

Sunway Berhad

Second Quarter Financial Year Ending 31 December 2025 (Q2 FY2025)

27 August 2025



Financial Highlights

Financial Performance Snapshot for Q2 FY2025



▲ 62%

Revenue

RM2,562 million

(Q2 FY2024: RM1,580 million)

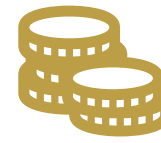


▲ 16%

Profit Before Tax

RM396 million

(Q2 FY2024: RM341 million)



▲ 1%

PATMI

RM273 million

(Q2 FY2024: RM270 million)

Financial Position as at 30 June 2025



Total Equity

RM16.4 billion

(31 December 2024: RM15.9 billion)



Shareholders' Funds

RM15.4 billion

(31 December 2024: RM15.0 billion)



Net Gearing Ratio

0.39x

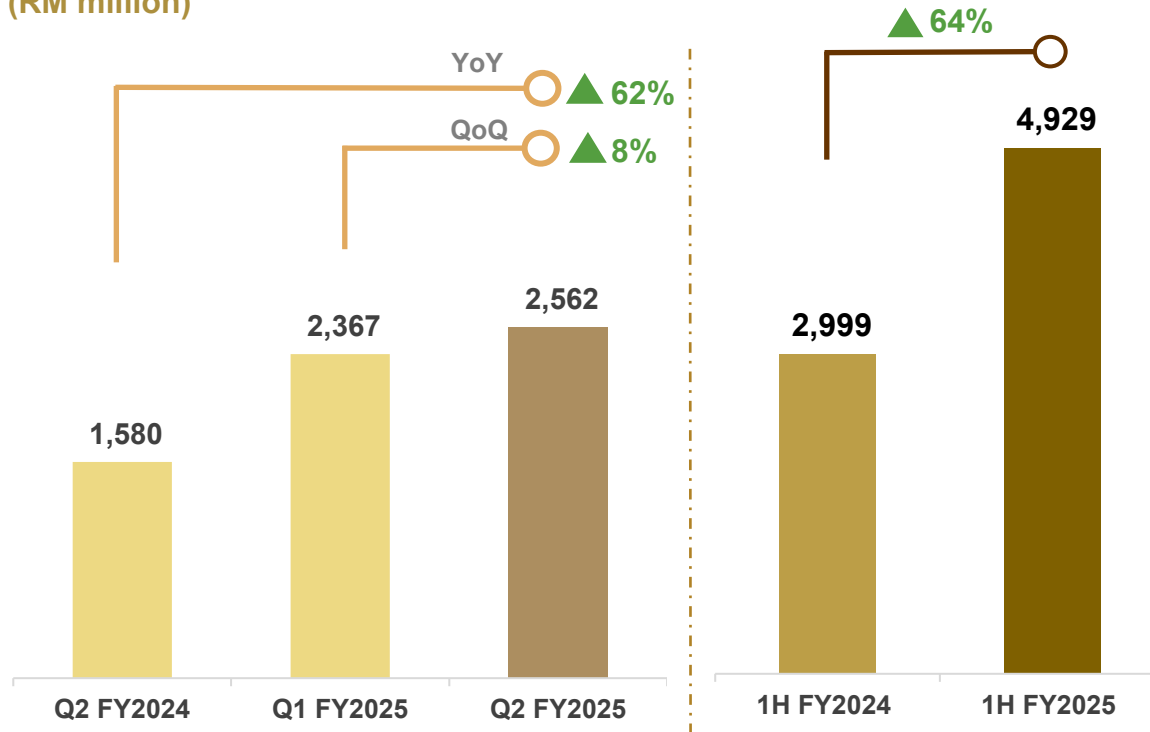
(31 December 2024: 0.41x)

Financial Overview



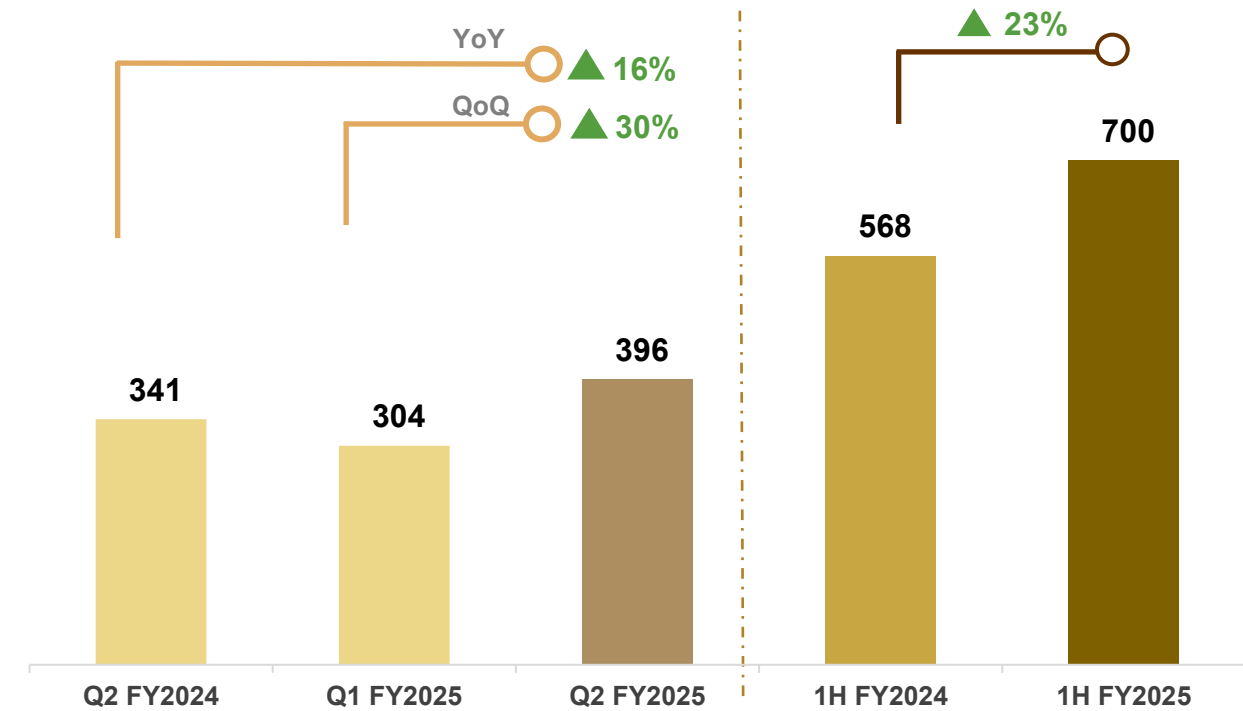
Financial Overview – Q2 FY2025

Revenue (RM million)



- Revenue increased by 62% YoY to RM2,562 million in Q2 FY2025, mainly driven by higher contributions from most business segments except for the property development and property investment segments.
- Revenue rose by 8% QoQ, due to higher contributions from most business segments except for property investment.

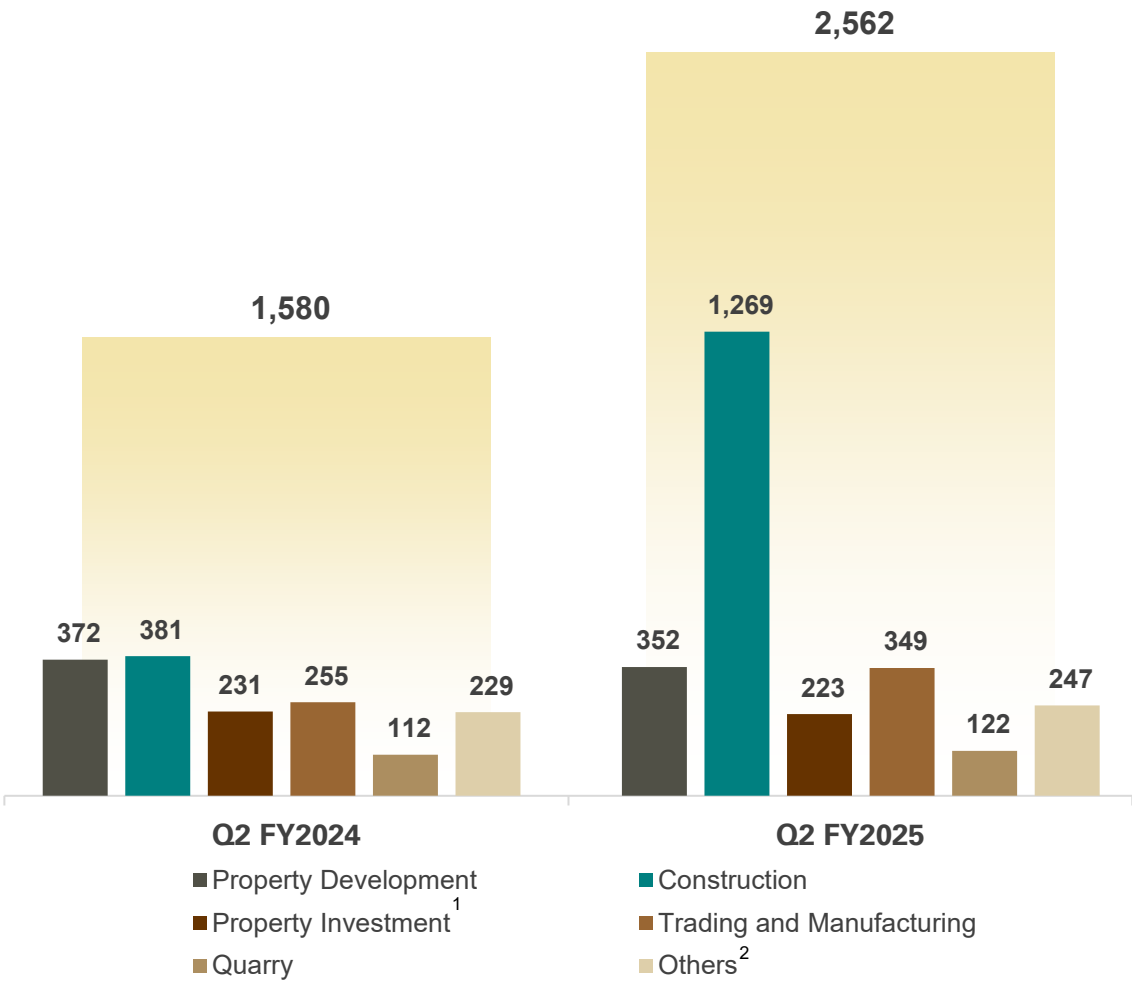
Profit Before Tax (RM million)



- Profit before tax (“PBT”) increased by 16% YoY to RM396 million in Q2 FY2025, mainly contributed by construction, trading & manufacturing and quarry segments. This was partially offset by lower contributions from the property development, property investment, healthcare and others segments.
- PBT rose by 30% QoQ, due to higher contributions from most business segments except for the property investment segment.

Segmental Overview – Q2 FY2025

Revenue (RM million)

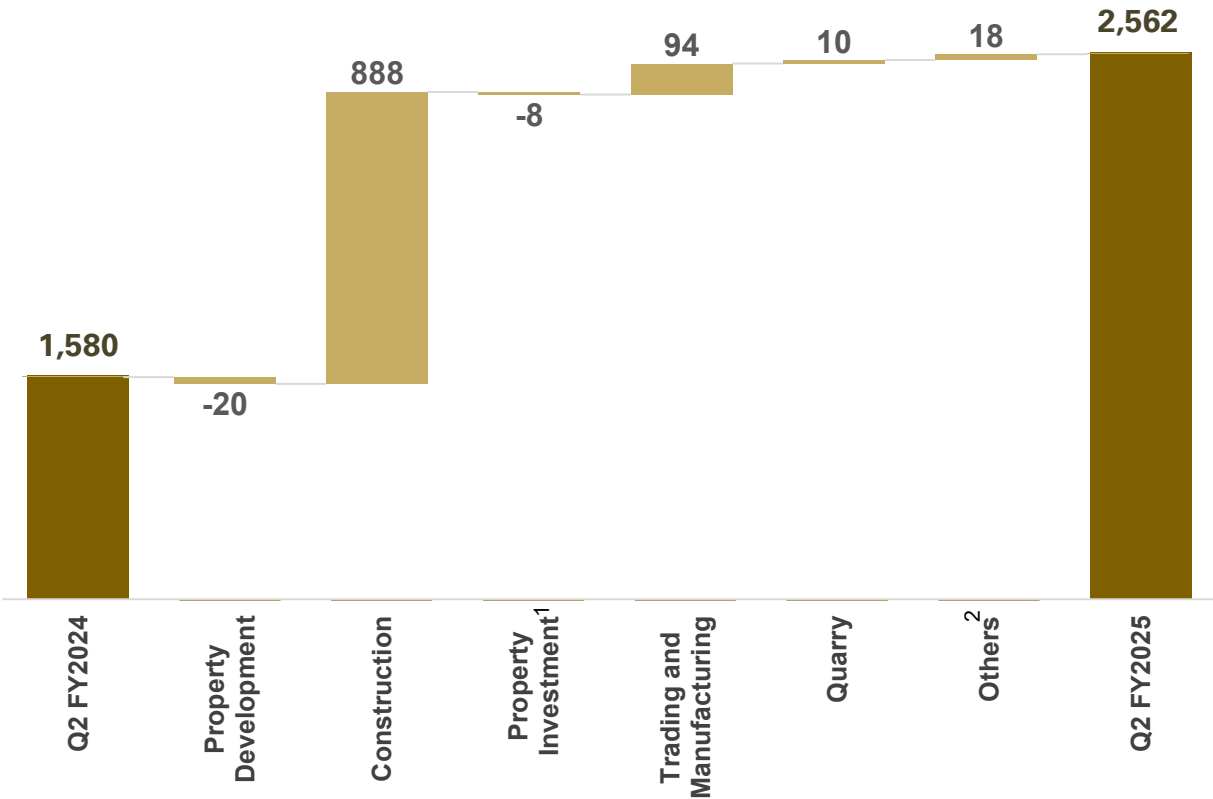


Movement in Segmental Revenue (RM million)

Q2 FY2025: RM2,562 million

(Q2 FY2024: RM1,580 million)

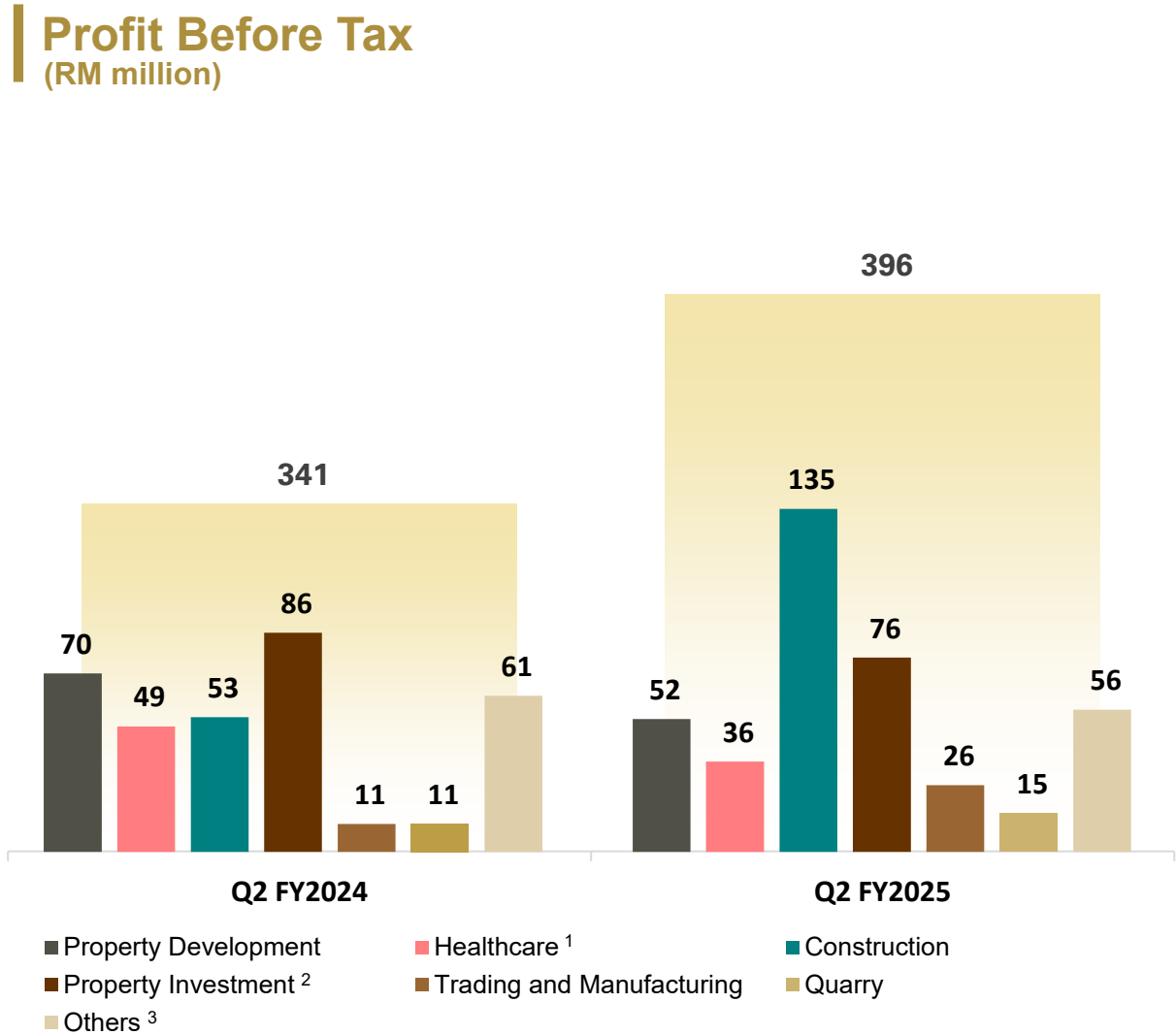
YoY Change ▼ 6% ▲ 233% ▼ 4% ▲ 37% ▲ 9% ▲ 8% ▲ 62%



¹ Comprises Property Investment, REIT, Leisure and Hospitality segments

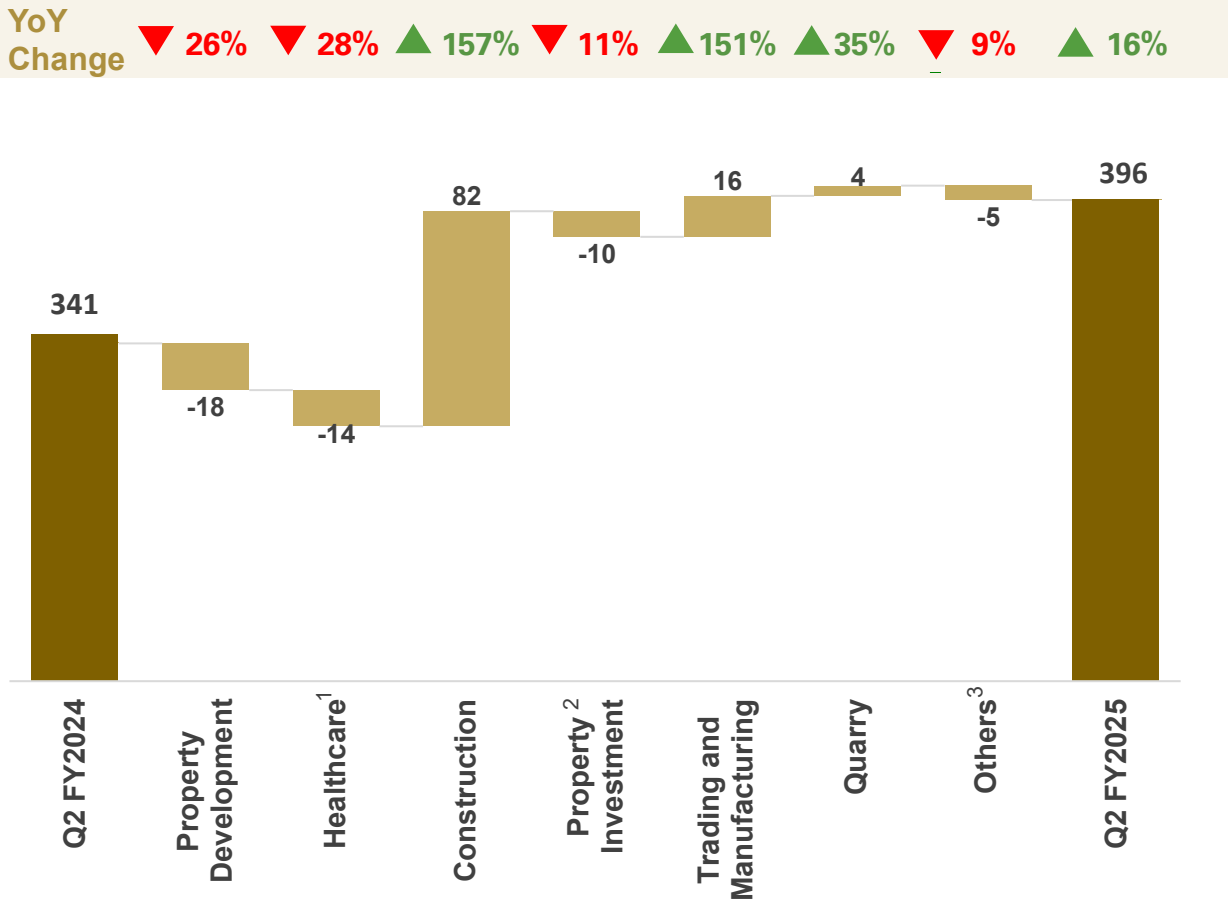
² Comprises Building Materials, and all other segments

Segmental Overview – Q2 FY2025



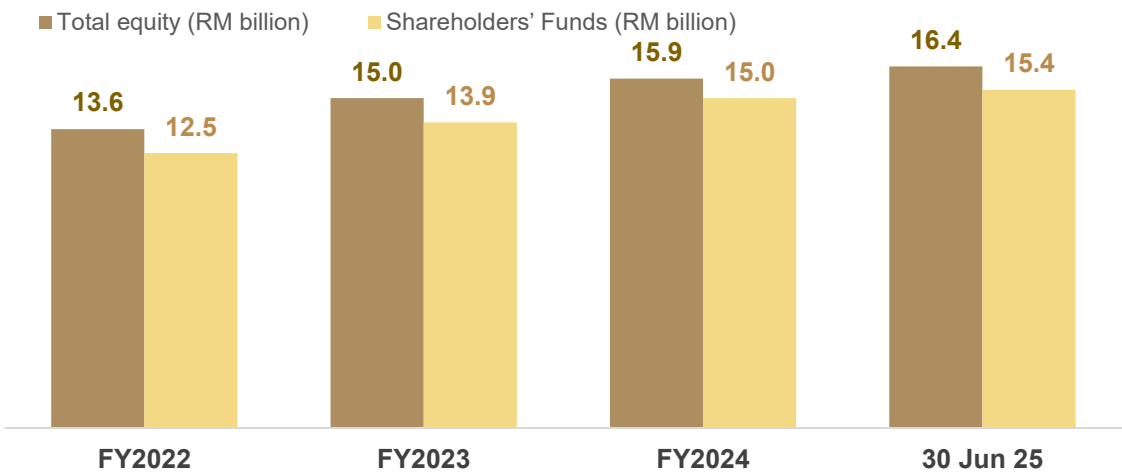
¹ Based on Sunway Berhad's 84% equity stake in Sunway Healthcare Group
² Comprises Property Investment, REIT, Leisure and Hospitality segments
³ Comprises Building Materials, and all other segments

Movement in Segmental Profit Before Tax (RM million)
Q2 FY2025: RM396 million
(Q2 FY2024: RM341 million)

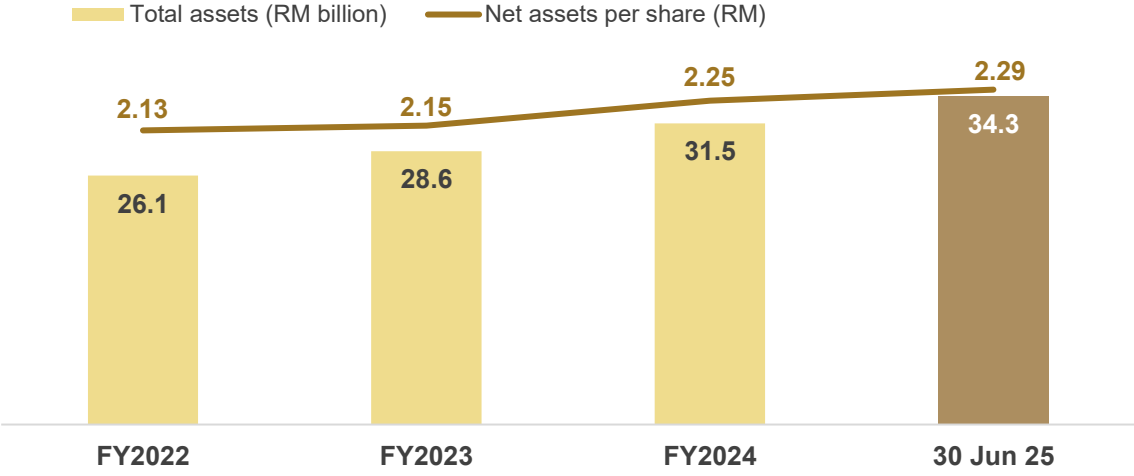


Financial Position as at 30 June 2025

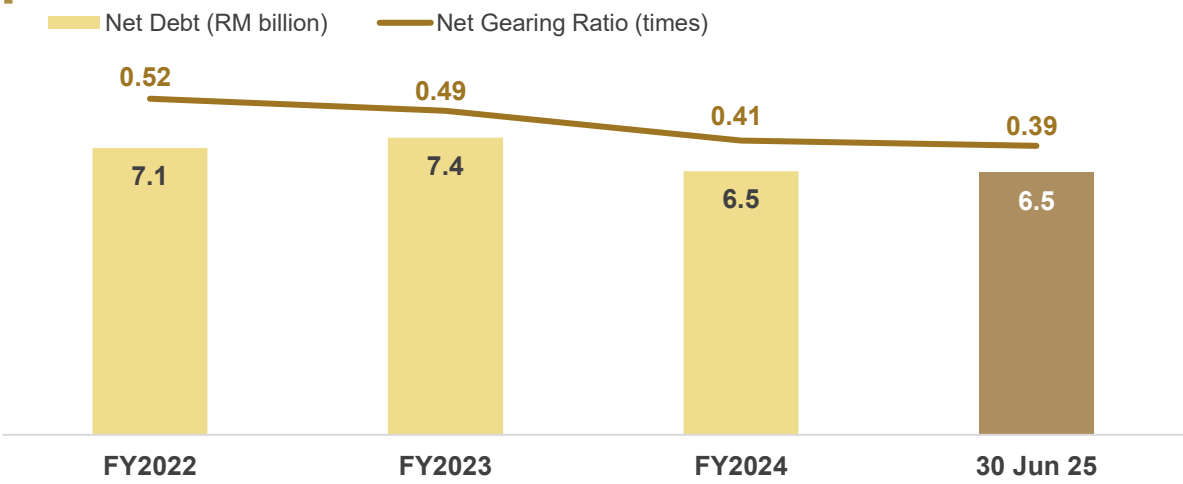
Total Equity & Shareholders' Funds



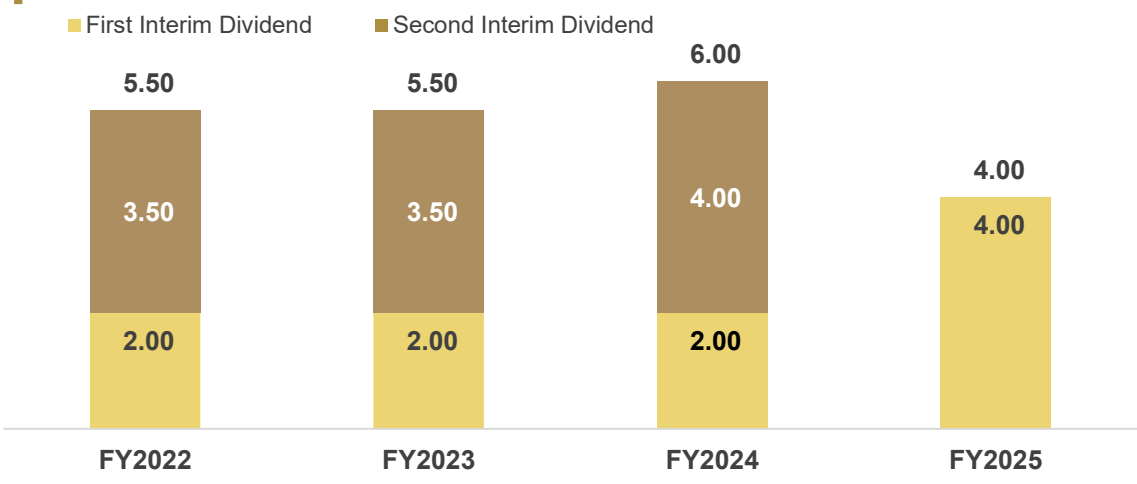
Total Assets and NAV Per Share



Net Debt and Net Gearing



Dividend Per Ordinary Shares (sen)



On 27 August 2025, the Group declared a first interim dividend of 4.00 sen per ordinary share for the financial year ended 31 December 2025.

Core Segments Performance

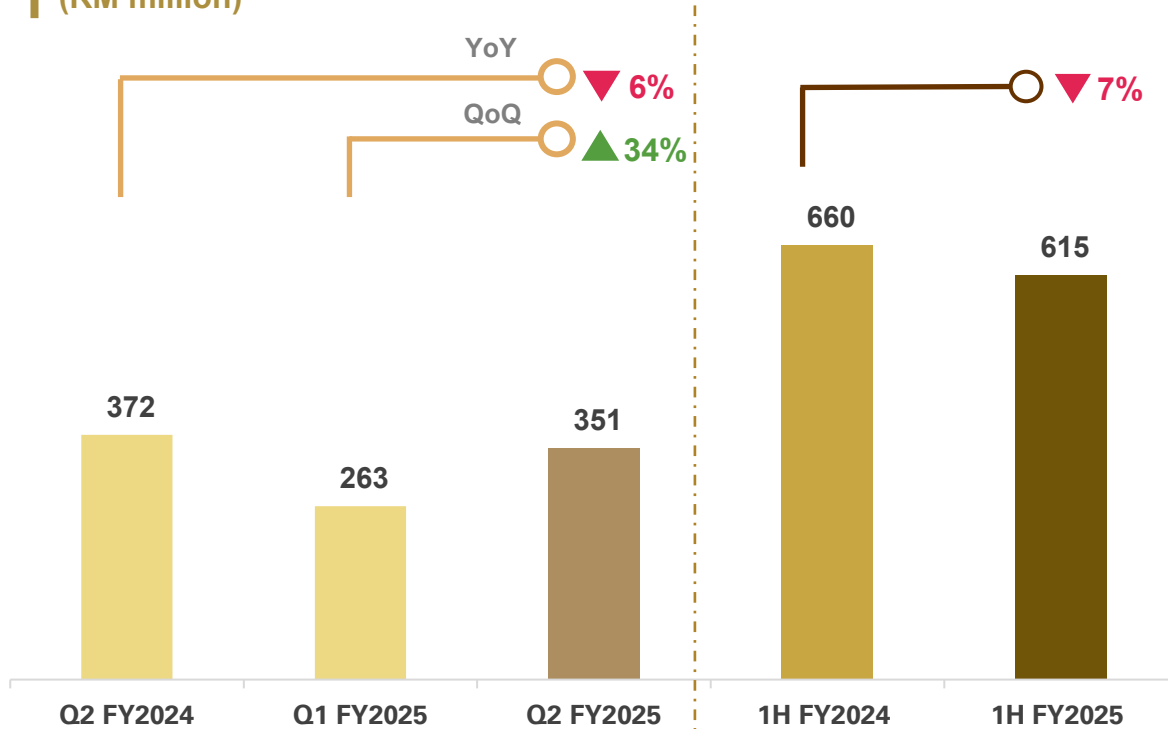
Property Development



Property Development: Performance Review

Revenue

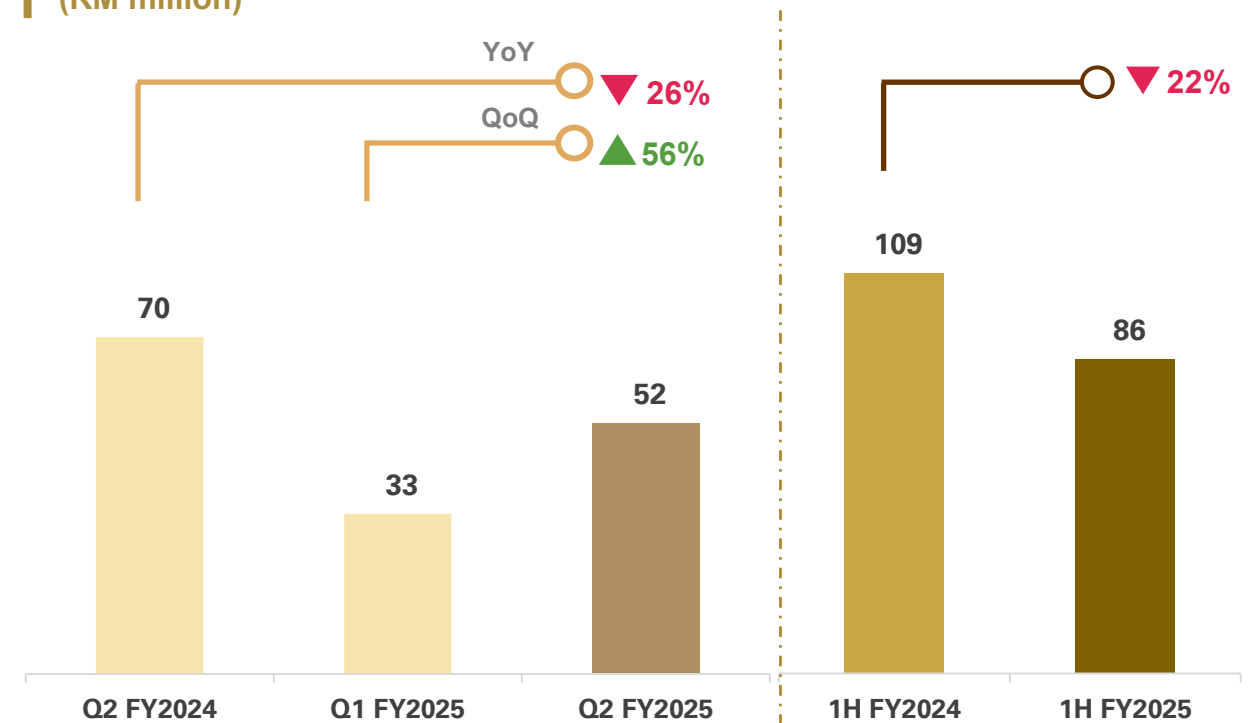
(RM million)



- Revenue contracted by 6% YoY to RM351 million in Q2 FY2025, attributed to lower progress billings and progressive profit recognition from local and overseas development projects.
- Revenue grew by 34% QoQ, attributed to higher progress billings as well as progressive profit recognition from local development projects.

Profit Before Tax

(RM million)



- PBT decreased by 26% YoY to RM52 million in Q2 FY2025, in line with lower revenue in the current quarter.
- PBT expanded by 56% QoQ, primarily attributed to higher progress billings as well as progressive profit recognition from local development projects.

Property Development: Property Launches

Launched a total of RM1.5 billion in the first 7 months of 2025



Sunway Gardens (Phase 3 – Block 10)

Condominium

Tianjin, China

124 Units | RMB199 million GDV

(Effective RM122 million)

Launched in March 2025

Completed

Take up as at 31 July 2025: <20%



Sunway Flora 2

Service Apartment

Bukit Jalil, Kuala Lumpur

338 Units | RM236 million GDV

Launched in April 2025

Expected completion in March 2029

Take up as at 31 July 2025: <20%



Otto Place

Service Apartment

Tengah Plantation Close, Singapore

600 Units | SGD1.01 billion GDV

(Effective RM1.2 billion)

Launched in July 2025

Expected completion in August 2028

Take up as at 20 August 2025: 91%

Property Development: Property Launches

Major Launches in 2H 2025



Sunway Serene 2

Serviced Apartment
Kelana Jaya, Selangor
RM500 million GDV
Target launch: September 2025

SUNWAY Cochrane KUALA LUMPUR

Sunway Cochrane

Serviced Apartment
Jalan Cochrane, Kuala Lumpur
RM540 million GDV
Target launch: Q4 2025



Sunway Majestic

SOHO Apartment
Johor Bahru City Centre, Johor
RM480 million GDV
Target launch: Q4 2025



Sunway LakeHills

Serviced Apartment
Taman Molek, Johor
RM520 million GDV
Target launch: Q4 2025

Note: Please refer to the supplemental information section for the full list of property launch pipelines in 2025

Property Development: Operational Metrics

Property Sales

RM1.3¹ billion

(6M FY2024: RM1.3 billion)

Property Unbilled Sales

RM3.7 billion

(As at 31 December 2024: RM3.3 billion)

Remaining Landbank

2,256³ acres

(Estimated GDV: RM64.6 billion)



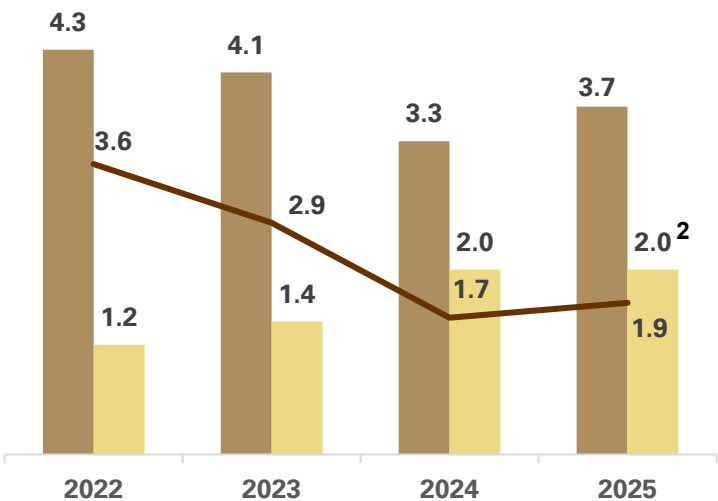
36%¹

Sales Target Achieved

(Sales Target FY2025: RM3.6 billion)

¹ Including effective portion of Otto Place that was launched in July 2025, property sales stand at ~RM2.3 billion, equivalent to ~64% of the 2025 property sales target.

Unbilled Sales / Revenue (times)

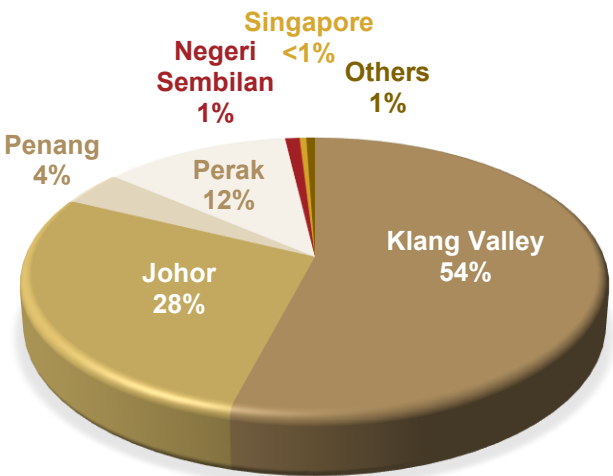


■ Unbilled Sales (RM billion)
■ Property Development Segment's Revenue (RM billion)
— Unbilled Sales / Revenue (times)

² Previous year's revenue for reference purpose

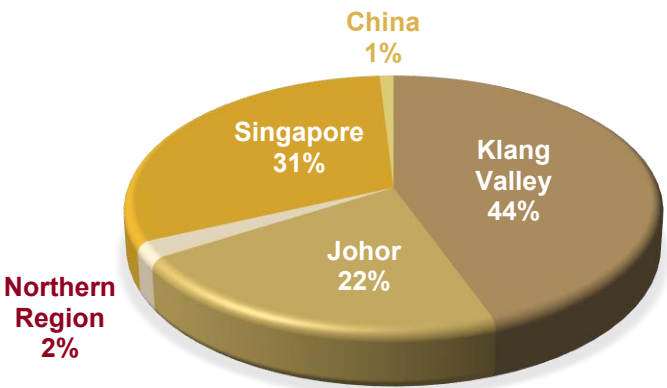
Remaining Landbank by Region

(measured by acreage)



³ The remaining landbank is as of July 2025; it includes the Chuan Grove land acquired in Singapore, and is adjusted for the Tengah Plantation Close land following the launch of Otto Place in July 2025.

Property Sales by Geography



Strategic Landbank Replenishment



Locations	Kuang, Rawang, Selangor (70% stake)	Chuan Grove, Singapore (35% stake)
Land size	Approximately 99.63 acres	Approximately 3.91 acres
Purchase Consideration	RM65.08 million	S\$703.60 million (Effective approximately RM817.31 ¹ million)
Tenure	Freehold	99-year lease term
Development	Industrial Park	Residential development (Private Condominium)
Potential GDV	RM700 million	To be confirmed

¹ Based on the exchange rate SGD 1= RM3.3189

Property Development : Landbank Replenishment

Date	Location	Tenure	Land size (acres)	Purchase Consideration	GDV	Proposed development
2025						
July	Chuan Grove, Singapore (35% stake)	99-year lease	3.9	SGD703.6 million (~RM2.3 billion)	TBC	Residential (Private Condominium)
June	Kuang, Rawang, Selangor	Freehold	99.6	RM65.1 million	RM700.0 million	Industrial park
May	Seremban Sentral, Negeri Sembilan	Freehold	20.8	RM93.0 million	RM2.2 billion	Mixed-use development (<i>Retail Mall, Service Apartments, Medical Centre</i>)
February	RTS Link Bukit Chagar, Johor	Freehold	4.2	RM450.8 million	RM2.6 billion	Mixed-use commercial & residential development
2024						
October	Tampines Street 94, Singapore (35% stake)	99-year lease	5.8	SGD668.3 million (~RM2.2 billion)	TBC	Mixed commercial & residential development
October	Taman Taynton, Cheras	Freehold	17.6	RM 320.0 million	~RM3.2 billion	Serviced apartments & neighborhood retail outlets
October	Yahya Awal, Johor	Freehold	15.5	RM110.0 million	RM 4.0 billion	Mixed-use development
February	Tengah Plantation Close, Singapore (35% stake)	99-year lease	5.0	SGD423.4 milion (~RM1.5 billion)	~SGD930.0 million (~RM3.3 billion)	Executive Condominium
2023						
September	Tengah Plantation Close, Singapore (35% stake)	99-year lease	4.2	SGD348.5 milion (~RM1.2 billion)	SGD790.0 million (RM2.6 billion)	Executive Condominium
August	Kuang, Rawang, Selangor	Freehold	245.0	RM115.0 million	~ RM2.0 billion	Industrial tech park
May	Sri Hartamas, Kuala Lumpur	Freehold	5.1	RM170 million to RM220 million	~RM 850.0 million to RM1.1 billion	Mixed-use development

Core Segments Performance

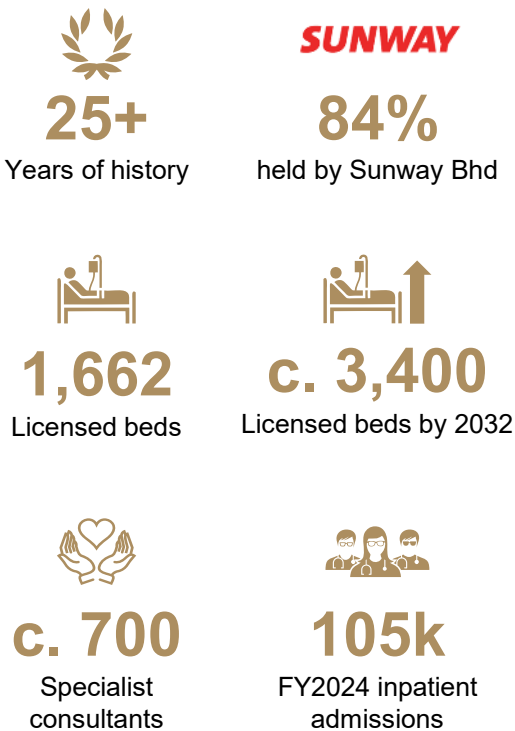
Healthcare



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 Kuala Lumpur, 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 2032

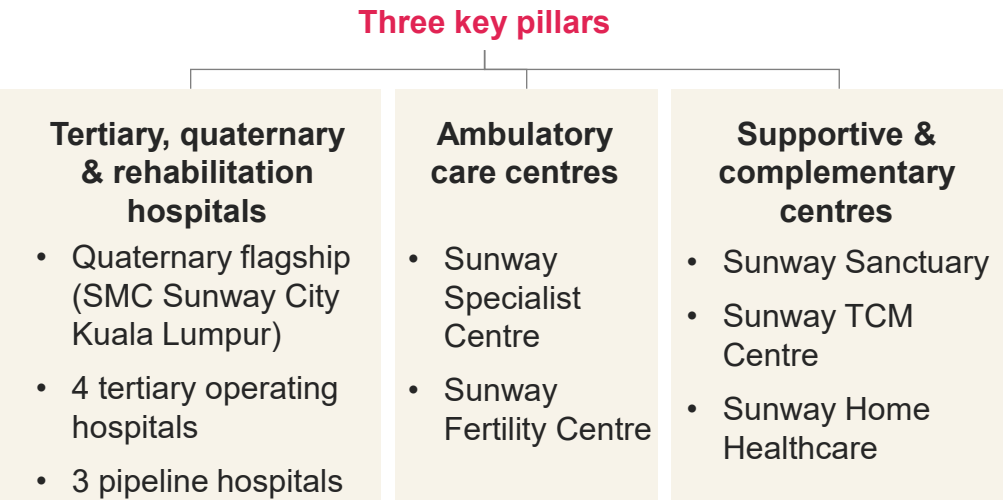
Focused on high revenue intensity disciplines including CONGO, Women and Children disciplines

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 Group



Key awards, accreditations and affiliations²



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 of July 2025 unless otherwise stated
2. Selected awards shown for SMC Sunway City

SHG's Hospital Portfolio

1,662 licensed beds in Malaysia, with a clear expansion strategy to grow to 3,400+ beds by 2032

Hospital network



- Operating hospitals
- Planned hospitals

1  SMC Sunway City Kuala Lumpur <ul style="list-style-type: none"> Location: Subang Jaya, Selangor # of licensed beds: 810 Planned bed capacity: 1,104 	5  SMC Ipoh <ul style="list-style-type: none"> Location: Ipoh, Perak # of licensed beds: 165 Planned bed capacity: 259
2  SMC Velocity <ul style="list-style-type: none"> Location: Cheras, Kuala Lumpur # of licensed beds: 229 Planned bed capacity: 337 	6  SMC Seremban Sentral <ul style="list-style-type: none"> Location: Seremban, Negeri Sembilan Planned bed capacity: 250 (2029)
3  SMC Penang <ul style="list-style-type: none"> Location: Seberang Jaya, Penang # of licensed beds: 302 Planned bed capacity: 417 	7  SMC Iskandar Puteri <ul style="list-style-type: none"> Location: Iskandar Puteri, Johor Planned bed capacity: 401 (2030/2032)
4  SMC Damansara <ul style="list-style-type: none"> Location: Petaling Jaya, Selangor # of licensed beds: 156 Planned bed capacity: 345 	8  SMC Putrajaya <ul style="list-style-type: none"> Location: Putrajaya Planned bed capacity: 325 (2031)



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

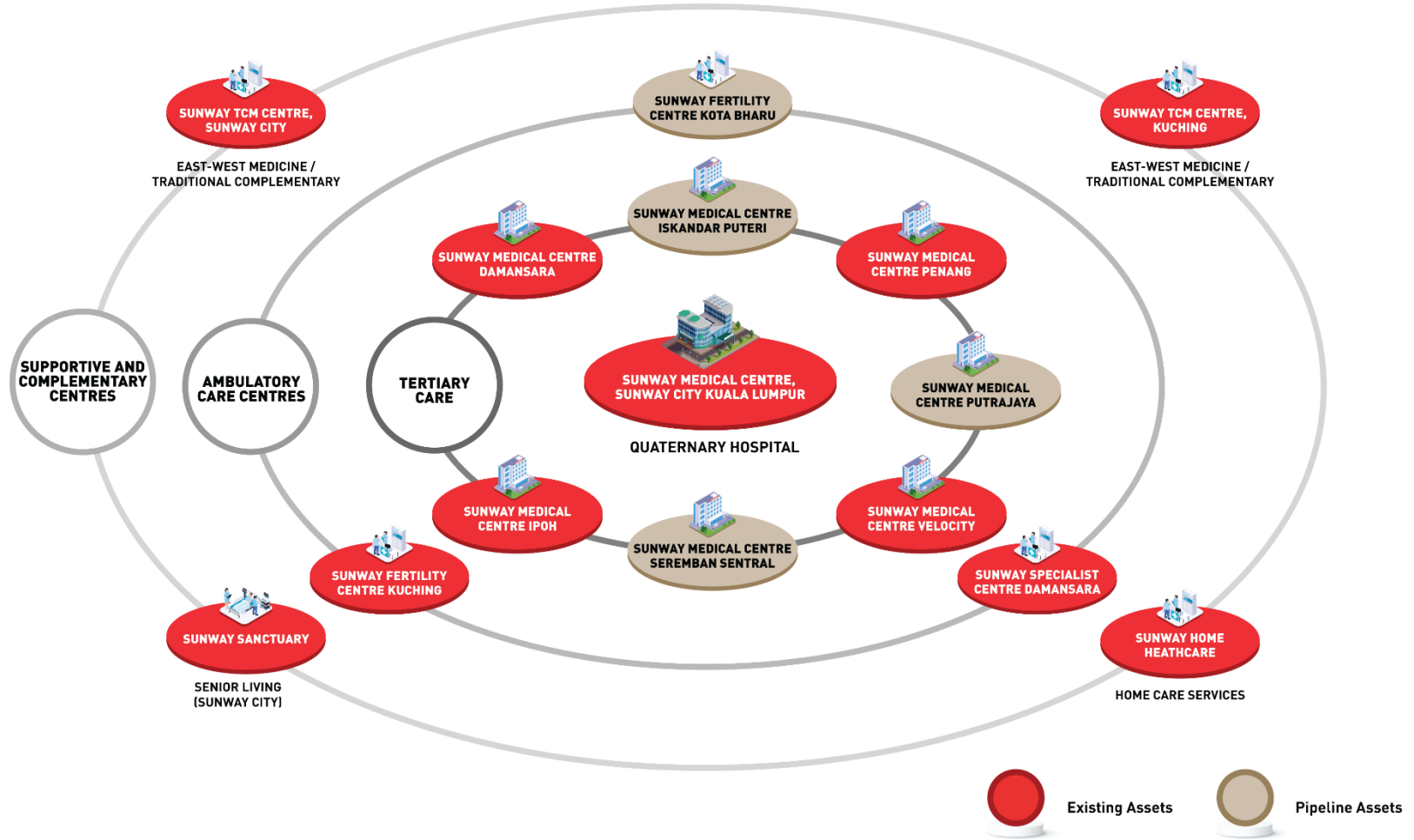


- **May 2025:** Three SHG hospitals (SMC Sunway City Kuala Lumpur, SMC Velocity and SMC Penang) are included in PRUPanel Plus
- **June 2025:** SMC Sunway City Kuala Lumpur became a PruPriority hospital in Kuala Lumpur and Selangor with PT Prudential Life Assurance and PT Prudential Sharia Life Assurance
- **June 2025:** All five SHG hospitals are announced to be part of the Great Eastern Malaysia's "The Great Journey" program
- **August 2025:** All five SHG hospitals are announced to be part of the AIA SMART Panel Hospital Network

SHG's Business Model

SMC Sunway City Kuala Lumpur serves as the hub supporting our tertiary hospitals and complementary care centres, aiming to provide integrated health care for diagnosis, treatment, prevention, wellness, and step-down care

- ✓ **Ability to generate cross-referrals** from network hospitals to maximize utilization and drive tertiary and quaternary care patients to SMC Sunway City Kuala Lumpur
- ✓ **Stronger ability to attract the best doctors** on the back of greater patient volumes driven by the network
- ✓ **Centralized approach** in terms of planning, procurement efforts, and management information systems enable synergies
- ✓ **Facilitates deeper relationships** with insurance companies and corporate payors who prefer partners with a nationwide network

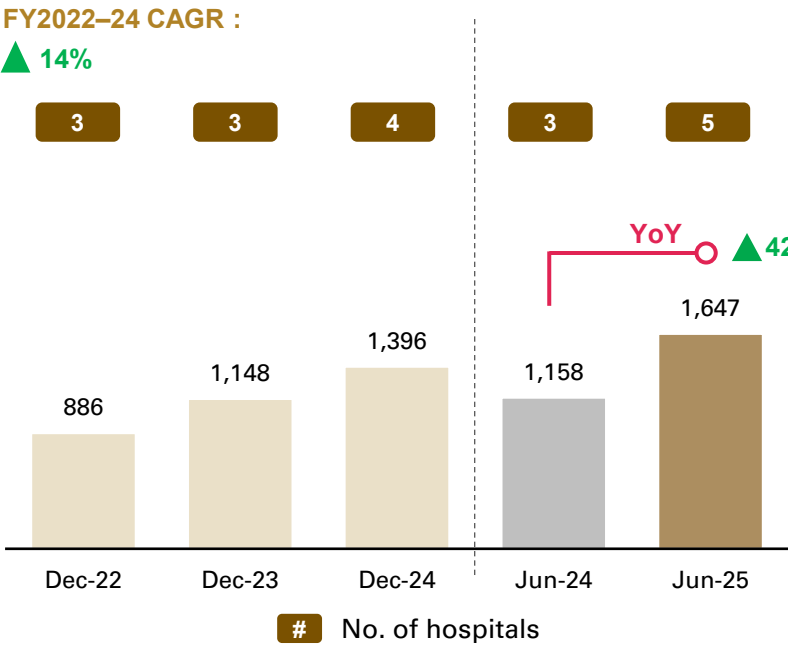


Notes: Other than the items depicted in the above diagram, Sunway Berhad also has the following healthcare operations: 1. AMC Healthcare Pte. Ltd. and Sunway Equity Holdings Pte. Ltd. (a wholly owned subsidiary of Sunway Berhad) established AsiaMedic Sunway Pte. Ltd. to operate a new medical diagnostics imaging centre in SMC Singapore, Novena, Singapore. The business is not owned or managed by SHG ; 2. Sunway Multicare Pharmacy

SHG's Operating Metrics

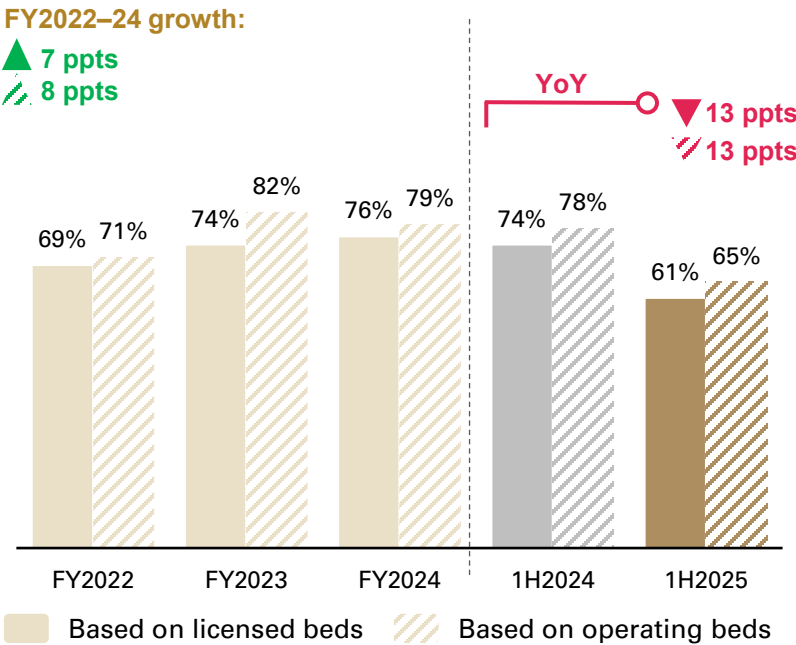
Strong operational performance with increased capacity and patient visits

Number of licensed beds¹



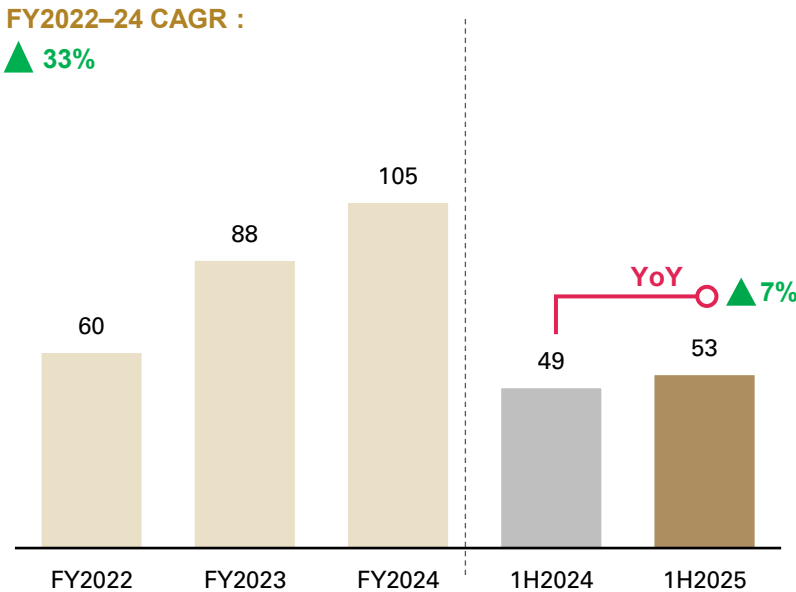
- In December 2024, SMC Damansara commenced operations, adding 156 beds to licensed beds
- In April 2025, SMC Ipoh commenced operations, adding 165 beds to licensed beds

Bed occupancy rate²



- 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 1H2025 based on licensed / operating beds are 68% / 69%, mainly due to new beds added in SMC Sunway City Kuala Lumpur

Number of inpatient admissions³ ('000s)



- Driven by both increased demand and availability of additional licensed beds
- 1H2025 census grew 7% YoY, mainly underpinned by continued growth of existing hospitals and ramp up of new hospitals (SMC Damansara and SMC Penang)

Notes: Financials are shown on 100% basis

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.

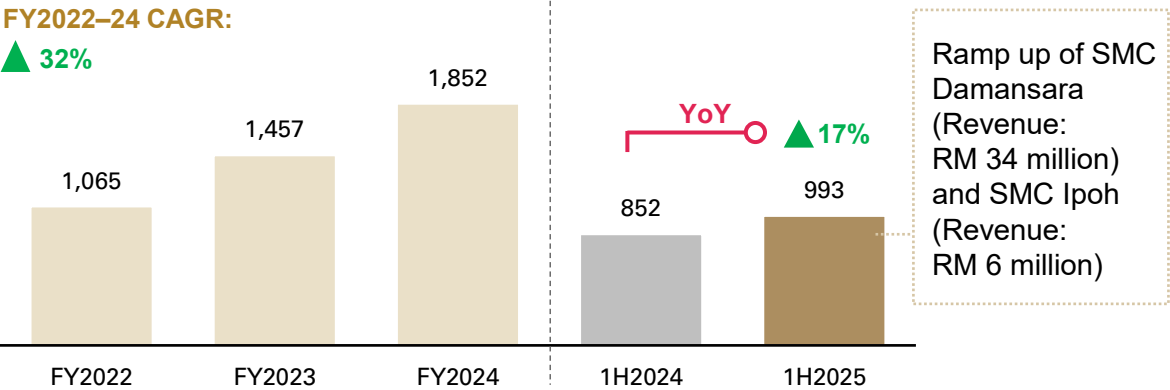
SHG's Financials

1H2025 profitability and margins reflect the gestation of two new hospitals opened since December 2024. Excluding the impact of the two new hospitals, sustained growth momentum is observed for the remaining portfolio

Revenue (RM million)

FY2022–24 CAGR:

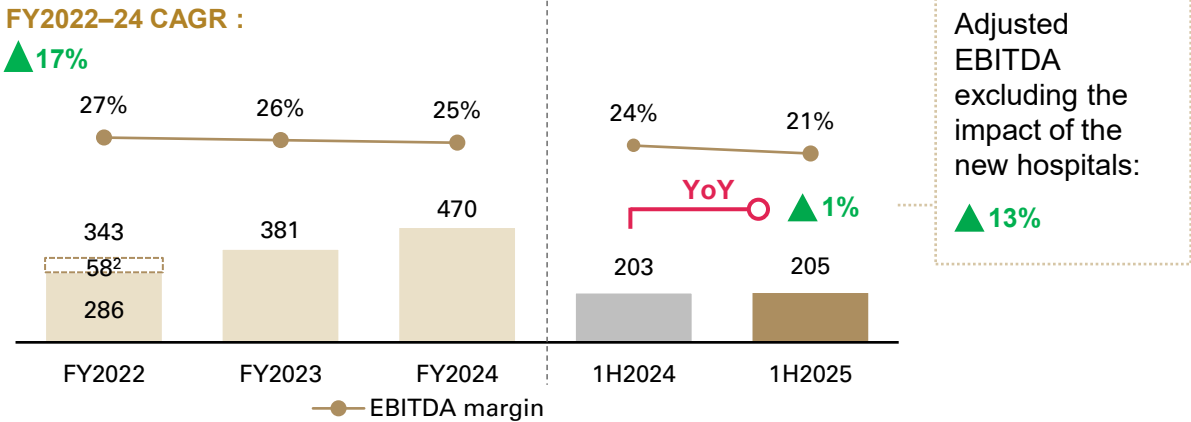
▲ 32%



EBITDA¹ (RM million)

FY2022–24 CAGR :

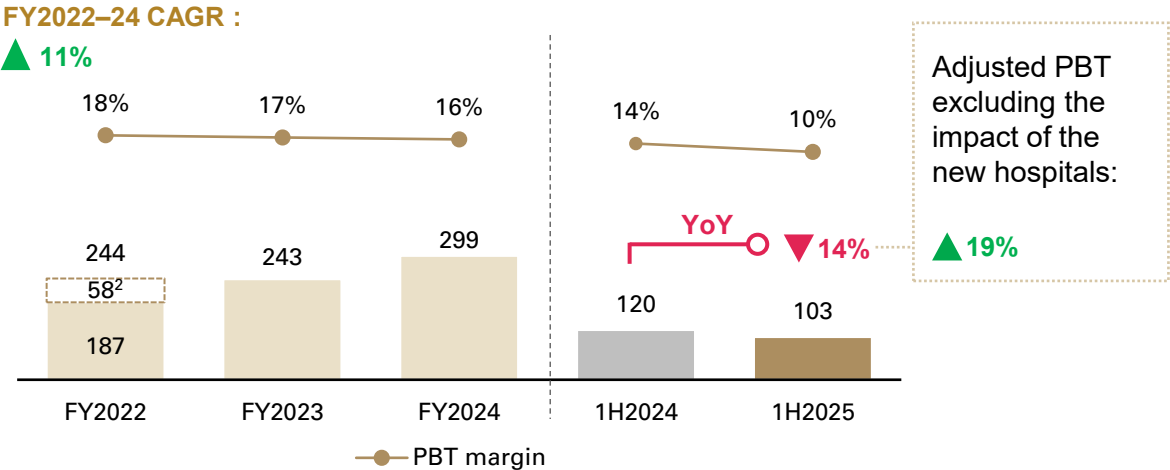
▲ 17%



Profit before tax (RM million)

FY2022–24 CAGR :

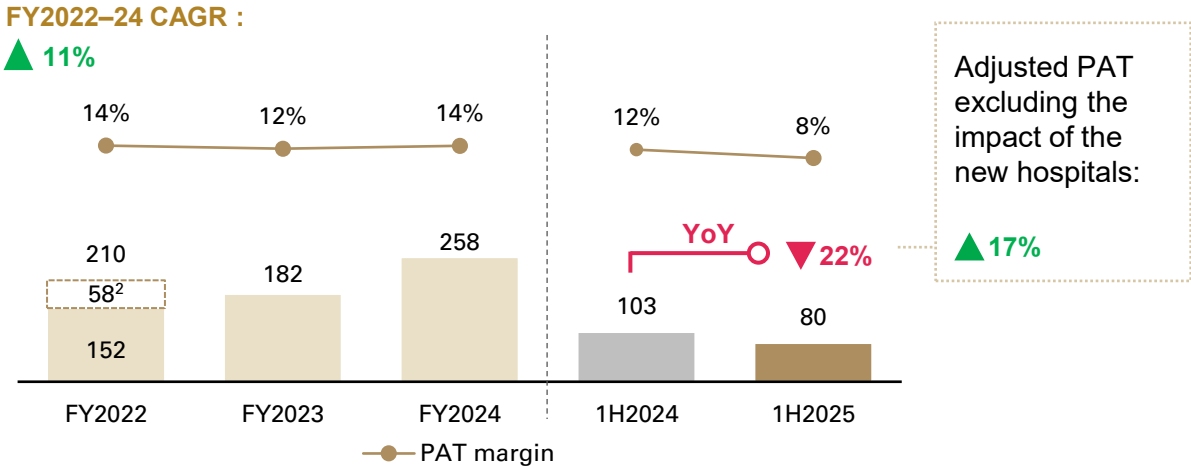
▲ 11%



Profit after tax (RM million)

FY2022–24 CAGR :

▲ 11%



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. Represents the accounting gain from derecognition of lease for Sunway Medical Centre Sunway City Kuala Lumpur Tower A and B. For consistent year-on-year comparison, the EBITDA margin, PBT margin and PAT margin for the FYE 31 December 2022 excludes this gain

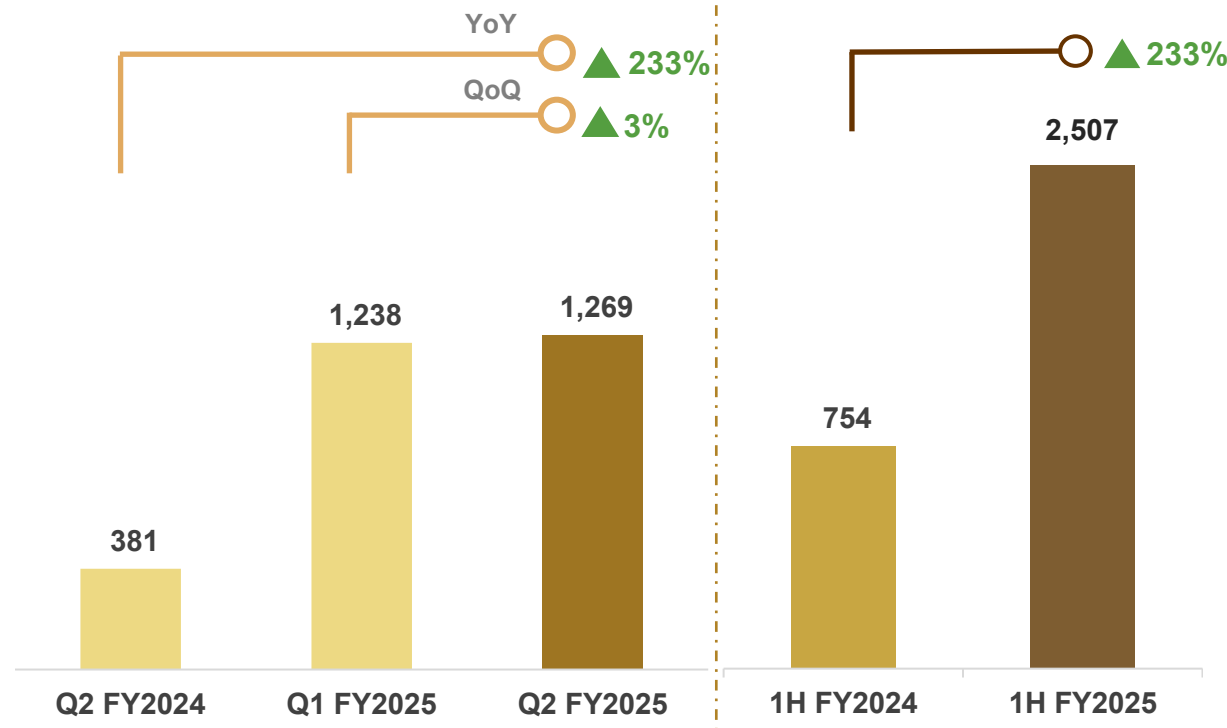
Core Segments Performance

Construction



Revenue

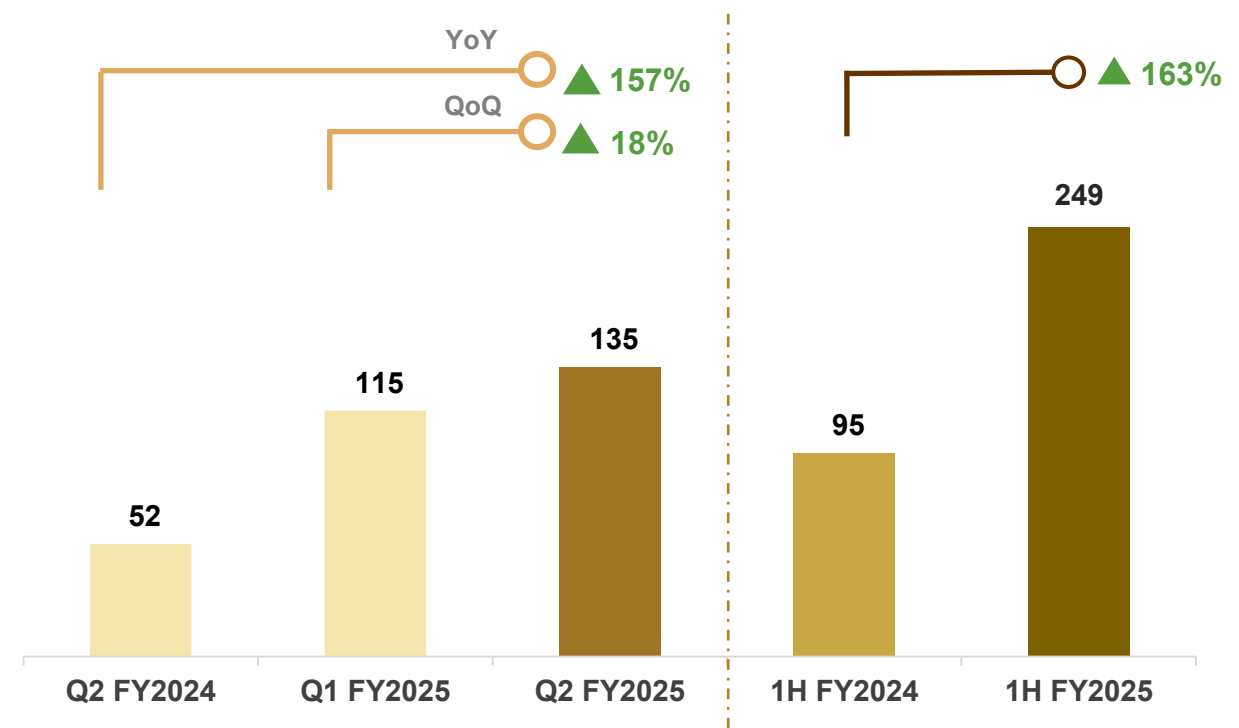
(RM million)



- Revenue soared by 233% YoY to RM1,269 million in Q2 FY2025, mainly fueled by the accelerated progress of data centre projects.
- Revenue increased by 3% QoQ for the same reason mentioned above.

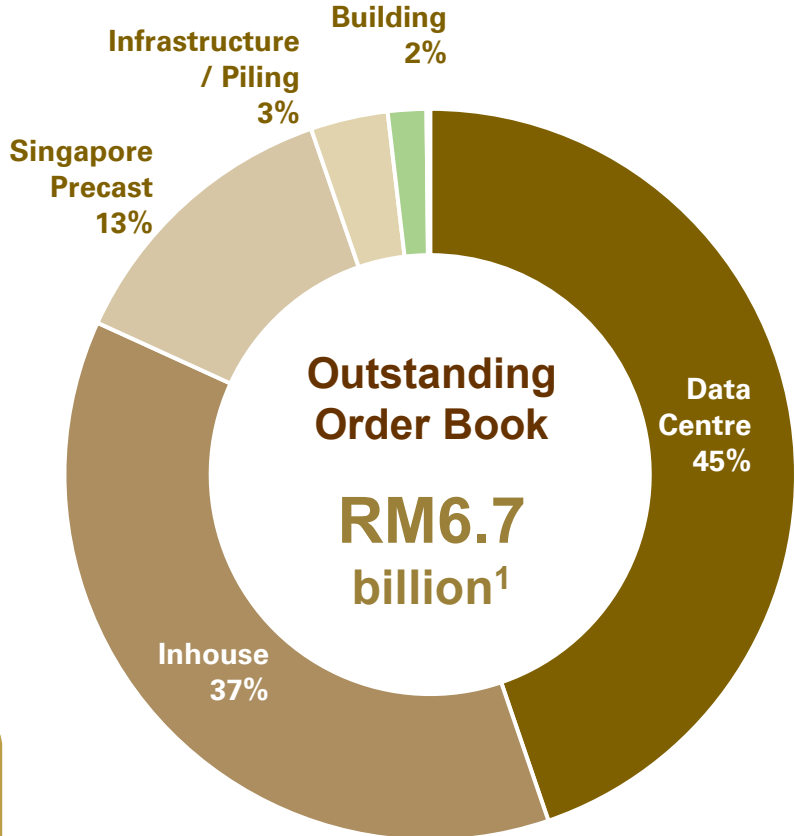
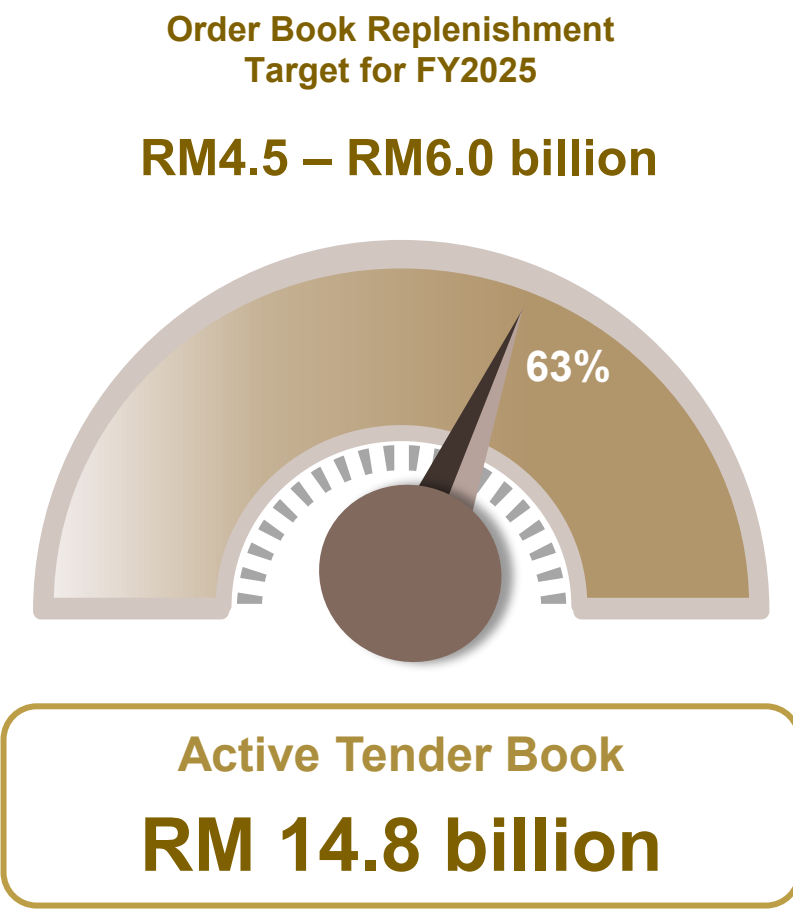
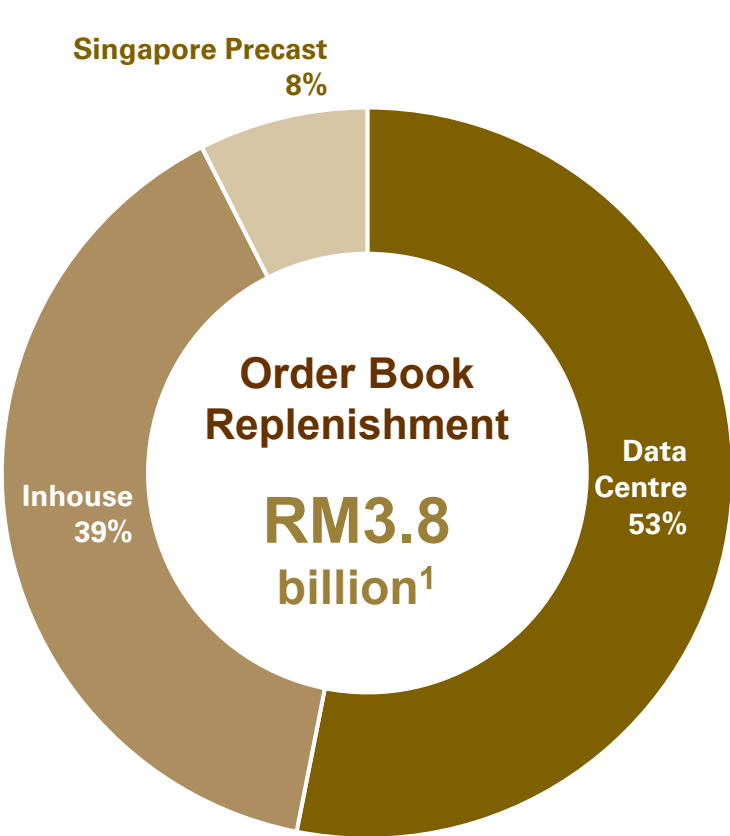
Profit Before Tax

(RM million)



- PBT surged by 157% YoY to RM135 million in Q2 FY2025 due to higher contribution from the accelerated progress in data centre projects.
- PBT increased by 18% QoQ was attributable to accelerated progress in newer projects which contributed to stronger profit margins.

Achieved 63% of FY2025 Order Book Replenishment Target



¹ Information as at 30 June 2025

Robust Outstanding Order Book Supports the Earnings Visibility

Outstanding Order Book (as at 30 Jun 2025)	COMPLETION	CONTRACT SUM (RM'Mil)	O/S ORDER BOOK (RM'Mil)	%	Outstanding Order Book (as at 30 Jun 2025)	COMPLETION	CONTRACT SUM (RM'Mil)	O/S ORDER BOOK (RM'Mil)	%
BUILDING			114	1%	SUSTAINABLE ENERGY			11	0%
OXLEY TOWER (MEP) + VO	3Q 2025	73	6		CGPP - GREEN	4Q 2025	37	11	
DAISO	2Q 2026	285	108		SINGAPORE			867	13%
DATA CENTRE			3,007	45%	PRECAST	VARIOUS	758	582	
JHB1X0 - DATA CENTRE & TIW	1Q 2026	3,806	580		NEW ORDER 2025 - EXTERNAL	VARIOUS	285	285	
JHB1X0 - TENANT IMPROVEMENT WORKS (TIW) - ADD	1Q 2026	238	238		INTERNAL - SUNWAY GROUP			2,489	37%
EARLY CONTRACTOR INVOLVEMENT & ENABLING WORKS - MNC*	3Q 2025	160	5		SUNWAY SQUARE - SUPERSTRUCTURE + (VO)	4Q 2025	1,067	274	
GENERAL CONTRACTOR WORKS - MNC	1Q 2027	1,155	1,150		SUNWAY FLORA	1Q 2026	277	56	
SITE EARLY WORKS - SHELL 2 - MNC	1Q 2026	89	89		SUNMED PH2 FIT-OUT	3Q 2025	70	22	
PSR - MNC	2Q 2027	778	548		SUNWAY IPOH MALL	1Q 2027	721	608	
K2 BUILDING 4 + VO	1Q 2026	458	398		SUNMED PH3 FIT-OUT	2Q 2026	80	76	
INFRASTRUCTURE/PILING			48	1%	SUNMED DAMANSARA PH2 FIT OUT	3Q 2025	9	2	
RTS LINK PACKAGE 1B AND PACKAGE 5	3Q 2025	558	48		RTS TRANSIT ORIENTED DEVELOPMENT PROJECT (RTS TOD)	4Q 2027	1,500	1,451	
INDIA			182	3%	GRAND TOTAL		12,912	6,718	
THORAPALLI - JITTANDAHALLI (TJ)	4Q 2025	508	182		RED : SECURED IN 2025		3,806	3,615	

* included variation order secured in 2025

Core Segments Performance

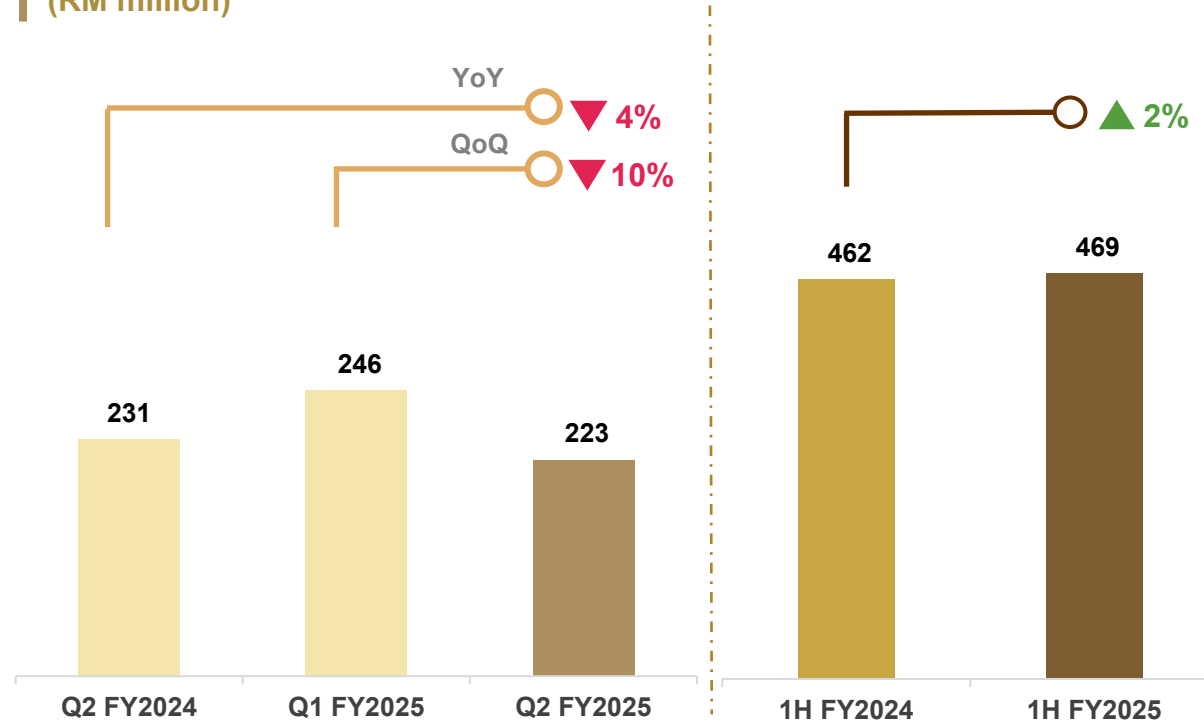
Property Investment



Property Investment

Revenue¹

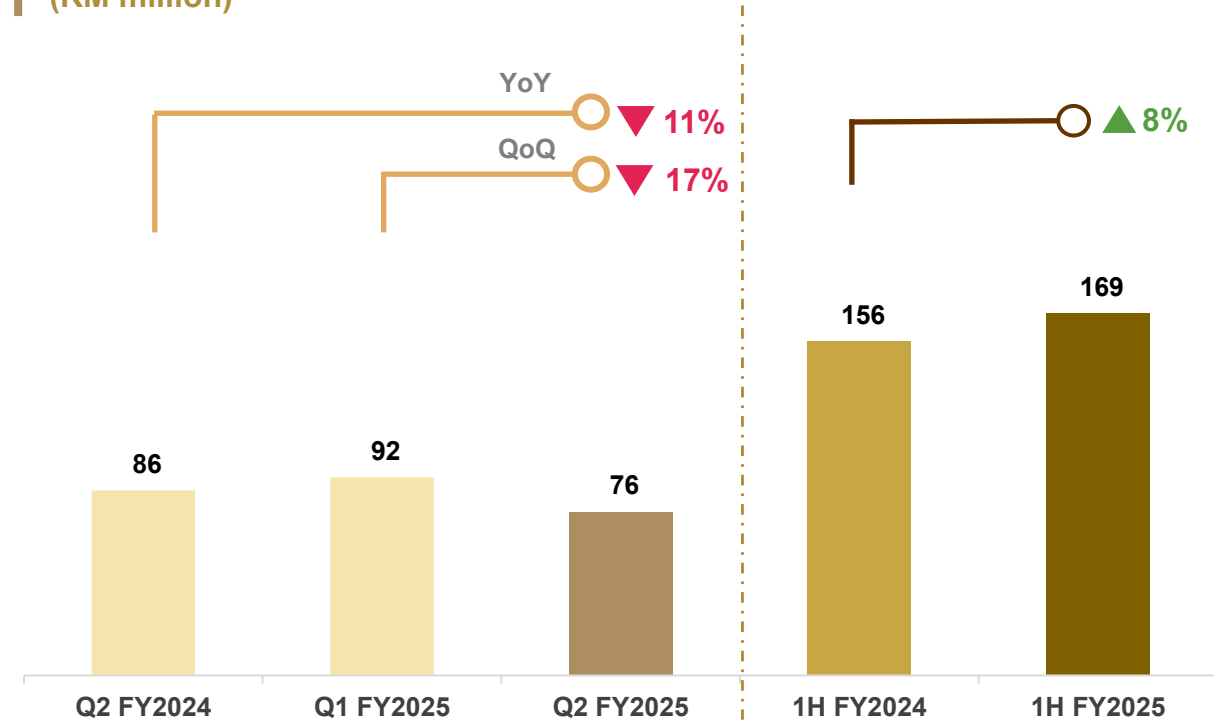
(RM million)



- Revenue eased by 4% YoY to RM223 million, mainly attributable to softer performance in leisure and hospitality business operations.
- Revenue decreased by 10% QoQ due to softer contribution from most sub-segments.

Profit Before Tax¹

(RM million)



- PBT decreased by 11% YoY to RM76 million in Q2 FY2025, in line with the lower revenue as explained, coupled with a lower share of fair value gains of RM10.0 million from its associates' investment properties, compared to RM27.0 million in the previous financial year.
- PBT contracted by 17% QoQ, primarily due to softer contribution from most sub-segments. This was partially mitigated by better performance from its associate company, Sunway REIT.

¹ Comprises Property Investment, REIT, Leisure and Hospitality segments

Property Investment

Operational Metrics

Property Investment

Asset Under Management (AUM)

RM13.5 billion as of July 2025
(31 Dec 2024: RM13.4 billion)

Current Portfolio

18 Retail Properties
(2024: 17 Retail Properties)

10 Offices
(2024: 10 Offices)

9 Others
(2024: 9 Others)



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



Acquisition Aeon Mall Seri Manjung#
Purchase Consideration: RM138 mil
Completed: 25 Jul 2025 (Q3)



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



Proposed Disposal Sunway university and campus#
Disposal Consideration: RM613 mil
Target Completion: Q3 FY2025

Leisure

Theme parks



No. of Visitors
6M 2025

2

~ 863,000
(2024: 2.12 million)

Hospitality

Hotels & Resorts



Guest Composition
As at 30 June 2025

12

46%
Foreign Guests
(55% as at 31 Dec 2024)

Corporate exercises by Sunway REIT

Property Investment – Sunway Square

SUNWAY

The 10th Mall of Sunway Group to commence operations in September 2025, with 99% occupancy



2 Corporate Towers with
~ **1 million sq.ft.** of office space

4 floors of **retails spaces**



over 300,000 sq.ft.
of **NLA**



over 150 tenants



3,000
Parking bays

In Conclusion



In Conclusion

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

GROUP

Malaysia's economic outlook:

- Malaysia's GDP growth forecast revised to a narrower range of **4.0%-4.8%** from 4.5%-5.5%;
- US announced a revised **19% tariff** on Malaysian exports, down from 25%; and
- **Continuous fiscal measures** to strengthen the nation's fiscal position including the expansion of the SST base and introduction of a one-off RM100 cash aid.

PROPERTY

- Stable prospects anchored by stable economic climate, easing monetary policy and development of a new economic corridor
- **Expediting property launches**
- **Strategic land bank acquisition**

CONSTRUCTION

- Strong growth supported by steady implementation of approved investments
- **On track** to order book replenishment target of RM4.5 – 6.0 billion
- Healthy outstanding order book of **RM6.7 billion** as at 30 June 2025

HEALTHCARE

- **Steady expansion** trajectory, propelled by higher licensed beds and patient census
- Sustained demand for quality healthcare is anticipated over the medium to long term

Supplemental Information



Income Statements Highlights

RM million	Q2 FY2025	Q2 FY2024	Q1 FY2025	1H FY2025	1H FY2024
Revenue	2,561.6	1,579.9	2,367.0	4,928.7	2,998.9
EBIT	398.2	350.6	317.5	715.8	603.3
EBIT Margin (%)	15.54	22.19	13.41	14.52	20.12
PBT	396.0	341.0	304.1	700.1	567.7
PBT Margin (%)	15.46	21.59	12.85	14.20	18.93
PATMI	273.0	270.5	190.6	463.5	442.7
PATMI Margin (%)	10.66	17.12	8.05	9.40	14.76
Basic EPS¹ (sen)	4.07	4.11	2.67	6.74	6.39

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 million	Q2 FY2025		Q2 FY2024		Q1 FY2025		1H FY2025		1H FY2024	
	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI
Share of Fair value gain / (loss) (associates)	10.0	10.0	27.0	27.0	-	-	10.0	10.0	27.1	27.1
Share of gain on acquisition of subsidiary	-	-	6.6	6.6	-	-	-	-	6.6	6.6

Solid Balance Sheet

RM million	30 June 2025 (Unaudited)	31 December 2024 (Audited)
Non-current Assets	19,353.1	18,614.3
Current Assets	14,991.5	12,903.5
Total Assets	34,344.6	31,517.8
Current Liabilities	11,630.0	10,023.0
Non-current Liabilities	6,272.3	5,556.4
Total Liabilities	17,902.3	15,579.4
Shareholders' Funds	15,383.3	14,991.2
Non-Controlling Interests	1,058.9	947.2
Total Equity	16,442.3	15,938.5
Total Equity & Liabilities	34,344.6	31,517.8
Total Borrowings	11,948.8	10,877.8
Cash & Bank Balances	5,466.4	4,336.4
Net Gearing Ratio¹ (times)	0.39	0.41
Share Capital	7,244.0	7,048.7
Number of Ordinary Shares ('million') ²	6,714.3	6,666.9
Net Assets Per Share (RM)	2.29	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	Q2 FY2025	Q2 FY2024	Q1 FY2025	1H FY2025	1H FY2024
	Revenue	351.4	371.9	263.3	614.7	659.6
	Operating Profit	40.2	51.4	27.7	67.9	84.9
	Operating Profit Margin (%)	11.4	13.8	10.5	11.0	12.9
	EBIT (incl. share of associates & JCE)	46.7	73.8	34.5	81.2	120.0
	EBIT Margin (%)	13.3	19.8	13.1	13.2	18.2
Property Investment	RM million	Q2 FY2025	Q2 FY2024	Q1 FY2025	1H FY2025	1H FY2024
	Revenue	223.0	231.0	246.4	469.3	462.1
	Operating Profit	40.6	44.7	62.5	103.2	98.8
	Operating Profit Margin (%)	18.2	19.4	25.4	22.0	21.4
	EBIT (incl. share of associates & JCE)	97.4	111.2	112.7	210.1	205.7
	EBIT Margin (%)	43.7	48.1	45.7	44.8	44.5

Segmental Information

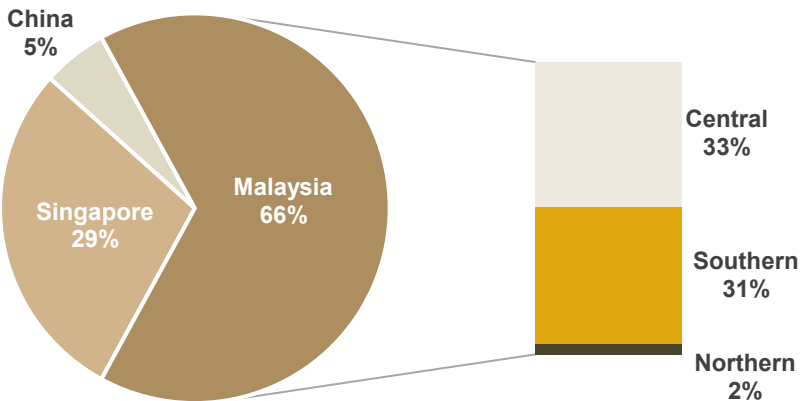
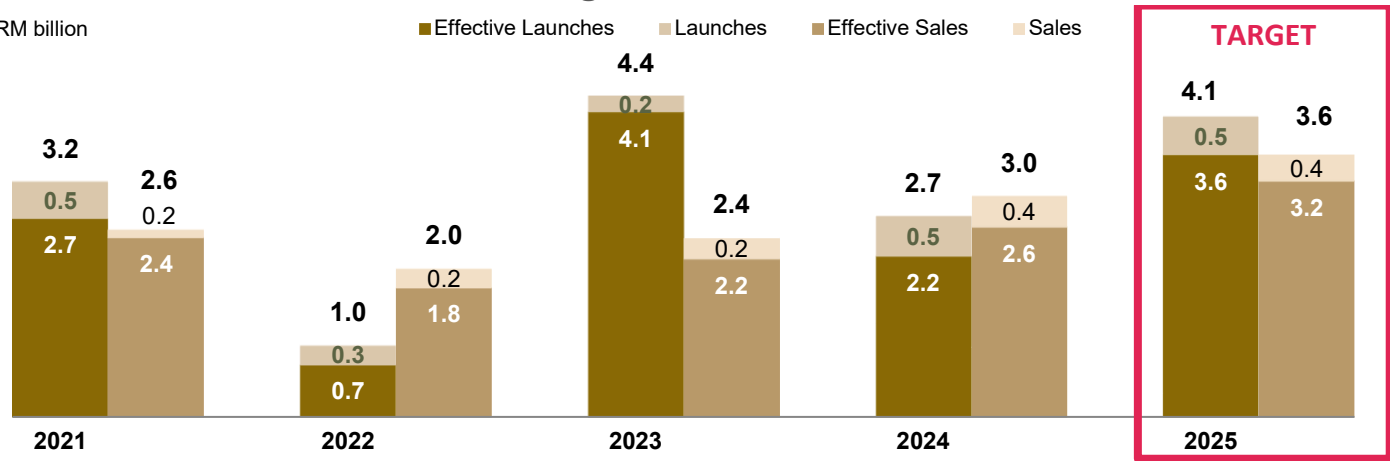
Construction

RM million	Q2 FY2025	Q2 FY2024	Q1 FY2025	1H FY2025	1H FY2024
Revenue	1,268.6	381.1	1,238.1	2,506.6	753.6
Operating Profit	125.5	54.6	109.8	235.2	104.4
Operating Profit Margin (%)	9.9	14.3	8.9	9.4	13.9
EBIT (incl. share of associates & JCE)	128.9	54.9	112.6	241.5	108.9
EBIT Margin (%)	10.2	14.4	9.1	9.6	14.4

Healthcare

RM million	Q2 FY2025	Q2 FY2024	Q1 FY2025	1H FY2025	1H FY2024
Share of results	35.5	49.3	31.8	67.3	86.1
Revenue	518.6	452.8	474.0	992.6	852.0
EBITDA	111.2	112.5	94.1	205.4	203.0
EBITDA Margin (%)	21.4	24.8	19.9	20.7	23.8
Profit before tax	56.1	69.6	47.0	103.1	119.6
Profit after tax	41.4	59.1	38.8	80.1	102.9

Planned Launches and Sales Target for 2025



Project	Product Type	Location	GDV (RM mil)
Cochrane Residence-Tower A	Condominium	Jalan Cochrane, Kuala Lumpur	540
Sunway Serene Phase 2	Serviced Apartments & Link House	Kelana Jaya, Kuala Lumpur	500
Sunway Flora Plot 2-Tower A	Serviced Apartments	Bukit Jalil, Kuala Lumpur	235
Sunway Wellesley Phase 3	Service Apartments & Retail	Bukit Mertajam, Penang	95
Lenang Heights Phase 2	Apartments	Lenang Heights, Johor	520
Sunway Sakura Phase 2	Landed Semi-D Homes	Sunway City Iskandar Puteri, Johor	120
L8	Linked Homes	Sunway City Iskandar Puteri, Johor	140
Sunway Majestic (Soho)	SOHO Unit	Johor Bahru, Johor	480
Sunway Otto Place	Executive Condominium	Tengah Plantation, Singapore	1,170
Sunway Gardens Phase 3	Condominium	Tianjin, China	220
Retail Component	Retail	Klang Valley, Selangor	60
Total			4,080

Property Launches in 2024

*as at end-July 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 (96 units launched)	210
Launch	Tower A & B: May 2024	April 2024	September 2024	December 2024
Take-up*	Tower A: 57% Tower B: 87%	100%	100%	<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-July 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*	38%	100%	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 = RM3.3189

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: 89% Lavie: 67%	Tower A: 94% Tower B: 83%	83%	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-July 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: 97% Tower B: 95%	Condominium: 100% Superlinks: 100%	Tower 1: 81% Tower 2: 60%
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-July 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-July 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	53%	73%
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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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.