

Sunway Berhad

First Quarter Financial Year Ending 31 December 2025 (Q1 FY2025)

22 May 2025



Financial Highlights

Financial Performance Snapshot for Q1 FY2025



▲ 67%

Revenue

RM2,367 million

(Q1 FY2024: RM1,419 million)

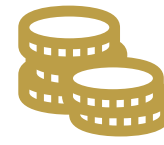


▲ 34%

Profit Before Tax

RM304 million

(Q1 FY2024: RM227 million)



▲ 11%

PATMI

RM191 million

(Q1 FY2024: RM172 million)

Financial Position as at 31 March 2025



Total Equity

RM16.2 billion

(31 December 2024: RM15.9 billion)



Shareholders' Funds

RM15.2 billion

(31 December 2024: RM15.0 billion)



Net Gearing Ratio

0.41x

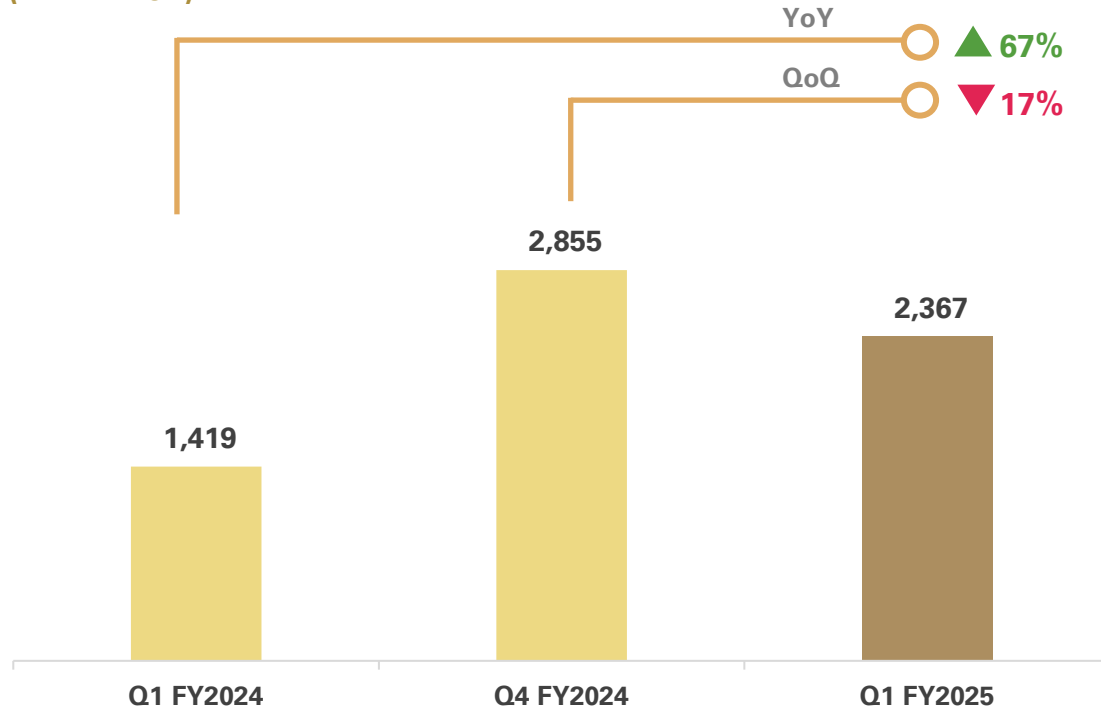
(31 December 2024: 0.41x)

Financial Overview



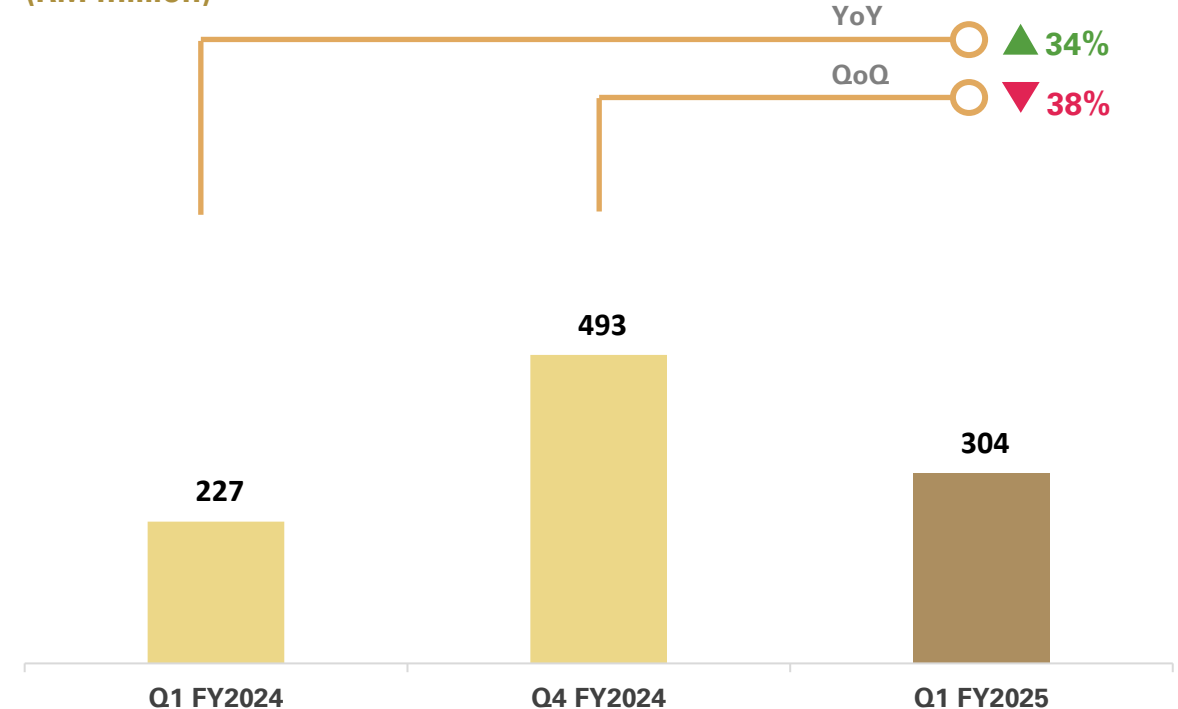
Financial Overview – Q1 FY2025

Revenue (RM million)



- Revenue soared by 67% YoY to RM2,367 million in Q1 FY2025, attributed to higher contributions from most business segments, except the property development segment.
- Revenue contracted by 17% QoQ, due to lower contributions from most business segments, except for the construction and others segments. This is consistent given that Q1 is traditionally a slower period owing to the festive season.

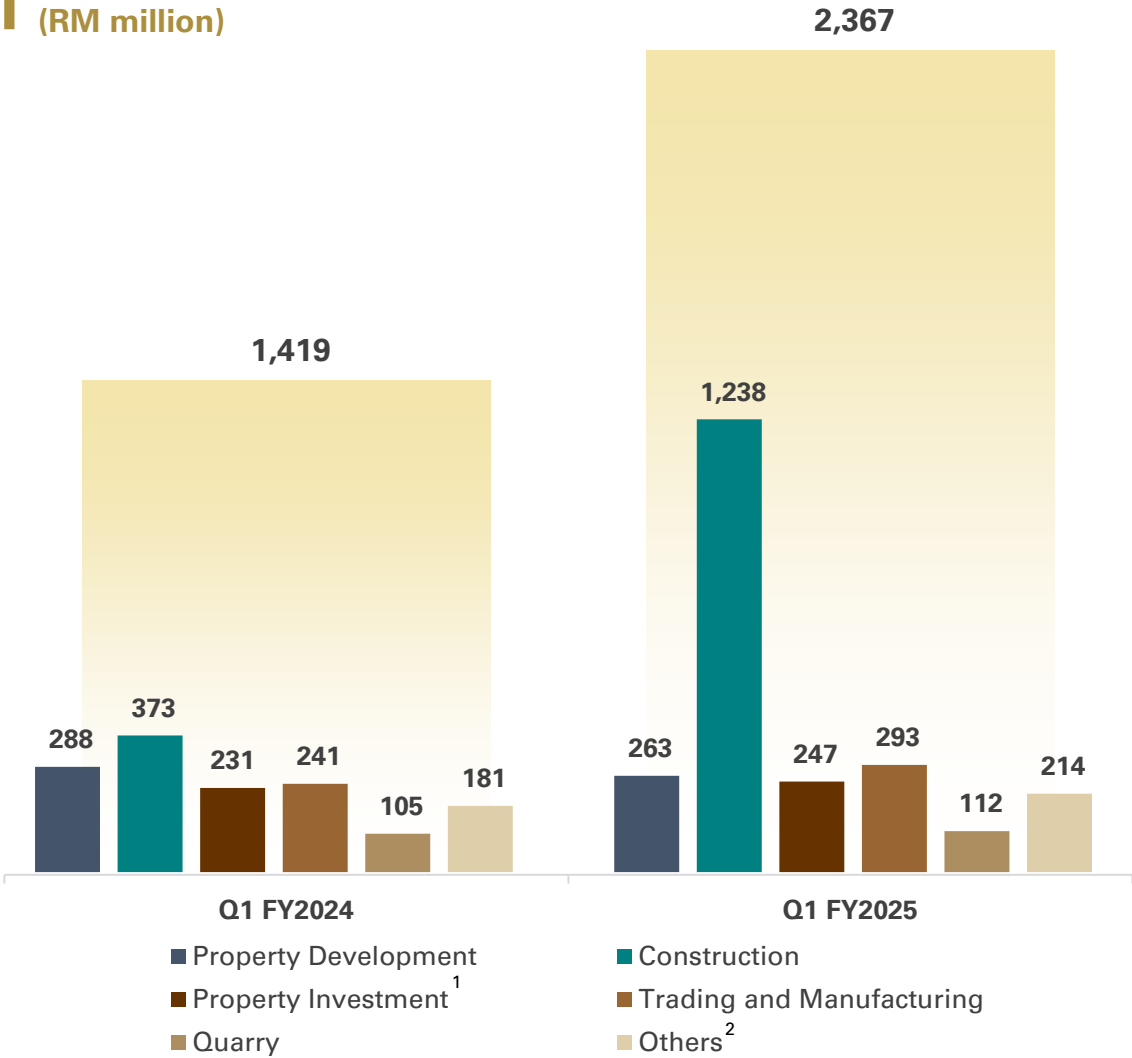
Profit Before Tax (RM million)



- Profit before tax ("PBT") expanded by 34% YoY to RM304 million in Q1 FY2025, supported by higher contributions from most of the segments, particularly the construction and property investment segments, except for property development, healthcare and others segments.
- PBT softened by 38% QoQ as a result of the lower contribution from most of the business segments, on the back of the seasonal factor.

Segmental Overview – Q1 FY2025

Revenue (RM million)

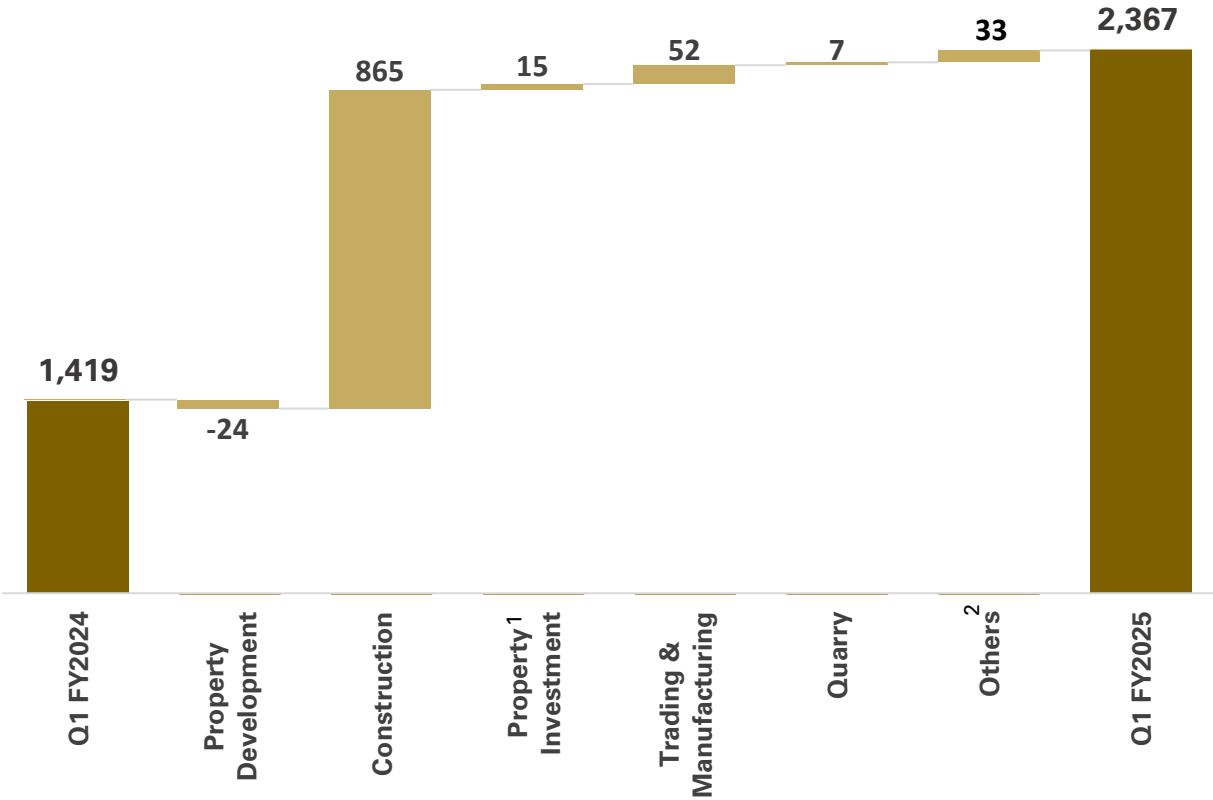


Movement in Segmental Revenue (RM million)

Q1 FY2025: RM2,367 million

(Q1 FY2024: RM1,419 million)

YoY Change	▼ 9%	▲ 232%	▲ 7%	▲ 21%	▲ 7%	▲ 18%	▲ 67%
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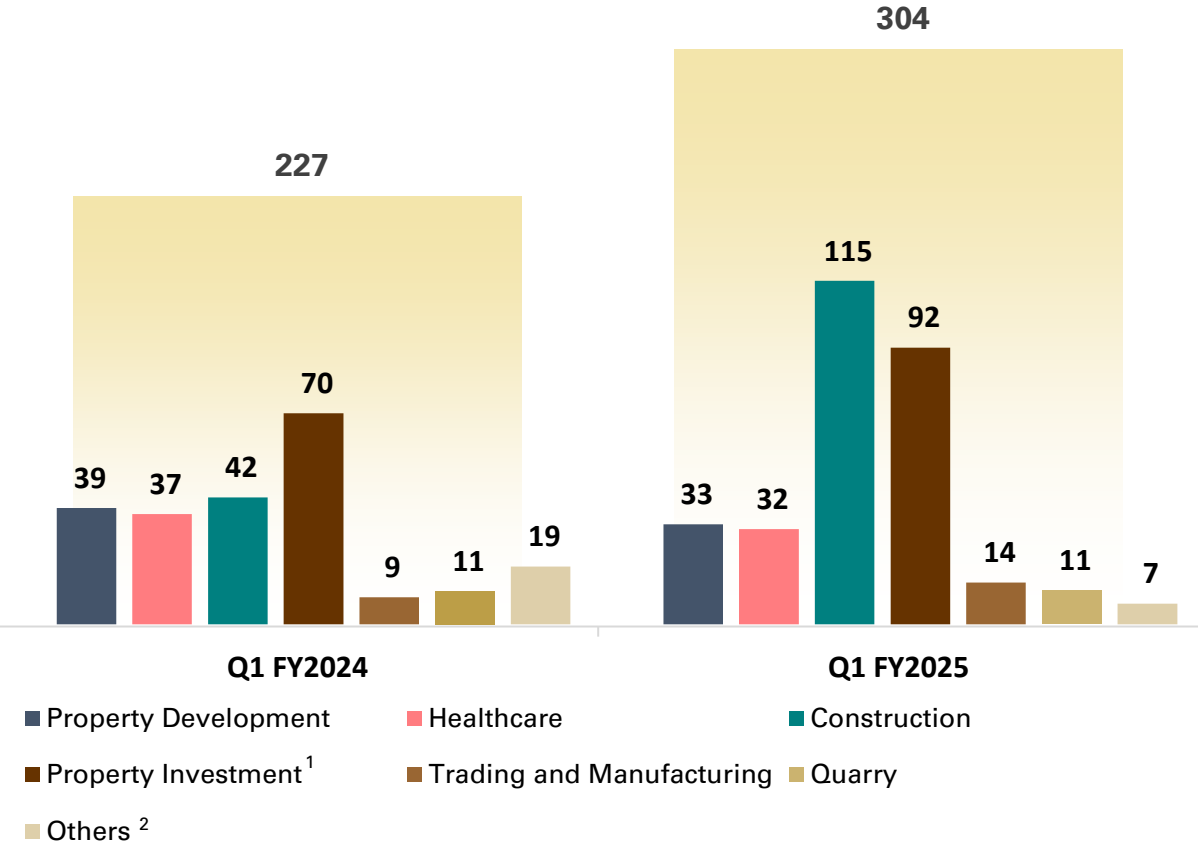


¹ Comprises Property Investment, REIT, Leisure and Hospitality segments

² Comprises Building Materials, and all other segments

Segmental Overview – Q1 FY2025

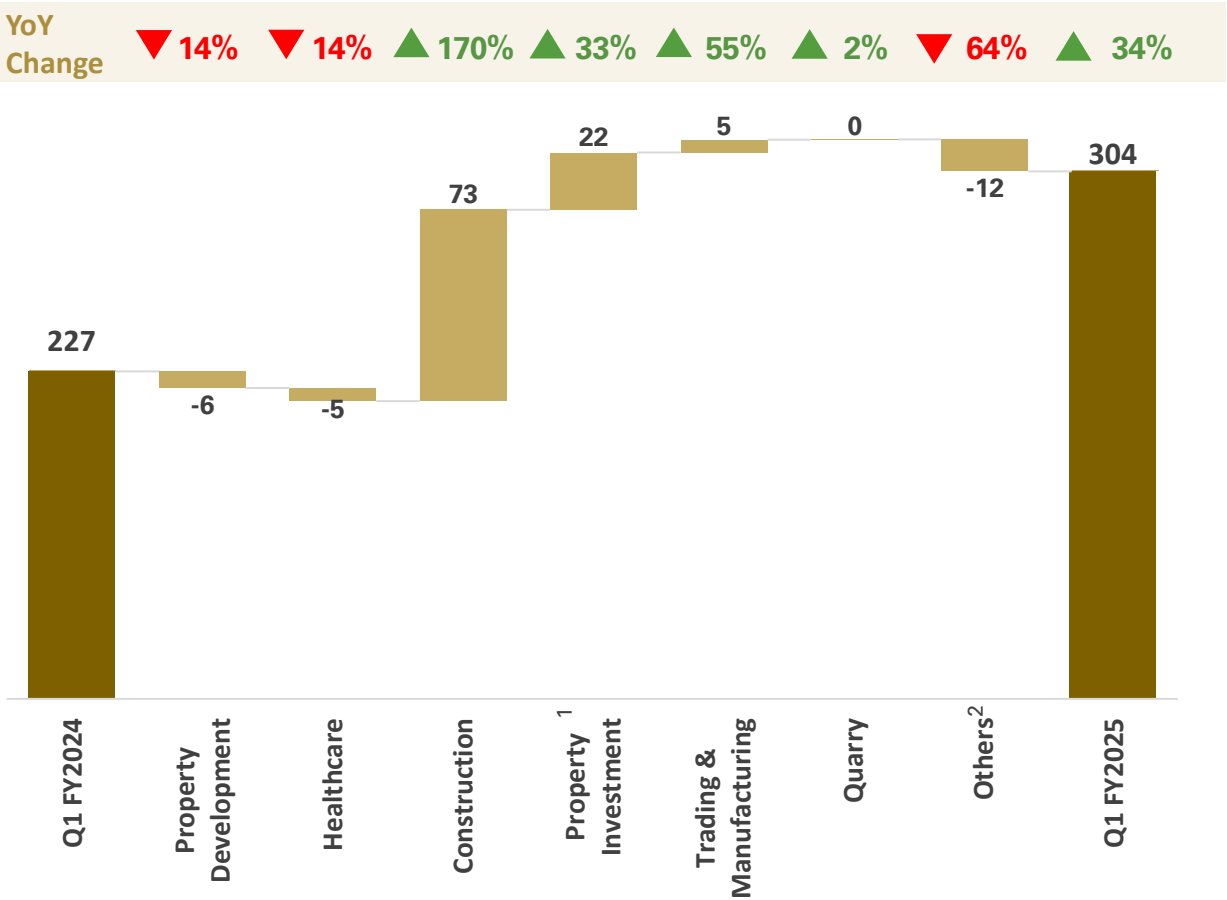
Profit Before Tax (RM million)



¹ Comprises Property Investment, REIT, Leisure and Hospitality segments

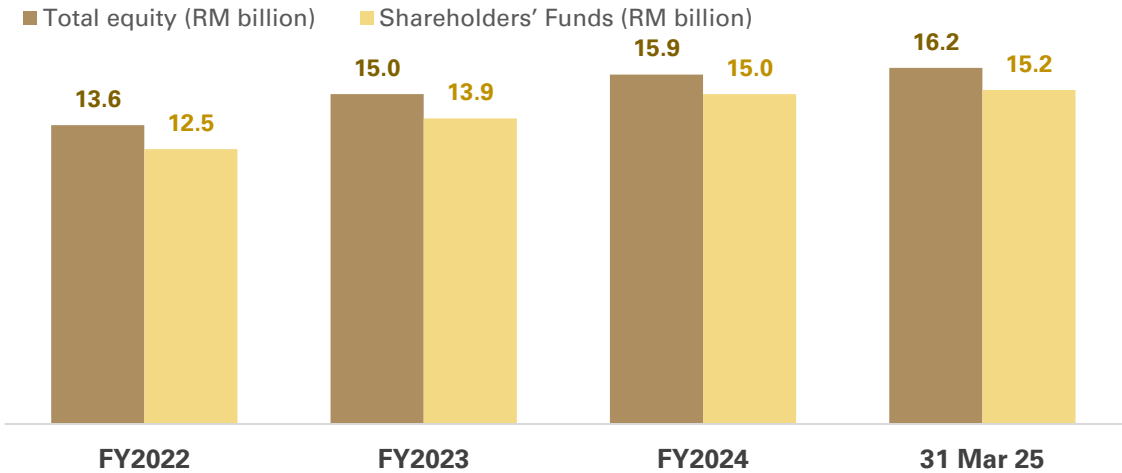
² Comprises Building Materials, and all other segments

Movement in Segmental Profit Before Tax (RM million) Q1 FY2025: RM304 million (Q1 FY2024: RM227 million)

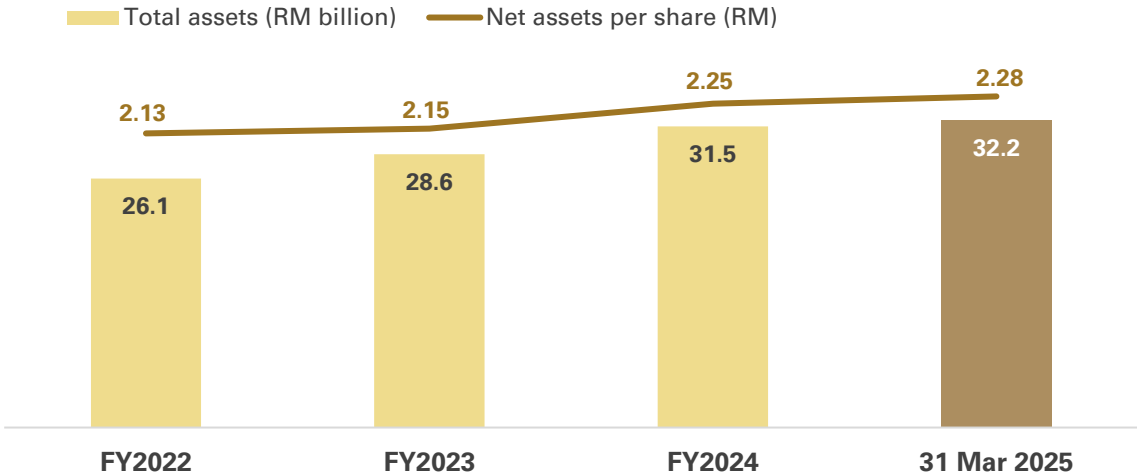


Financial Position as at 31 March 2025

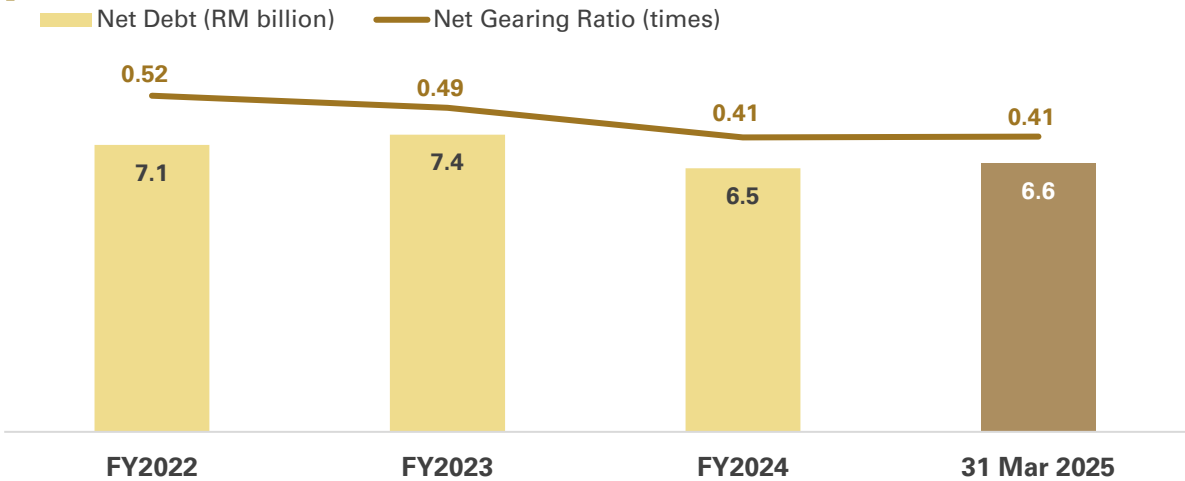
Total Equity & Shareholders' Funds



Total Assets and NAV Per Share



Net Debt and Net Gearing



- The increase in total equity and shareholders' funds was mainly attributed to the profit generated in the current quarter.
- Net gearing ratio was maintained at 0.41x despite higher borrowings, mainly due to higher cash and bank balances of RM4.6 billion as at 31 March 2025 and higher total equity as explained. The higher borrowings and cash are utilised to fund committed CAPEX and investments.

Core Segments Performance

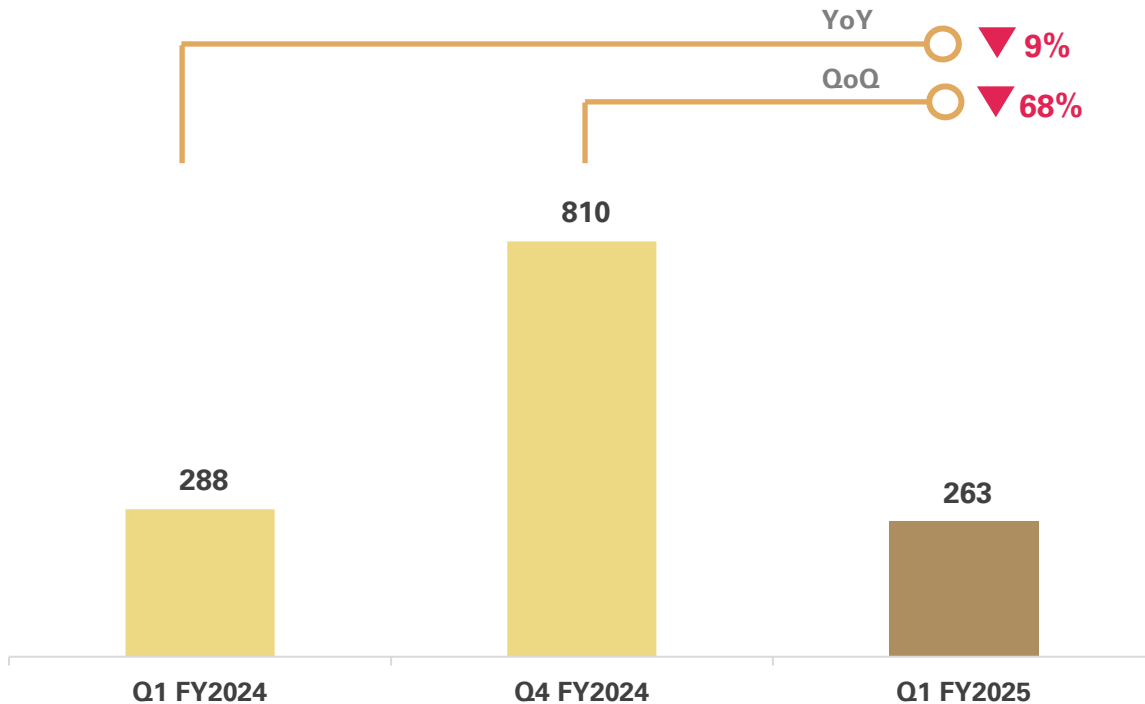
Property Development



Property Development: Performance Review

Revenue

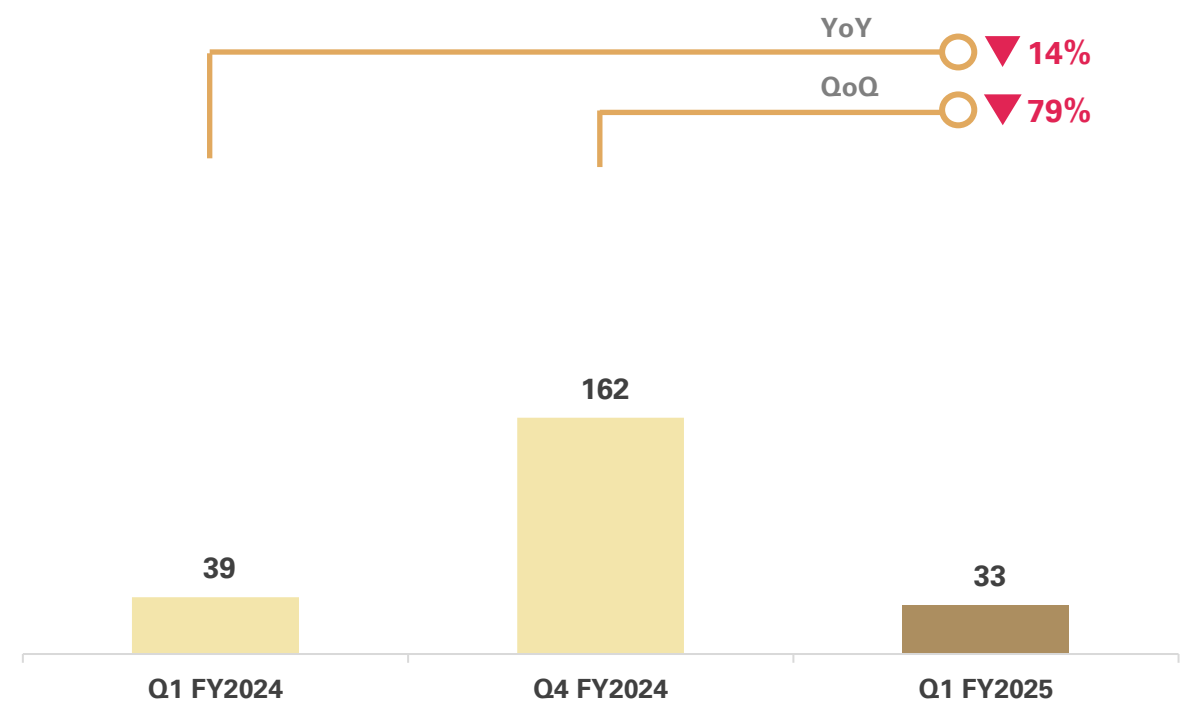
(RM million)



- Revenue eased by 9% YoY to RM263 million in Q1 FY2025, mainly due to higher progress billing from local development projects in Q1 FY2024 being at more advanced stages of development.
- Revenue contracted by 68% QoQ, as revenue in Q4 FY2024 was boosted by the completion and handover of Sunway Belfield and Sunway Velocity Two (Tower C&D).

Profit Before Tax

(RM million)



- PBT softened by 14% YoY to RM33 million in Q1 FY2025, mainly attributed to lower progress billings from local and overseas development projects.
- PBT slowed by 79%, primarily affected by lower progress billings from local development projects. In Q4 FY2024, the segment recorded a fair value gain of RM23.9 million resulted from the revaluation of an asset.

Property Development: Property Launches

Two Property Launches up to April 2025

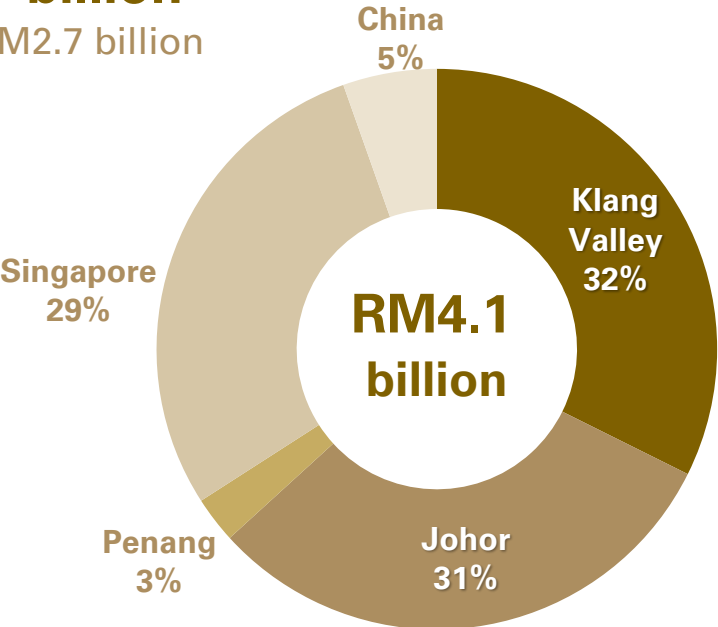
Property Launched
RM358 million
(as at 15 May 2025)



9%

Launch Target Achieved

2025 Target Launches by Region
RM4.1 billion
2024(A): RM2.7 billion



Sunway Gardens
(Phase 3 – Block 10)

Condominium
Tianjin, China
124 Units | RMB199 mil GDV
(Effective RM122 mil)
Launched in March 2025
Completed
Take up as at 31 March 2025: <20%



Sunway Flora 2

Service Apartment
Bukit Jalil, Kuala Lumpur
338 Units | RM236 mil GDV

Launched in April 2025
Expected completion in March 2029
Take up as at 30 April 2025: <20%

Property Development: Operational Metrics

Property Sales

RM554.7 million

(3M FY2024: RM497.6 million)

Property Unbilled Sales

RM4.06 billion

(As at 31 December 2024: RM3.33 billion)

Remaining Landbank

2,230 acres

(Estimated GDV: RM68.9 billion)

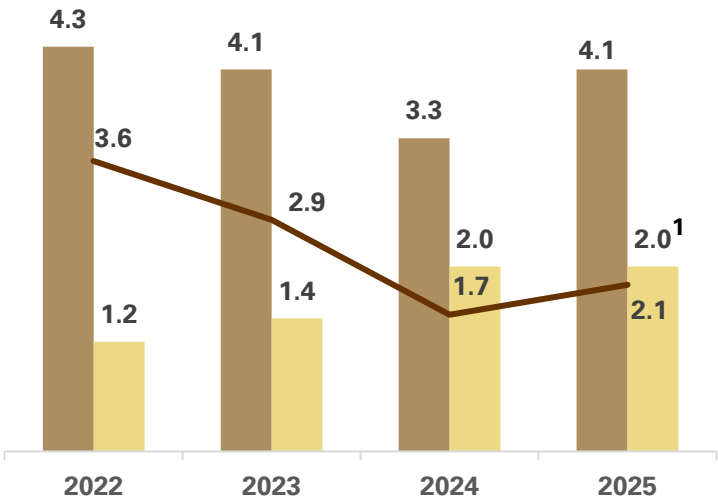


15%

Sales Target Achieved

(Sales Target 2025: RM3.6 billion)

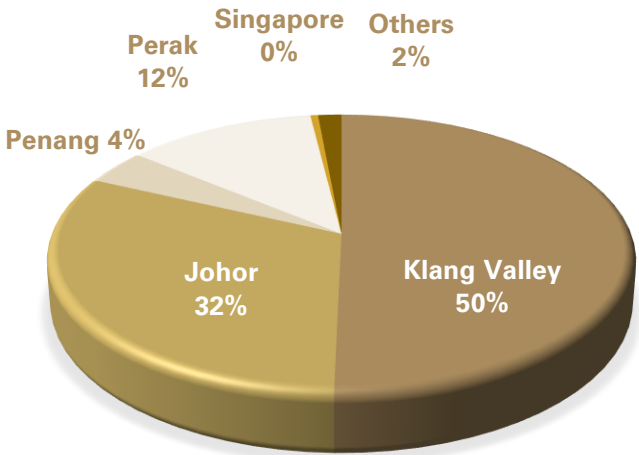
Unbilled Sales / Revenue (times)



■ Unbilled Sales (RM billion)
■ Property Development Segment's Revenue (RM billion)
— Unbilled Sales / Revenue (times)

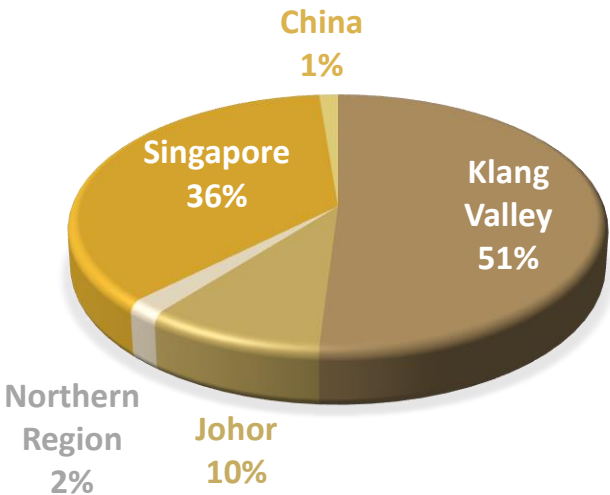
¹ Previous year's revenue for reference purpose

Remaining Landbank by Region



Note:
The remaining landbank is as of May 2025, which includes a 21-acre parcel of land earmarked for the proposed Seremban Sentral transit-oriented mixed-use development, with an estimated GDV of RM2.2 billion.

Property Sales by Geography



Expanding Presence in the Southern Region

~ RM5 billion Integrated Mixed-Use Transit-Oriented Developments



Locations	Adjacent to the Bukit Chagar RTS Station and Immigration Customs and Quarantine Complex (ICQC) in Johor	Adjacent to the Seremban KTM Railway Station, Negeri Sembilan
Land size	Approximately 4.23 acres	Approximately 20.8 acres
Purchase Consideration	RM450.8 million	RM93 million
Indicative GDV	RM2.6 billion	RM2.2 billion
Development	Mixed-use development comprising service apartments, retail mall, and hotel	Integrated mixed-use development comprising service apartments, retail mall, and hospital
Master Agreement Date	February 2025	May 2025

Expanding Presence in the Southern Region

Sunway Majestic RM4 billion mixed-use development

Developments

Mixed-use development

Location

Yahya Awal, Johor Bahru

Land Size

15.5 acres

Indicative GDV

RM4 billion

Target Launch

Phase 1 to be launched in Q3 2025:
1,000 units of SOHO

Developer

Sunway Property and Majestic Gen Joint Venture

- **Strategically located** within the vicinity of the Customs, Immigration and Quarantine (CIQ) Complex and the upcoming RTS Link.
- **Well-positioned** to serve the local community, Malaysia-Singapore commuters and Singaporean investors.
- **Excellent accessibility** surrounded by key amenities including the Hutan Bandar Johor Baru, schools and public and private hospitals.
- **Connection point** between the two Sunway gateways: SCIP and the recently announced Bukit Chagar TOD integrated mixed-use development.



- 📍 Sunway City Iskandar Puteri
- 📍 Sunway Lenang Heights
- 📍 Sunway RTS TOD @ Bukit Chagar
- 📍 Sunway Majestic

Property Development : Landbank Replenishment



Extensive Landbank for Future Development

Date	Location	Tenure	Land size (acres)	Purchase Consideration	GDV	Proposed development
2025						
May	Seremban Sentral, Negeri Sembilan	Freehold	20.81	RM93 million	RM2.2 billion	Mixed-use development (<i>Retail Mall, Service Apartments, Medical Centre</i>)
February	RTS Link Bukit Chagar, Johor	Freehold	4.23	RM450.8 million	RM2.6 billion	Mixed-use commercial & residential development
2024						
October	Tampines Street 94, Singapore (35% stake)	99-year lease	5.8	SGD 668.28 million (~RM2.19 billion)	TBC	Mixed commercial & residential development
October	Taman Taynton, Cheras	Freehold	17.58	RM 320 million	~RM3.2 billion	Serviced apartments & neighborhood retail outlets
October	Yahya Awal, Johor	Freehold	15.53	RM110 million	RM 4.0 billion	Mixed-use development
February	Tengah Plantation Close, Singapore (35% stake)	99-year lease	4.95	SGD 348.5 milion (~RM1.2 billion)	~SGD930 million (~RM3.3 billion)	Executive Condominium
2023						
September	Tengah Plantation Close, Singapore (35% stake)	99-year lease	4.06	SGD 348.5 milion (~RM1.2 billion)	SGD790 million (RM2.6 billion)	Executive Condominium
August	Kuang, Rawang, Selangor	Freehold	245	RM115 million	~ RM2.0 billion	Industrial tech park
May	Sri Hartamas, Kuala Lumpur	Freehold	5.09	RM170 million to RM220 million	~RM 850 million to RM1.1 billion	Mixed-use development

Core Segments Performance

Healthcare

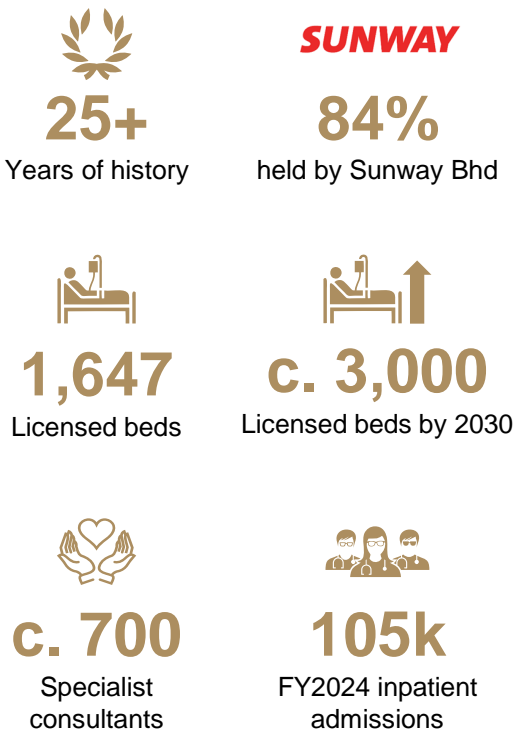


Sunway Healthcare Group (SHG)



Malaysia’s leading integrated healthcare provider offering full continuum of care

Statistics at a glance¹



Flagship quaternary hospital Sunway Medical Centre (SMC), Sunway City, was established in 1999

Currently a blue-chip multidisciplinary group under the healthcare arm of Sunway Group

Network of 5 operating hospitals (including tertiary hospitals at Velocity, Penang, Damansara and Ipoh)

Expansion plans backed by development capabilities, with a plan to reach 8 hospitals by 2030

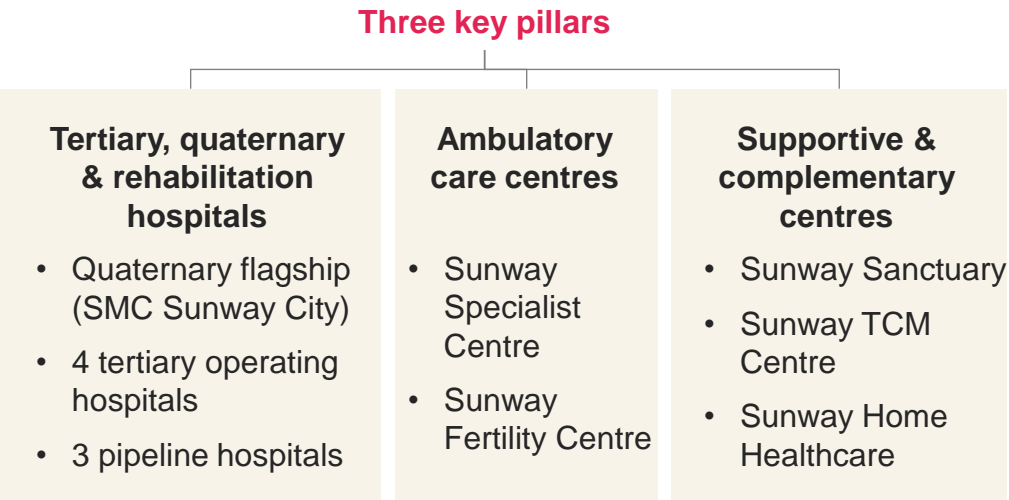
Focused on high revenue intensity disciplines including CONGO, Women and Children disciplines

Quality of care is recognized by international organizations, with many accreditations / awards

Track record of expansion and solid growth, with rapid ramp up of new hospitals

Strong outlook for quality healthcare and medical tourism to further drive SHG’s growth trajectory

Business model overview of Sunway Healthcare



Key awards, accreditations and affiliations³



First hospital in Malaysia to obtain three major hospital-wide accreditations

Ranked No.1 Hospital in Malaysia in the Newsweek World’s Best Hospitals and among Asia’s Top Private Hospitals in 2025

Notes: 1. Figures as at 30 April 2025 unless otherwise stated
2. Selected awards shown for SMC Sunway City

SHG's Hospital Portfolio



1,647 licensed beds in Malaysia, with a clear expansion strategy to grow to 3,000+ beds by 2030

Hospital network¹



Strategic site selection with assets located in highly attractive growth markets



Track record of short ramp-up period for new hospitals to achieve EBITDA and PBT positive

Latest updates




2 April 2025: SMC Ipoh commenced operations. SMC Ipoh is a multi-specialty tertiary hospital with 259 beds, and features a dedicated cancer centre and nuclear medicine centre for oncology patients

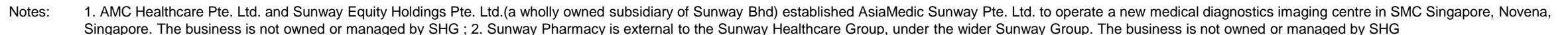
28 April 2025: SHG and Putrajaya Holdings signed an agreement to develop a multi-specialty tertiary hospital with 325 beds in Precinct 7, Putrajaya



Notes: Figures as at 30 April 2025 unless otherwise stated
1. Figures in the diagram refers to total bed capacity instead of licensed beds

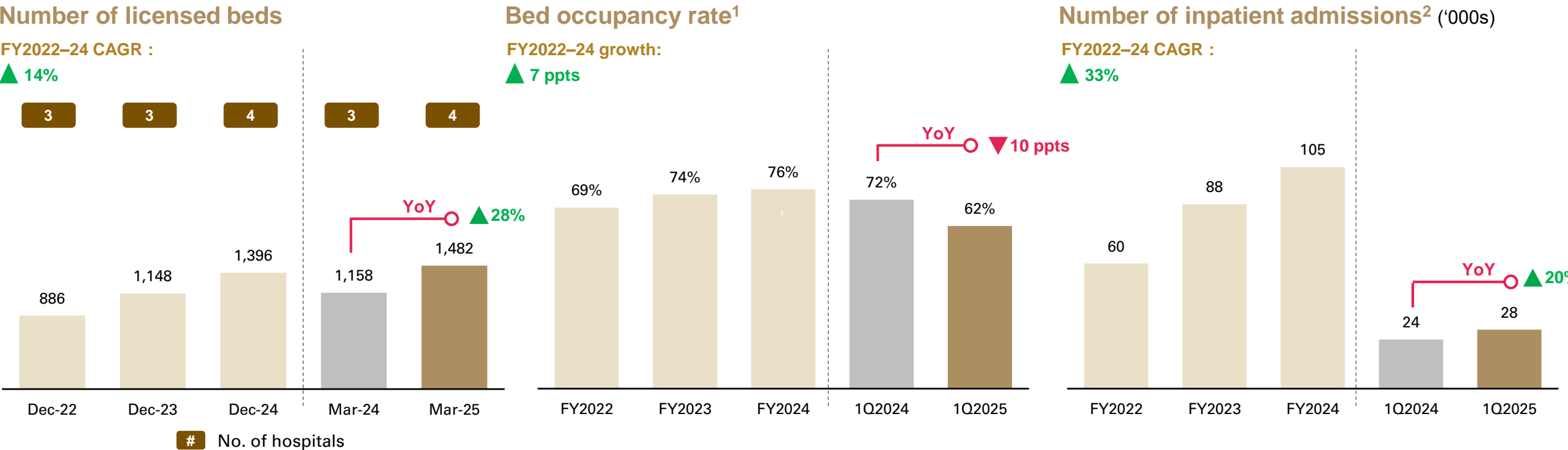


Facilitates deeper relationships
with insurance companies and
corporate payors who prefer
partners with a nationwide
network



SHG's Operating Metrics

Strong operational performance with increased capacity and patient visits



- SMC Damansara commenced operations in December 2024
 - In 2Q2025, SMC Ipoh commenced operations, adding 165 beds to licensed beds
- Blended occupancy reflects the performance of SMC Damansara, which is ramping up
 - 1Q2025 occupancy also reflects the performance of new beds added to SMC Sunway City and SMC Penang
- Driven by both increased demand and availability of additional licensed beds
 - 1Q2025 census grew 20% YoY, mainly underpinned by inpatient growth from SMC Damansara and SMC Penang

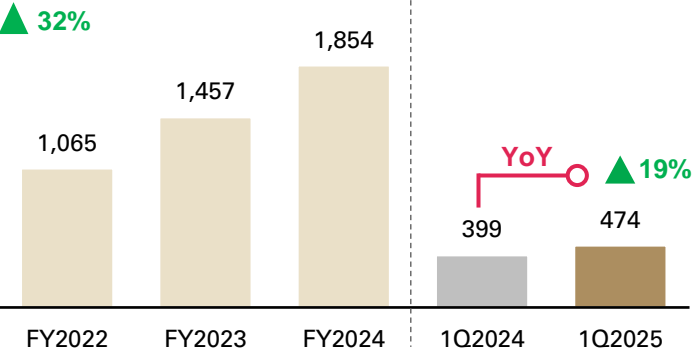
Notes: Financials are shown on 100% basis
1. Occupancy rate is calculated by the number of days the beds are occupied divided by the number of days the licensed beds are available for inpatient use.
2. Number of inpatient admissions refers to the total number of admitted patients occupying beds at a given time or over a specific period.

SHG's Financials

Track record of growth and profitability

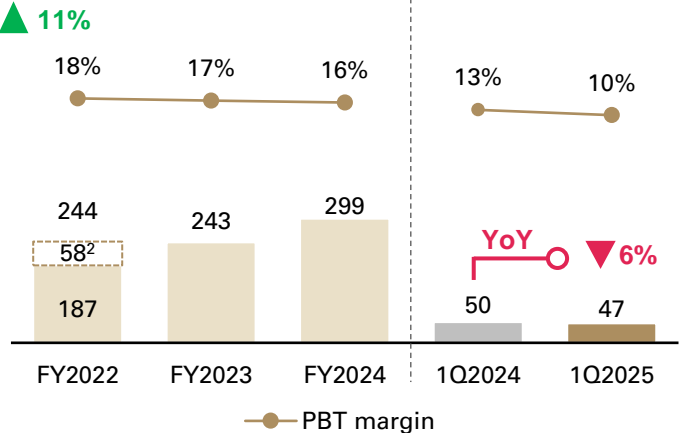
Revenue (RM million)

FY2022–24 CAGR:



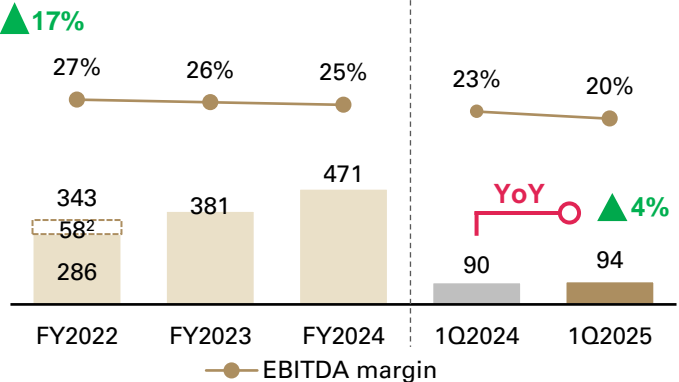
Profit before tax (RM million)

FY2022–24 CAGR:



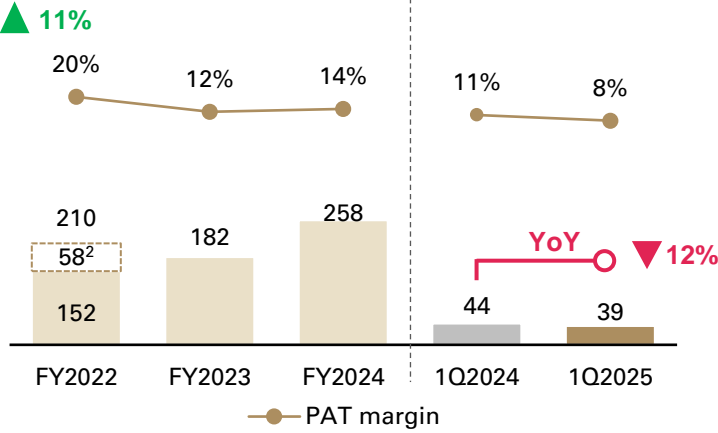
EBITDA¹ (RM million)

FY2022–24 CAGR:



Profit after tax (RM million)

FY2022–24 CAGR:



Notes: Financials are shown on 100% basis
 1. EBITDA is calculated based on profit, adding back income tax expense, finance costs and D&A, less finance and other distribution income
 2. Accounting gain from derecognition of lease for SMC Tower A and B

2025 YoY highlights

- Revenue growth in 1Q2025 was fueled by strong performance across all patient census and higher bill sizes. This was further supported higher operating theatre utilisation. Additionally, foreign patient revenue contribution up by 1% to 13% in the current quarter.
- EBITDA improved by 4% YoY despite the gestation period of two new hospitals. Excluding these new hospitals, adjusted EBITDA grew by 13%, reflecting sustained growth momentum of existing hospitals.
- PAT experienced a 12% YoY decline, primarily due to the gestation period associated with the opening of two new hospitals. Notably, when excluding the impact of these new facilities, the adjusted PAT demonstrated a robust growth of 19%, underscoring the sustained momentum and strong performance of our existing hospitals.

FY2025 prospects

- SMC Damansara registered a revenue of RM14million in 1Q FY2025, while SMC Ipoh commenced operations on 2 April 2025.
- Demand is expected to be sustained by the nation's transition towards an ageing population and growing need for high-quality healthcare services.
- Medical tourism presents opportunities for Malaysia's healthcare providers.

Core Segments Performance

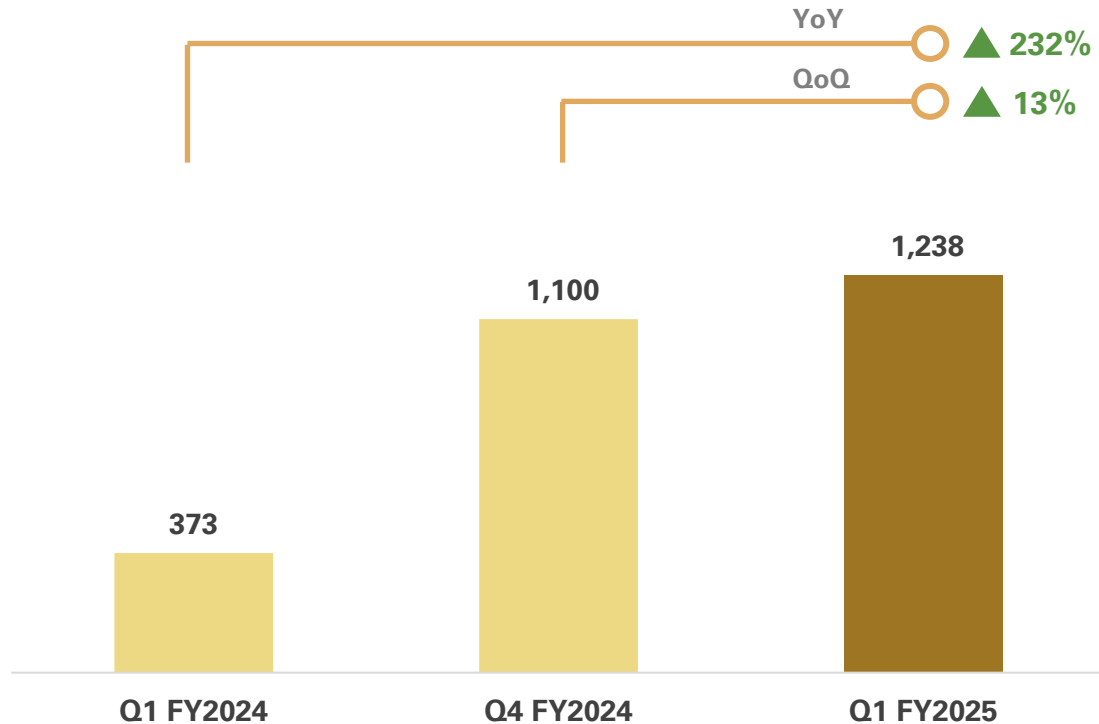
Construction



Construction

Revenue

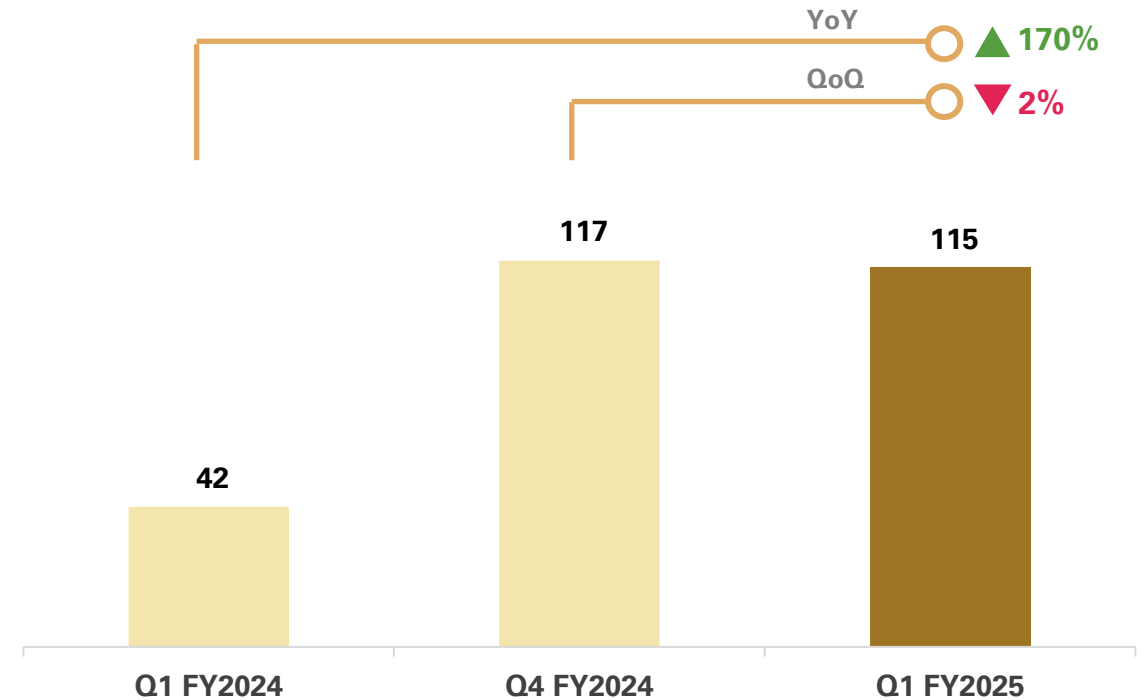
(RM million)



- Revenue soared by 232% YoY to RM1,238 million in Q1 FY2025, mainly fueled by accelerated progress in data centre projects.
- Revenue increased by 13% QoQ mainly due to accelerated progress in data centre projects.

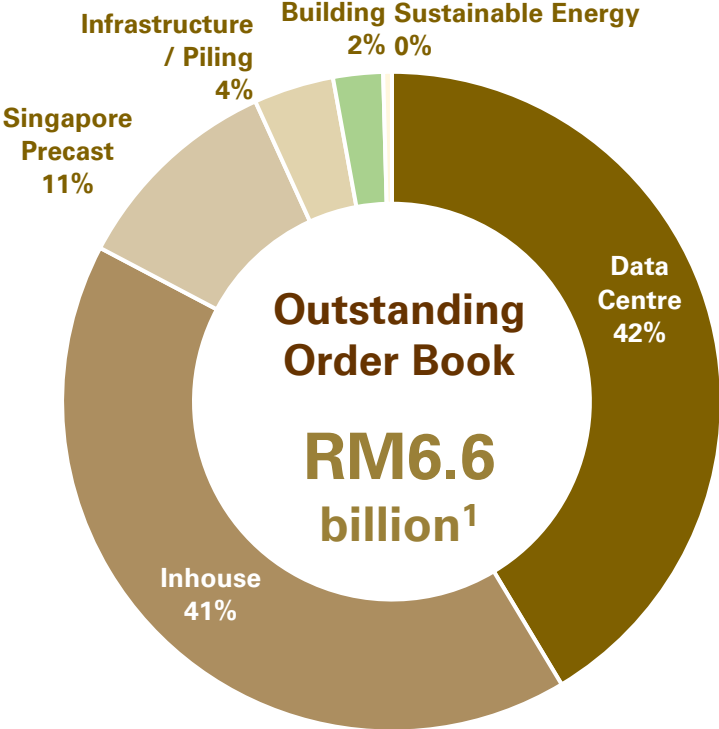
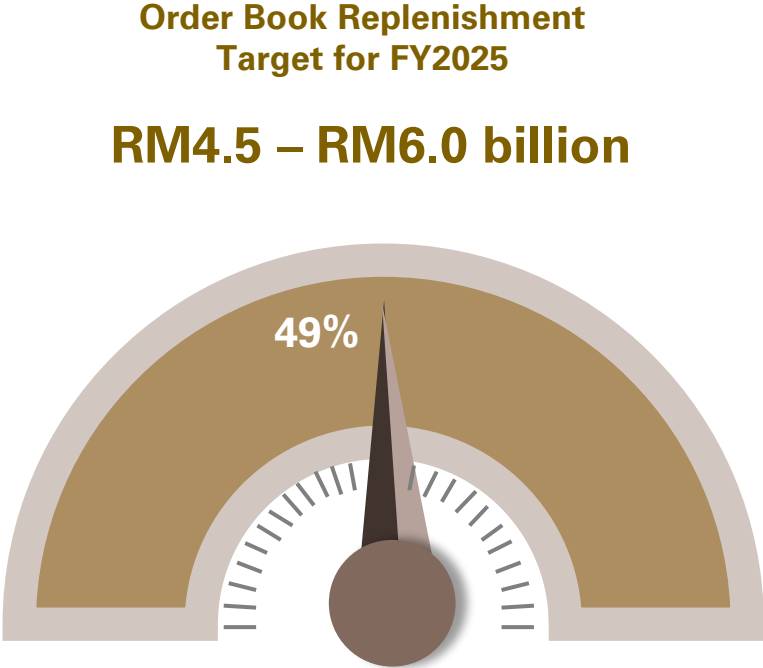
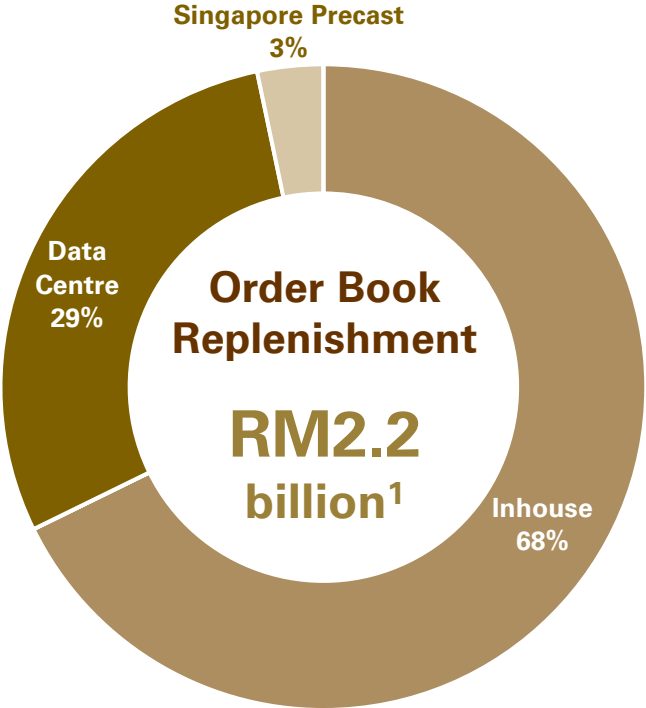
Profit Before Tax

(RM million)



- PBT surged by 170% YoY to RM115 million in Q1 FY2025 due to higher contribution from the accelerated progress in data centre projects.
- PBT decreased marginally by 2% QoQ was due to lower finance income recorded in the current quarter.

Achieved 49% of the lower end of 2025 Order Book Replenishment Target



Ongoing Project
40 Projects

Active Tender Book
RM 15.9 billion

¹ Information as at 20 May 2025

Strong Earnings Visibility with Robust Outstanding Order Book of RM6.6 billion

Order Book (As at 20 May 2025)	Completion	Contract Sum (RM million)	Outstanding Order Book (RM million)	(%)
BUILDING			162	2
Oxley Tower (MEP) + VO	3Q 2025	73	11	
Daiso Logistics Warehouse	2Q 2026	298	152	
DATA CENTRE			2,752	42
JHB1X0 - Data Centre	1Q 2026	3,806	1,542	
JHB1X0 - Data Centre Tenant Improvement Works (TIW) - ADD	1Q 2026	156	156	
ECI & Enabling Works – MNC ¹	2Q 2025	160	42	
PSR – MNC	2Q 2027	765	687	
K2 Building 4	1Q 2026	393	383	
INFRASTRUCTURE / PILING			62	1
RTS Link Package 1B and Package 5	2Q 2025	558	64	
INDIA			199	3
Thorapalli - Jittandahalli (TJ)	2Q 2025	508	197	
SUSTAINABLE ENERGY			46	0
CGPP - Green	4Q 2025	37	28	
SINGAPORE			697	11
Precast	Various	759	624	
New Order 2025 - External	Various	73	73	

Order Book (As at 20 May 2025)	Completion	Contract Sum (RM million)	Outstanding Order Book (RM million)	(%)
INTERNAL - SUNWAY GROUP			2,747	41
South Quay Square – Superstructure + VO	4Q 2025	1,067	339	
Sunway Carnival Mall - Refurbishment	2Q 2025	253	63	
Sunway Flora	1Q 2026	277	87	
Sunway Medical Centre Fit-Out	3Q 2025	70	36	
Sunway Ipoh Mall	1Q 2027	721	641	
Sunway Medical Centre PH3 Fit-Out	2Q 2026	80	80	
Sunway Medical Centre Ipoh PH2 Fit-Out	2Q 2025	18	4	
Sunway Medical Centre Damansara PH2 Fit-Out	2Q 2025	9	5	
RTS Transit Oriented Development Project (RTS TOD)	4Q 2027	1,500	1,492	
TOTAL (As at 20 May 2025)		11,592	6,648	100
Order Book Replenishment up to May 2025		2,214	2,157	

¹ Included variation order secured in 2025

Core Segments Performance

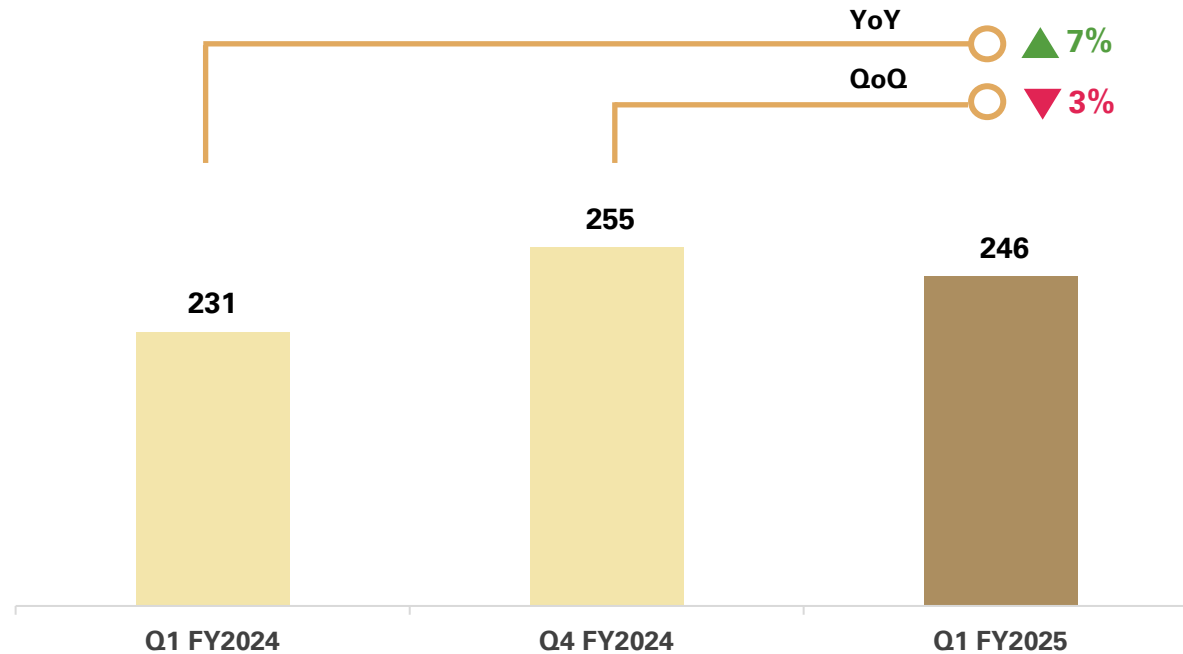
Property Investment



Property Investment

Revenue¹

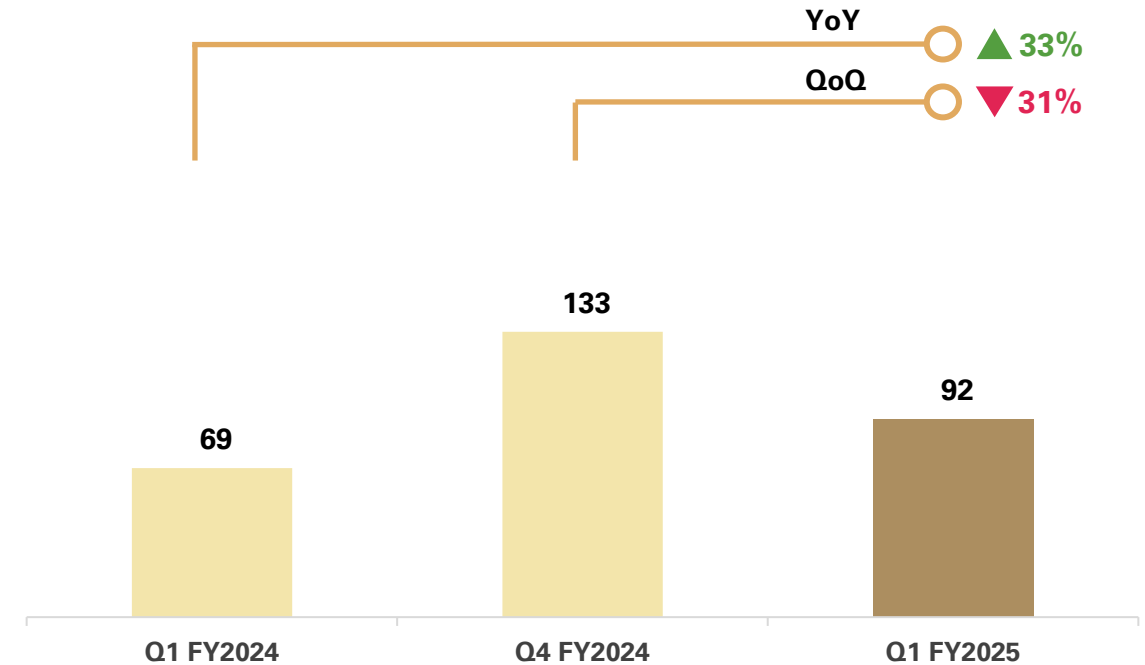
(RM million)



- Revenue increased by 7% YoY to RM246 million, attributed to the stronger performance of most sub-segments. Several property investment assets generated higher revenue due to a higher average occupancy rate, while the leisure business performed better in the current quarter.
- Revenue decreased marginally by 3% QoQ on the back of lower contribution from the hospitality business, mainly due to seasonal factors.

Profit Before Tax¹

(RM million)



- PBT improved by 33% YoY to RM92 million in Q1 FY2025, in line with the revenue increase attributed to the stronger performance of most sub-segments.
- PBT contracted by 31% QoQ, primarily due to a net fair value gain of RM49.0 million from the revaluation of investment properties recorded in the preceding quarter.

¹ Comprises Property Investment, REIT, Leisure and Hospitality segments

Property Investment

Operational Metrics

Property Investment

Asset Under Management (AUM)

RM13.0 billion as at 31 March 2025
(31 Dec 2024: 13.0 billion)

Current Portfolio

17 Retail Properties

(2024: 17 Retail Properties)

10 Offices

(2024: 10 Offices)

9 Others

(2024: 9 Others)



Property Investment Asset Sunway Square
Target Commencement: Q3 FY2025 (Progressively)



Proposed Acquisition Aeon Mall Seri Manjung¹
Purchase Consideration: RM138 mil
Target Completion: Q4 FY2024



Asset Enhancement Initiative Sunway Carnival Mall (Phase 2)¹
Completed on 7 May FY2025



Proposed Disposal Sunway university and campus¹
Disposal Consideration: RM613 mil
Target Completion: 2H FY2025

Leisure

Theme parks



No. of Visitors
3M 2025

2

~ 430,000
(2024: 2.12 million)

Hospitality

Hotels & Resorts



Guest Composition
As at 31 March 2025

12

54%
Foreign Guests

¹ Proposed acquisition / disposal by Sunway REIT

In Conclusion



In Conclusion

| The Group's performance for the year is expected to remain strong

- Rising geoeconomic uncertainties pose considerable risk to the global economic growth outlook. The Group's operations are primarily concentrated in Malaysia, with limited exposure to international trade within the ASEAN region. Whilst the Group does not anticipate a direct impact from higher tariffs, nevertheless, the Group remains susceptible to an indirect impact stemming from global trade tensions.
- The outlook for the property market in Malaysia and Singapore remains positive, with the emergence of Johor as a prominent hub for industrial and data centre investments. The Johor-Singapore Special Economic Zone ("JS-SEZ") creates new opportunities for Malaysia to attract more investments, reinforcing Johor's role as a strategic gateway to Southeast Asia. The Group continues to strengthen its presence in Johor to capitalise on the medium to long-term prospect in the southern region.
- The construction segment's strong earnings growth momentum is expected to sustain in this financial year, supported by its strong outstanding order book of RM6.6 billion.
- The healthcare segment remains steadfast in expanding its hospital portfolio, with SMC Ipoh commenced operation in April 2025. SHG has recently inked a partnership with Putrajaya Holdings Sdn. Bhd. to develop a 300-bed multi-specialty tertiary medical centre in Precinct 7, Putrajaya. This new addition to its pipeline will further expand its future bed capacity to more than 3,000 beds. Meanwhile, SHG's initial public offering preparation is in progress.
- Barring any unforeseen circumstances, the Group will cautiously navigate the headwinds surrounding tariffs and policy uncertainties. The Group's performance for the year is expected to remain strong.

Supplemental Information



Income Statements Highlights

RM million	Q1 FY2025	Q1 FY2024	Q4 FY2024
Revenue	2,367.0	1,419.0	2,854.7
EBIT	317.5	252.7	468.6
EBIT Margin (%)	13.4	17.8	16.4
PBT	304.1	226.7	493.4
PBT Margin (%)	12.8	16.0	17.3
PATMI	190.6	172.2	334.3
PATMI Margin (%)	8.1	12.1	11.7
Basic EPS¹ (sen)	2.67	2.27	5.03

¹ Based on the weighted average number of shares on the respective dates

The following items were included in the calculation of the profit of the Group:

(RM'mil)	Q1 FY2025		Q1 FY2024		Q4 FY2024	
	PBT	PATMI	PBT	PATMI	PBT	PATMI
Share of Fair value gain / (loss) (associate)	-	-	-	-	43.8	43.8
Fair value gain / (loss) (Investment Properties)	-	-	-	-	27.4	30.6
Reversal of impairment for Property, Plant & Equipment	-	-	-	-	9.0	9.0

Solid Balance Sheet

RM million	31 March 2025 (Unaudited)	31 December 2024 (Audited)
Non-current Assets	19,317.8	18,614.3
Current Assets	12,893.3	12,903.5
Total Assets	32,211.1	31,517.8
Current Liabilities	10,743.2	10,023.0
Non-current Liabilities	5,310.4	5,556.4
Total Liabilities	16,053.7	15,579.4
Shareholders' Funds	15,192.9	14,991.2
Non-Controlling Interests	964.5	947.2
Total Equity	16,157.4	15,938.5
Total Equity & Liabilities	32,211.1	31,517.8
Total Borrowings	11,257.6	10,877.8
Cash & Bank Balances	4,612.7	4,336.4
Net Gearing Ratio¹ (times)	0.41	0.41
Share Capital	7,048.7	7,048.7
Number of Ordinary Shares ('million)	6,666.9	6,666.9
Net Assets Per Share² (RM)	2.28	2.25

Notes

¹ Net gearing = (Total borrowings – Cash and bank balances) / Total Equity

² Included the ordinary shares that will be issued upon the mandatory conversion of ICPS

Segmental Information

Property Development

RM million	Q1 FY2025	Q1 FY2024	Q4 FY2024	3M FY2025	3M FY2024
Revenue	263.3	287.7	809.6	263.3	287.7
Operating Profit	27.7	33.6	156.7	27.7	33.6
Operating Profit Margin (%)	10.5	11.7	19.4	10.5	11.7
EBIT (incl. share of associates & JCE)	34.5	46.1	160.6	34.5	46.1
EBIT Margin (%)	13.1	16.0	19.8	13.1	16.0

Property Investment

RM million	Q1 FY2025	Q1 FY2024	Q4 FY2024	3M FY2025	3M FY2024
Revenue	246.4	231.2	254.9	246.4	231.2
Operating Profit	62.5	54.1	58.0	62.5	54.1
Operating Profit Margin (%)	25.4	23.4	22.8	25.4	23.4
EBIT (incl. share of associates & JCE)	112.7	94.4	153.3	112.7	94.4
EBIT Margin (%)	45.7	40.9	60.1	45.7	40.9

Segmental Information

Construction

RM million	Q1 FY2025	Q1 FY2024	Q4 FY2024	3M FY2025	3M FY2024
Revenue	1,238.1	372.5	1,099.8	1,238.1	372.5
Operating Profit	109.8	49.8	89.8	109.8	49.8
Operating Profit Margin (%)	8.9	13.4	8.2	8.9	13.4
EBIT (incl. share of associates & JCE)	112.6	53.9	97.5	112.6	53.9
EBIT Margin (%)	9.1	14.5	8.9	9.1	14.5

Healthcare

RM million	Q1 FY2025	Q1 FY2024	Q4 FY2024	3M FY2025	3M FY2024
Share of results	31.8	36.8	67.0	31.8	36.8
Revenue	474.0	399.2	506.7	474.0	399.2
EBITDA	94.1	90.5	134.3	94.1	57.6
EBITDA Margin (%)	19.9	22.7	26.5	19.9	14.4
Profit before tax	47.0	50.0	90.4	47.0	50.0
Profit after tax	38.8	43.8	78.4	38.8	43.8

Property Launches in 2024

*as at end-April 2025 (inclusive bookings)

				
	Sunway Velocity 3 (Tower A & B)	Sunway Aviana (Phase 3)	Sunway Maple	Sunway Wellesley Serene Villas
Location	Jalan Peel, Kuala Lumpur	Sunway City Iskandar Puteri, Johor	Sunway City Iskandar Puteri, Johor	Bukit Mertajam, Penang
GDV	Tower A: RM710 million Tower B: RM373 million	RM76 million	RM182 million	RM 131 million
Type	Serviced Residence	Two-storey terrace homes	Semi-detached concept terrace homes	3-storey townhouse
Units	Tower A: 1,036 Tower B: 568	90	156 (94 units launched)	210
Launch	Tower A & B: May 2024	April 2024	September 2024	December 2024
Take-up*	Tower A: 47% Tower B: 78%	100%	90%	<20%
Project Attraction	New frontier modern oasis and smart living in the heart of Kuala Lumpur. Thoughtfully designed and boasting incredible connectivity with MRT; 1 station away to TRX. Built for sustainable living with 2-acre central park.	Experience balance and harmony at Parkview's latest parcel, nestled amidst lush greenery in SCIP. Enjoy seamless connectivity to various amenities and major highways for a life of comfort and convenience in this thriving and wholesome community.	Maiden freehold residences offering a unique blend of nature and elegance meadow homes. Spacious built-up of 30' x 60' – 90' with flexible layout catering to different needs. . Enjoy seamless connectivity to various amenities and major highways.	A gated and guarded landed residence with club facilities, lush jogging trails and seamless connectivity to ETS train station, proposed LRT line, Penang bridge and major highways.

Property Launches in 2024

*as at end-March 2025 (inclusive bookings)







	Sunway Bayu	Novo Place	Sunway Gardens (Phase 3)
Location	Sunway City Ipoh, Perak	Plantation Close, Tengah, Singapore	Tianjin, China
GDV	RM107 million	SGD 790 million (Effective: RM918 million ¹)	RMB179 million (Effective: RM105 million)
Type	Flexi terrace homes	Two-storey terrace homes	Semi-detached concept terrace homes
Units	168	504	93
Launch	December 2024	November 2024	April 2024
Take-up*	33%	97%	26%
Project Attraction	A gated and guarded tropical resort living community is a stone away from Sunway Medical Centre Ipoh, Sunway Ipoh Mall (under construction), Sunway College Ipoh, Lost World of Tambun, The Banjaran Hotsprings Retreat and more.	Located at the prime Tengah town, often referred to as Singapore's first "Forest Town", Novo Place offers a blend of suburban tranquility and urban convenience. Enjoy easy access to a host of amenities and future Tengah MRT Station on the Jurong Region Line.	A housing community that emphasising LOHAS living concept. Located at the central of Tianjin Eco-City with Zhongxin main road frontage.

¹ Based on 35% stake and exchange rate of SGD 1 = RM3.32

Property Projects Take-Up Rates

*as of end-April 2025, inclusive of bookings

   				
	Sunway Lenang Heights	Sunway Flora Residences	Sunway Dora	Sunway Aviana
Location	Taman Molek, Johor Bahru	Bukit Jalil, Kuala Lumpur	Bayan Baru, Penang	Sunway City Iskandar Puteri, Johor
GDV	Manor (Bungalow) & Lavie (Semi-D): RM108 million	Tower A: RM306million Tower B: RM304 million	RM81 million	Phase 1: RM105 million Phase 2: RM102 million
Type	Bungalow & Semi-D Homes	Serviced Residence & Retail	Serviced Residence	Two-storey terraces
Units	Manor (Bungalow): 36 Lavie (Semi-D): 6	Tower A: 379 Tower B: 369	117	Phase 1: 135 Phase 2: 124
Launch	November 2023	Tower A: March 2023 Tower B: September 2023	February 2023	Phase 1: October 2023 Phase 2: November 2023
Take-up*	Manor: 61% Lavie: 67%	Tower A: 93% Tower B: 77%	77%	Phase 1: 100% Phase 2: 100%
Project Attraction	Exclusive abode secluded within the deep serenity of a freehold land. It is the final piece of this prestigious development, offering 36 bungalows and 6 semi-detached homes with irresistible charm.	Freehold low-density residential designed to provide the Signature of Biophilic Nature Living experience, comes with 4.3 acres of nature-inspired facilities, accessible to various major highways, and a 700m covered walkway to Muhibbah LRT station	Freehold low-density development with urban conveniences and excellent connectivity located within the heart of Bayan Baru	Experience balance and harmony at Parkview's latest parcel, nestled amidst lush greenery in SCIP. Enjoy seamless connectivity to various amenities and major highways for a life of comfort and convenience in this thriving and wholesome community.

Property Projects Take Up Rates

*as of e end-April 2025, inclusive of bookings



	Jernih Residence (Tower A & B)	Sunway Alishan Residences	Sunway d'hill Residences
Location	Kajang, Selangor	Cheras, Kuala Lumpur	Kota Damansara, Kuala Lumpur
GDV	Tower A: RM313 million Tower B: RM179 million	Condominium: RM286 million Superlinks: RM39 million	Tower 1: RM258 million Tower 2: RM359 million
Type	Serviced Residence	Condominium & Superlinks	Serviced Residence
Units	Tower A: 643 Tower B: 480	Condominium: 240 units Superlinks: 15 units	Tower 1: 340 Tower 2: 489
Launch	Tower A: May 2022 Tower B: October 2023	September 2022	Tower 1: December 2021 Tower 2: October 2022
Take-up*	Tower A: 96% Tower B: 94%	Condominium: 99% Superlinks: 100%	Tower 1: 79% Tower 2: 52%
Project Attraction	Transit-oriented development strategically located within the heart of Kajang and connected via a walkway to the Sungai Jernih MRT	An urban paradise created to enhance the quality of life. Its elevated location is ideal for harnessing the flowing positive energy from all sides of an excellent living environment	Mixed residential development nestled within lush rainforest hills

Property Projects Take Up Rates

*as at end-April 2025 (inclusive bookings)



	Sunway Artessa	Sunway Gardens Phase 3
Location	Wangsa Maju, Kuala Lumpur	Tianjin, China
GDV	RM404 million	RMB375 million (Effective RM145 million)
Type	Serviced Residence	Condominium
Units	468	December 2021: Block 1 (124 units) August 2023: Block 2 (124 units)
Launch	November 2021	December 2021 & August 2023
Take-up	100%	Block 1: 95% Block 2: 73%
Project Attraction	Freehold low-density residence designed with spacious units and exclusive facilities	A housing community that emphasising LOHAS living concept. Located at the central of Tianjin Eco-City with Zhongxin main road frontage.

* With the adoption of MFRS 15, progressive development profits for Sunway Gardens (Phase 3) will be recognised upon completion and handover of the project

Property Projects Take Up Rates

*as of end-April 2025, inclusive of bookings



	Terra Hills	The Continuum
Location	Pasir Panjang, Singapore	Thiam Siew Avenue, Singapore
GDV	SGD 845 million (Effective RM 852 million)	SGD 2.2 billion (Effective RM 2.2 billion)
Type	Private Condominium	Private Condominium
Units	270	816
Launch	February 2023	April 2023
Take-up	49%	72%
Project Attraction	A freehold residential development that enjoys a wealth of natural greenery from nearby Kent Ridge Park and also well located to leverage the advantages of near proximity with the Pasir Panjang MRT, city centre, shopping malls and numerous amenities	A strategically located condominium that enjoys close proximity to numerous amenities and excellent connectivity, designed to suit the contemporary lifestyle of residents who enjoy a wide range of social and fitness activities

Thank You

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