

SUNWAY

Sunway Berhad

First Quarter Financial Year
Ending 31 December 2026
(Q1 FY2026)

 26 May 2026



SUNWAY

THE NEXT 50

Financial Highlights

Financial Performance Snapshot for Q1 FY2026



▲ 8%

Revenue

RM2,558 million

(Q1 FY2025: RM2,367 million)



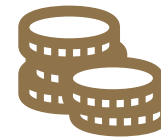
3,043% (Reporting)
52% (Core)

Profit Before Tax

RM9,558 million (Reporting)

RM 462 million (Core)

(Q1 FY2025: RM304 million)



4,840% (Reporting)
67% (Core)

PATMI

RM9,414 million (Reporting)

RM 318 million (Core)

(Q1 FY2025: RM191 million)

Financial Position as at 31 March 2026



Total Equity

RM26.3 billion

(31 December 2025: RM17.0 billion)



Shareholders' Funds

RM24.3 billion

(31 December 2025: RM16.1 billion)



Net Gearing Ratio

0.30x

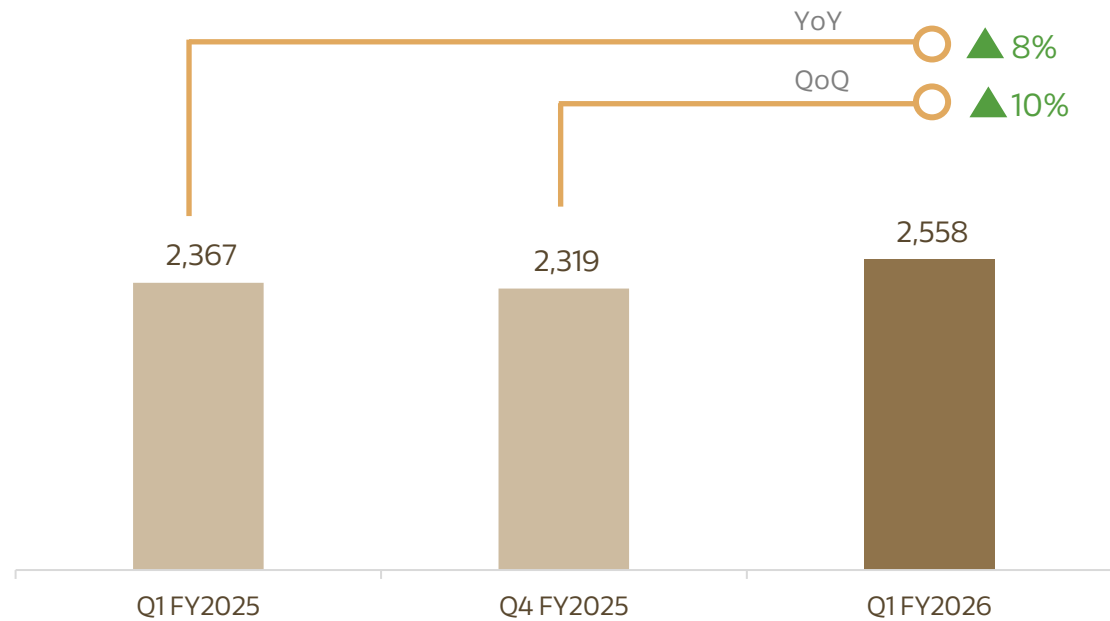
(31 December 2025: 0.48x)

Financial Overview



Financial Overview – Q1 FY2026

Revenue (RM million)



- The Group recorded revenue of RM2,558 million in Q1 FY2026, compared to RM2,367 million in Q1 FY2025, supported by higher contributions from most segments except for the construction and others segments.
- Sequentially, revenue increased by 10% QoQ, mainly attributable to higher contributions from the property development and construction segments.

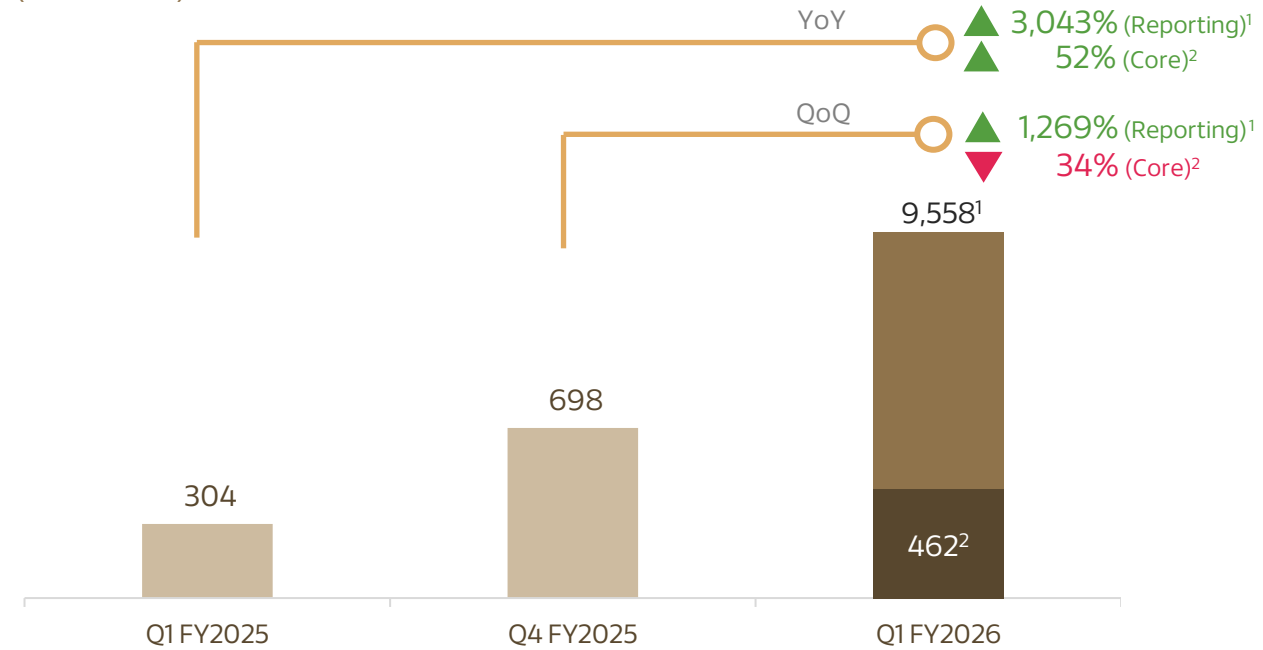
The healthcare segment's results for the quarter ended 31 March 2026 comprise:

- the Group's 84% share of net profit or loss (equity-accounted) up to 17 March 2026; and
- full consolidation of healthcare segment as a subsidiary effective from 18 March 2026 following the completion of its listing. The comparative quarter ended 31 December 2025 reflects equity accounting only.

¹Included a net gain of RM9.1 billion arising from remeasurement of investment in SHH to fair value

²Excluded the net gain of RM9.1 billion arising from remeasurement of investment in SHH to fair value

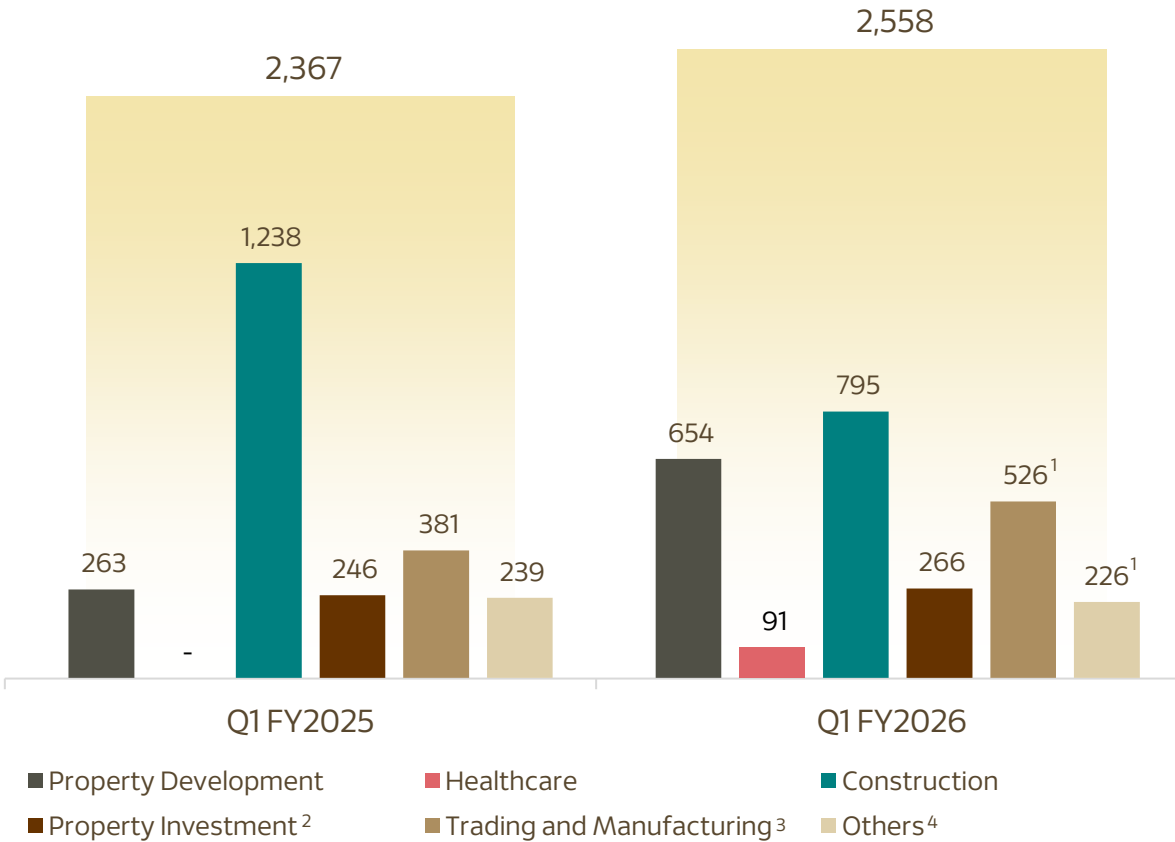
Profit Before Tax (RM million)



- Profit before tax ("PBT") surged by 3,043% to RM9,558 million¹ in Q1 FY2026, driven by stronger operating performance across most business segments. It is further boosted by a net gain of RM9,095.8 million arising from the remeasurement of the investment in Sunway Healthcare Holdings Berhad ("SHH") upon its listing.
- PBT contracted by 34%² QoQ due to softer performance across most segments, largely attributable to seasonal factor, including festive season. In the preceding quarter, the Group also recorded a total of RM71.8 million net fair value gain and negative goodwill recognition of MCL Group's acquisition of RM55.2 million.

Segmental Overview – Q1 FY2026

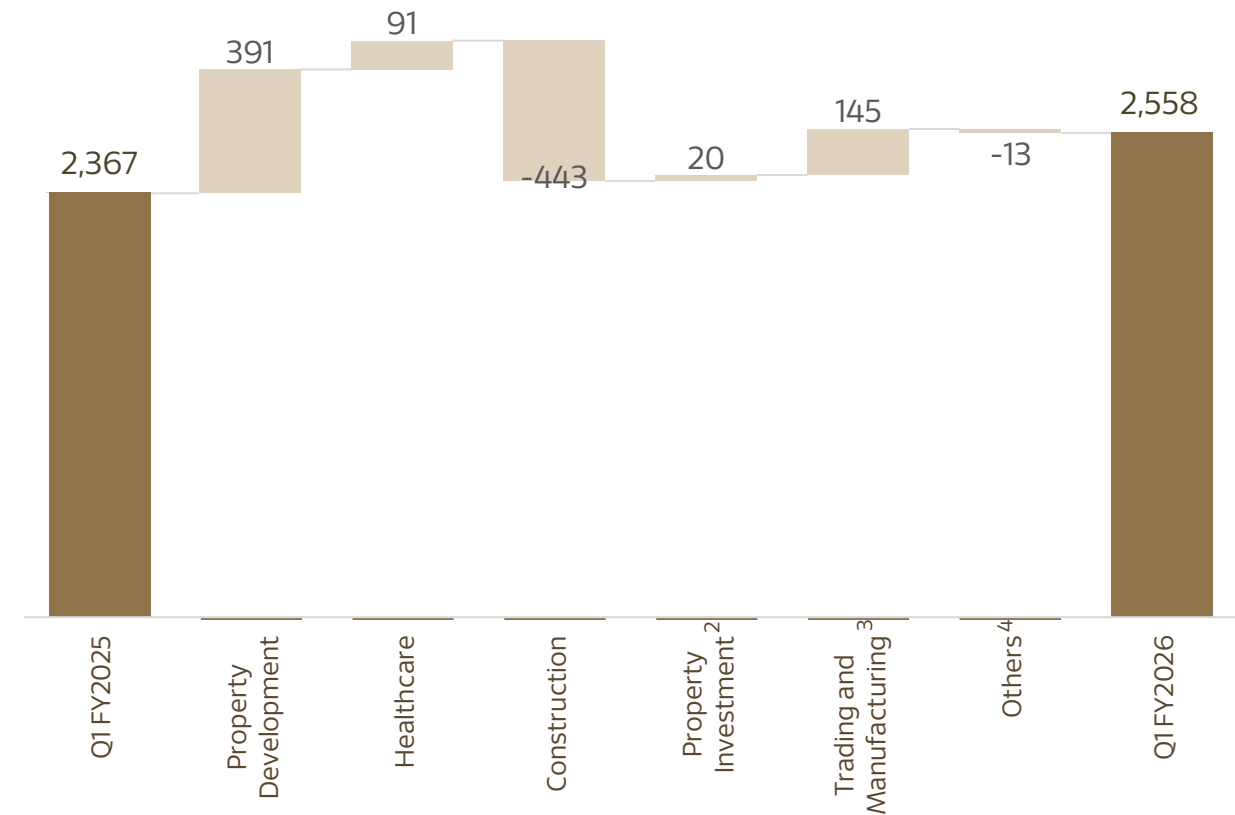
Revenue (RM million)



Movement in Segmental Revenue (RM million)

Q1 FY2026: RM2,558 million (Q1 FY2025: RM2,367 million)

YoY Change ▲ 148% N/A ▼ 36% ▲ 8% ▲ 38% ▼ 5% ▲ 8%



¹Comparative figures for the Trading and Manufacturing and Others segments have been restated to reflect segment reclassifications arising from:

i) The transfer of the Pharmaceutical business from Others to Trading and Manufacturing, following a change in the Group's internal reorganisation; and

ii) The merger of the Quarry business into Others, as it does not meet the quantitative thresholds for standalone segment reporting under MFRS 8. These reclassifications have no impact on total Group's revenue and PBT.

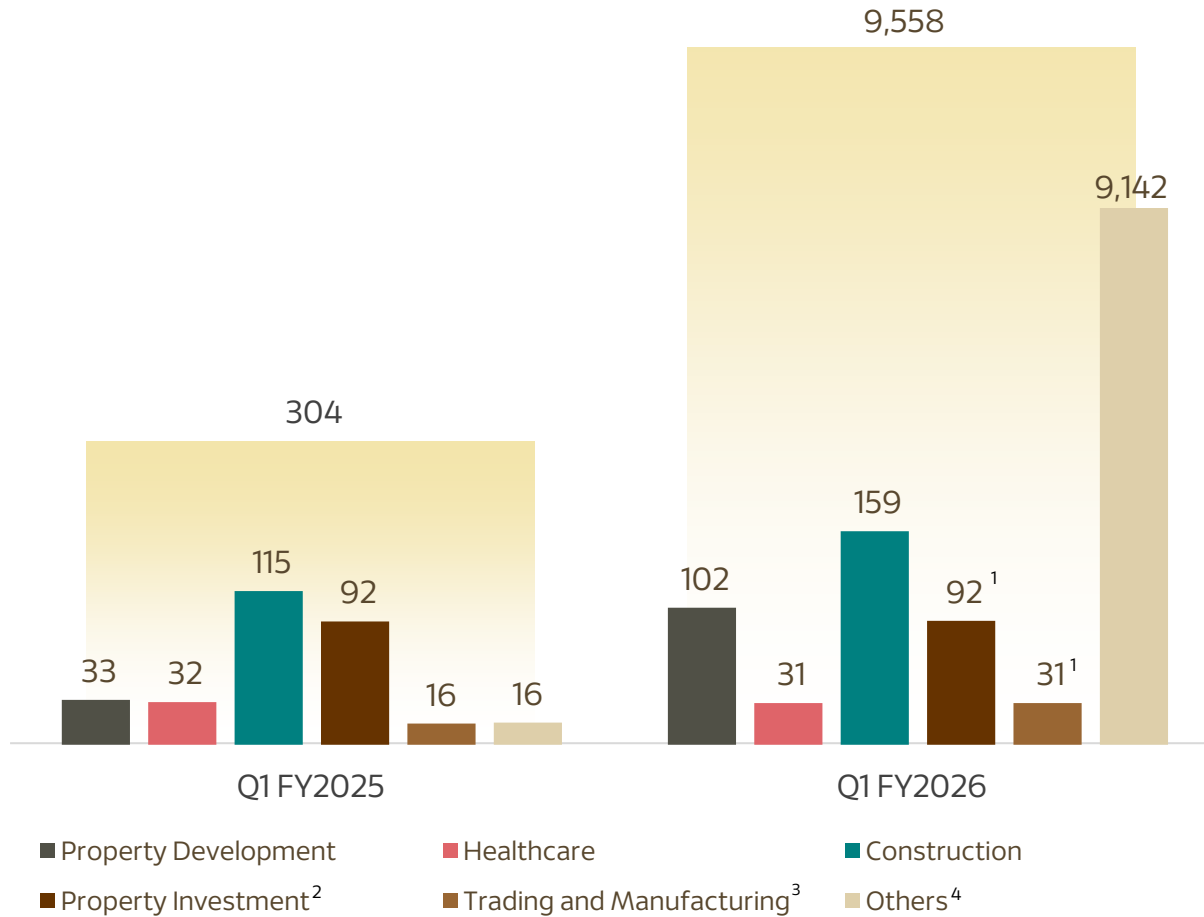
²Comprises Property Investment, REIT, Leisure and Hospitality businesses

³Comprises Automotive and Pharmaceutical businesses

⁴Comprises Quarry, Building Materials, and all other businesses

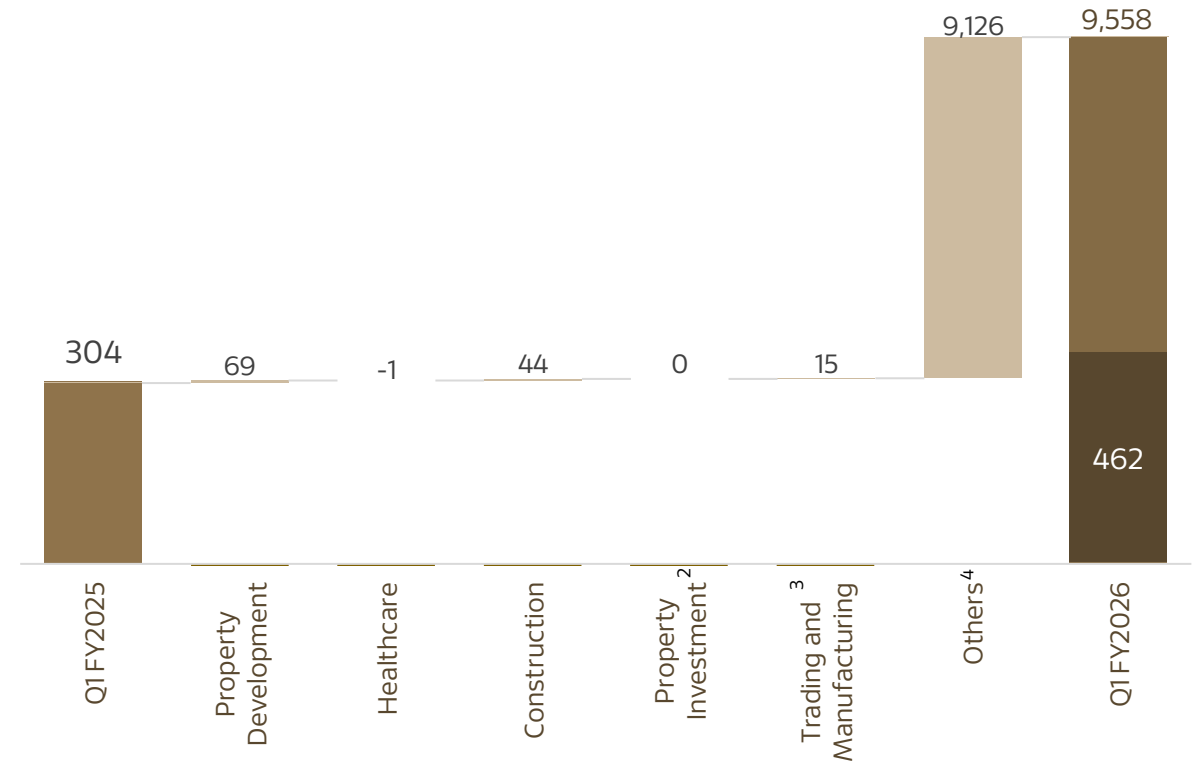
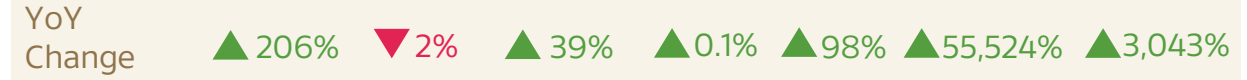
Segmental Overview – Q1 FY2026

Profit Before Tax (RM million)



Movement in Segmental Profit Before Tax (RM million)

Q1 FY2026: RM9,558 million (Q1 FY2025: RM304 million)



¹ Comparative figures for the Trading and Manufacturing and Others segments have been restated to reflect segment reclassifications arising from:

i) The transfer of the Pharmaceutical business from Others to Trading and Manufacturing, following a change in the Group's internal reorganisation; and

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² Comprises Property Investment, REIT, Leisure and Hospitality businesses

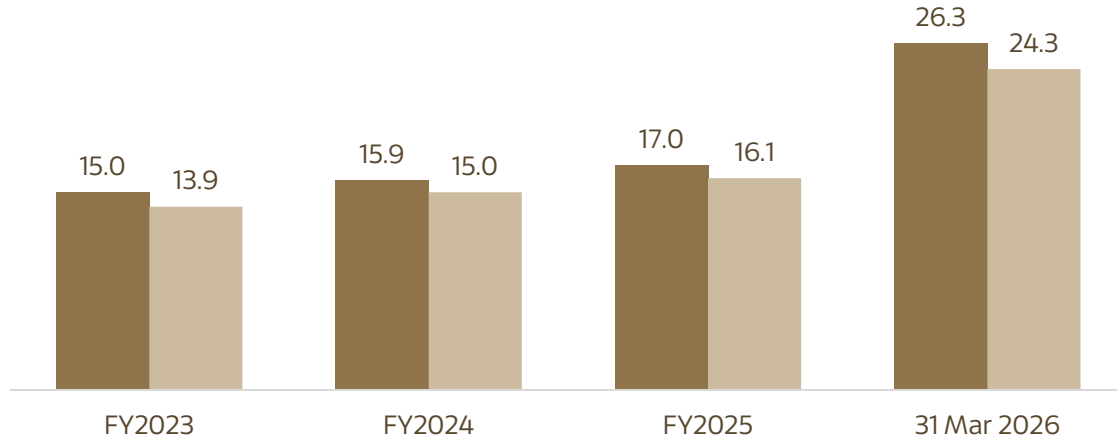
³ Comprises Automotive and Pharmaceutical businesses

⁴ Comprises Quarry, Building Materials, and all other businesses

Financial Position as at 31 March 2026

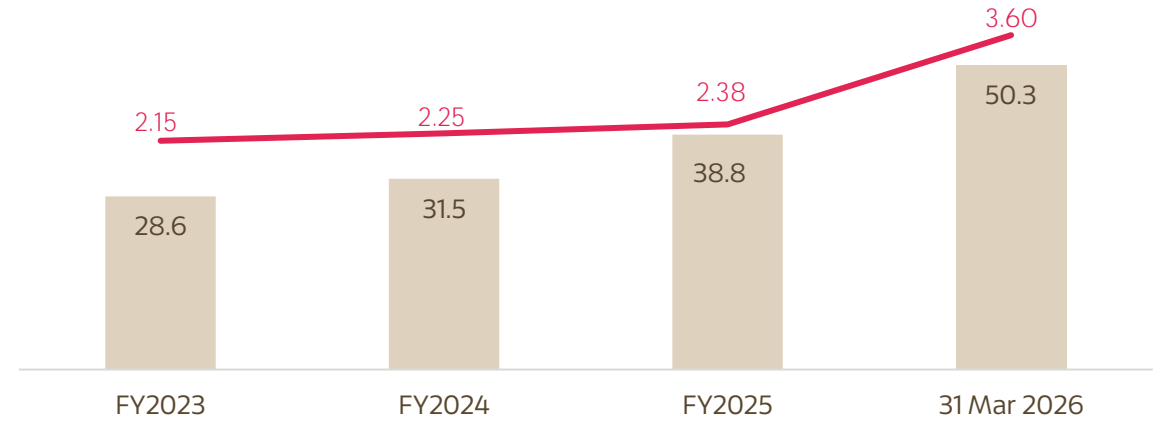
Total Equity & Shareholders' Funds

■ Total equity (RM billion) ■ Shareholders' Funds (RM billion)



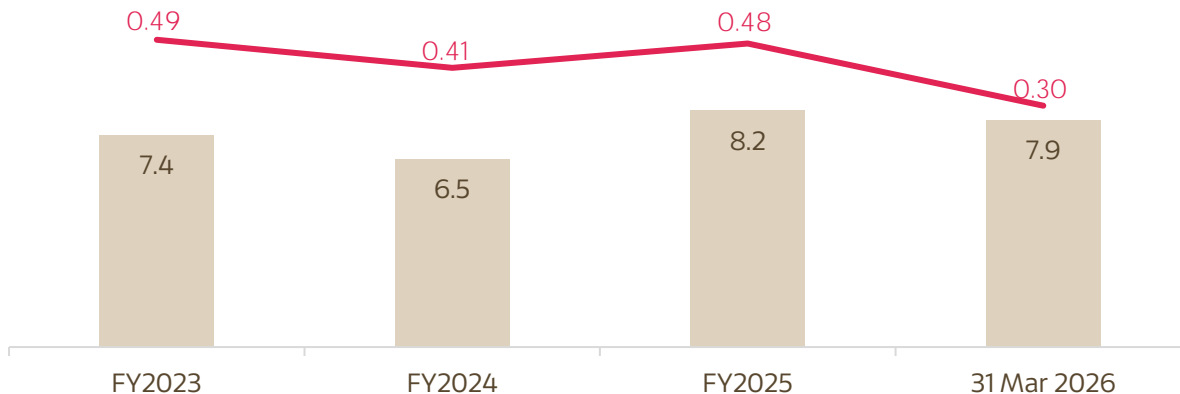
Total Assets and NAV Per Share

■ Total assets (RM billion) — Net assets per share (RM)



Net Debt and Net Gearing

■ Net Debt (RM billion) — Net Gearing Ratio (times)



- Financial position for the Group was enlarged due to consolidation of SHH upon its listing on 18 March 2026.
- Total equity and shareholders' funds increased was largely attributable to remeasurement of investment in SHH and profits from operations generated in the current quarter.
- Net gearing ratio declined from 0.48x as at 31 December 2025 to 0.30x as at 31 March 2026 due to higher total equity as explained. Notwithstanding the increase in total debt, it was offset by higher cash and bank balances, translating into a lower net debt position of RM7.9 billion as at 31 March 2026.

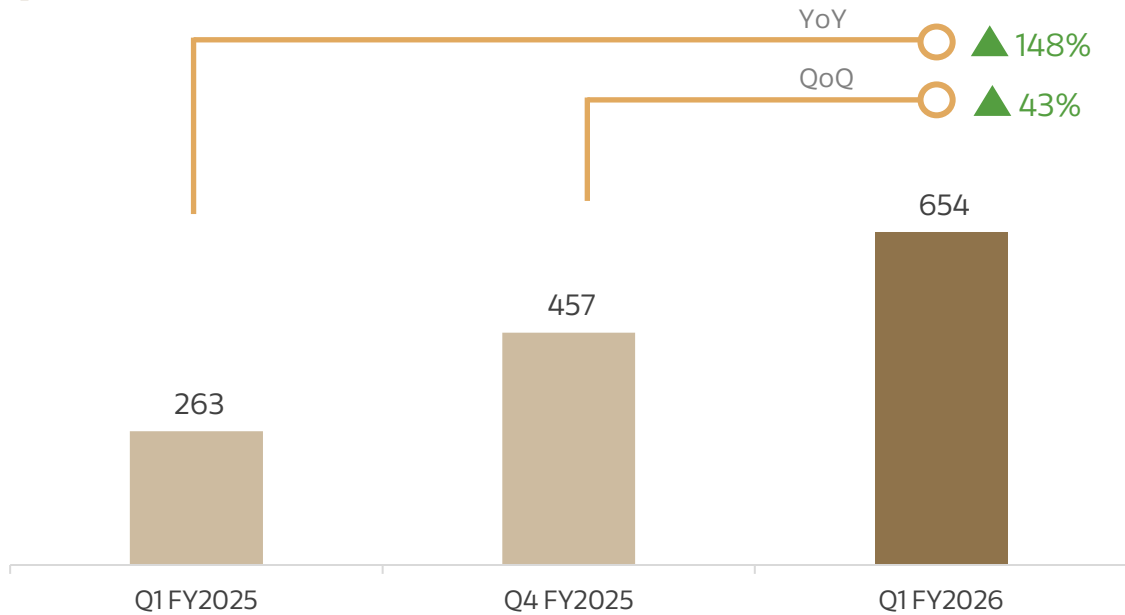
Core Segments Performance
Property Development



Property Development: Performance Review

Revenue

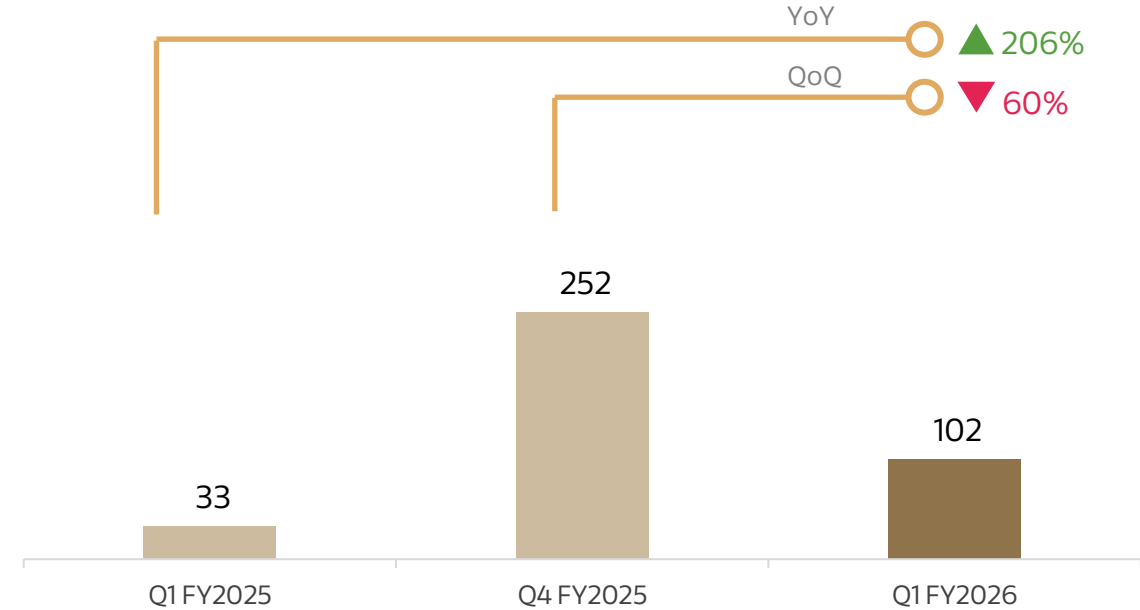
(RM million)



- The property development segment recorded higher revenue of RM654 million in Q1 FY2026, compared to RM263 million in Q1 FY2025, mainly driven by disposal of an education asset amounting to RM357 million, higher progress billings from local development projects and contributions from the newly acquired MCL Group (which since rebranded to Sunway MCL)
- Revenue rose by 43% QoQ, mainly attributed to the disposal of an education asset, as explained above. The growth was partially offset by lower progress billings during the quarter.

Profit Before Tax

(RM million)



- PBT more than tripled to RM102 million in Q1 FY2026, driven by higher revenue, contributions from Sunway MCL and a RM23.1 million gain on disposal of an education asset.
- PBT declined by 60% on QoQ, primarily due to strong performance recorded in the preceding quarter, which was supported by higher profit recognition from overseas and local development projects, a one-off negative goodwill gain of RM55.2 million arising from the acquisition of MCL Group and net fair value gains of RM9.1 million from asset revaluations.

Property Development: Property Launches

RM2.1 billion worth of properties was launched in Q1 2026

Achieved **44%** of property launch target for the year



Sunway Serene 2

Service Residences
Kelana Jaya, Selangor
483 Units
RM462 million GDV
Launched in January 2026
Expected completion in Q3 2029
Take-up as at 30 April 2026: 21%

SuperLink Homes
Kelana Jaya, Selangor
27 Units
RM63 million GDV
Launched in January 2026
Expected completion in Q3 2029
Take-up as at 30 April 2026: 100%



Sunway Sakura 2

Semi-Detached
Sunway City Iskandar Puteri, Johor
61 Units
RM168 million GDV
Launched in March 2026
Expected completion in Q1 2029
Take-up as at 30 April 2026: ~20%



Pinery Residence

Private Condominium
Tampines Street, Singapore
588 units
SGD 1.33 billion GDV
(Effective: RM1.44 billion)
Launched in March 2026
Expected completion in Q4 2029
Take-up as at 30 April 2026: 93%

Note: Take-up rates included bookings

Property Development: Operational Metrics

Property Sales

RM1.4 billion

(3M FY2025: RM 555 million)

Property Unbilled Sales

RM9.0 billion

(As at 31 December 2025: RM9.5 billion)

Remaining Landbank

2,366² acres

(Estimated GDV: RM71.4billion)

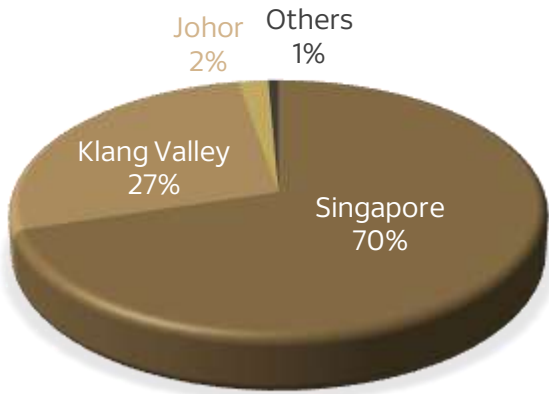


33%

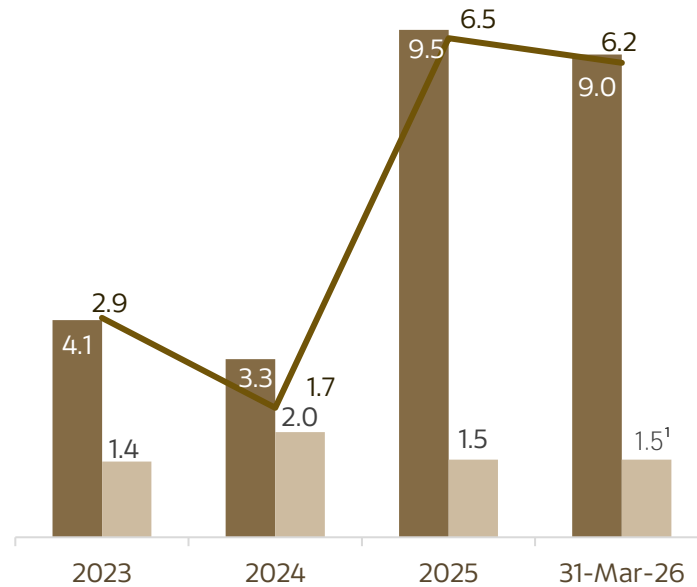
Property Sales Target

(Sales Target FY2026: RM4.2 billion)

Property Sales by Geography



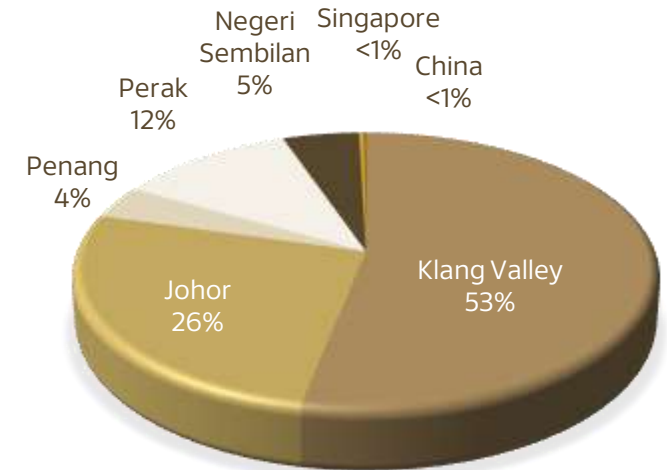
Unbilled Sales / Revenue (times)



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

¹Previous year's revenue for reference purpose

Remaining Landbank by Region (measured by acreage)



² Remaining landbank as at 30 April 2026

Core Segments Performance

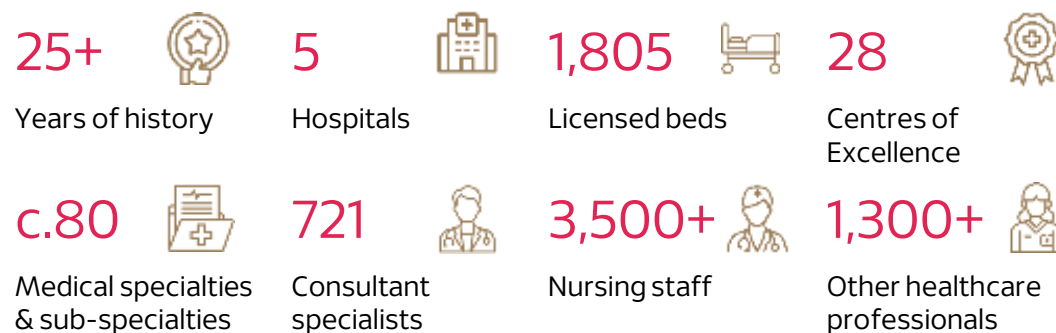
Healthcare



Overview of the Healthcare Segment

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

Sunway Healthcare Group at a Glance (as of March 2026)



Portfolio includes the award-winning SMC Sunway City Kuala Lumpur

- **Largest** private hospital in Malaysia based on number of beds
- **First** hospital in Malaysia to obtain three major hospital-wide accreditations
- **Ranked No.1 in Malaysia** in Newsweek's World's Best Smart Hospitals 2026, Asia's Top Private Hospitals in 2026 and World's Best Hospitals 2025

Q1 FY2026 year-on-year growth

Number of licensed beds:	Revenue:	Normalised EBITDA ¹ :
21.8%	23.9%	30.9%

Notes:
 Figures as of March 2025 unless otherwise stated
¹Normalised EBITDA is adjusted for one-off expenses comprising IPO-related expenses and other non-recurring expenses
²Includes 200 beds estimated to be completed in 2030 and 210 beds estimated to be completed in 2032

Bed Capacity Expansion (2026 – 2032)

	Level of care	Established	Number of licensed beds	Total projected bed capacity
SMC Sunway City Kuala Lumpur	Quaternary	1999	848	1,102
SMC Velocity	Tertiary	2019	247	337
SMC Penang	Tertiary	2022	307	417
SMC Damansara	Tertiary	2024	210	327
SMC Ipoh	Tertiary	2025	193	259
SMC Seremban Sentral	Tertiary	Planned 2030	-	250
SMC Iskandar Puteri	Tertiary	Planned 2030 ²	-	410
SMC Putrajaya	Tertiary	Planned 2031	-	325
Total			1,805	3,427

Ambulatory care centres ("ACCs")



Supportive & complementary centres



Healthcare: Performance Review

Revenue (RM million)

Revenue¹
RM90.8 million

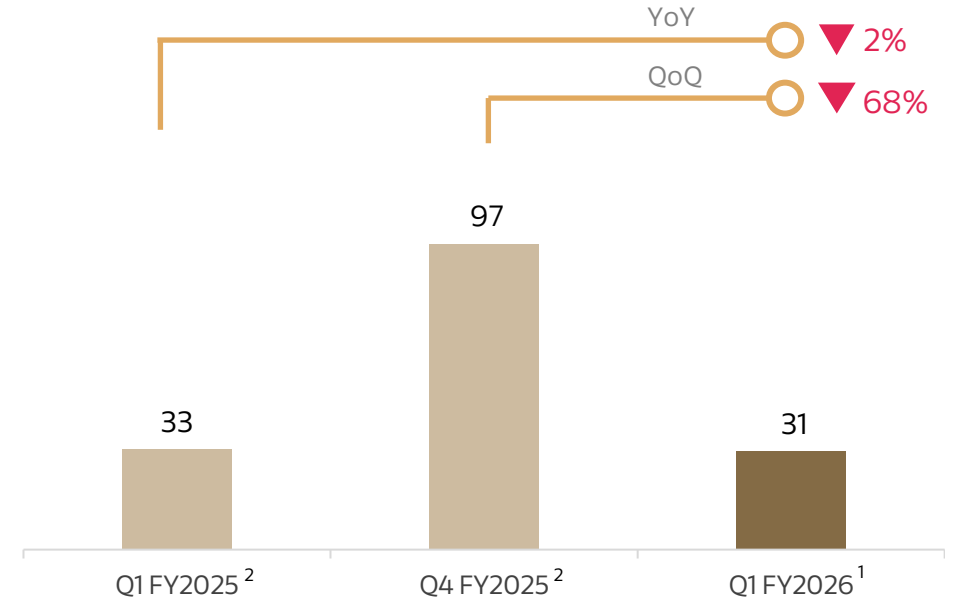
- The healthcare segment recorded revenue of RM90.8 million in Q1 FY2026, following its listing on 18 March 2026. As the segment was equity accounted in FY2025 prior to its listing, there was not comparative figures are available.
- At entity level, SHH reported a 24% increase in revenue to RM587 million in Q1 FY2026, from RM474 million in Q1 FY2025, supported by higher patient volumes across the Group's hospitals.

Note 1:

The healthcare segment's results for the quarter ended 31 March 2026 comprise:

- the Group's 84% share of net profit or loss (equity-accounted) up to 17 March 2026; and
- full consolidation of healthcare segment as a subsidiary effective from 18 March 2026 following the completion of its listing. The comparative quarter ended 31 March 2025 and 31 December 2025 reflect equity accounting only.

Profit Before Tax (RM million)



²Share of net profit of Sunway Healthcare Group of 84% stake

- Notwithstanding the higher revenue recorded in Q1 FY2026, the healthcare segment's PBT declined marginally to RM31 million, mainly attributable to higher depreciation and financing costs following the commissioning of Sunway Medical Centre Ipoh in April 2025.
- PBT contracted by 68% compared to the preceding quarter on the back of seasonally lower hospital activities during the current quarter in conjunction with festive period.

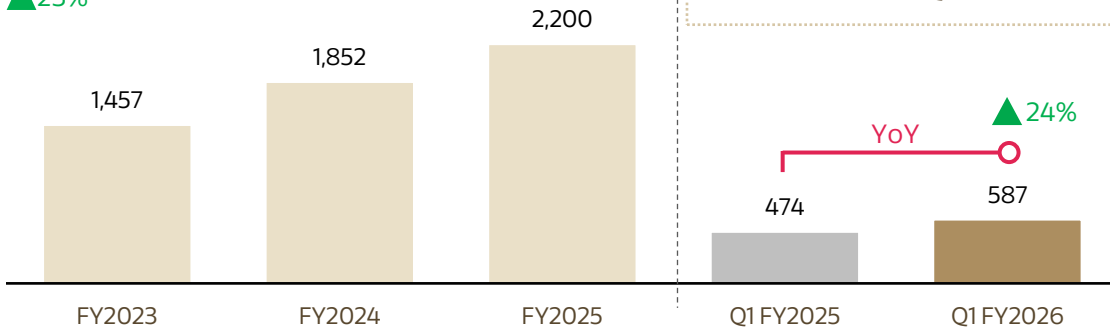
Healthcare: Financial Performance (SHH)

Q1 FY2026 profitability and margins reflect the gestation of two new hospitals opened since December 2024. SMC Damansara achieved EBITDA breakeven in August 2025 and PBT breakeven in January 2026, while SMC Ipoh achieved EBITDA breakeven in January 2026¹

Revenue (RM million)

FY2022 – FY2025 CAGR:

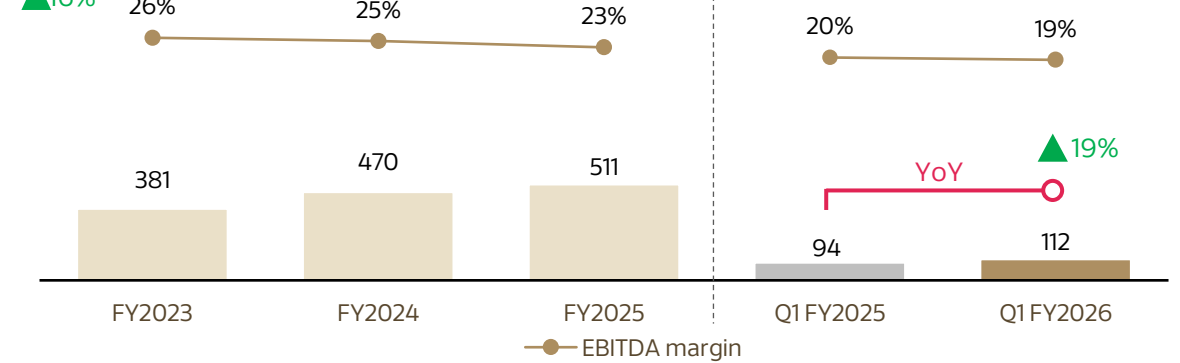
▲23%



EBITDA² (RM million)

FY2023 – FY2025 CAGR:

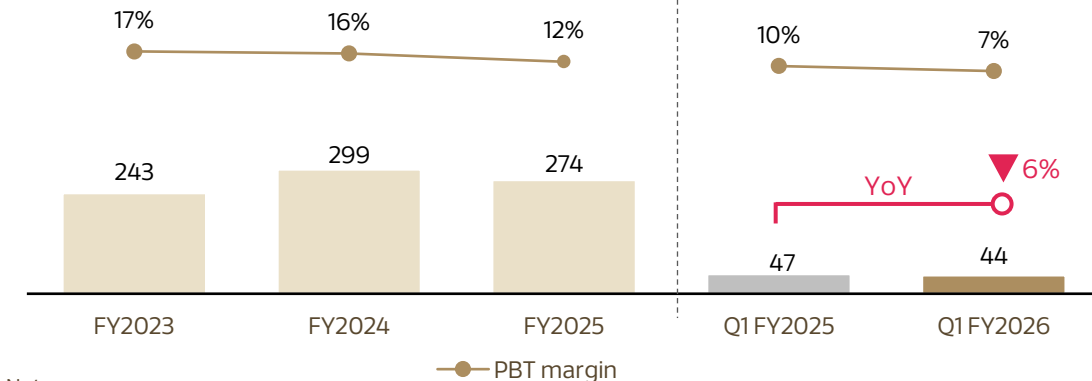
▲16%



Profit before tax (RM million)

FY2023 – FY2025 CAGR:

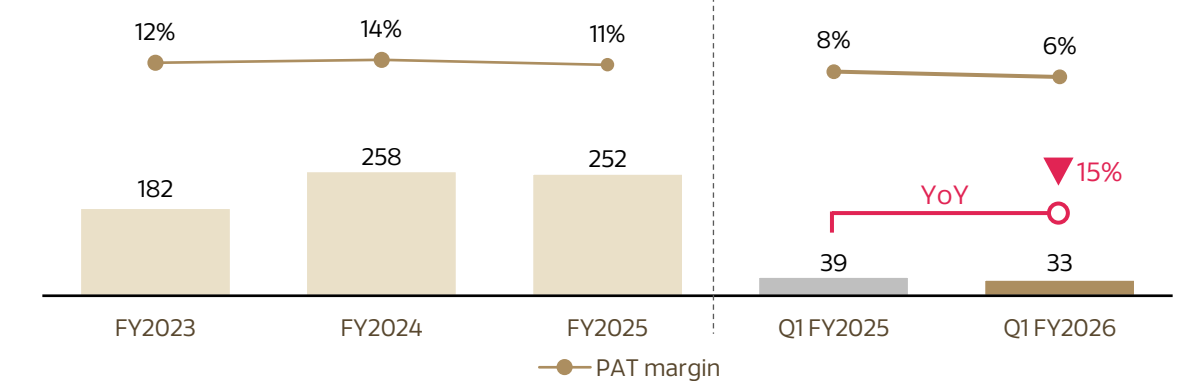
▲6%



Profit after tax (RM million)

FY2022 – FY2025 CAGR:

▲18%



Notes:

Financials are shown on 100% basis

¹ EBITDA breakeven refers to the month in which the hospital first reported zero or positive EBITDA since commencement

² EBITDA is calculated based on profit, adding back income tax expense, finance costs and D&A, less finance and other distribution income

³ Normalised EBITDA is adjusted for one-off expenses comprising IPO expenses and other non-recurring expenses

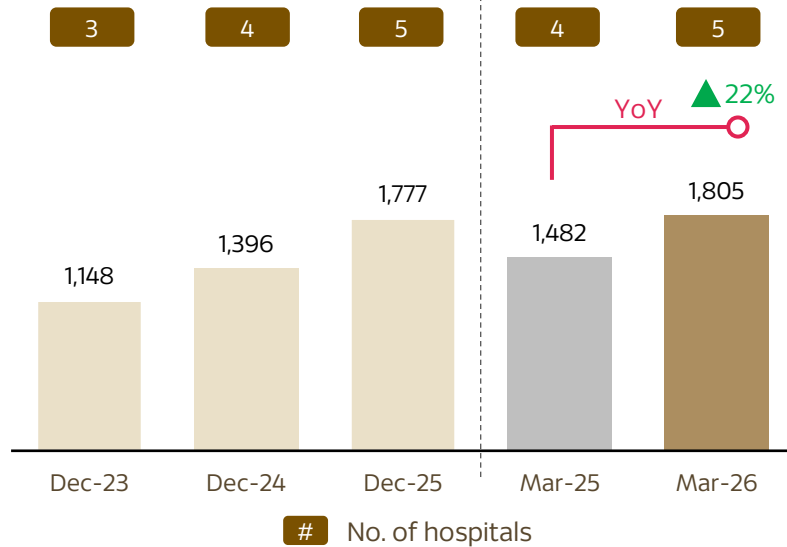
Healthcare: Operating Metrics

Strong operational performance with increased capacity and patient visits

Number of licensed beds¹

FY2023 – FY2025 CAGR:

▲24%

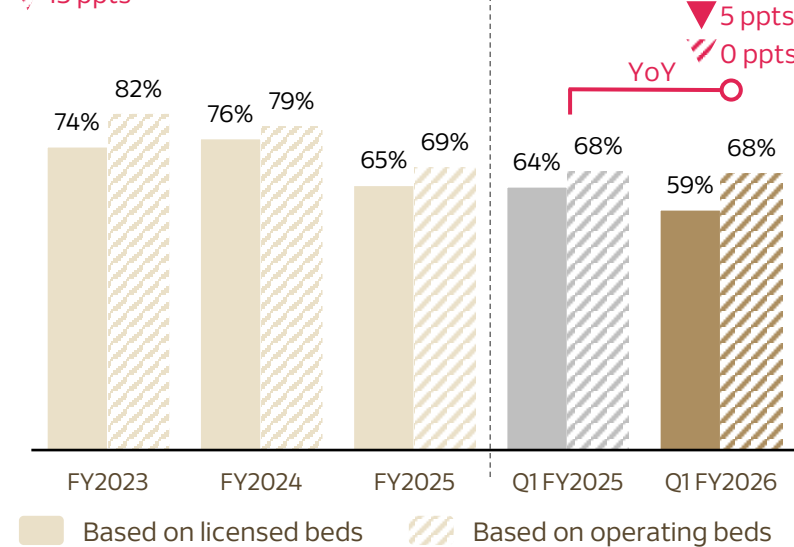


- 28 additional licensed beds added in January 2026, bringing total licensed beds to 1,805.
- Total bed capacity of 1,982 as of March 2026, providing headroom for growth.

Bed occupancy rate²

FY2023 – FY2025 growth:

▼9 pts
/ 13 pts

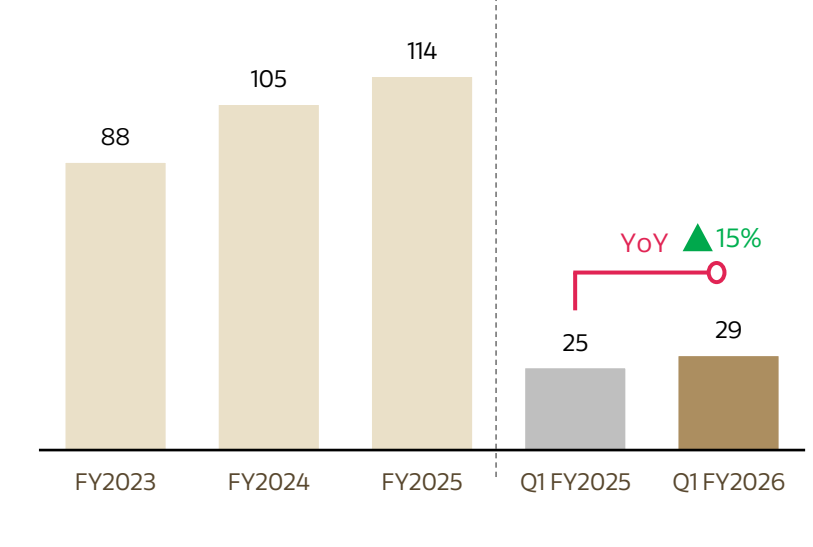


- Bed occupancy rate reflects the performance of the two new hospitals which are still ramping up.
- Excluding the impact from the two new hospitals, the bed occupancy rates for Q1 FY2026 based on licensed / operating beds are 64% / 72% (Q1 FY2025: 69% / 70%).

Number of inpatient admissions³ ('000s)

FY2023 – FY2025 CAGR:

▲14%



- Driven by both increased demand and availability of additional licensed beds.
- Inpatient census for Q1 FY2026 increased by 15% YoY, mainly underpinned by continued growth of existing hospitals and ramp up of new hospitals.

¹ Refer to hospital beds that are approved by the MOH

² Occupancy rate is calculated by the number of days the beds are occupied divided by the number of days the beds are available for inpatient use. Occupancy rates based on licensed beds refers to occupancy rates for hospital beds that are approved by the MOH and available for inpatient use, while occupancy rates for operating beds refer to occupancy rates for licensed beds that are activated for inpatient use.

³ Number of inpatient admissions refers to the total number of admitted patients occupying beds at a given time or over a specific period.

Healthcare: Unlocking Value

On 18 March 2026, Sunway Healthcare Holdings Berhad was listed on the Main Market of Bursa Malaysia Securities Berhad, marking the largest IPO in almost a decade. This milestone reflects a journey we embarked on more than two decades ago, underpinned by our belief in Malaysia's potential in building world-class healthcare institutions.

This IPO is a testament to how the Group consistently nurtures and scales its businesses while unlocking value for our stakeholders. In addition, the listing provides a strategic platform to support the healthcare group's investment in cutting-edge technology and advanced medical equipment, as well as to expand into underserved markets, and deliver quality healthcare to Malaysians and patients from around the world.

IPO Price
RM1.45 per share

Market Capitalisation
RM16.7 billion
Based on IPO price

Inclusion into the
FTSE Bursa
Malaysia KLCI

Recognition

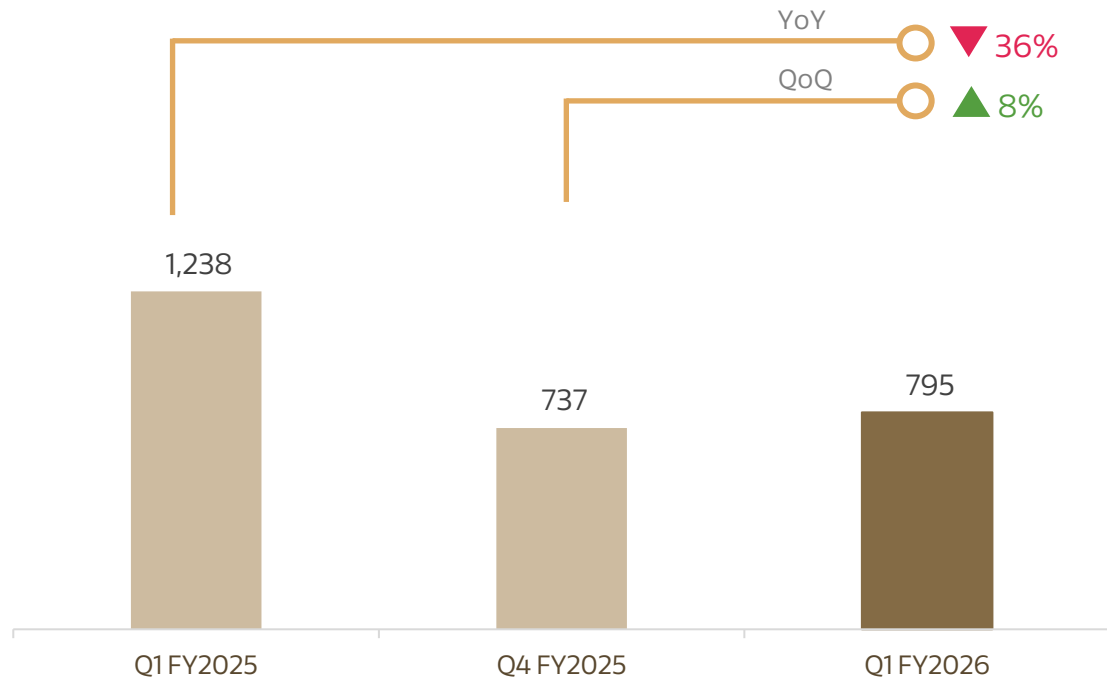


Core Segments Performance
Construction



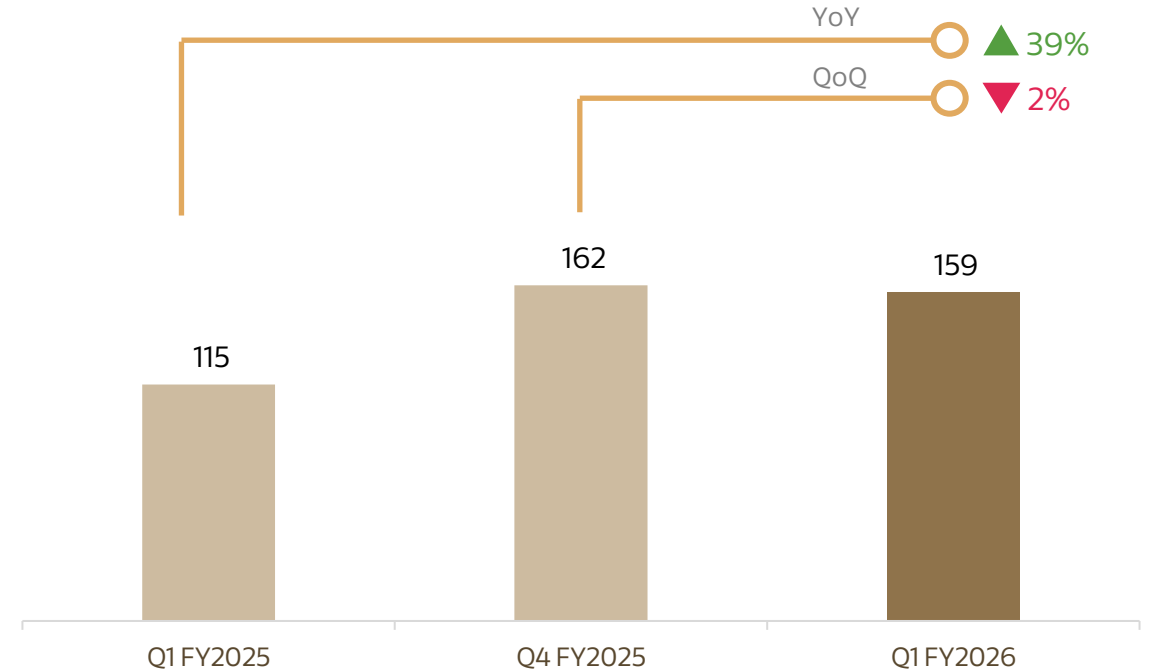
Construction: Performance Review

Revenue (RM million)



- The construction segment recorded lower revenue of RM795 million in Q1 FY2026, compared to RM1.2 billion in the corresponding quarter of the previous year. The higher revenue in Q1 FY2025 was mainly attributable to several data centre projects reaching their peak construction phase during the period.
- Revenue grew by 8% QoQ, supported by the progressive ramp-up of newly secured projects across various stages of construction.

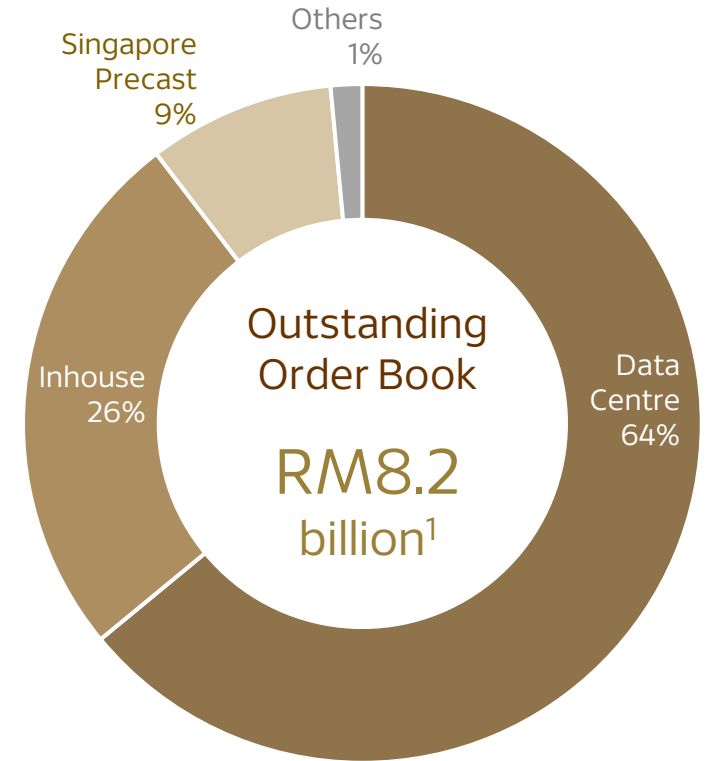
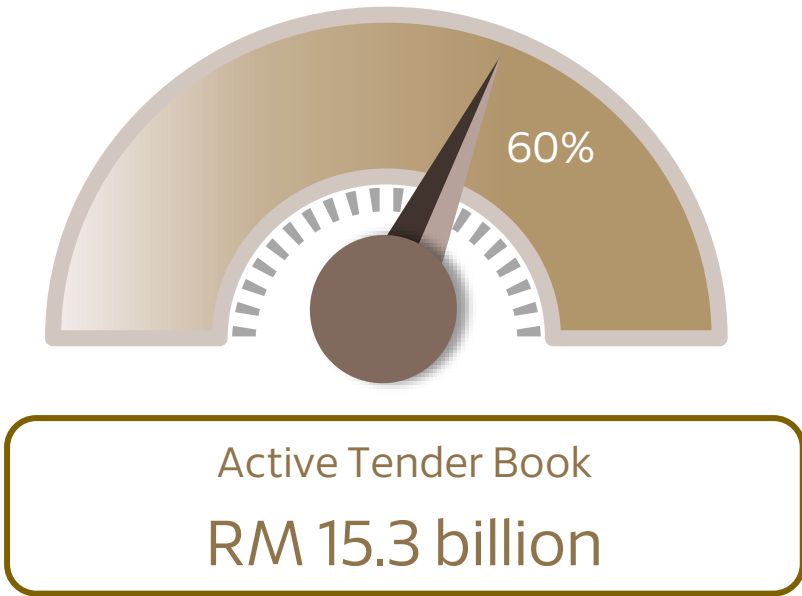
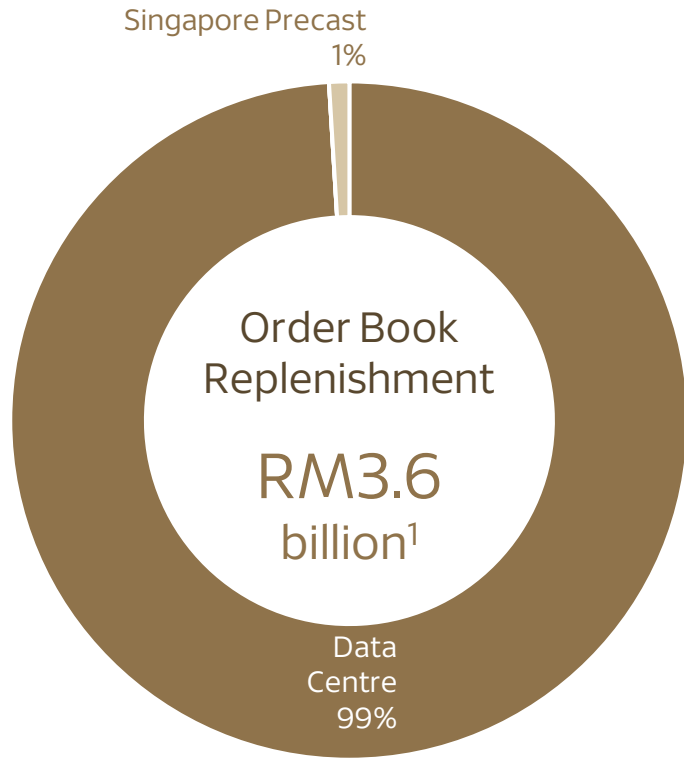
Profit Before Tax (RM million)



- Notwithstanding the lower revenue, PBT jumped 39% YoY to RM159 million in Q1 FY2026, due to the finalisation of accounts for several completed projects.
- PBT eased marginally by 2% QoQ as the preceding quarter benefited from accelerated progress in certain data centre projects.

Construction: Operational Metrics

Robust Order Book Replenishment of RM3.6 billion in Q1 FY2026



Order Book (RM billion)	2026	2025	2024	2023	2022	2021
Target	6.0	4.5 - 6.0	4.0 - 5.0	2.0	2.0	2.0
New Order Replenishment	3.6	5.2	4.2	2.5	2.6	1.5
Outstanding Order Book	8.2	5.7	5.8	5.3	5.3	4.8

Order Book Replenishment Target for 2026
RM6.0 billion

¹Information as at 31 March 2026

Construction: Outstanding Order Book (as at 31 March 2026)



Robust Outstanding Order Book of RM8.2 billion

Outstanding Order Book (as at 31 March 2026)	COMPLETION	CONTRACT SUM (RM million)	O/S ORDER BOOK (RM million)	%
BUILDING			31	0%
OXLEY TOWER (MEP) + VO	2Q 2026	73	6	
DAISO	2Q 2026	285	25	
DATA CENTRE			5,223	64%
JHB1X0 - DATA CENTRE & TIW*	1Q 2026	4,135	51	
JHB1X0 - BUILDING 2*	1Q 2027	196	130	
JHB01 - CORE & SHELL WORKS	4Q 2026	539	472	
GENERAL CONTRACTOR WORKS - SHELL 1 - MNC*	1Q 2027	1,546	1,039	
GENERAL CONTRACTOR WORKS - SHELL 2 - MNC*	2Q 2027	1,532	1,362	
PSR - MNC	2Q 2027	778	124	
PSR - MNC - JB01	2Q 2028	153	153	
PSR - MNC - JB02	4Q 2027	88	88	
K2 BUILDING 4 + VO	2Q 2026	458	53	
DATA CENTRE - SERENDAH	3Q 2028	1,750	1,750	

Outstanding Order Book (as at 31 March 2026)	COMPLETION	CONTRACT SUM (RM million)	O/S ORDER BOOK (RM million)	%
INFRASTRUCTURE/PILING			28	0%
RTS LINK PACKAGE 1B AND PACKAGE 5	1Q 2026	558	28	
INDIA			63	1%
THORAPALLI - JITTANDAHALLI (TJ)	2Q 2026	508	63	
SINGAPORE			724	9%
PRECAST	VARIOUS	967	690	
NEW ORDER 2026 - EXTERNAL	VARIOUS	35	35	
INTERNAL - SUNWAY GROUP			2,088	26%
SUNWAY SQUARE - SUPERSTRUCTURE + (VO)*	2Q 2026	1,134	124	
SUNMED PH3 FIT-OUT	2Q 2026	80	15	
RTS TRANSIT ORIENTED DEVELOPMENT PROJECT (RTS TOD)	4Q 2027	1,500	1,185	
SUNWAY IPOH MALL	1Q 2027	721	477	
SUNWAY IPOH MALL EXTENSION – HOTEL	2Q 2029	224	224	
SUNWAY IPOH MALL EXTENSION - OFFICE	2Q 2028	63	63	
GRAND TOTAL AS AT 31 March 2026		17,322	8,157	

RED : SECURED IN 2026

3,590 3,533

* included variation order secured in 2026

Construction: Order Book Replenishment (as at 31 March 2026)

Order Book Replenishment of RM3.6 billion

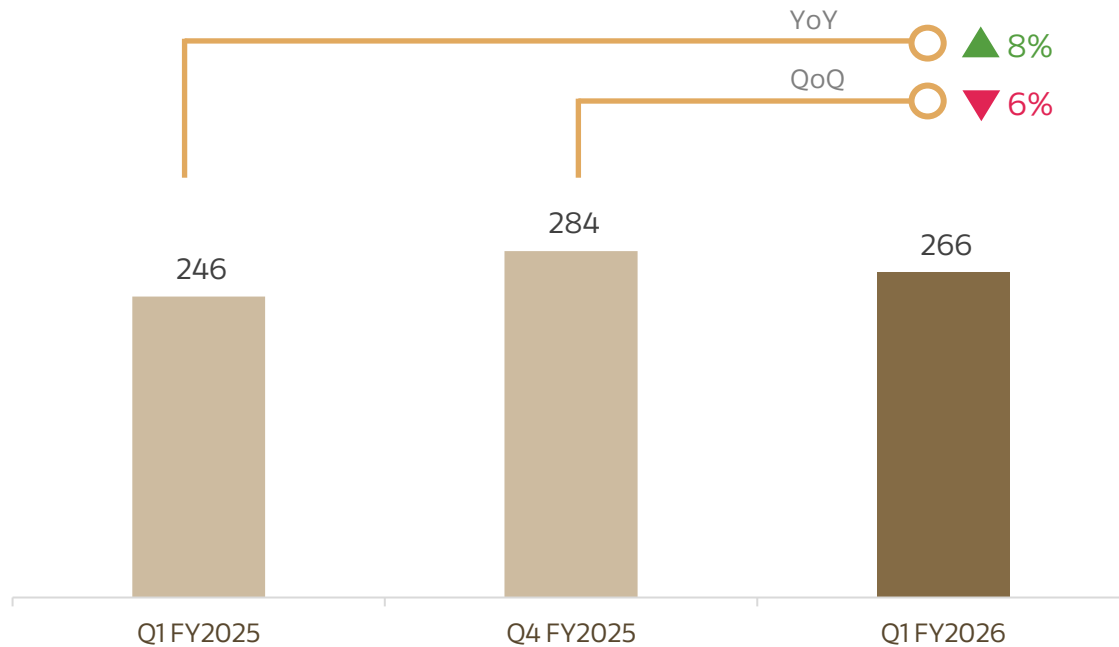
Order Book Replenishment – 3M 2026	Client	Type	Completion	Contract Sum (RM million)
JHB1X0 – Tenant Improvement Works	Yellowwood Properties Sdn Bhd	Data centre	Q1 2026	16
General Contractor Works – Shell 2 – Package A	Multinational Technology Company	Data centre	Q2 2027	574
General Contractor Works – Shell 2 – Package B	Multinational Technology Company	Data centre	Q2 2027	572
JHB1X0 – Building 2	Yellowwood Properties Sdn Bhd	Data centre	Q2 2026	171
Data Centre - Serendah	International Hyperscale Operator	Data centre	Q3 2028	1,750
Precast - Large panel slab and nursing home	Various	Precast	Q4 2028	35
General Contractor Works – Shell 1 – Package A	Multinational Technology Company	Data centre	Q2 2027	116
General Contractor Works – Shell 1 – Package B	Multinational Technology Company	Data centre	Q2 2027	116
Project Service Request (PSR) – JB01	Multinational Technology Company	Data centre	Q2 2028	153
Project Service Request (PSR) – JB01	Multinational Technology Company	Data centre	Q3 2027	88
Total as at 31 March 2026				3,590

Core Segments Performance
Property Investment



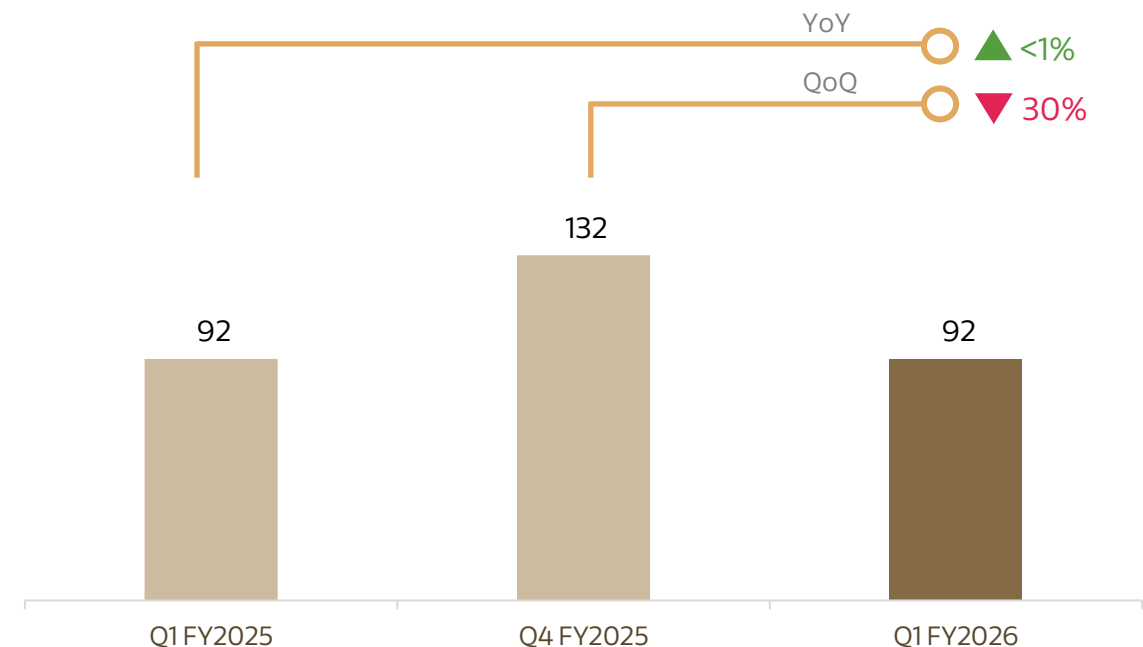
Property Investment

Revenue¹ (RM million)



- Revenue grew by 8% YoY to RM266 million in Q1 FY2026, driven by improved operating performance across the property investment sub-segments, including new income contributions from Sunway Square Mall and Sunway Wangsa Mall.
- Revenue decreased by 6% QoQ, primarily due to softer contributions from the hospitality and leisure businesses, which was impacted by seasonal factors and subdued inbound tourism activities amid the ongoing Middle-East conflict.

Profit Before Tax¹ (RM million)



- PBT remained stable at RM92 million in Q1 FY2026 compared to the corresponding quarter in the previous year at RM92 million. Improved retail performance, particularly from the mall in the northern region, was largely offset by the start-up operational losses of RM13.4 million incurred by the newly opened Sunway Square Mall and office towers.
- Sequentially, PBT contracted by 30%, mainly due to recognition of a net fair value gain of RM62.7 million on the revaluation of investment properties in Q4 FY2025. Excluding the net fair value gain, the segment registered stronger underlying performance, supported improved operational results from most- sub-segments.

¹ Comprises Property Investment, REIT, Leisure and Hospitality segments

Property Investment: Operational Metrics

Property Investment

Asset Under Management ("AUM") **~RM14.4 billion** as of Mar 2026
(31 Dec 2025: RM14.4 billion)

Current Portfolio

 **22**
Retail Properties
(2025: 22 Retail Properties)

 **12**
Offices
(2025: 11 Offices)

 **8**
Others
(2025: 8 Others)

Investment Properties in the Pipeline



Sunway Ipoh Mall
Expected completion Q4 2027



Sunway Pier#
Expected completion 2H2028



New Sunway Hotel
Seberang Jaya#
Expected completion Q4 2027

Undertaken by Sunway REIT

Leisure

Theme parks

2 

No. of Visitors
3M YTD2026



~377,000
(3M YTD2025: ~430,000)

Hospitality

Hotels & Resorts

12 

Average Occupancy Rate
3M YTD2026

55%
(3M YTD2025: 55%)

Based on total room nights occupied

Prospects and Outlook



Prospects & Outlook

Anticipate a stable earnings in FY2026; remains vigilant amid geopolitical uncertainties

Macroeconomic Outlook and Prospects for Sunway Berhad

- Malaysia's economy expanded at a more moderate pace of 5.4% in Q1 2026, driven by sustained domestic demand and strong exports, reflecting the underlying strength and resilience of the economy despite ongoing geopolitical tensions.
- Bank Negara Malaysia projecting growth to ease to between 4% and 5% in 2026, compared to 5.2% recorded in 2025.
- Cautiously optimistic that Group will deliver stable earnings in FY2026, while remains vigilant against inflationary pressures, supply chains disruptions, evolving global trade dynamics and softer consumer sentiment amid ongoing geopolitical uncertainties. To navigate the challenges, the Group will continue exercising prudent financial discipline, while intensifying efforts to enhance operational efficiency and execution capabilities through technology innovation.

Property Development

- Real estate market in both domestic and Singapore's are expected to be remain resilient.
- Johor's outlook remains promising, mainly supported by the upcoming JB-SG RTS Link and continued progressed of JS-SEZ.
- Remains focused on TOD opportunities.
- Strategic land bank acquisition.

Healthcare

- Focus on brownfield expansion to further enhance operational capacity, increase bed capacity and continues to scale up operations to capture sustained domestic healthcare demand alongside the growing medical tourism segment.
- Promising outlook, underpin by resilient demand for private healthcare services.

Construction

- Positive outlook, supported the nation's strategic focus on accelerating energy transition and deepening digital infrastructure ecosystem.
- Continues to strengthen in the ATF segment with its track record while maintaining diversified construction order book profile
- On track to achieve target order book replenishment of RM6.0 billion.

Supplementary Information



Income Statements Highlights

RM million	Q1 FY2026	Q1 FY2025	Q4 FY2025
Revenue	2,557.5	2,367.0	2,319.1
EBIT	9,568.8	317.5	813.2
EBIT Margin (%)	374.1	13.4	35.1
PBT	9,558.2	304.1	698.1
PBT Margin (%)	373.7	12.8	30.1
PATMI	9,413.6	190.6	502.6
PATMI Margin (%)	368.1	8.1	21.7
Basic EPS ¹ (sen)	139.25	2.67	7.47

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 FY2026		Q1 FY2025		Q4 FY2025	
	PBT	PATMI	PBT	PATMI	PBT	PATMI
Net gain arising from remeasurement of investment in SHH	9,095.8	9,095.8	-	-	-	-
Goodwill impairment	(8.4)	(8.4)	-	-	-	-
Impairment of PPE, inventories and investment	-	-	-	-	(37.7)	(37.7)
Fair value adjustment on investment properties	-	-	-	-	47.8	45.9
Share of net fair value gain (associates)	-	-	-	-	25.7	25.7
Negative goodwill on acquisition of Sunway MCL	-	-	-	-	55.2	55.2

Solid Balance Sheet

RM million	31 March 2026 (Unaudited)	31 December 2025 (Audited)
Non-current Assets	32,099.7	22,988.4
Current Assets	18,197.8	15,853.6
Total Assets	50,297.5	38,841.9
Current Liabilities	15,411.9	14,793.5
Non-current Liabilities	8,592.6	7,051.6
Total Liabilities	24,004.5	21,845.1
Shareholders' Funds	24,331.7	16,056.5
Non-Controlling Interests	1,961.2	940.3
Total Equity	26,292.9	16,996.8
Total Equity & Liabilities	50,297.5	38,841.9
Total Borrowings	16,310.3	15,001.4
Cash & Bank Balances	8,433.0	6,788.7
Net Gearing Ratio¹ (times)	0.30	0.48
Share Capital	7,958.7	7,958.7
Number of Ordinary Shares ('million)	6,760.4	6,760.4
Net Assets Per Share (RM)	3.60	2.38

Note:

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

Segmental Information

Property Development

RM million	Q1 FY2026	Q1 FY2025	Q4 FY2025
Revenue	653.6	263.3	457.2
Operating Profit	60.8	27.7	181.8
Operating Profit Margin (%)	9.3	10.5	39.8
EBIT (incl. share of associates & JCE)	100.0	34.5	242.3
EBIT Margin (%)	15.3	13.1	53.0

Property Investment

RM million	Q1 FY2026	Q1 FY2025	Q4 FY2025
Revenue	266.2	246.4	283.6
Operating Profit	66.4	62.5	87.5
Operating Profit Margin (%)	24.9	25.4	30.9
EBIT (incl. share of associates & JCE)	120.0	112.7	161.6
EBIT Margin (%)	45.1	45.7	57.0

Segmental Information

Construction	RM million	Q1 FY2026	Q1 FY2025	Q4 FY2025
Revenue		794.5	1,238.1	737.2
Operating Profit		139.7	109.8	121.6
Operating Profit Margin (%)		17.6	8.9	16.5
EBIT (incl. share of associates & JCE)		141.3	112.6	132.1
EBIT Margin (%)		17.8	9.1	17.9

Healthcare	RM million	Q1 FY2026	Q1 FY2025	Q4 FY2025
Revenue		90.8	-	-
Operating Profit		8.8	-	-
Operating Profit Margin (%)		9.7	-	-
EBIT (incl. share of associates & JCE)		32.9	31.8	96.9
EBIT Margin (%)		36.3	-	-

Property Projects in Malaysia (Klang Valley)

*as at end-April 2026 (inclusive bookings)



	Sunway Cochrane	Sunway Velocity Three	Sunway Flora Residence (Phase 1)	Sunway Flora Residences (Phase 2)
Location	Jalan Cochrane, Kuala Lumpur	Jalan Peel, Kuala Lumpur	Bukit Jalil, Kuala Lumpur	
GDV	RM632 million	Tower A: RM750 million Tower B: RM390 million	Tower A: RM306 million Tower B: RM308 million	RM232 million
Type	Serviced Residence	Serviced Residence	Serviced Residence & Retail	Serviced Residence
Units	655	Tower A: 1,036 Tower B: 568	Tower A: 379 Tower B: 369	338
Launch	October 2025	Tower A & B: May 2024	Tower A: March 2023 Tower B: September 2023	April 2025
Take-up*	62%	Tower A: 90% Tower B: 100%	Tower A: 100% Tower B: 99%	17%
Project Attraction	A stunning 5.4-acre transi-oriented development comprising two premium serviced apartment towers with two floor of vibrant retail offerings, etched into the Kuala Lumpur skyline. Close proximity to Cochrane MRT (60m) and 1 station from TRX.	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.	Nestled in the heart of Bukit Jalil, this freehold low-density residential designed to provide the Signature of Biophilic Nature Living experience, effortless accessibility to various major highways and a 700m covered walkway to Muhibbah LRT station. Surrounded by renowned educational institutions, vibrant retail and commercial hubs, serene parks and gold course, everything you need in just moments away.	

Property Projects in Malaysia (Klang Valley)

*as at end-April 2026 (inclusive bookings)



	Jernih Residence (Tower A&B) & Retail	Sunway d'hill Residences	Sfera Residence	Sunway Serene 2
Location	Kajang, Selangor	Kota Damansara, Kuala Lumpur	Wangsa Maju, Kuala Lumpur	Kelana Jaya, Petaling Jaya
GDV	Tower A: RM296 million Tower B: RM221 million Retail: RM22 million	Tower 1: RM258 million Tower 2: RM424 million	RM300 million	Services Residence: RM475 million Superlink Homes: RM70 million
Type	Serviced Residence	Serviced Residence	Condominium	Serviced Residence & Superlink Homes
Units	Tower A: 643 Tower B: 480 Retail: 20	Tower 1: 340 Tower 2: 489	494	Services Residence: RM483 Superlink Homes: RM27
Launch	Tower A: May 2022 Tower B: September 2023 Retail: July 2025	Tower 1: December 2021 Tower 2: October 2022	March 2023	January 2026
Take-up*	Tower A: 100% Tower B: 100% Retail: 90%	Tower 1: 86% Tower 2: 87%	83%	Serviced Residence: 21% Superlink Homes: 100%
Project Attraction	Transit-oriented development strategically located within the heart of Kajang and connected via a walkway to the Sungai Jernih MRT	Mixed residential development nestled beside an 800-acre forest reserve in Kota Damansara, offering the perfect blend of modern living and natural tranquillity.	A premier low-density, transit-oriented development, featuring 494 unites across two 37-storey towers, featuring the first sky roof link bridge in Wangsa Maju with scenic views of Bukit Dinding. A 200m covered link-bridge to LRT	Prime residential project in the bustling location, offering resort-style serene living surrounded by living with 15-acre lake within a mature and well-connected neighbourhood.

Property Projects in Malaysia (Johor)

*as at end-April 2026 (inclusive bookings)



	Sunway Lenang Heights	Sunway LakeHills	Sunway Majestic
Location	Taman Molek, Johor Bahru		Johor Bahru City Centre
GDV	Manor (Bungalow) & Lavie (Semi-D): RM114 million	RM529 million	RM476 million
Type	Bungalow & Semi-D Homes	Serviced Residence	Small-Office-Home Office (SOHO) Apartment
Units	Manor (Bungalow): 36 Lavie (Semi-D): 6	862	1,012
Launch	November 2023	October 2025	October 2025
Take-up*	Manor: 97% Lavie: 100%	18%	38%
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.	Located within the 88-acre Sunway Lenang Heights, offering resort living overseeing a 30-acre lakeside garden. The development combines lakeside tranquility with uninterrupted 360° panoramic views of the Johor Bahru skyline and adjacent to a gold course.	The new Johor Bahru City Centre's urban high-rise freehold SOHO offering smart spaces for living, working or as an investment. Designed for the modern go-getter, and it is only 3km away from the upcoming RTS Link. The mixed-use developed is well served by retail and commercial hub to serve the residents.

Property Projects in Malaysia (Johor and Negeri Sembilan)

*as at end-April 2026 (inclusive bookings), Forest Heights' is based on information as at end-January 2026



	Sunway Aviana	Sunway Maple	Forest Heights
Location	Sunway City Iskandar Puteri, Johor	Sunway City Iskandar Puteri, Johor	Seremban, Negeri Sembilan
GDV	Phase 1: RM114 million - Phase 3: RM82 million Phase 2: RM110 million	RM193 million	Oskar: RM254 million Zentra: RM144 million
Type	Two-storey terraces	Semi-detached concept terrace homes	Oskar: Link homes Zentra: Commercial shop offices
Units	Phase 1: 135 - Phase 3: 90 Phase 2: 124	156	Oskar: 496 Zentra: 142
Launch	Phase 1: October 2023 - Phase 3: April 2024 Phase 2: November 2023	September 2024	Oskar: May 2024 Zentra: August 2025
Take-up*	Phase 1: 100% - Phase 3: 100% Phase 2: 100%	64%	Oskar: 66% Zentra: 32%
Project Attraction	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 488-acre freehold, low-density, gated-and-guarded township development. It is known for integrating modern, luxurious landed homes with a natural, hilly, and forested environment.

Property Launches in Malaysia (Penang and Ipoh)

*as at end-April 2026 (inclusive bookings)



	Sunway Bayu	Sunway Wellesley Serene Villas
Location	Sunway City Ipoh, Perak	Bukit Mertajam, Penang
GDV	RM115 million	RM 149 million
Type	Flexi terrace homes	3-storey townhouse
Units	168	210
Launch	December 2024	December 2024
Take-up*	52%	21%
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 Hotspings Retreat and more.	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.

International Property Projects (Singapore)

*as at end-April 2026 (inclusive bookings)



	Terra Hills	The Continuum	Novo Place	Otto Place
Location	Pasir Panjang, Singapore	Thiam Siew Avenue, Singapore	Plantation Close, Tengah, Singapore	
GDV	SGD 845 million (Effective RM 852 million)	SGD 2.20 billion (Effective RM 2.2 billion)	SGD 790 million (Effective: RM918 million)	SGD 1.05 billion (Effective RM 1.1 billion)
Type	Private Condominium	Private Condominium	Executive Condominium	Executive Condominium
Units	270	816	504	600
Launch	February 2023	April 2023	November 2024	July 2025
Take-up	70%	92%	100%	100%
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	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	Located at the prime Tengah town, often referred to as Singapore's first "Forest Town", these developments offer 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.	

International Property Projects (Singapore)

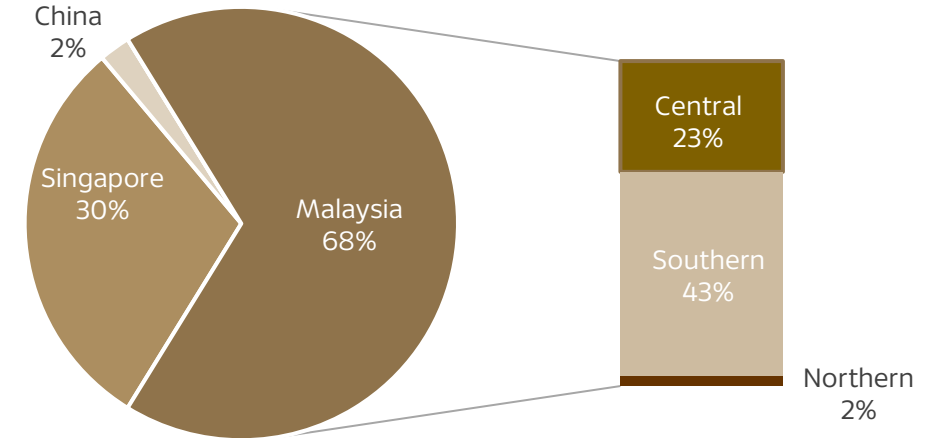
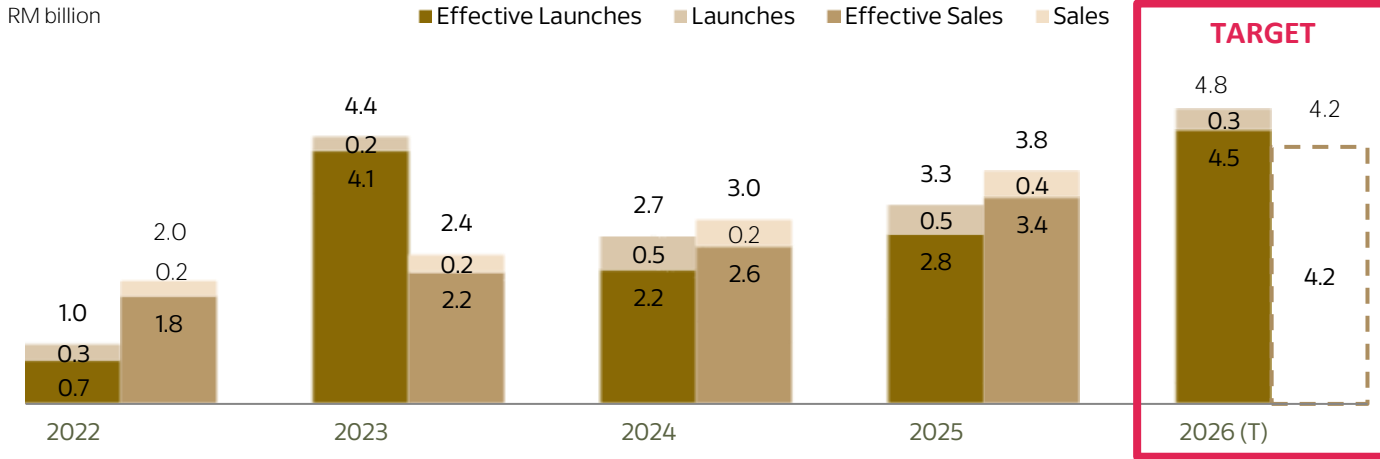
*as at end-April 2026 (inclusive bookings)



	Nava Grove	Elta	Pinery Residences
Location	Pine Grove	Clementi Avenue 1	Tampines West precinct (District 18)
GDV	SGD1.38 billion (Effective RM 2.1 billion)	SGD1.26 billion (Effective RM 2.0 billion)	SDG1.33billion (Effective RM 1.4 billion)
Type	Private Condominium	Private Condominium	Private condominium with retail component
Units	552	501	588
Launch	November 2024	February 2025	March 2026
Take-up	98%	80%	93%
Project Attraction	Nestled in a prime location in Pine Grove, Nava Grove offers tranquility within a prestigious enclave. Surrounded by the verdant greenery of Clementi Forest, Dover Forest, and an extensive park network via the Rail Corridor and Ulu Pandan Park Connector, residents can foster revitalising connections with nature.	A modern residential development designed to capture the essence of a contemporary high-rise treehouse, two 39-storey towers offer serene living spaces akin to being nestled among the clouds.	A private sanctuary amidst refined residences and resort-living facilities with direct access to the Downtown MRT Line and a commercial mall serving your everyday needs.

Property Development

Planned Launches and Sales Target for 2026



Project	Product Type	Location	GDV (RM million)
Sunway Serene Phase 2	Serviced Apartments & Superlink House	Kelana Jaya, Kuala Lumpur	525
Sunway Velocity 3 – Tower C	Serviced Apartments	Taman Maluri, Kuala Lumpur	584
Sunway Wellesley Phase 3	Serviced Apartments & Retail	Bukit Mertajam, Penang	95
Sunway Sakura Phase 2	Semi-D	Sunway City Iskandar Puteri, Johor	153
L8	Linked Semi-D	Sunway City Iskandar Puteri, Johor	420
C2 (F31)	Serviced Apartments	Sunway City Iskandar Puteri, Johor	500
RTS Tower 3	Serviced Apartments	Johor Bahru City Centre, Johor	977
Pinery Residences	Mixed developments	Tampines Street, Singapore	1,448
Sunway Gardens Phase 3	Condominium	Tianjin, China	112
Total			4,814

Thank You

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