

FOR IMMEDIATE RELEASE**26 November 2025****SUNWAY BERHAD RECORDS REVENUE INCREASE OF 26% TO RM2.6 BILLION**

Sunway City Kuala Lumpur, 26 November 2025 –Sunway Berhad (“Sunway” or “Group”), today announced its third quarter earnings for the financial year ending 31 December 2025 (“Q3 FY2025”).

Sunway Berhad registered revenue of RM2.6 billion, representing an increase of 26.4% compared to RM2.0 billion in the corresponding quarter in the previous year. Profit before tax (“PBT”) increased from RM462.7 million in Q3 FY2024 to RM476.4 million in Q3 FY2025, supported by stronger operating performance in most segments.

The construction segment was the key driver of the quarter’s financial performance, recording a 92.3% surge in revenue to RM1.2 billion and a 73.9% increase in PBT to RM121.3 million. The robust growth stemmed from accelerated progress across multiple data centre projects, underscoring Sunway Construction’s proven execution capabilities in the Advanced Technology Facilities segment. To date, Sunway Construction has successfully delivered over 144 MW of data centre capacity and is currently managing eight ongoing projects for leading global technology corporations.

The healthcare segment recorded a PBT¹ of RM51.4 million in the current quarter, compared to RM63.0 million in Q3 FY2024. The current quarter’s results were impacted by start-up operational losses from the newly commissioned Sunway Medical Centre Damansara (“SMC Damansara”) and Sunway Medical Centre Ipoh (“SMC Ipoh”). Excluding these two new hospitals, the healthcare segment achieved a PBT¹ of RM75.3 million, representing a 19.4% year-on-year increase. Both hospitals continued to ramp up their operations, with SMC Damansara achieving its maiden EBITDA breakeven in August 2025 – a notable milestone in its growth trajectory.

The property development segment reported a revenue of RM380.9 million and PBT of RM55.1 million in the current quarter, compared to RM495.7 million in revenue and PBT of RM185.1 million in the same period last year. The higher profit in Q3 FY2024 was largely due to a one-off development profit of RM124.0 million from the completion and delivery of one of the Group's Singapore Executive Condominium development projects. Excluding this one-off recognition, the segment's performance for the quarter remained stable, supported by ongoing property development projects in Malaysia and Singapore, as well as healthy property sales. In October 2025, the segment completed the acquisition of MCL Land, further reinforcing the Group's strategic presence and driving business expansion in Singapore and Malaysia.

Sunway Group's President, Tan Sri Dato' (Dr.) Chew Chee Kin commented, "The Group is expected to benefit from the resilience of Malaysia's economy, supported by the government's ongoing structural reforms and the implementation of key national masterplans. The establishment of special economic zones and sustained investments from both the private and public sectors provide a favourable operating landscape for the Group, reinforcing our growth prospects."

He added, "The Group's expansion of its healthcare business is strategically positioned to meet increasing demand for quality healthcare, driven by the rising incidence of non-communicable diseases and an aging population. The additional bed capacity also enhances our capacity to serve medical tourists, as Malaysia continues to strengthen its standing as a preferred medical tourism destination."

He concluded, "Given the good progress across all the Group's business segments throughout the year, the Group remains on track to deliver a strong performance for the year."

¹ Healthcare's contribution is based on equity accounting, which accounts for the Group's share of its net profit or loss.

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Translations

Tan Sri Dato' (Dr.) Chew Chee Kin, President, Sunway Group

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Tan Sri Dato' (Dr.) Chew Chee Kin, 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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