

SUNWAY BERHAD POSTS STRONG PERFORMANCE WITH 16% INCREASE IN PROFIT BEFORE TAX TO RM396 MILLION; DECLARES A HIGHER 4.00 SEN FIRST INTERIM DIVIDEND.

Sunway City Kuala Lumpur, 27 August 2025 – Sunway Berhad (“Sunway” or “Group”) today announced its second quarter earnings for the financial year ending 31 December 2025 (“Q2 FY2025”).

Sunway Berhad achieved robust financial performance in the current quarter, with revenue increasing 62.1% to RM2,561.6 million, from RM1,579.9 million in the corresponding quarter last year. Profit before tax (“PBT”) rose 16.1% to RM396.0 million, driven by improved performance, mainly from the construction segment.

The property development segment recorded revenue of RM351.4 million and PBT of RM52.2 million in Q2 FY2025, compared to RM371.9 million and RM70.1 million, respectively, in the same quarter of the preceding year. The softer performance in the current quarter was mainly attributed to lower progress billings from newer property projects, which contributed to lower progressive profit recognition, both from local and international property developments. During the quarter, the segment launched Sunway Flora 2 and retail units at Jernih Residence in the Klang Valley. This was followed by Otto Place in July 2025, an executive condominium in Singapore, which achieved a strong 91% take-up rate.

Meanwhile, the construction segment reported a 232.8% surge in revenue to RM1,268.6 million in Q2 FY2025, and a 157.0% increase in PBT to RM134.8 million. The remarkable performance was fueled by the accelerated progress of several data centre projects during the quarter. The construction segment continues to strengthen its pipeline, replenishing RM3.8 billion in new orders to date and contributing to a healthy outstanding order book of RM6.7 billion as at 30 June 2025. This strong order book provides solid earnings visibility for FY2025.

The healthcare segment continued to expand its bed capacity, with total licensed beds rising to 1,662 to date. The segment registered a PBT¹ of RM35.5 million in the current quarter, compared to RM49.3 million in the corresponding quarter of the previous financial year, primarily due to start-up operational losses from the two newly launched Sunway Medical Centre Damansara (“SMC Damansara”) and Sunway Medical Centre Ipoh (“SMC Ipoh”). Excluding these two new hospitals, the segment achieved a PBT growth of 17.2% to RM57.8 million in Q2 FY2025.

Sunway Group’s President, Tan Sri Dato’ (Dr.) Chew Chee Kin commented, “The Group delivered a robust financial performance, anchored on its well-diversified businesses, healthy outstanding construction order book, solid property sales and continued expansion of its healthcare segment. While the evolving macroeconomic headwinds and fiscal reforms continue to shape the operating landscape, the Group is confident in its resilience and proven execution capabilities to navigate these headwinds and remain focused on its strategic priorities.”

He concluded, “The Group expects its performance to remain strong, based on the continued progress made by the Group’s respective businesses during the year.”

¹ Healthcare’s contribution is based on equity accounting, which accounts for the Group’s share of its net profit or loss.

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Translations

Tan Sri Dato' (Dr.) Chew Chee Kin, President, Sunway Group

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Tan Sri Dato' (Dr.) Chew Chee Kin, Presiden, Kumpulan Sunway

About Sunway Group

Established in 1974, Sunway Group is one of Malaysia's largest conglomerates with core interests in real estate, construction, and healthcare, with a unique build-own-operate business model.

Our 16,000-strong team across 50 locations worldwide is committed to transformative growth and sustainable progress through our 13 business divisions including real estate, construction, retail, hospitality, leisure, healthcare, education, trading and manufacturing, building materials and Real Estate Investment Trust (REIT).

We are committed to the 17 United Nations Sustainable Development Goals and continue to align our business strategies towards minimising environmental impact, and advancing economic and social progress. For more information, log on to www.sunway.com.my.

Important notice

Kindly read this media release in conjunction with the announcement released to Bursa Malaysia for a more comprehensive understanding of Sunway Berhad's financial results.

This media release may contain certain forward-looking statements due to a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions; interest rate trends; cost of capital and capital availability including availability of financing in the amounts and the terms necessary to support future business; availability of real estate

properties; competition from other companies; changes in operating expenses including employee wages, benefits and training, property expenses, government and public policy changes. You are cautioned not to place undue reliance on these forward-looking statements which are based on Management's current view of future events. Past performance is not necessarily indicative of its future performance.

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