
- Term loan (INR denominated)	7,716	7,706
	368,347	157,706
Non current liabilities:		
Secured		
- Term loan (INR denominated)	116,569	142,535
	116,569	142,535

The weighted average interest rates that were effective as at reporting date were as follows:

- Bills discounting (RM denominated)	3.26%	3.36%
- Revolving credit (RM denominated)	3.35%	-
- Secured short/long term loan (INR denominated)	7.38%	9.20%

B8 Receivables, deposits and prepayments

The ageing analysis of the Group's trade receivables and other receivables breakdown are as follows:

	As at 30 September 2026 RM'000 (Unaudited)	As at 31 December 2025 RM'000 (Audited)
Current	1,825,346	1,694,042
1 to 30 days past due	559	6,487
31 to 60 days past due	3,201	1,552
61 to 90 days past due	2,698	1,926
91 to 120 days past due	33	3
More than 121 days past due	56,718	62,183
	63,209	72,151
Total trade receivables	1,888,555	1,766,193
Less: Allowance for impairment	(83,133)	(105,115)
Other receivables	120,035	128,157
Amount due from related companies	254,532	166,572
Amount due from joint ventures	6,791	13,872
	2,186,780	1,969,679

B9 Changes in Material Litigation

Except for the following claims, there was no pending material litigation.

(a) On 4 September 2008, the solicitors of Sunway Construction Sdn Bhd ("SunCon") had been served with a Statement of Claim ("Statement of Claim") by Shristi Infrastructure Development Corporation Ltd ("Claimant").

Pursuant to an agreement signed between SunCon and the National Highway Authority of India for the rehabilitation and upgrading of NH-25 to a four-lane configuration in the state of Uttar Pradesh being a part of the East-West Corridor Project, SunCon had entered into a work order with the Claimant for the upgrading and rehabilitation of the stretch of NH-25 from 143.6 km to 170.0 km, of which the Claimant has provided two bank guarantees ("Bank Guarantees") to SunCon.

The Claimant has failed to carry out its obligations under the work order and SunCon has terminated the work order and cashed the Bank Guarantees. The Claimant had filed an application in the Supreme Court of India for the appointment of an arbitrator to arbitrate upon the disputes between the parties. The Supreme Court had appointed the late Mr H.L. Agarwal as the sole arbitrator.

The Statement of Claim was raised in respect of various claims and the total amount claimed is Rs.89,14,55,047.83 in addition to interest and cost. In the counterclaim, SunCon is seeking for Rs.78,13,94,628.61 for inter alia, additional costs incurred by SunCon to complete the works, recovery of mobilisation advance and interest charges, loss of reputation and loss of profits.

On 11 January 2013, the arbitrator that presided over the case passed away and 75 hearings had been held.

SunCon was notified by its solicitors that an arbitration petition has been filed by the Claimant on 7 January 2016 in the Supreme Court of India for the appointment of a new arbitrator. The Supreme Court of India by an order dated 5 January 2017 appointed Hon'ble Mr Justice Vikramajit Sen (a former Judge of the Supreme Court of India) as arbitrator. The first hearing before Mr Justice Vikramajit Sen was held on 24 February 2017 and cross examination had been completed on 7 October 2017.

The Arbitrator published his award on 9 April 2019 and awarded the Claimant Rs. 12,84,41,929.37.

SunCon had filed an appeal with the High Court of New Delhi in early July 2019 to set aside the arbitral award. The Claimant has also filed an execution application against SunCon for enforcement of the arbitral award.

On 10 February 2020, the Honorable Court has directed SunCon to deposit, on a without prejudice basis, the decretal amount with interest with the Registrar General of the High Court of Delhi. SunCon has deposited Rs 13,56,77,784.64 on 26 February 2020 and the amount had been fully provided in the accounts on prudence grounds. Subject to compliance of the said direction, the Honorable Court had stayed the Arbitral Award dated 9 April 2019.

The Claimant filed an application in the High Court of Delhi to permit the Claimant to withdraw the decretal amount deposited by SunCon on 4 March 2020 for release of Rs. 6,72,89,597 from the deposited Award Amount.

On 27 August 2020, the Court directed the release of Rs.6,71,95,972 on the basis of a corporate guarantee to be furnished by Srei Infrastructure Finance Ltd ("SIFL"). The balance to be released upon the Claimant provides a bank guarantee. On 3 November 2020, the Court placed on record the corporate guarantee issued on 21 September 2020 and directed the registry to release the amount in terms of the Court order dated 27 August 2020. On 18 November 2020, the Claimant withdrew their application for withdrawal without a bank guarantee and it has been dismissed accordingly.

On 20 July 2023, SIFL filed an application for release of corporate guarantee and discharge itself from all obligations under the corporate guarantee. Application was heard on 31 July 2023 and is re-notified for arguments on 29 August 2023 and adjourned to 23 November 2023.

B9 Changes in Material Litigation (Contd')

(a) (Contd')

On 20 December 2023, SunCon filed a contempt application against the Claimant and Srei Infrastructure Finance Ltd ("Respondents"). The application was listed on 22 December 2023 and the Court has duly issued notice to the Respondents. The matter was part heard and the next hearing date was scheduled for 17 March 2025. However, due to an abrupt change in the Delhi High Court Roster effective from 17 March 2025, the sitting judge previously assigned to the matter has been reassigned to a different determination. As a result, the case will now be heard by a new judge. The matter was listed for 31 July 2025, 11 November 2025, 4 January 2026, renotified to 16 April 2026, 29 July 2026 and further adjourned to 19 November 2026.

B10 Earnings per share

The calculation of the earnings per share for the Group is based on profit after taxation and non-controlling interests on the weighted average number of ordinary shares in issue during the year.

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 30 September 2026 RM'000	Preceding Year Quarter 30 September 2025 RM'000	Current Year To Date 30 September 2026 RM'000	Preceding Year To Date 30 September 2025 RM'000
Basic earnings per share				
Profit attributable to members of the Company	105,056	83,778	327,052	243,391
Weighted Average Number of Ordinary Shares ('000)	1,328,531	1,313,635	1,325,183	1,299,859
Earnings per share (Basic) (sen)	7.91	6.38	24.69	18.72
Diluted earnings per share				
Profit attributable to members of the Company	105,056	83,778	327,052	243,391
Weighted Average Number of Ordinary Shares ('000)	1,329,418	1,314,781	1,329,261	1,305,585
Earnings per share (Diluted) (sen)	7.90	6.37	24.60	18.64

By Order of the Board
Tan Kim Aun
Chang Mei Yee
Secretaries

19 November 2026

SUNWAY CONSTRUCTION

Appendix 1

AS AT SEP-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 @ SEP 2026		**21,699**	**12,452**	
RED : SECURED IN 2026		***9,801***	***8,376***	

** included variation order secured in 2026*