



SUNWAY[®]

Sunway Berhad

Second Quarter Financial Year Ending 31 December 2024 (Q2 FY2024)

28 August 2024



Leveraging our Legacy, Forging our Future

Financial Highlights



Financial Performance Snapshot for Q2 FY2024



▲ 8%

Revenue

RM1,580 mil

(Q2 FY2023: RM1,468mil)

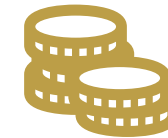


▲ 68%

Profit Before Tax

RM341 mil

(Q2 FY2023: RM203 mil)



▲ 80%

PATMI

RM270 mil

(Q2 FY2023: RM150 mil)

Financial Position as at 30 June 2024



Total Equity

RM16.1 bil

(31 Dec 2023: RM15.0 bil)



Shareholders' Funds

RM14.5 bil

(31 Dec 2023: RM13.9 bil)



Net Gearing Ratio

0.44x

(31 Dec 2023: 0.49x)



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Financial Overview

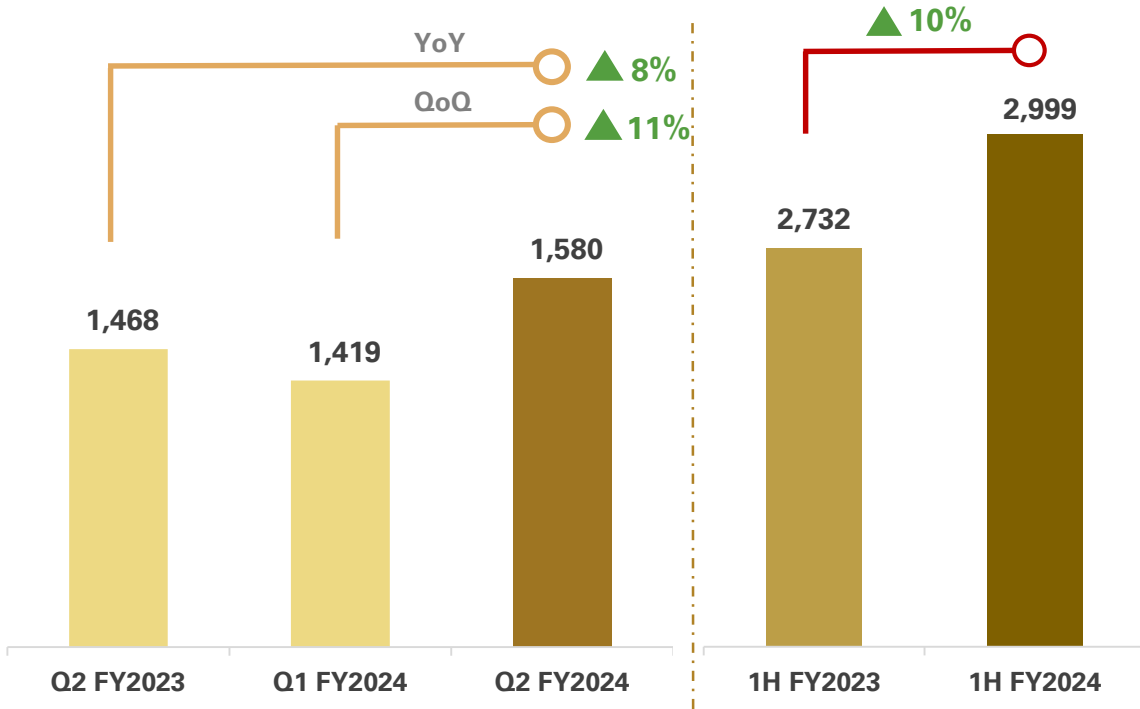


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Financial Overview – Q2 FY2024

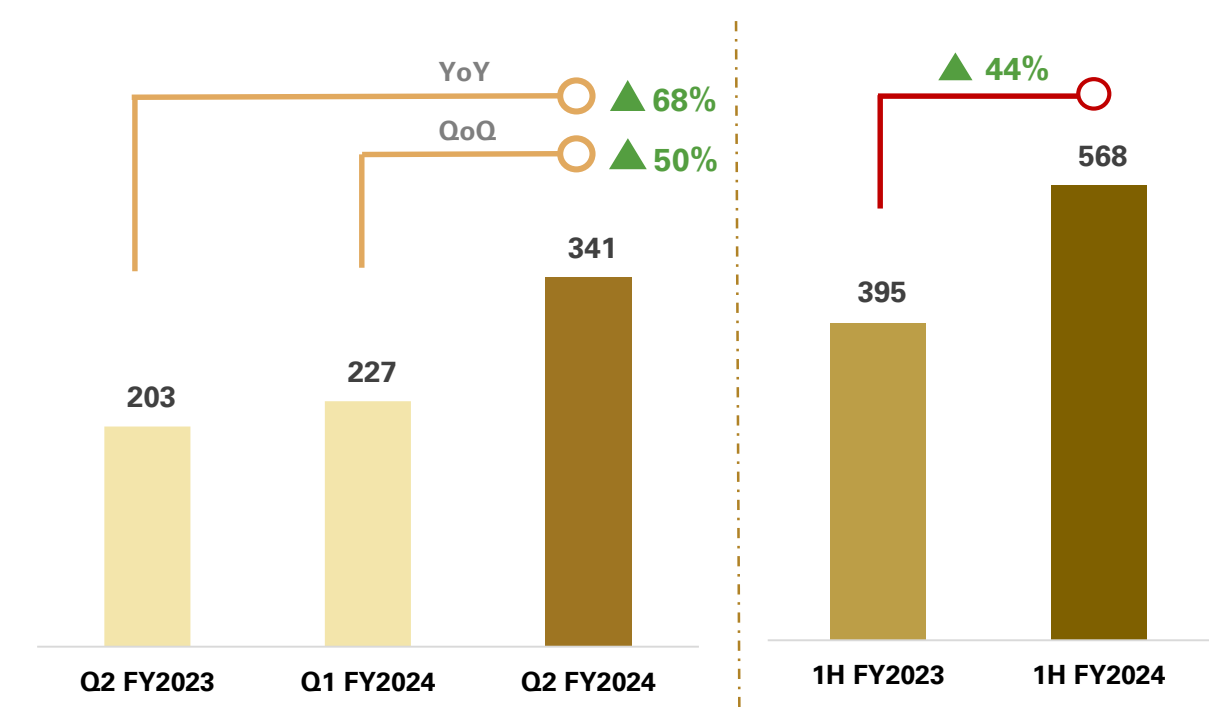


Revenue (RM million)



- Revenue increased 8% YoY to RM1,580 million in Q2 FY2024, driven by better performance from all business segments, except the construction segment.
- Revenue increased 11% QoQ due to higher contribution from all segments, except the property investment segment. The first quarter is traditionally a soft quarter for most business segments.

Profit Before Tax (RM million)



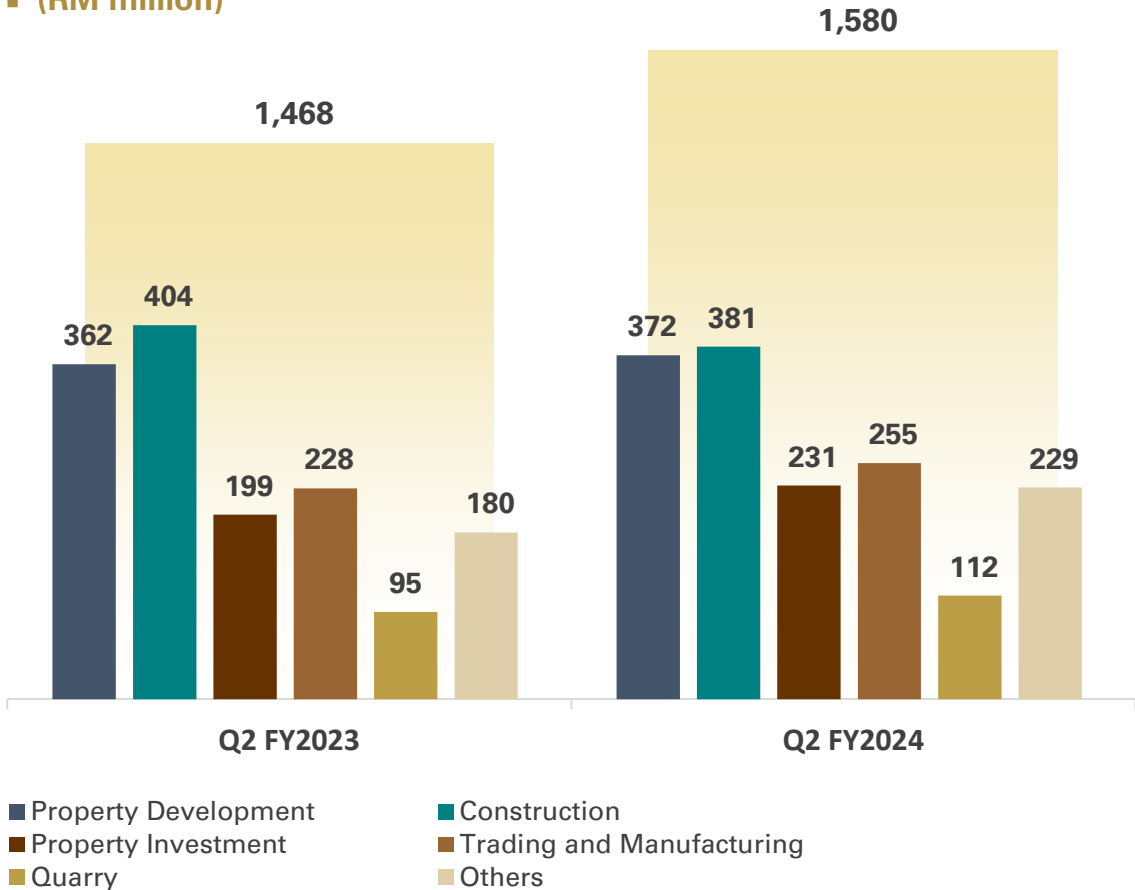
- PBT surged 68% YoY to RM341 million in Q2 FY2024, in line with the improvement in revenue, mainly due to stronger operating performance across all businesses, coupled with fair value gain of RM62.4 million from the redemption of an investment and share of fair value gain of RM27.0 million from the newly acquired investment properties of an associate company of the Group.
- PBT improved 50% QoQ, as explained above.

Segmental Overview – Q2 FY2024



Stronger performance from most business segments contributed to the Group's performance growth

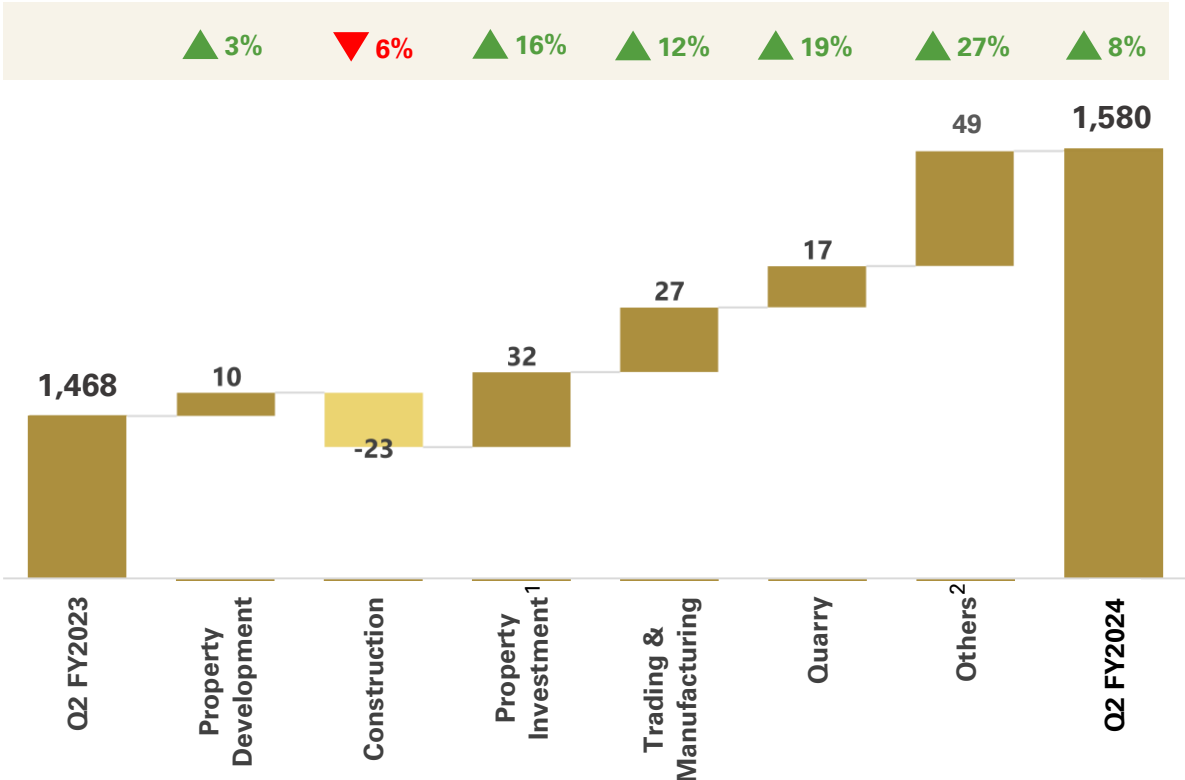
Revenue (RM million)



Movement in Segmental Revenue (RM million)

Q2 FY2024: RM1,580 million

(Q2 FY2023: RM1,468 million)



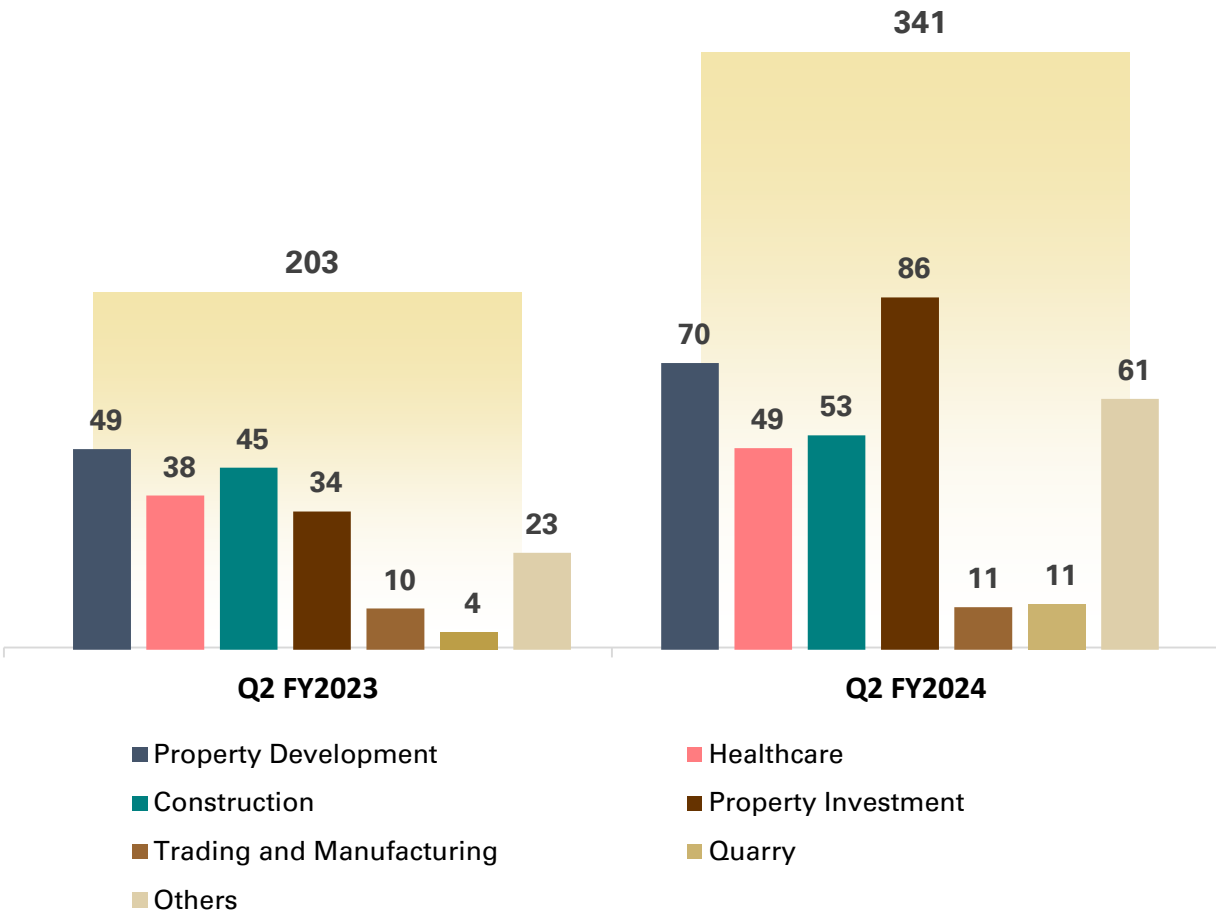
¹ Comprises of Property Investment, REIT, Leisure and Hospitality

² Comprises of Building Materials, and all other segments

Segmental Overview – Q2 FY2024

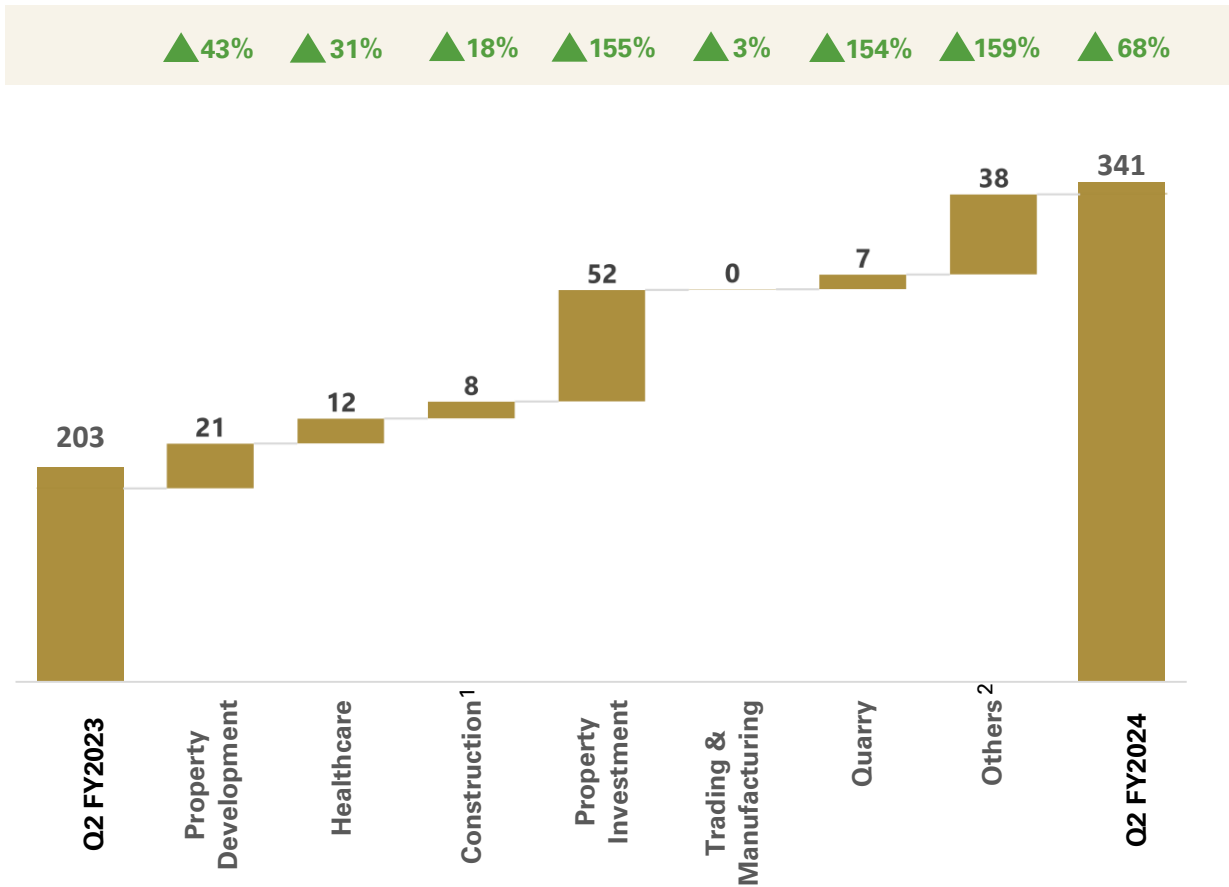


Profit Before Tax (RM million)



Movement in Segmental Profit Before Tax (RM million) Q2 FY2024: RM341 million

(Q2 FY2023: RM203 million)



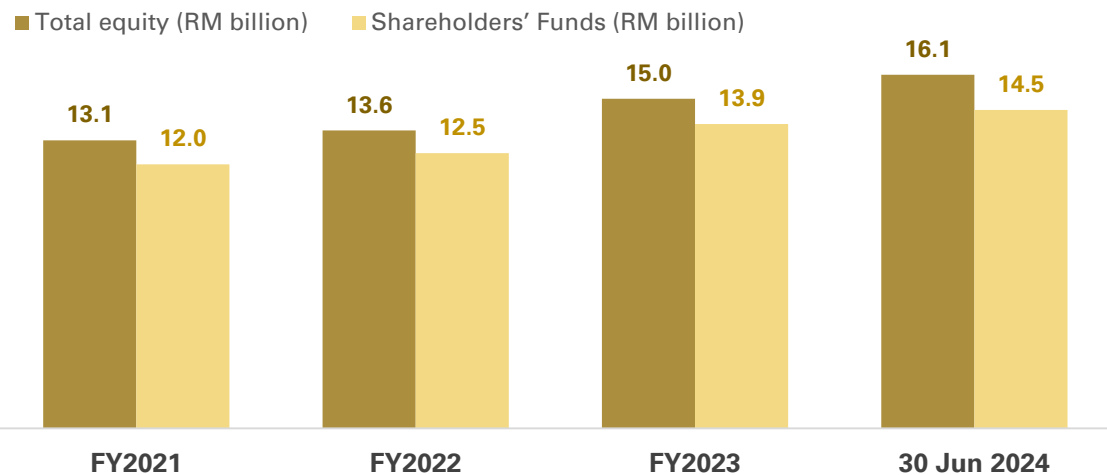
¹ Comprises of Property Investment, REIT, Leisure and Hospitality

² Comprises of Building Materials, and all other segments

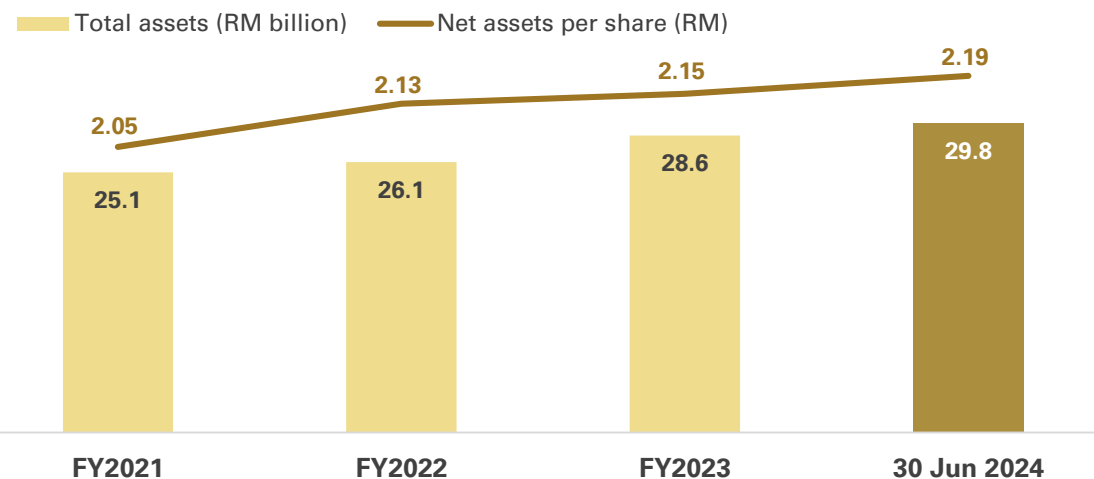
Financial Position as at 30 June 2024



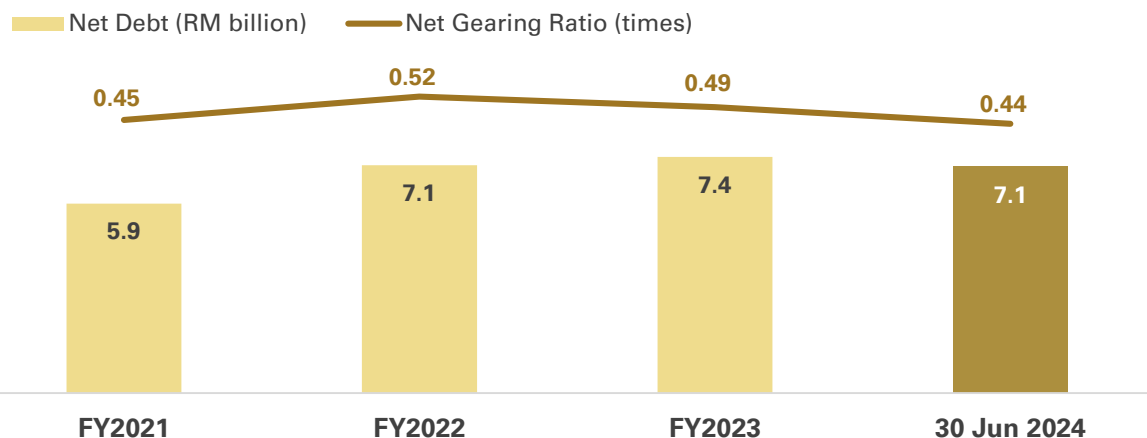
Total Equity & Shareholders Funds



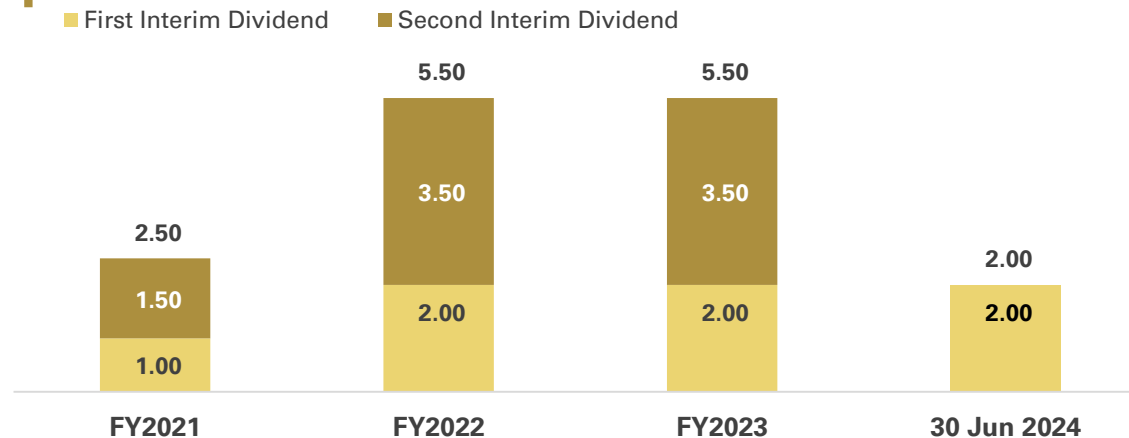
Total Assets and NAV Per Share



Net Debt and Net Gearing



Dividend Per Ordinary Shares (sen)



Note: Sunway Treasury Sukuk has issued a RM800 million sukuk on 16 Aug 2024, to finance future investment activities and working capital requirement of Sunway Group.



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Core Segments Performance

Property Development



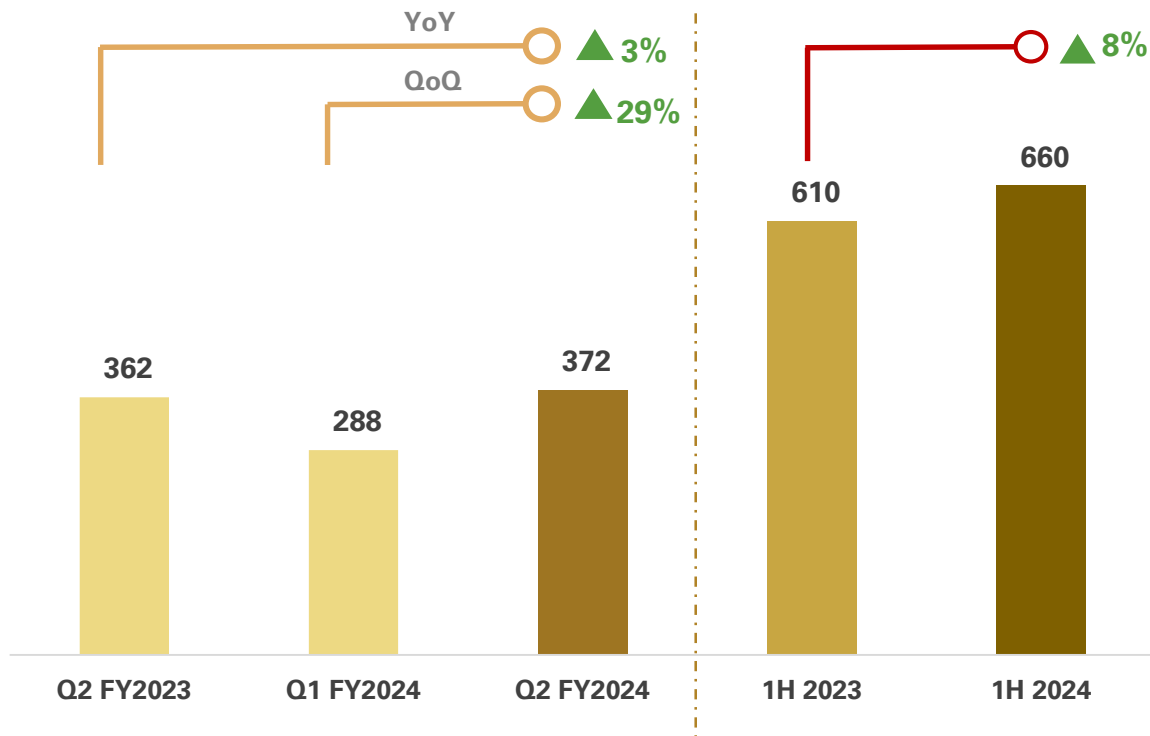
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Property Development



Revenue

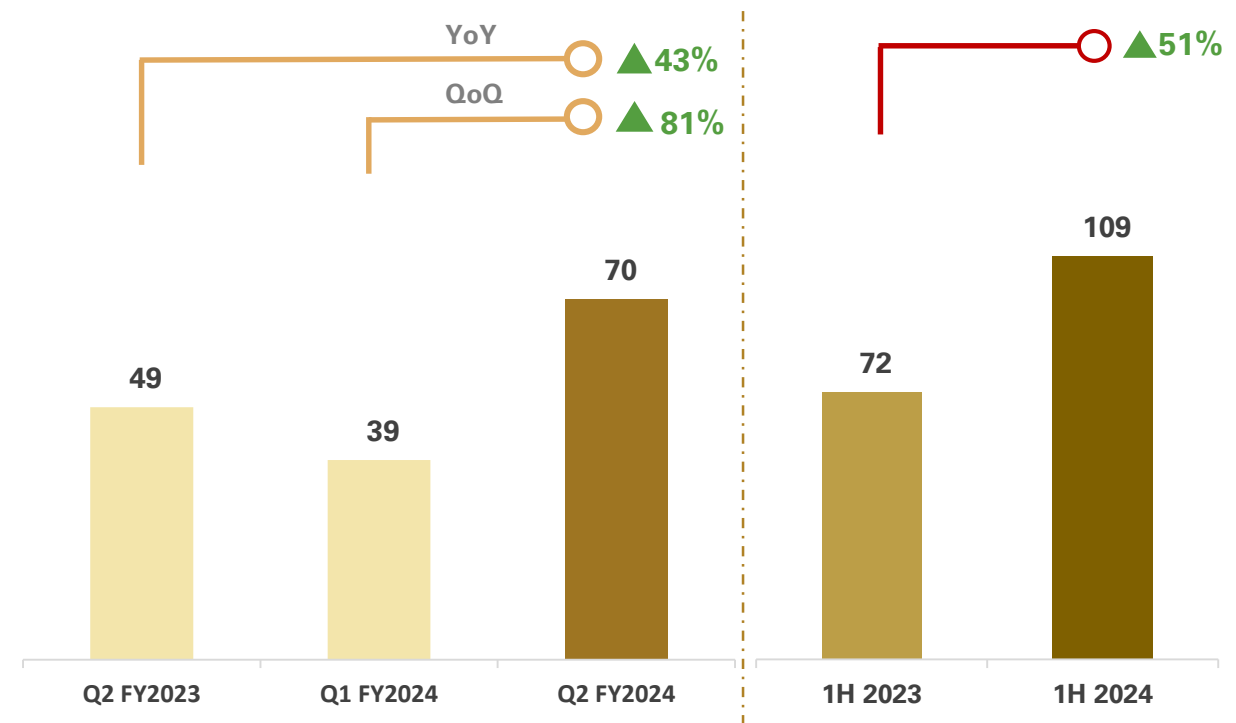
(RM million)



- Revenue increased 3% YoY to RM372 million in Q2 FY2024, mainly due to higher sales and progress billings from new and ongoing local development projects.
- Revenue surged by 29% QoQ higher sales and progress billings from ongoing local development projects.

Profit Before Tax

(RM million)



- PBT improved by 43% YoY to RM70 million in Q2 FY2024 is in line with the improvement in revenue, coupled with higher progressive profit recognition from ongoing local and overseas development projects, and one of the Group's new private condominiums in Singapore.
- PBT surged by 81% QoQ as explained above.

Property Development



Operational Metrics (1H FY2024)

Property Launched
RM811 million
 (1H 2023: RM3.1 billion launched)

Property Sales
RM1.3 billion
 (As at 30 Jun 2023 : RM1.5 billion)

Property Unbilled Sales
RM4.5 billion
 (As at 30 Jun 2023: RM4.9 billion)

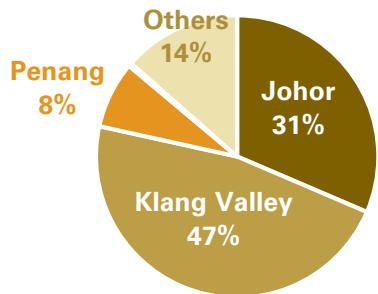
39%
 Launch Target Achieved

50%
 Sales Target Achieved

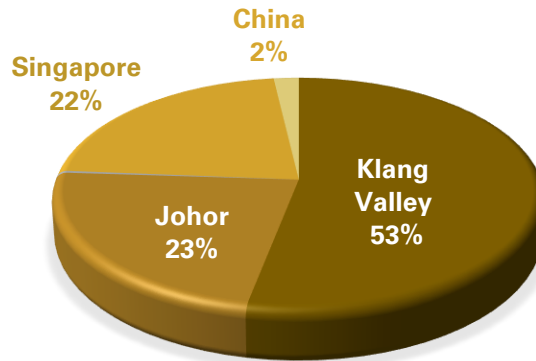
Remaining Landbank as at 30 Jun 2024

2,357 acres

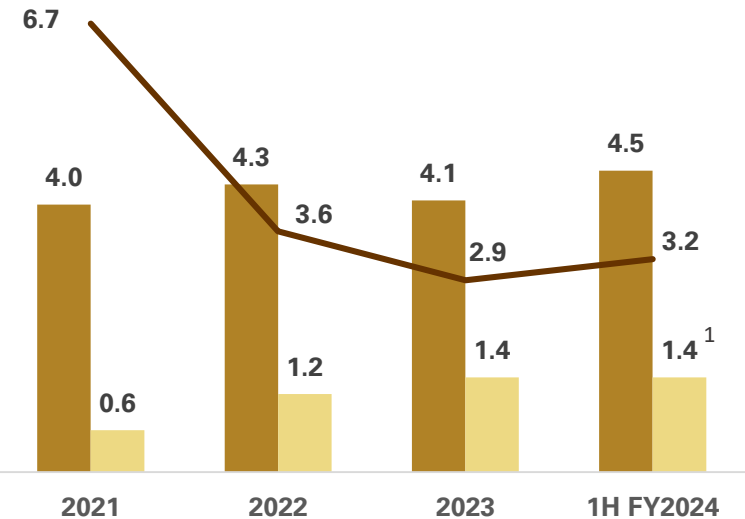
Estimated GDV: RM54.9 mil



Property Sales by Geography



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

Property Development : 1H FY2024 Launches



3 projects launched in 1H FY2024, with total GDV launched of RM811 million



Sunway Velocity 3
(Tower A & B)

Serviced Residences

Jalan Peel, Kuala Lumpur

Tower A (Phase 1): 360 Units | RM246 mil GDV

Tower B: 568 Units | RM372 mil GDV

Launched in May 2024

Expected completion in May 2028

Take up as at 31 July 2024 : ~46%



Sunway Aviana
(Phase 3)

Two-storey terraces

Sunway City Iskandar Puteri, Johor

90 Units | RM75 mil GDV

Launched in April 2024

Expected completion in December 2026

Take up as at 31 July 2024 : 100%



Sunway Gardens (Phase 3)

Condominium

Tianjin, China

93 Units | RM 118 million GDV

(Effective RM94 mil)

Launched in April 2024

Expected completion in October 2024

Take up as at 31 July 2024 : <10%

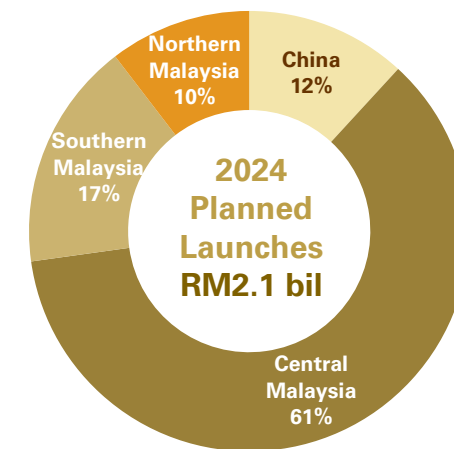
Property Development



Planned Launches in 2H FY2024

Project	Product Type	Location	GDV (RM million)
Kelana Jaya Phase 2	Serviced Apartments & Super Link-House	Kelana Jaya, Selangor	455
Sunway Flora Plot 2 Tower A	Serviced Apartments	Bukit Jalil, Kuala Lumpur	232
Sunway Bayu	Landed Homes	Sunway City Ipoh, Ipoh	85
Sunway Wellesley	Townhouses	Bukit Mertajam, Penang	129
Sunway Sakura Phase 2	Landed Semi-D Homes	Sunway Iskandar Puteri, Johor	110
Sunway Maple Meadows Homes	Semi-D Concept Linked Homes	Sunway Iskandar Puteri, Johor	170
Sunway Garden Phase 3	Condominium	Tianjin China	125
Total			1,306

Launches Target in FY2024



- The prospect for the property market remains promising, particularly in the Southern region. The establishment of the Johor-Singapore Special Economic Zone (“JS-SEZ”), combined with robust infrastructure and enhanced connectivity between Singapore and Johor, namely the upcoming Rapid Transit System, augurs well for attracting foreign and domestic investments into Johor. The Group’s township in the Southern region, Sunway City Iskandar Puteri (“SCIP”) is well positioned to benefit from the JS-SEZ and the improved connectivity. The proposed disposal of two parcels of land in SCIP to Equalbase for data centre development, upcoming Equalbase-Sunway 103° Logistic Hub, Sunway Circuit, Puteri Hill, integrated healthcare facilities, and tertiary education institution will further complement SCIP’s vibrant ecosystem, and elevating its appeal in attracting high-income professionals and global corporations looking to establish regional headquarters.
- The outlook for the property market in Singapore remains positive. The Group’s property development segment achieved the completion and handover of its executive condominium development, Parc Central Residences, in July 2024. The accumulated progressive profits related to the project of approximately RM123.0 million will be recognized in the third quarter of 2024. The segment anticipates to complete and handover one of its private condominium developments in the second half of 2024.



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Core Segments Performance

Healthcare



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Operational Metrics (1H FY2024)



No. of Operating Hospitals

3

(1H 2023: 3)



No. of Licensed Beds

1,158 beds

(1H 2023: 1,085 beds)



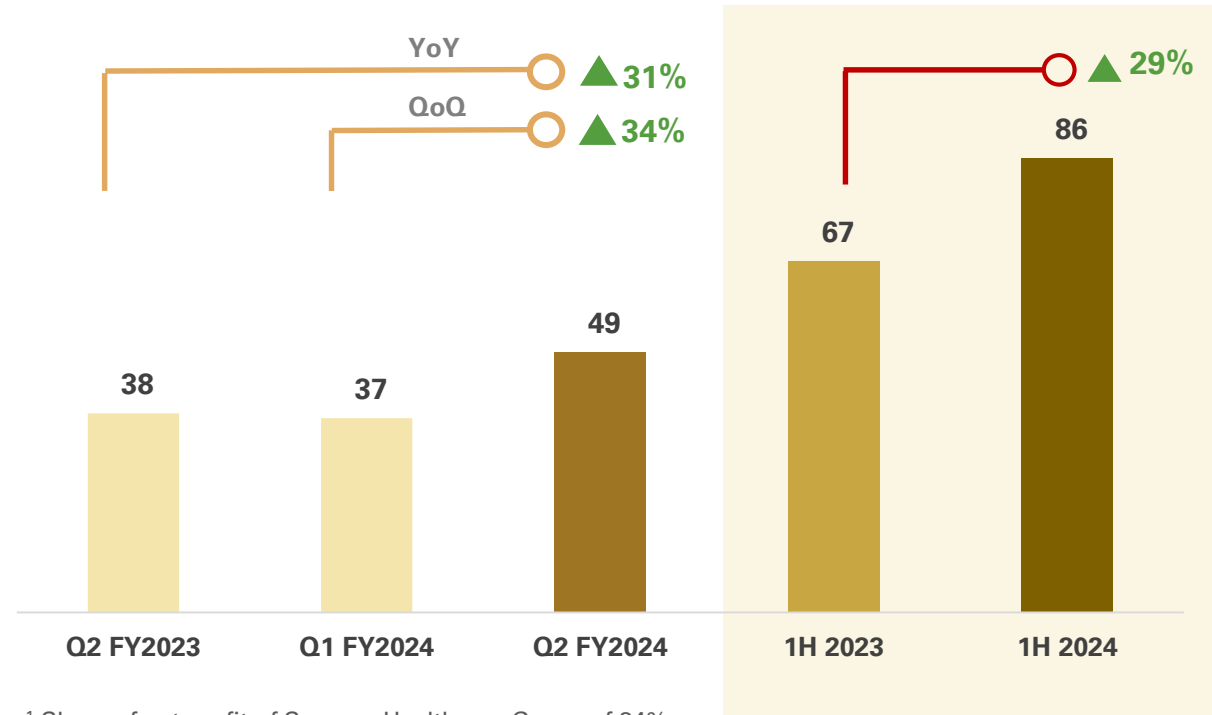
Total Census

643,987

(1H 2023: 591,196)

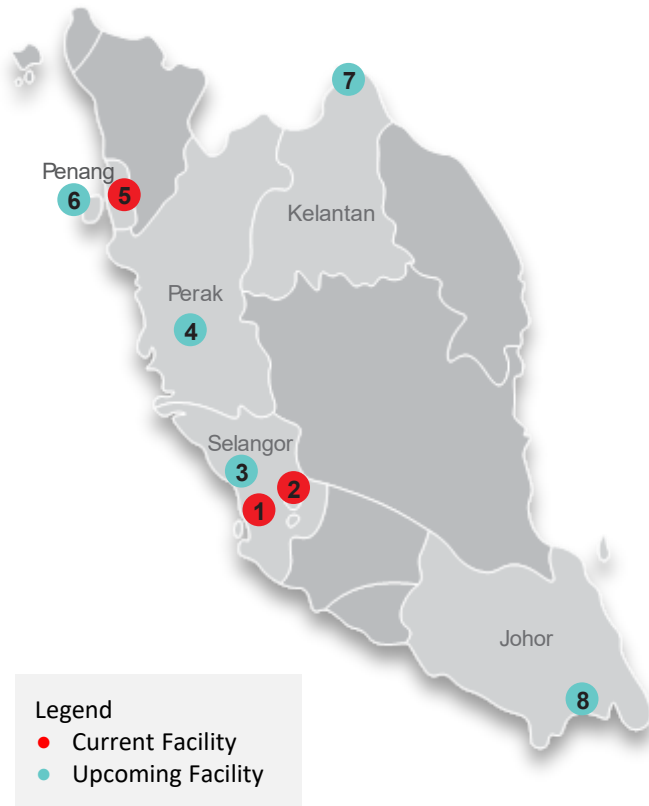
Profit Before Tax¹

(RM million)



¹ Share of net profit of Sunway Healthcare Group of 84%

- PBT improved by 31% YoY to RM49 million in Q2 FY2024 mainly driven by better performance from the operating hospitals consistent with the improved census performance. This was partially offset by higher operating expenses due to increased business activities, and higher depreciation and finance costs arising from increased capital expenditures.
- PBT improved by 34% as explained above. The lower financial performance in the preceding quarter was due to the festive season and school holiday period.



1 Sunway City Kuala Lumpur
Phase 1: 616 beds (Tower A, B & C)
Phase 2: 269 beds (Tower D & E)
Phase 3: 201 beds (Tower F)



2 Velocity Kuala Lumpur
Phase 1: 229 beds (Opened)
Phase 2: 109 beds (2024)



3 Damansara, Selangor
323 beds (Q4 2024)



4 Ipoh, Perak
258 beds (Q1 2025)



5 Seberang Jaya, Penang
Phase 1: 205 beds (Opened)
Phase 2: 191 beds
(Opening in 2024)



6 Paya Terubong, Penang
120 beds (2029)



7 Kota Bharu, Kelantan
210 beds (2028)



8 Iskandar Puteri, Johor
350 beds (2028)



Beds Capacity

3,000 beds by 2030

- Healthcare segment continues to focus on increasing bed capacity at its three operating hospitals to meet the growing demand for quality healthcare services from domestic patients and medical tourists.
- Healthcare tourism is anticipated to continue to increase progressively beyond 2024.
- The expansion of new hospitals, namely, Sunway Medical Centre (“SMC”) Damansara and SMC Ipoh are on track. SMC Damansara is currently in the pre-commissioning phase in preparation for its operational commencement in Q4 2024 while SMC Ipoh targets to start operations in the first quarter of 2025.
- The five hospitals will progressively increase the overall bed capacity to over 2,300 beds by 2025.



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Core Segments Performance

Construction

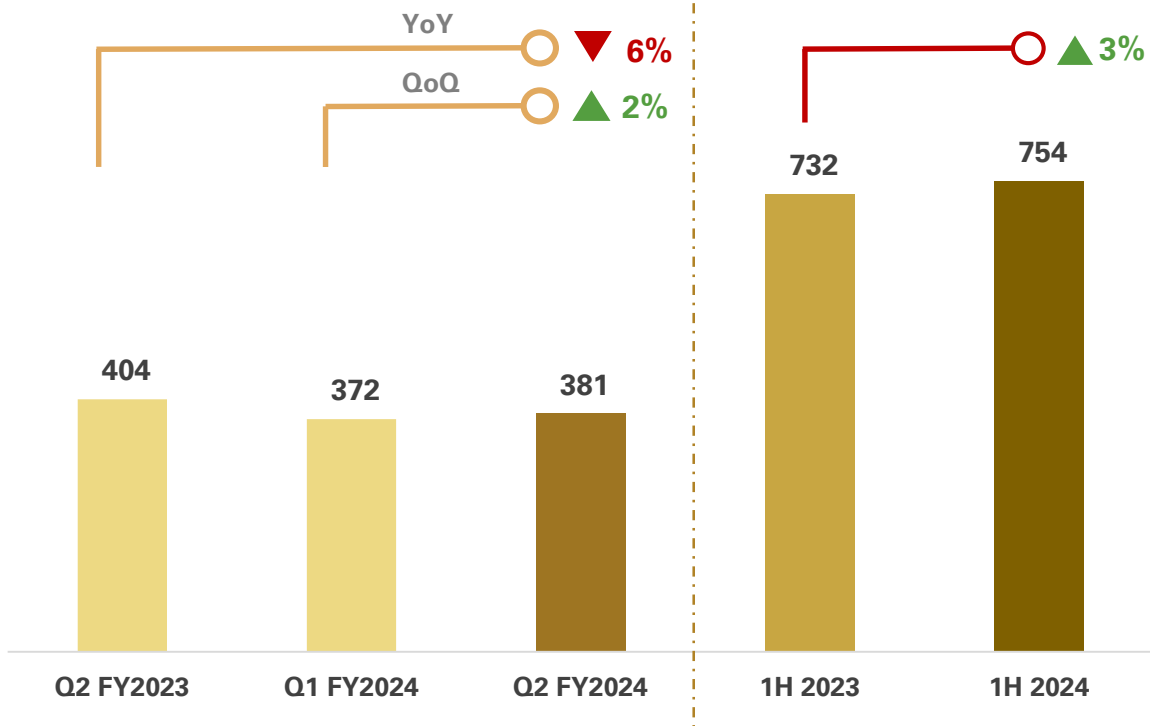


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Construction

Revenue

(RM million)

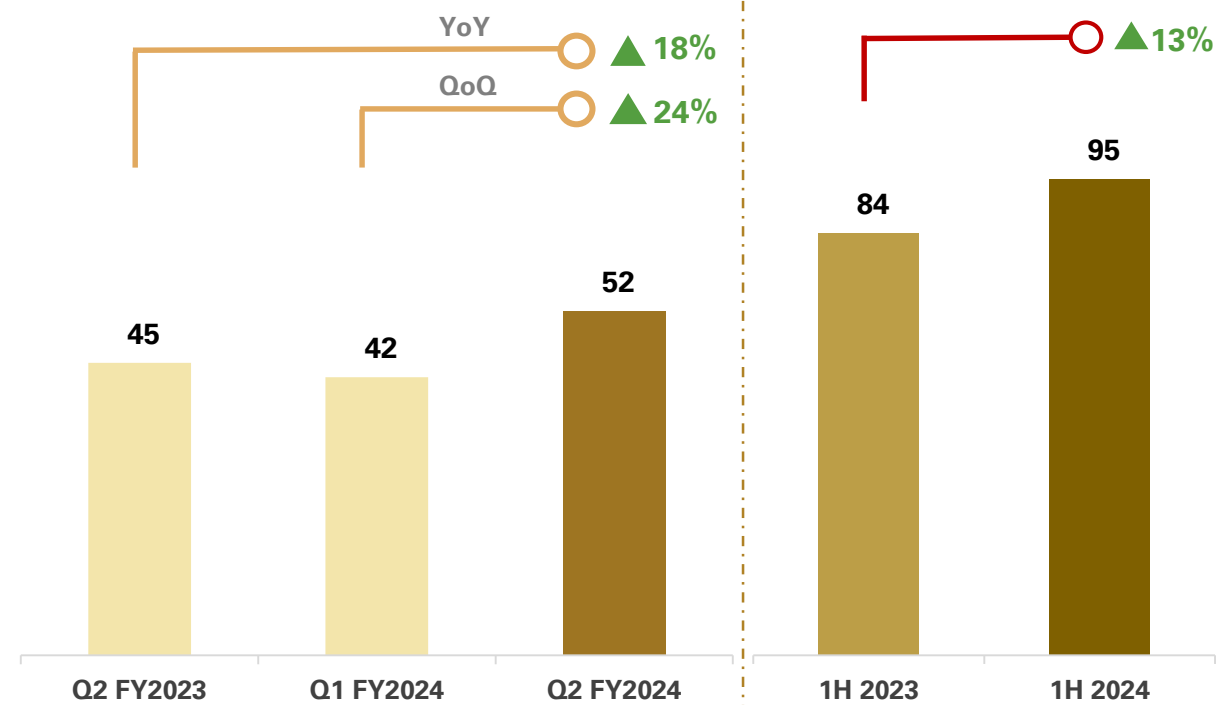


- Revenue dropped by 6% YoY to RM381 million in Q2 FY2024, mainly due to lower contribution from overseas construction projects and sustainable energy projects.
- Revenue rose by 2% QoQ was attributed to higher progress billings from new projects, i.e. building and data centre projects.



Profit Before Tax

(RM million)

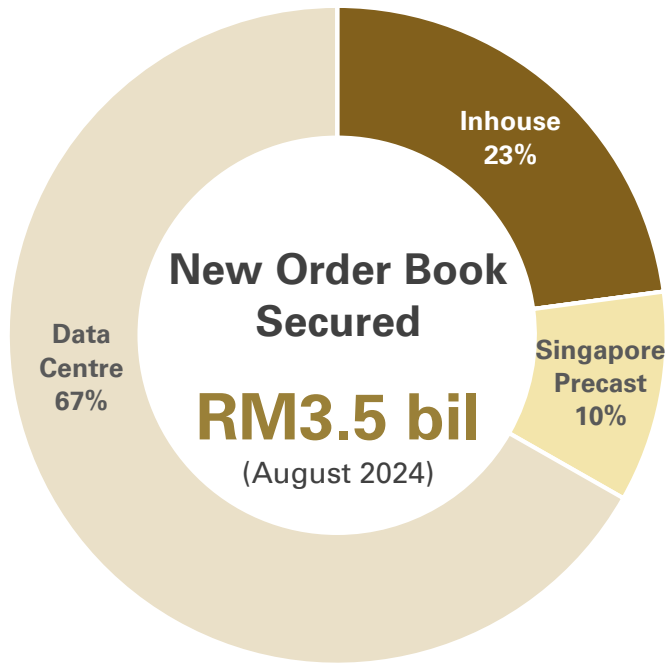


- PBT improved by 18% YoY to RM52 million in Q2 FY2024 mainly due to higher profit margins from its newer construction projects in the current quarter.
- PBT surged by 24% QoQ was attributed to higher progress billings of building and data centre projects and improved profit margins.

Construction

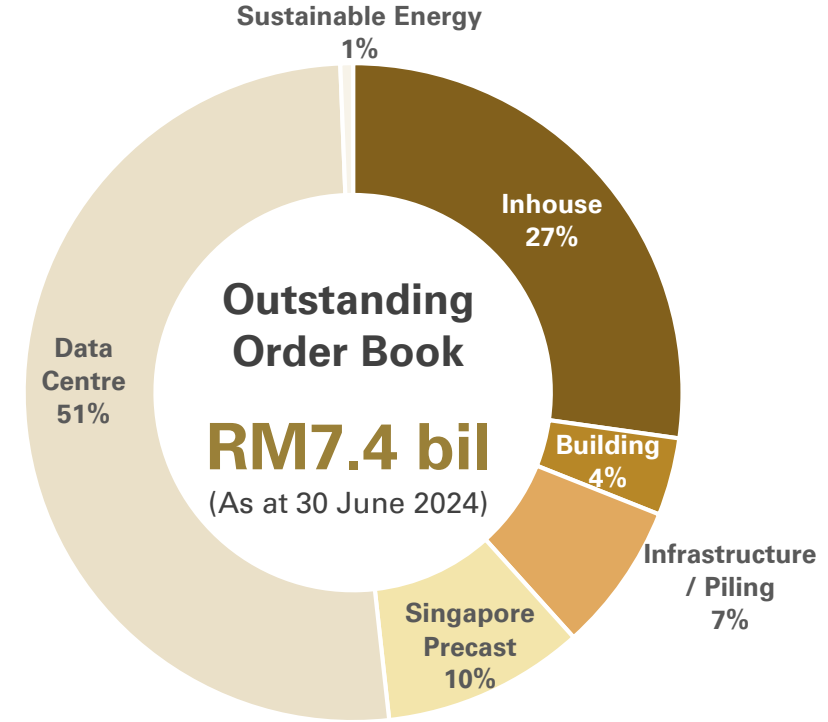


Solid Diversified Order Book as at 30 June 2024



Ongoing Project
42 Projects

Active Tender Book
RM 13.7 billion



Order Book Replenishment Target for FY2024	Historical Order Book (RM billion)					
	2023	2022	2021	2020	2019	
RM4.0 – RM5.0 billion <i>(Revised from RM2.5 – RM3.0 billion)</i>	Target	2.0	2.0	2.0	2.0	2.0
	New Order Replenishment	2.5	2.6	1.5	2.3	1.8
	Outstanding Order Book	5.3	5.3	4.8	5.1	5.2

Construction



Outstanding Order Book of RM7.4 billion to provide earnings visibility in the next 2-3 years

AS AT 30 JUN 24	Completion	Contract Sum (RM mil)	O/S Orderbook (RM mil)	%
BUILDING			281	4%
OXLEY TOWER (MEP) + VO	4Q 2024	76	27	
DAISO	2Q 2026	298	254	
DATA CENTRE			3,770	51%
JHB1X0 - DATA CENTRE	1Q 2026	1,700	1,450	
K2 - DATA CENTRE	4Q 2024	190	29	
K2 DC (CIMC)	4Q 2024	99	36	
ECI & ENABLING WORKS - MNC	4Q 2024	60	57	
PSR - MNC	2Q 2027	748	737	
JHB1X0 - REVISED NTP	1Q 2026	1,500	1,461	
INFRASTRUCTURE/PILING			347	5%
RTS LINK PACKAGE 1B AND PACKAGE 5	2Q 2025	605	347	
INDIA			191	2%
THORAPALLI - JITTANDAHALLI (TJ)	2Q 2025	508	191	
SUSTAINABLE ENERGY			46	1%
CGPP - GREEN	4Q 2025	46	46	

AS AT 30 JUN 24	Completion	Contract Sum (RM mil)	O/S Orderbook (RM mil)	%
SINGAPORE			732	10%
PRECAST	Various	584	374	
NEW ORDER 2024 - EXTERNAL	Various	358	358	
INTERNAL - SUNWAY GROUP			2,007	27%
SUNWAY BELFIELD	4Q 2024	428	65	
SUNWAY SQUARE - SUPERSTRUCTURE + (VO)	4Q 2025	1,164	649	
SUNWAY CARNIVAL MALL - REFURBISHMENT	2Q 2025	253	138	
SUNWAY VELOCITY 2B	4Q 2024	276	31	
SUNMED DAMANSARA	3Q 2024	240	44	
SUNMED IPOH + VO	4Q 2024	217	29	
SUNWAY FLORA	1Q 2026	278	191	
SUNMED PH2 FIT-OUT	3Q 2025	70	70	
SUNWAY IPOH MALL	1Q 2027	721	708	
SUNMED PH3 FIT-OUT	2Q 2026	80	80	
GRAND TOTAL @ JUN 2024		10,499	7,375	
RED : SECURED IN 2024		3,467	3,401	

Construction



Order Book Replenished in 1H FY2024: Achieved >80% of FY2024 New Order Book Target

Projects (2024 new awards)	Client	Type	Completion Date	Contract Sum (RM'mil)
Sunway Ipoh Mall	Sunway Lost World Water Park Sdn Bhd	Internal - Commercial	Q1 2027	721
Early Contractor Involvement (ECI) & Work Order	Multinational Technology Company	Data centre	Q4 2024	60
Project Service Request	Multinational Technology Company	Data centre	Q2 2027	748
Precast - External	Precast Concrete Pte Ltd	Precast	Various	189
Secured in 1Q 2024				1,718
SUNMED Phase 3	Sunway Medical Centre Sdn Bhd	Internal - Hospital	Q2 2026	80
JHB1X0 - Revised NTP works	Yellowwood Properties Sdn Bhd	Data centre	Q2 2026	1,500
Precast - External	Fonda Global Engineering Pte Ltd	Precast	Q3 2025	6
Secured in 2Q 2024				1,586
Precast - External	Fonda Global Engineering Pte Ltd	Precast	Q3 2025	163
Secured in 3Q 2024				163
TOTAL AS AT AUGUST 2024				3,467

- The construction segment secured an additional RM1.5 billion worth of data centre projects in Q2 FY2024. As at 30 June 2024, the segment is working on 5 data center projects with a combined outstanding orderbook worth RM3.77 billion (51% of total outstanding orderbook).
- The construction segment continues to actively pursue opportunities in the construction of Advanced Technology facilities (“ATF”), such as data centre, logistics warehousing facilities, and semiconductor facilities.
- The prospect of major infrastructure projects is increasingly promising, with the recent tender for the Penang Airport’s expansion and the proposed development of Bayan Lepas Light Rapid Transit projects.



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Core Segments Performance

Property Investment

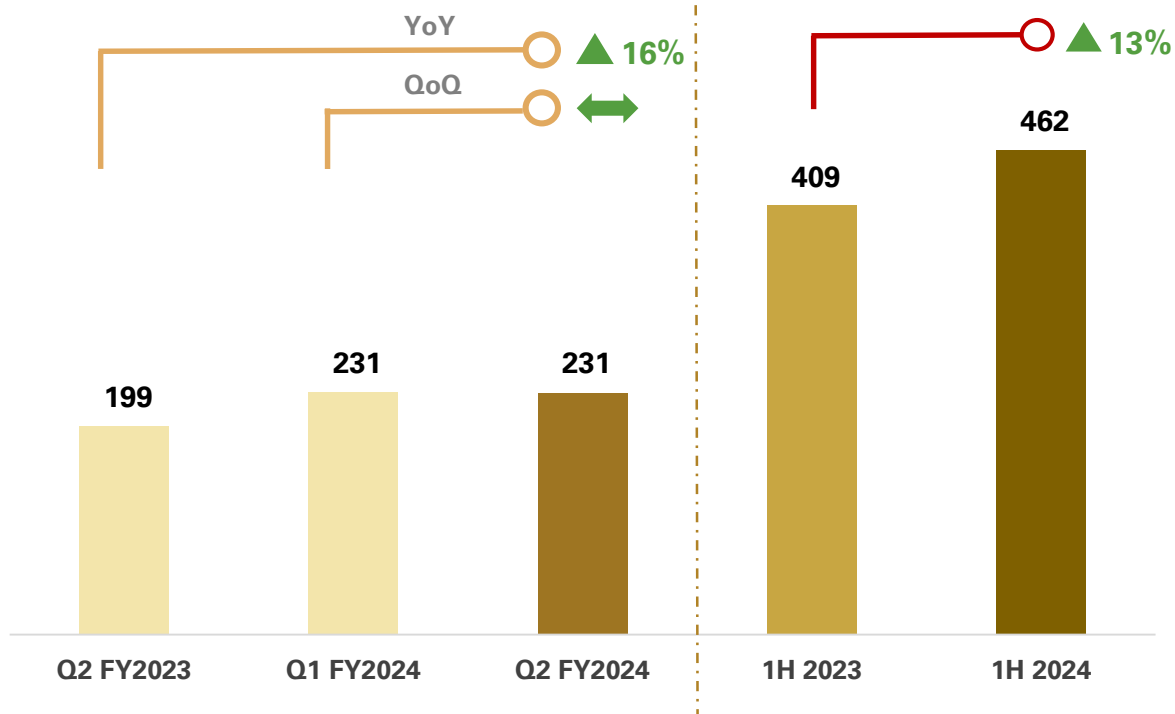


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Property Investment

Revenue

(RM million)

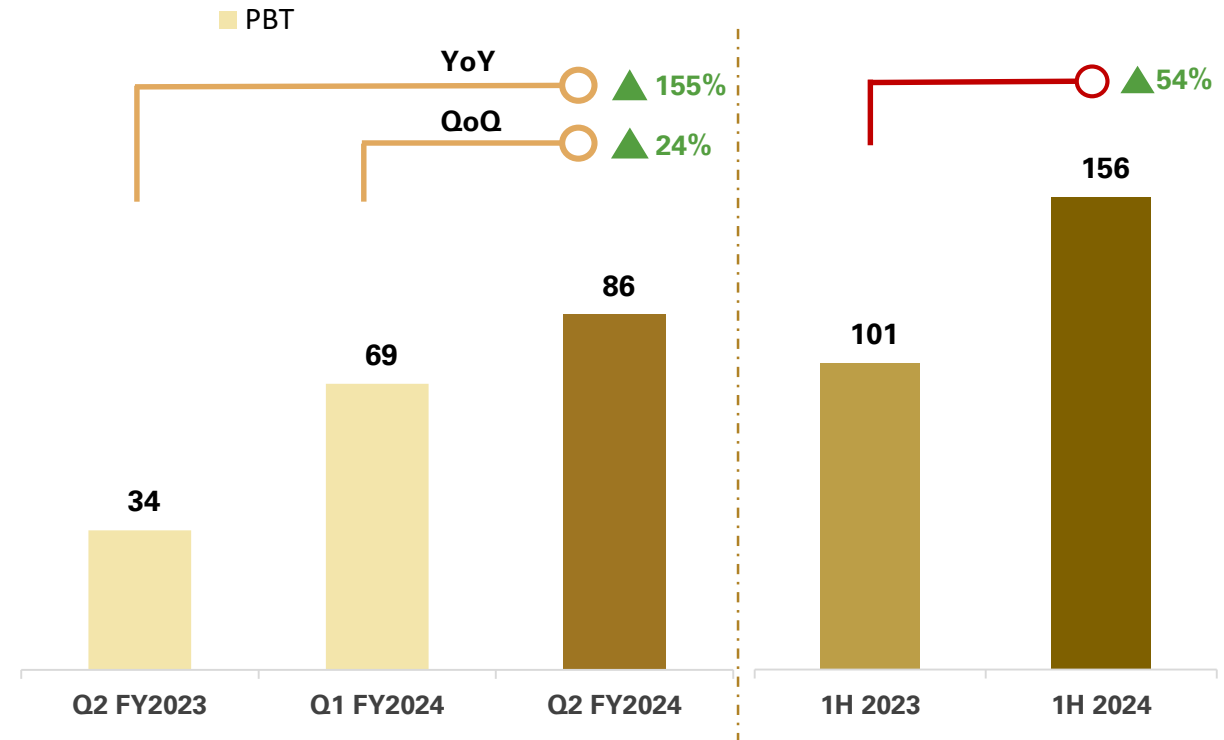


- Revenue increased by 16% YoY to RM231 million in Q2 FY2024, mainly due to stronger performance across sub-segments. This included higher visitorships at the theme parks, increased occupancy rates and average room rates at the Group's hotels, and higher revenue from the operations of property investment assets.
- Revenue was largely unchanged QoQ. Higher revenue from the hospitality business was offset by lower contribution from the leisure business.



Profit Before Tax

(RM million)



- PBT surged by 155% YoY to RM86 million in Q2 FY2024 largely contributed by share of profits from its associate company, Sunway REIT, of which the contribution included a share of fair value gain of RM27.0 million from its newly acquired investment properties.
- PBT surged by 24% QoQ due to the above, coupled with higher contribution from hospitality, which more than offset the lower contribution from leisure business.

Property Investment



Operational Metrics

Property Investment

Asset Under Management (AUM)

RM12.6 billion

(31 Dec 2023: 12.0 billion)

Current Portfolio

15

Retail

(2023: 9 Retail)

10

Offices

7

**Other
properties**

Proposed Acquisitions (pending completion)

1. Proposed acquisition of industrial property at Prai, Penang
2. Proposed acquisition of 163 Retail Park
3. Proposed acquisition of Kluang Mall

Leisure

Theme parks

2

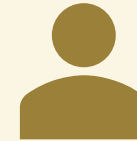


No. of Visitors

1H 2024

1.03 million

(2023: 1.99 million)



Hospitality

Hotels & Resorts

12



Guest Composition

as at 30 June 2024

57% Foreign Guests



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In Conclusion



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In Conclusion



Optimistic outlook for the remaining part of the year

- The Healthcare segment would continue to grow, from additional new hospitals and increasing in bed capacity, to meet the growing demand for quality healthcare services from domestic patients and healthcare tourists.
- Given the promising prospect of property market in the Southern Region, the Property Development segment would leverage the positive property sales sentiment and consistently explore projects or opportunities that could complement SCIP's development.
- The Construction segment continues to focus on ATF related opportunities in anticipation of forthcoming public sector projects and more data centre developments in Malaysia.
- Barring any unforeseen circumstances, the Board is fully confident of the Group's performance for the remaining part of the year.



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Supplemental Information



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Income Statements Highlights



RM million	Q2 2024	Q2 2023	Q1 2024	1H 2024	1H 2023
Revenue	1,579.9	1,468.2	1,419.0	2,998.9	2,731.9
EBIT	350.6	217.6	252.7	603.3	413.7
EBIT Margin (%)	22.19	14.82	17.81	20.12	15.14
PBT	341.0	203.0	226.7	567.7	395.0
PBT Margin (%)	21.59	13.83	15.98	18.93	14.46
PATMI	270.5	149.9	172.2	442.7	292.0
PATMI Margin (%)	17.12	10.21	12.14	14.76	10.69
Basic EPS¹ (sen)	4.11	2.54	2.27	6.39	4.52

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)	Q2 2024		Q2 2023		Q1 2024		1H 2024		1H 2023	
	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI
Fair value gain / (loss) (associate)	-	-	(3.1)	(3.1)	-	-	-	-	(3.1)	(3.1)
Fair value gain / (loss) (I. Properties)	-	-	-	-	-	-	-	-	-	-
Reversal of impairment for assets - Building Material	-	-	-	-	-	-	-	-	-	-
Share of gain on acquisition of subsidiary	6.6	6.6	-	-	-	-	6.6	6.6	-	-
Share of FV gain on IP from an associate	27.0	27.0	-	-	-	-	27.0	27.0	-	-
Fair value gain on redemption of an investment	62.4	62.4	-	-	-	-	62.4	62.4	-	-

Solid Balance Sheet



RM million	30 June 2024 (Unaudited)	31 December 2023 (Audited)
Non-current Assets	19,058.8	18,639.1
Current Assets	10,790.7	9,944.7
Total Assets	29,849.5	28,583.8
Current Liabilities	9,718.9	9,241.6
Non-current Liabilities	4,045.7	4,341.9
Total Liabilities	13,764.6	13,583.5
Shareholders' Funds	14,478.7	13,850.4
Non-Controlling Interests	1,606.2	1,149.9
Total Equity	16,084.9	15,000.3
Total Equity & Liabilities	29,849.5	28,583.8
Total Borrowings	9,967.5	9,650.1
Cash & Bank Balances	2,915.5	2,297.0
Net Gearing Ratio¹ (times)	0.44	0.49
Share Capital	6,494.6	6,160.8
Number of Ordinary Shares ('million)	6,618.6	6,433.4
Net Assets Per Share² (RM)	2.19	2.15

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	Q2 2024	Q2 2023	Q1 2024	1H 2024	1H 2023
	Revenue		371.9	362.1	287.7	659.6
Operating Profit		51.4	44.7	33.6	84.9	58.9
Operating Profit Margin (%)		13.8	12.3	11.7	12.9	9.7
EBIT (incl. share of associates & JCE)		73.8	54.4	46.1	120.0	80.3
EBIT Margin (%)		19.9	15.0	16.0	18.2	13.2

Property Investment	RM million	Q2 2024	Q2 2023	Q1 2024	1H 2024	1H 2023
	Revenue		231.0	199.4	231.2	462.1
Operating Profit		44.7	28.2	54.1	98.8	73.9
Operating Profit Margin (%)		19.4	14.2	23.4	21.4	18.1
EBIT (incl. share of associates & JCE)		111.2	59.1	94.4	205.7	146.9
EBIT Margin (%)		48.2	29.7	40.9	44.5	35.9

Segmental Information



Construction

RM million	Q2 2024	Q2 2023	Q1 2024	1H 2024	1H 2023
Revenue	381.1	404.1	372.5	753.6	732.0
Operating Profit	54.6	48.8	49.8	104.4	92.6
Operating Profit Margin (%)	14.3	12.1	13.4	13.9	12.6
EBIT (incl. share of associates & JCE)	54.9	49.2	53.9	108.9	93.2
EBIT Margin (%)	14.4	12.2	14.5	14.4	12.7

Property Projects Take-Up Rates



*as of end-July 2024



	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	RM 90m	Tower A: RM 306m Tower B: RM 304m	RM 70m	Phase 1: RM 94m Phase 2: RM87m
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	135
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: 50%	Tower A: 84% (incl. of bookings) Tower B: 46% (incl. of bookings)	77%	Phase 1: 100% (incl. of bookings) Phase 2: 100% (incl. of bookings)
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 end-July 2024



	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: RM 313m Tower B: RM 179m	RM 286m	Tower 1: RM 230m Tower 2: RM 359m
Type	Serviced Residence	Condominium & Superlinks	Serviced Residence
Units	Tower A: 643 Tower B: 480	240 condo units and 15 luxury link villas	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: 87% (incl. of bookings) Tower B: 81% (incl. of bookings)	66% (incl. of bookings)	Tower 1: 79% (incl. of bookings) Tower 2: 36% (incl. of bookings)
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 of end-July 2024



	Sunway Belfield	Sunway Velocity TWO (Tower C & D)	Sunway Artessa
Location	Jalan Belfield, Kuala Lumpur	Jalan Peel, Kuala Lumpur	Wangsa Maju, Kuala Lumpur
GDV	Total: RM 1.1b	Tower C: RM 355m Tower D: RM 390m	RM 320m
Type	Serviced Residence	Serviced Residence	Serviced Residence
Units	Tower A, B (440 units/tower) and Tower C (450 units)	Tower C: 467 ; Tower D: 584	468
Launch	Tower A: January 2021 Tower B: March 2021 Tower C: December 2021	Tower C: November 2020; Tower D: November 2021	November 2021
Take-up	A: 100%; B: 100%; C: 100% (incl. of bookings)	C: 100%; D: 100%	95% (incl. of bookings)
Project Attraction	Affordable freehold residence nestled in the heart of KL City that offers tranquillity and privacy	Transit-oriented development connected to fully-integrated development of Sunway Velocity	Freehold low-density residence designed with spacious units and exclusive facilities

Property Projects Take Up Rates



*as of end-July 2024



	Terra Hills	The Continuum
Location	Pasir Panjang, Singapore	Thiam Siew Avenue, Singapore
GDV	SGD 845 million (Effective RM 700 million)	SGD 2.2 billion (Effective RM 2.0 billion)
Type	Private Condominium	Private Condominium
Units	270	816
Launch	February 2023	April 2023
Take-up	42%	44%
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

Property Projects Take Up Rates



*as of end-July 2024



	Ki Residences	Parc Central Residences	Sunway Gardens Phase 3
Location	Clementi, Singapore	Tampines, Singapore	Tianjin, China
GDV	SGD 1.1 billion (Effective RM 1 billion)	SGD 885 million (Effective RM 940 million)	RMB 375 million (Effective RM 145 million)
Type	Private Condominium	Executive Condominium (EC)	Condominium
Units	660	700	December 2021: 1 block (124 units) August 2023: 1 block (124 units)
Launch	December 2020	January 2021	December 2021 & August 2023
Take-up	100%	100%	December 2021: 73% August 2023: 54%
Project Attraction	999 years luxury private condominium situated at a quiet and private enclave	Located at prime area of Singapore with well connection to a plethora of amenities	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 which could have been recognised from Parc Central Residences and Sunway Gardens (Phase 3) have to be deferred until its completion.

Thank You

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This presentation 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 the 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 future performance.