

SUNWAY BERHAD DELIVERS STRONG Q1 FY2026 FINANCIAL PERFORMANCE WITH CORE PROFIT BEFORE TAX RISING 52% TO RM462 MILLION AND REPORTS PATMI OF RM9.4 BILLION DUE TO THE LISTING OF SUNWAY HEALTHCARE

- *Revenue increases by 8% year-on-year to RM2.6 billion on stronger performance from most segments*
- *Reported PBT surges to record RM9.6 billion on the back of fair value gain of RM9.1 billion upon listing of Sunway Healthcare Holdings Berhad ("SHH")*
- *Net gearing drops from 0.48 times as at 31 December 2025 to 0.30 times as at 31 March 2026*

Sunway City Kuala Lumpur, 26 May 2026 – Sunway Berhad ("Sunway" or "Group") today announced its first quarter financial results for the financial year ending 31 December 2026 ("Q1 FY2026").

Sunway Berhad started the financial year in 2026 on a strong footing, delivering record financial performance in the first quarter of the year. For the current quarter, the Group registered revenue of RM2.6 billion, compared to RM2.4 billion recorded in the corresponding quarter of the previous financial year ended 31 December 2025 ("Q1 FY2025"). Profit before tax ("PBT") surged by 52% to RM462.4 million¹, from RM304.1 million in Q1 FY2025, underpinned by stronger operating performance across most of its business segments.

Note:

PATMI – Profit after tax after minority interest

¹ Excluded the net gain of RM9.1 billion arising from remeasurement of investment in SHH

During the quarter, the Group recognised net gain of RM9.1 billion arising from the remeasurement of its investment in Sunway Healthcare Holdings Berhad (“SHH”) to fair value and its reclassification as a subsidiary, following the listing on the Main Market of Bursa Malaysia Securities Berhad on 18 March 2026. Consequently, the Group reported a headline PBT of RM9.6 billion for the quarter.

Revenue for the Group’s property development segment more than doubled to RM653.6 million in the current quarter, compared to RM263.3 million in Q1 FY2025. The segment’s PBT increased threefold to RM102.2 million, from RM33.4 million in the corresponding quarter in the previous year. The solid performance was underpinned by the disposal of an education building, higher progress billings from projects in Malaysia and contribution from the newly acquired MCL Group (which has since rebranded to Sunway MCL).

In the first quarter of the financial year, the property development segment launched projects with a total gross development value (“GDV”) of RM2.1 billion and achieved strong sales of RM1.4 billion, driven mainly by robust take-up from newly launched Singapore project, Pinery Residences. This solid start to the year places the segment on track to meet its FY2026 property launch target of RM4.8 billion and property sales target of RM4.2 billion.

The property investment segment registered revenue of RM266.2 million in Q1 FY2026, reflecting an 8.1% increase from RM246.4 million in Q1 FY2025. PBT remained broadly stable at RM92.4 million, supported primarily by improved performance from the retail sub-segment.

The construction segment posted a PBT of RM159.1 million on the back of revenue of RM794.5 million, marking a strong 38.9% increase in PBT compared to RM114.5 million recorded in the corresponding quarter in the preceding year. The improved earnings was mainly attributable to the finalisation of accounts for several completed projects. During the quarter, the construction segment secured RM3.59 billion worth of new projects, achieving more than 50% of its RM6.0 billion order book replenishment target for the year. The segment continued to strengthen its Advanced Technology Facility segment order book by securing three new data centre ("DC") projects and onboarding a new international hyperscale operator as its client. The segment has delivered over 180 MW of DC capacity to date and is currently managing ten on-going DC projects for global technology clients.

The healthcare segment delivered another quarter of strong growth, with SHH recording EBITDA¹ growth of 19.0% to RM112 million in Q1 FY2026, and normalised EBITDA² increasing at a stronger pace of 30.9% to RM122 million. The increase was underpinned by robust revenue growth and improving operational efficiencies from the ramp-up of Sunway Medical Centre Damansara and Sunway Medical Centre Ipoh. The segment recorded a PBT of RM31.1 million in the current quarter compared to a share of net profit of RM31.8 million in the corresponding quarter of the previous financial year. The lower contribution to profit was mainly attributable to higher depreciation and financing costs incurred in the current quarter following the commissioning of Sunway Medical Centre Ipoh in April last year, which was partially offset by improved operating performance from its established hospitals. The healthcare segment continues to demonstrate strong growth visibility, supported by the Group's disciplined expansion strategy, resilient demand for private healthcare services, progressively improving contributions from newly commissioned hospitals and continued growth of the medical tourism market.

All other businesses within the Group continued to demonstrate resilience, supported by the nation's uptick in construction activities, energy transition initiatives, and sustained domestic demand.

Sunway Group's President, Datuk Anuar Taib commented, "I am encouraged by Sunway's strong start to the year, which underscores the resilience of the Group's diversified business model in navigating heightened geopolitical tensions during the reporting quarter. Looking ahead, the Group remains vigilant against inflationary pressures, supply chain disruptions, evolving global trade dynamics and softer consumer sentiment amid ongoing geopolitical uncertainties."

He added, "The Group remains cautiously optimistic of delivering stable earnings in FY2026, supported by its resilient portfolio of businesses, healthy unbilled sales, strong construction order book visibility and disciplined expansion strategy. At the same time, the Group continues to exercise prudent financial discipline, while intensifying efforts to enhance operational efficiency and execution capabilities through greater adoption of technology innovation."

Note:

The healthcare segment's results reflect a change in accounting treatment following its listing on 18 March 2026, whereby healthcare segment's results were equity-accounted up to 17 March 2026 and fully consolidated as a subsidiary thereafter.

¹ Earnings before interest, tax, depreciation and amortisation ("EBITDA") is computed based on profit, adding back income tax expense, finance costs, depreciation and amortisation, less finance and other distribution income.

² Normalised EBITDA is adjusted for one-off expenses including IPO expenses and other non-recurring expenses.

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Translations

Datuk Anuar Taib, Sunway Group President

拿督阿努亚泰益, 双威集团总裁

Datuk Anuar Taib, 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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