

Sunway Berhad

Fourth Quarter Financial Year Ended 31 December 2024 (Q4 FY2024)

26 February 2025



Financial Highlights

Financial Performance Snapshot for Q4 FY2024



▲ 53%

Revenue

RM2,855 million

(Q4 FY2023: RM1,865 million)

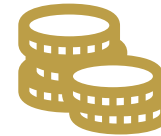


▲ 41%

Profit Before Tax

RM494 million

(Q4 FY2023: RM350 million)



▲ 26%

PATMI

RM335 million

(Q4 FY2023: RM266 million)

Financial Position as at 31 December 2024



Total Equity

RM15.9 billion

(31 December 2023: RM15.0 billion)



Shareholders' Funds

RM15.0 billion

(31 December 2023: RM13.9 billion)



Net Gearing Ratio

0.41x

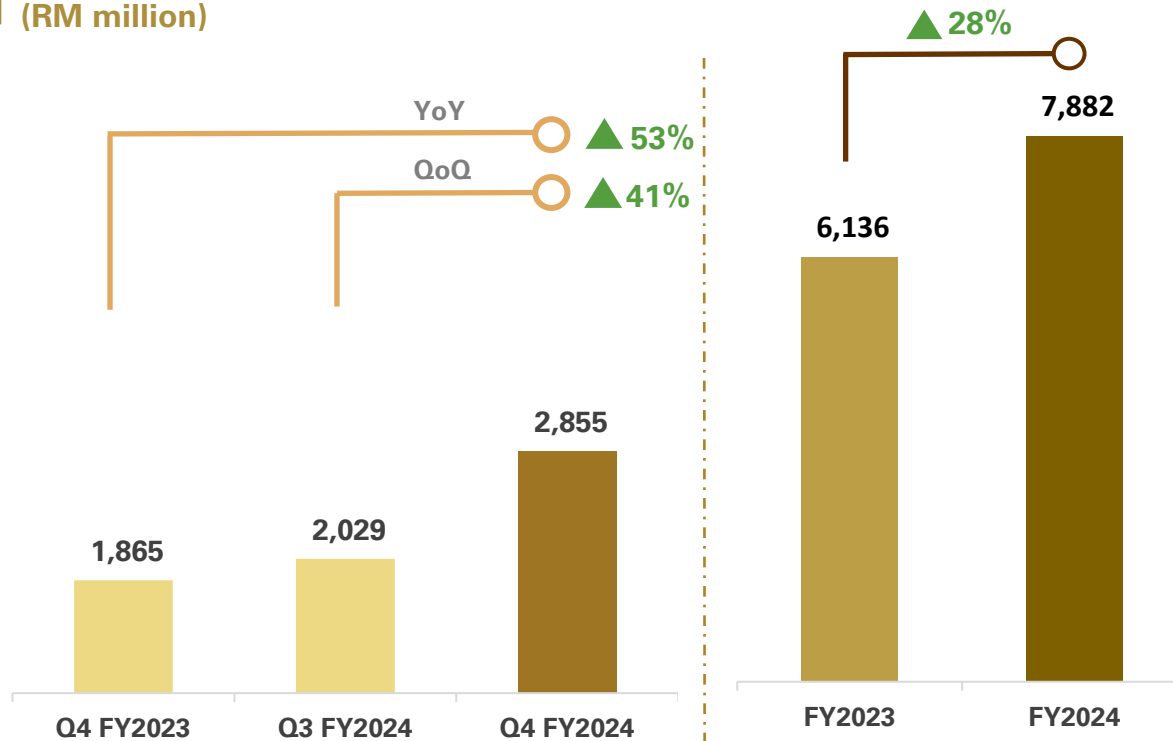
(31 December 2023: 0.49x)

Financial Overview



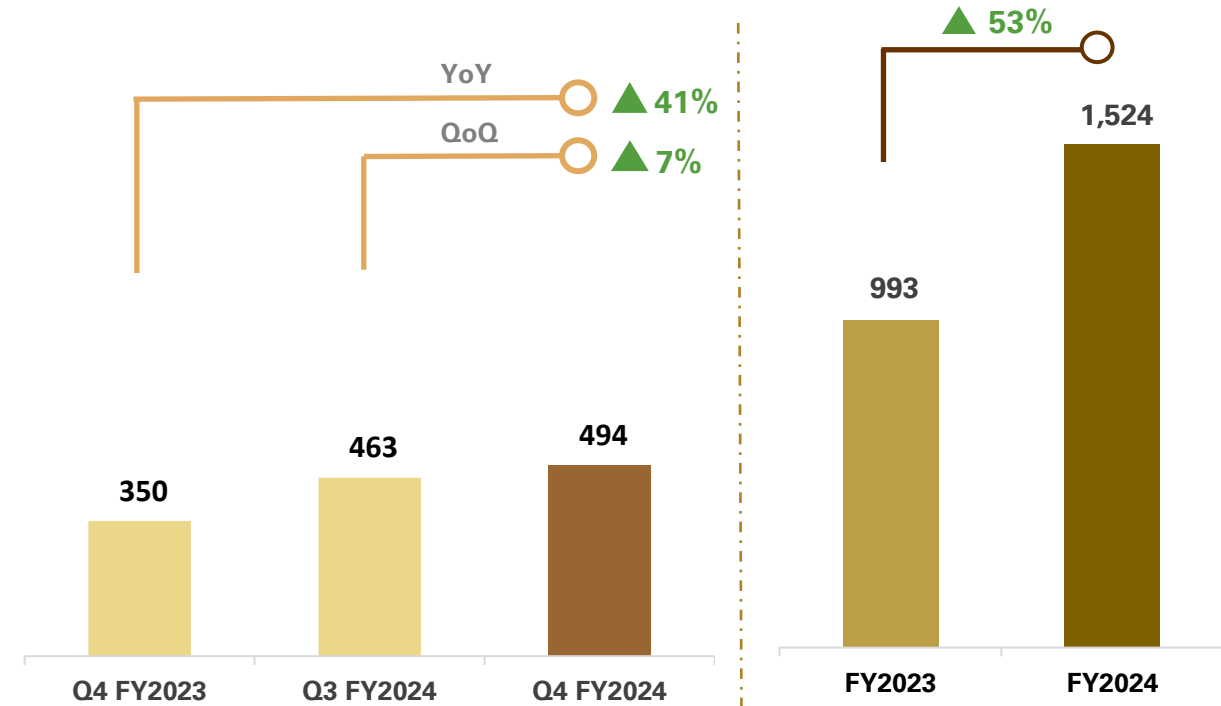
Financial Overview – Q4 FY2024

Revenue (RM million)



- Revenue increased 53% YoY to RM2,855 million in Q4 FY2024, mainly due to higher contribution from most business segments except the property investment segment.
- Revenue increased 28% YoY to RM7,882 million in FY2024, bolstered by stronger operating performance across all business segments. This is a record-high revenue since the Group's listing on the Main Board of Bursa Malaysia Securities Berhad in 2011.

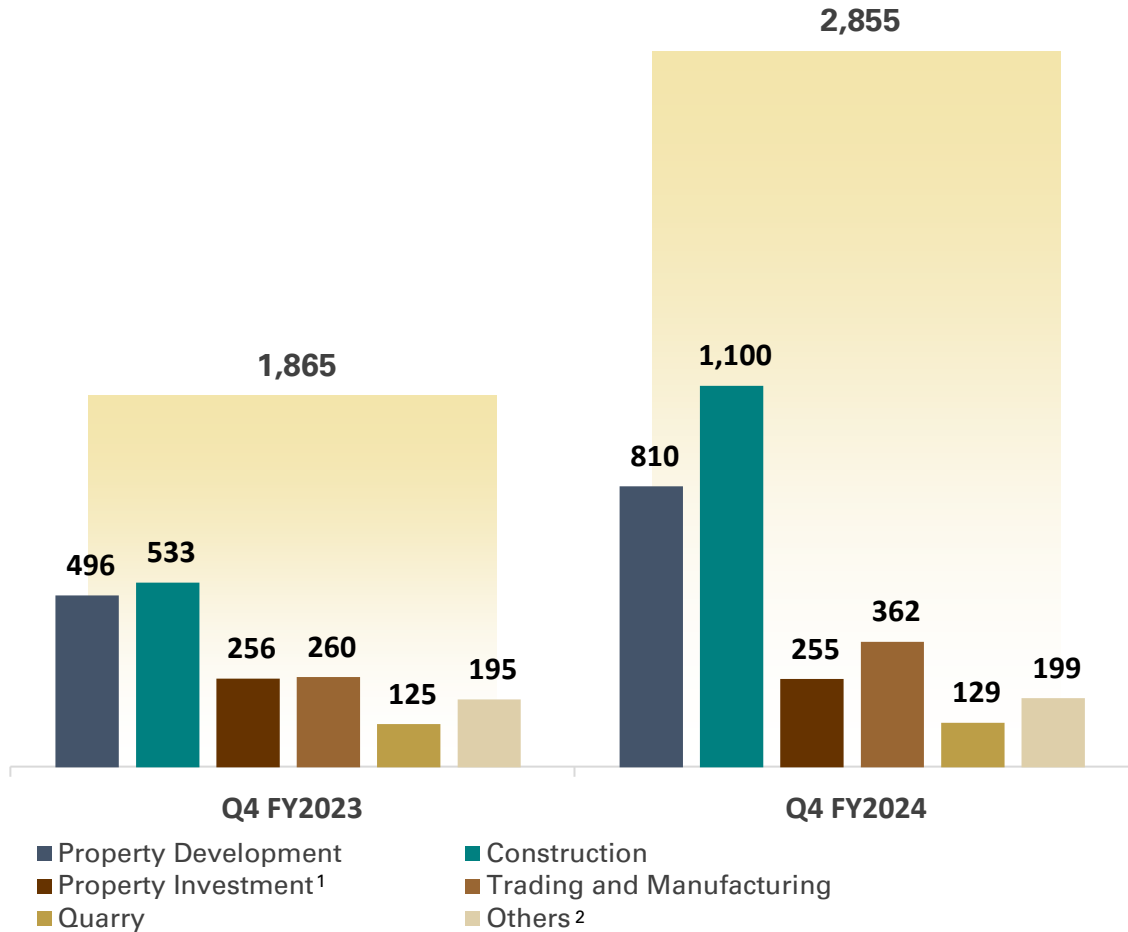
Profit Before Tax (RM million)



- PBT rose 41% YoY to RM494 million in Q4 FY2024 on the back of higher contribution from most segments except the property investment and others segments.
- PBT surpassed RM 1 billion, reached RM1,524 million in FY2024, representing an increase of 53% YoY. The robust performance was underpinned by stronger operating performance across all business segments.

Segmental Overview – Q4 FY2024

Revenue (RM million)



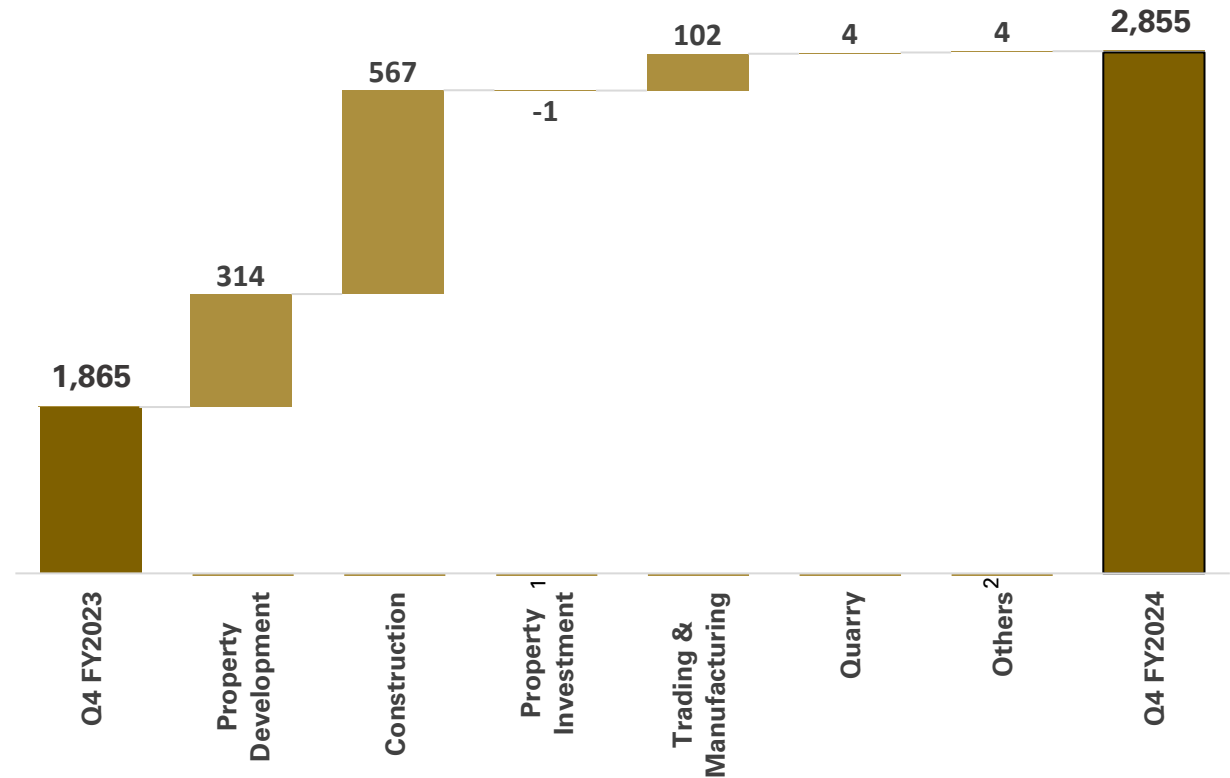
Movement in Segmental Revenue

Q4 FY2024: RM2,855 million

(Q4 FY2023: RM1,865 million)



(RM million)

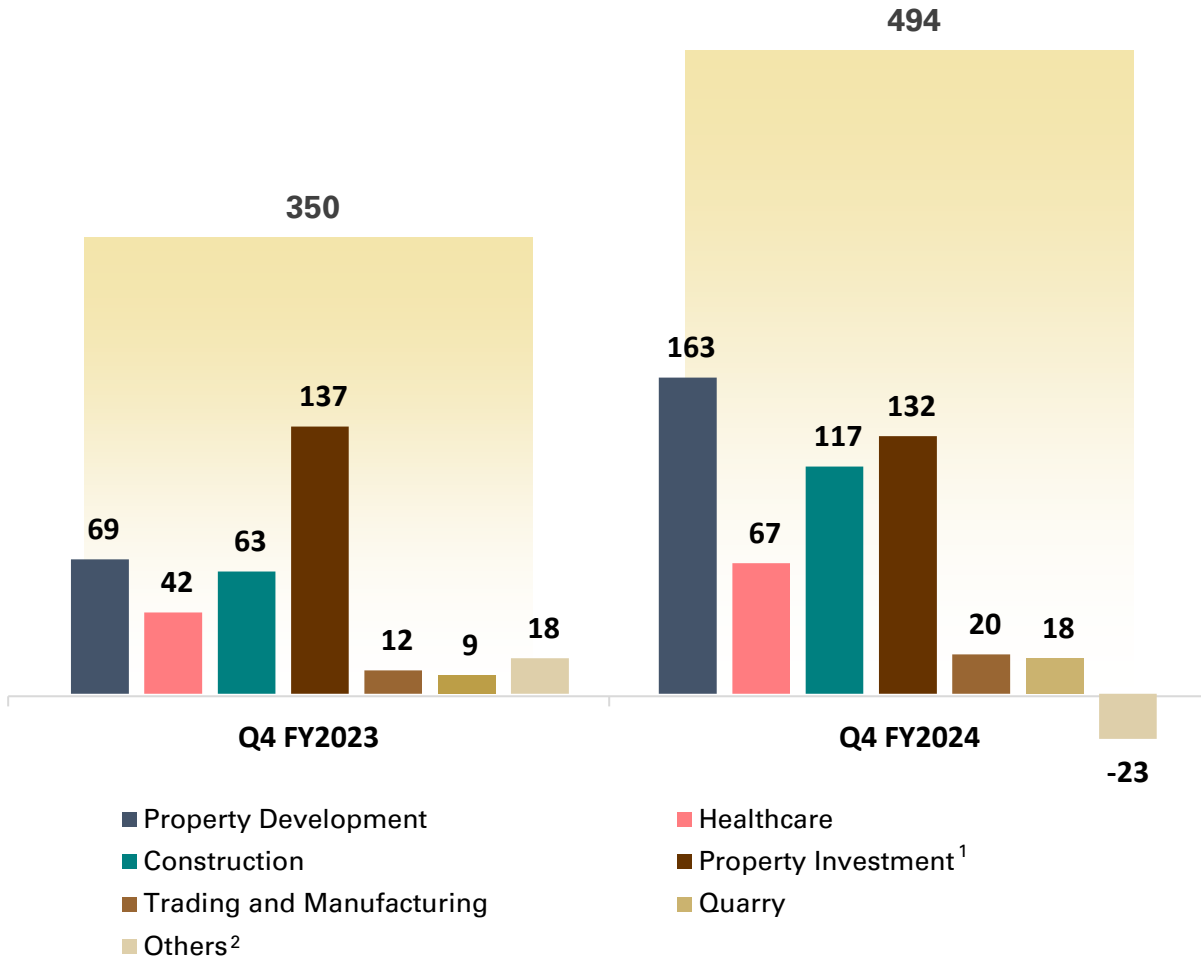


¹ Comprises Property Investment, REIT, Leisure and Hospitality segments

² Comprises Building Materials, and all other segments

Segmental Overview – Q4 FY2024

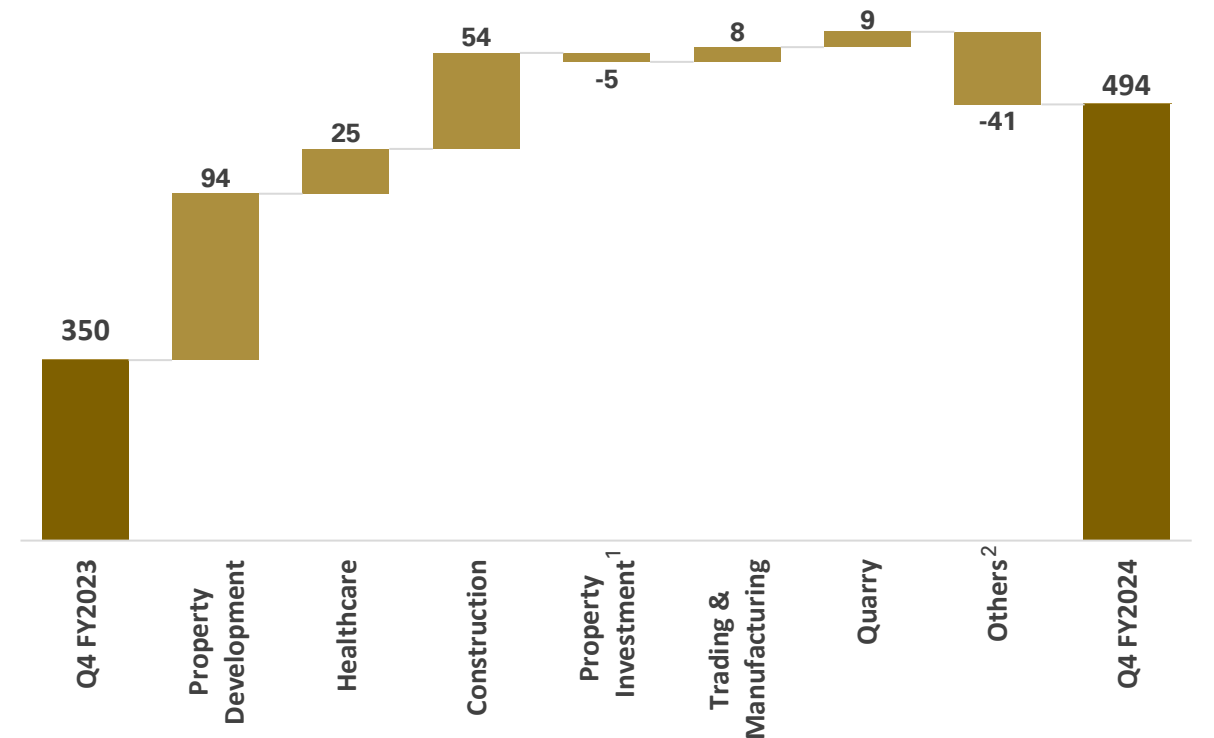
Profit Before Tax (RM million)



Movement in Segmental Profit Before Tax (RM million) Q4 FY2024: RM494million

(Q3 FY2023: RM350 million)

YoY Change ▲ 136% ▲ 61% ▲ 86% ▼ 4% ▲ 69% ▲ 93% ▼ 228% ▲ 41%

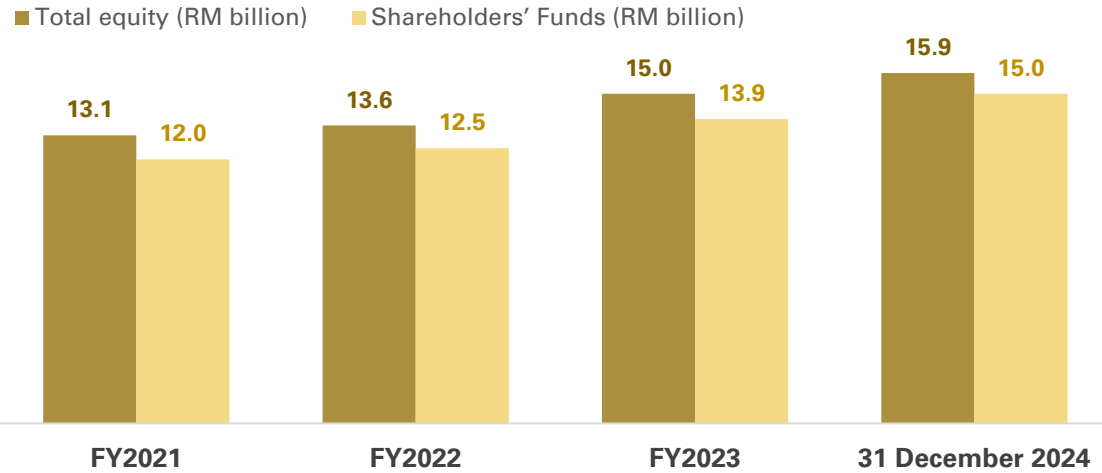


¹ Comprises Property Investment, REIT, Leisure and Hospitality segments

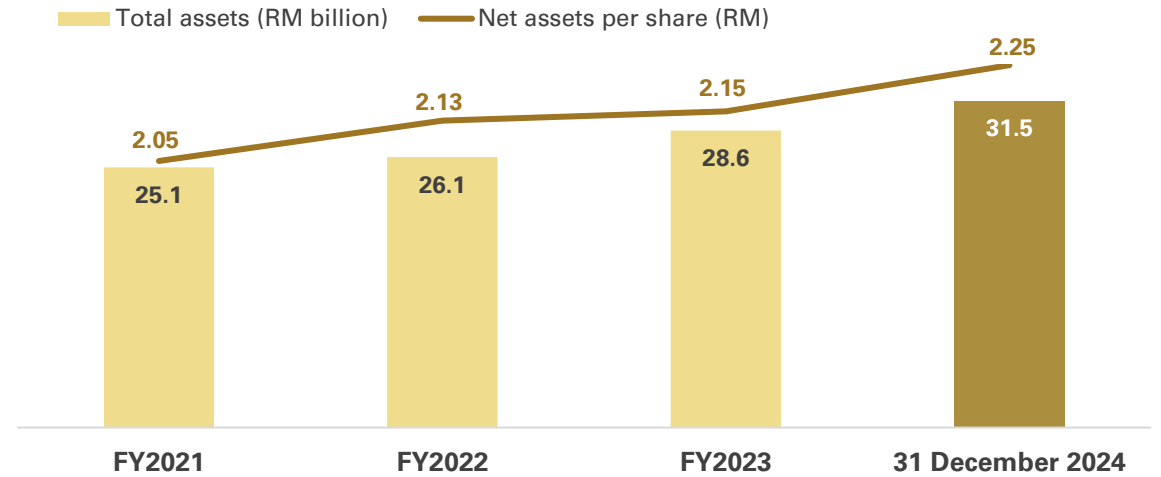
² Comprises Building Materials, and all other segments

Financial Position as at 31 December 2024

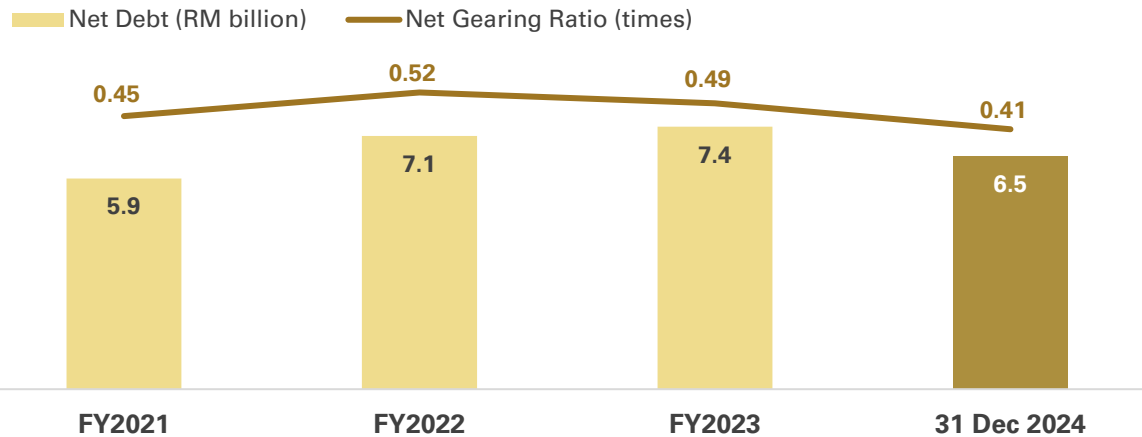
Total Equity & Shareholders' Funds



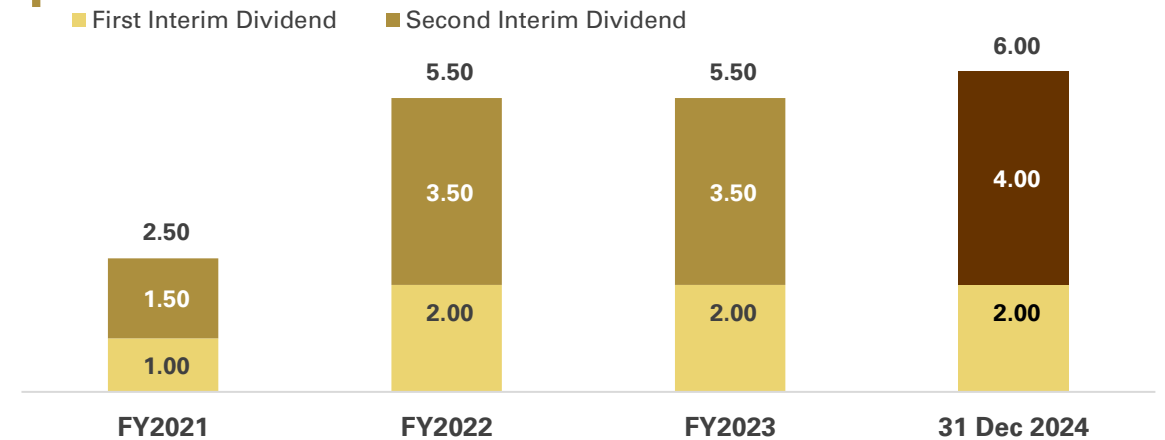
Total Assets and NAV Per Share



Net Debt and Net Gearing



Dividend Per Ordinary Shares (sen)



On 26 February 2025, the Group declared a second interim dividend of 4.00 sen per ordinary share for the financial year ended 31 December 2024.

Core Segments Performance

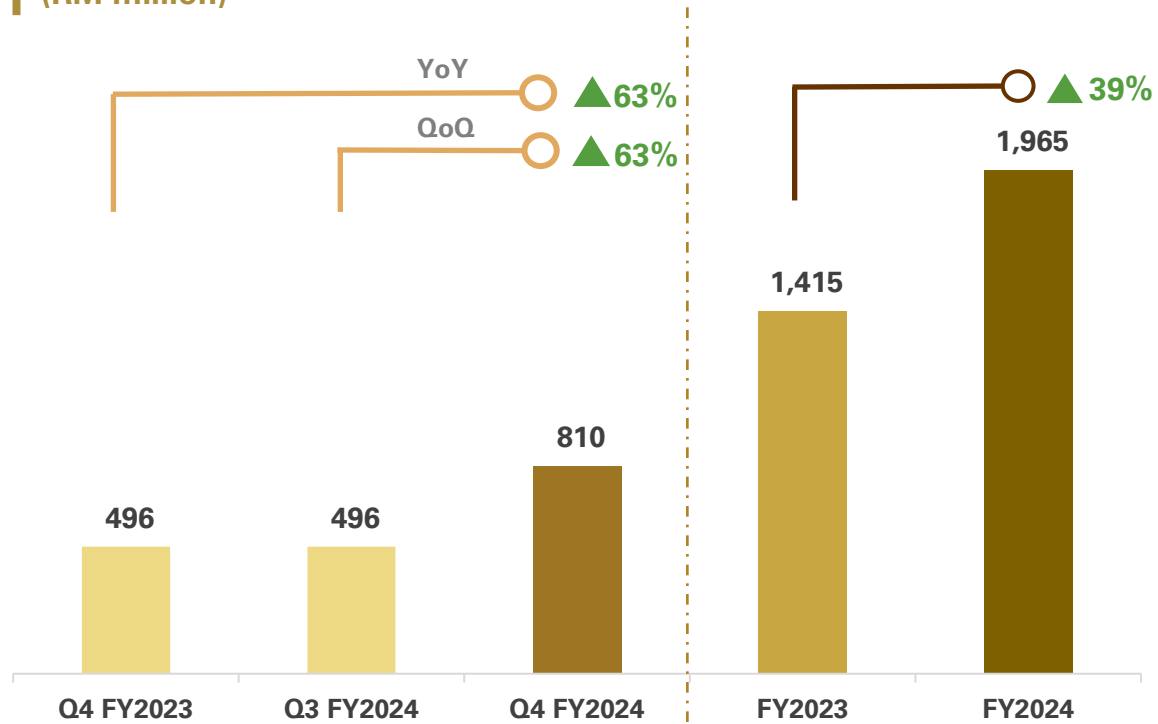
Property Development



Property Development

Revenue

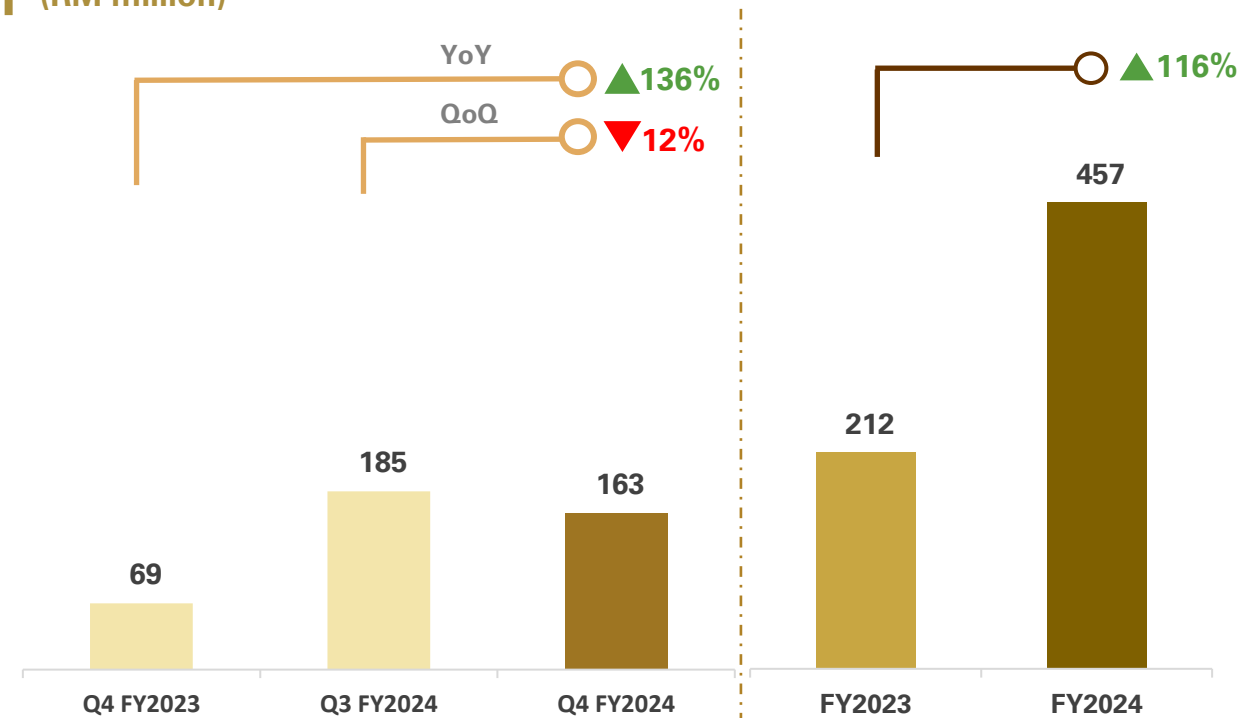
(RM million)



- Revenue increased 63% YoY to RM810 million in Q4 FY2024, mainly driven by higher sales and progress billings from ongoing local property development projects.
- Revenue expanded by 39% YoY to RM1,965 million in FY2024, supported by higher sales and progress billings from ongoing local development projects and completion and handover of local projects.

Profit Before Tax

(RM million)



- PBT soared 136% YoY to RM163 million in Q4 FY2024, in line with higher revenue contribution and a fair value gain of RM23.9 million arising from revaluation of properties.
- PBT expanded by 116% in FY2024 to RM457 million, contributed by higher sales and progress billing from ongoing local development projects, handover of local projects, fair value gain from property revaluation and recognition of development profits of RM124 million from Parc Central Residences executive condominium.

Property Development

Operational Metrics (FY2024)

Property Launched

RM2.74 billion

(FY2023: RM4.4 billion launched)

Property Sales

RM3.01 billion

(FY2023 : RM2.44 billion)

Property Unbilled Sales

RM3.33 billion

(As at 31 Dec 2023: RM4.06 billion)



Launch Target Achieved

(2024 Property Launch Target: RM2.1 billion)



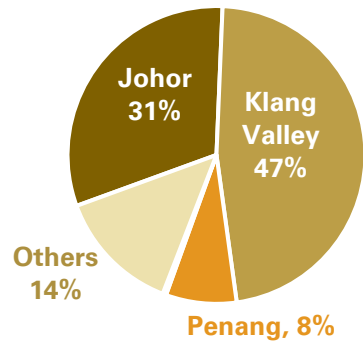
Sales Target Achieved

(2024 Sales Target: RM2.6 billion)

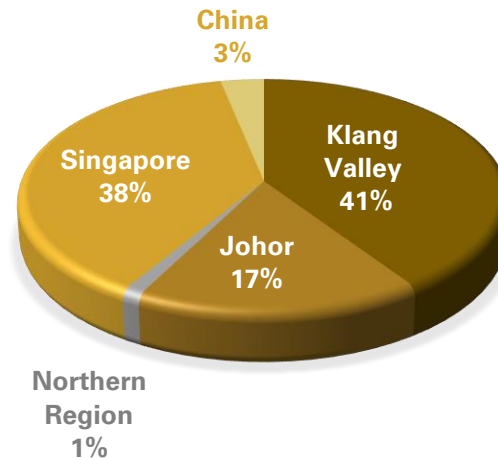
Remaining Landbank as at 31 Dec 2024

2,208 acres¹

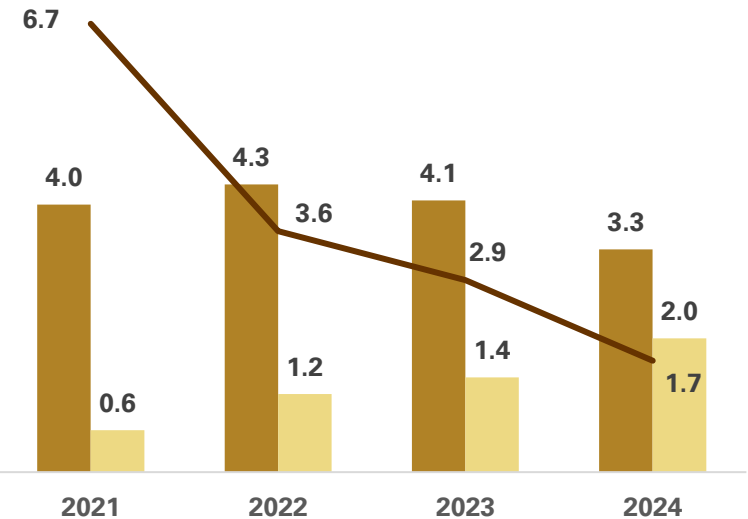
Estimated GDV: RM59.2 billion



Property Sales by Geography



Unbilled Sales / Revenue (times)



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

¹ Excludes the proposed Bukit Chagar land announced in February 2025

Property Development : Property Launches

7 projects were launched for FY2024, with total GDV of RM2.74 billion



Sunway Velocity 3
(Tower A & B)

Serviced Residences

Jalan Peel, Kuala Lumpur

Tower A (Phase 1): 1,036 Units | RM714 mil GDV

Tower B: 568 Units | RM374mil GDV

Launched in May 2024

Expected completion in Q2 2028

Take up as at 31 Jan 2025:

Tower A: 22%, Tower B: 66%



Sunway Aviana
(Phase 3)

Two-storey terraces

Sunway City Iskandar Puteri,
Johor

90 Units | RM76 mil GDV

Launched in April 2024

Expected completion in

Q4 2026

Take up as at 31 Jan 2025:

100%



Sunway Maple
Residence

Two-storey terraces

Sunway City Iskandar Puteri,
Johor

156 Units | RM193 mil GDV
(94 units launched)

Launched in September 2024

Expected completion in Q3 2027

Take up as at 31 Jan 2025: 70%¹

¹ based on launched units



Sunway Gardens
(Phase 3)

Condominium

Tianjin, China

93 Units | RMB179 mil GDV
(Effective RM118 mil)

Launched in April 2024

Expected completion in Q4 2024

Take up as at 31 Dec 2024 : 22%

Property Development : Property Launches

Launches in Q4 FY2024



Novo Place

Executive Condominium

Plantation Close, Tengah, Singapore

**504 Units | SGD790 mil GDV
(Effective: RM957 mil¹)**

Launched in November 2024

Take up as at 31 Dec 2024: 88%



Sunway Wellesley

Townhouse

Bukit Martajam, Penang

210 | RM131 mil GDV

Launched in December 2024

Take up as at 31 Jan 2025: ~10%



Sunway Bayu

Townhouse

Sunway City Ipoh, Perak

168 Units | RM107 mil GDV

Pre-Launch in December 2024

Take up as at 31 Jan 2025: 26%

¹ Based on 35% stake

Property launches and sales targets in 2025

Property launches and sales targets in 2025



Target Launches

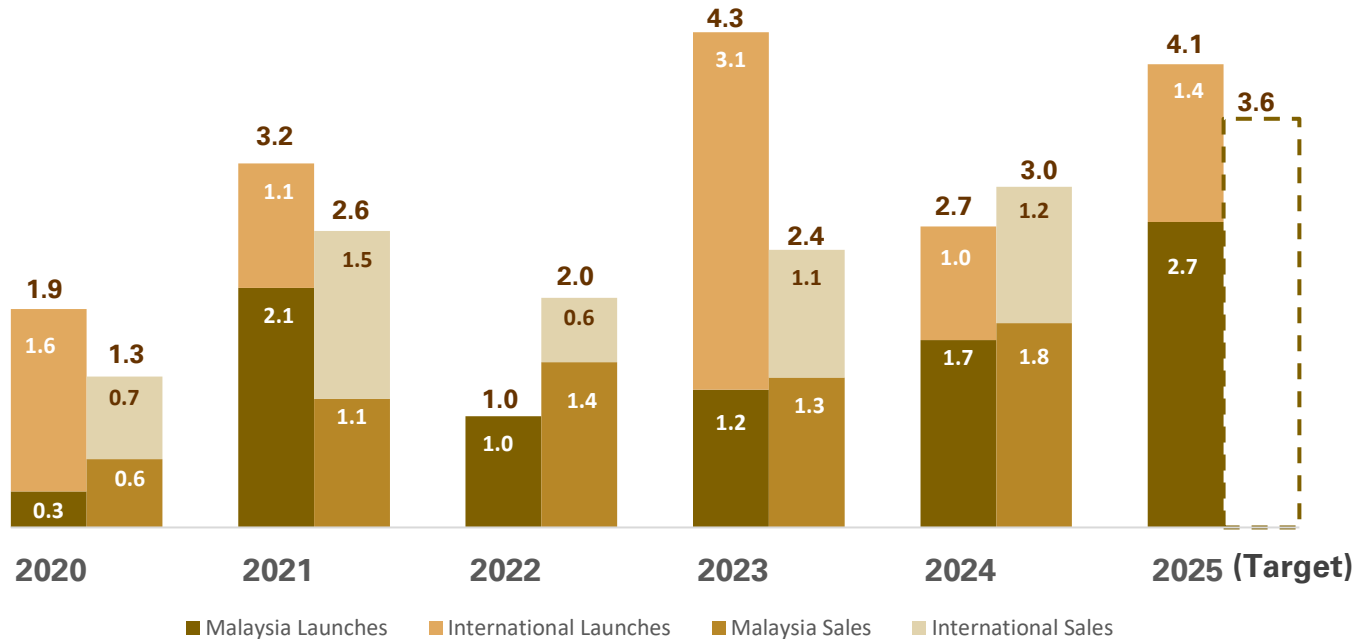
RM4.1 billion
2024(A): RM2.7 billion



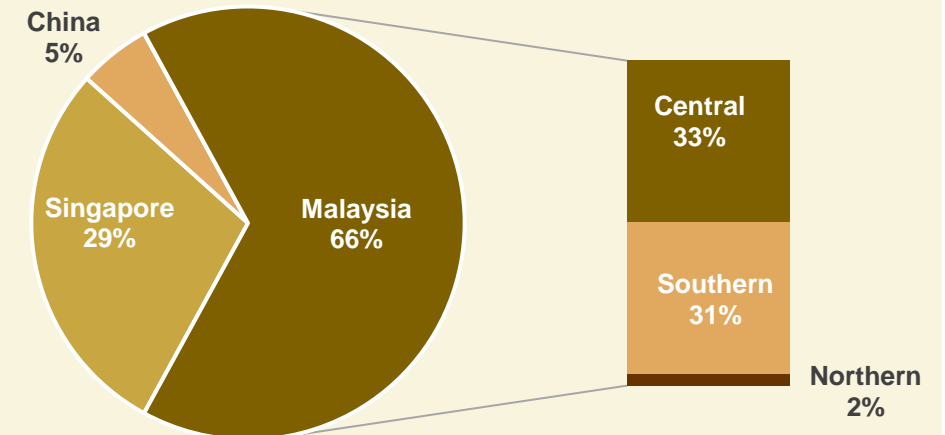
Target Property Sales

RM3.6 billion
2024(A): RM3.0 billion

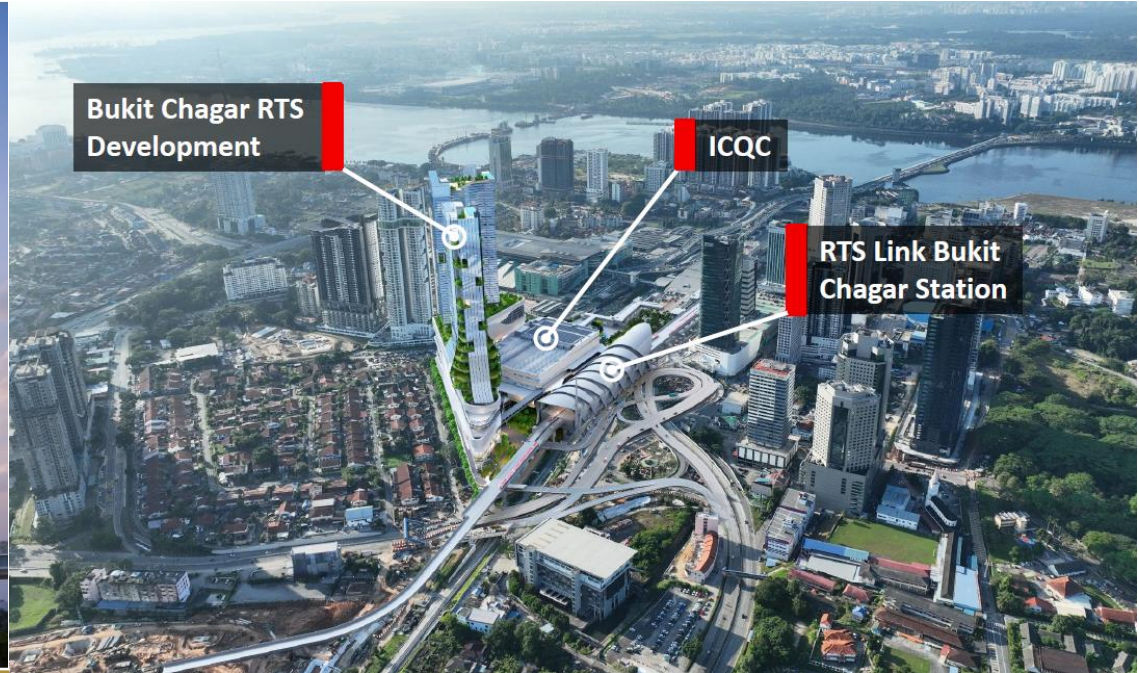
Property Launches and Property Sales



2025 Planned Property Launches by Geography



Bukit Chagar RTS Transit Oriented Mixed-Use Development **SUNWAY**



Location	Adjacent to the Bukit Chagar RTS Station and Immigration Customs and Quarantine Complex (ICQC)
Land size	Approximately 4.23 acres
Tenure	Freehold
Land Entitlement	RM450.8 million
Indicative Gross Development Value (GDV)	RM2.6 billion
Development	Mixed-use development comprising service apartments, retail mall, and hotel
Master Agreement Date	February 2025

Landbank Replenishment 2022 – YTD 2025

Date	Location	Tenure	Land size (acres)	Purchase Consideration ¹	GDV [^]	Proposed development
2025						
February	RTS Link Bukit Chagar	Freehold	4.23	RM450.8 million	RM2.6 billion	Mixed-use commercial & residential development
2024						
October	Tampines Street 94, Singapore (35% stake)	99-year lease	5.8	SGD 668.28 mil (~RM2.19 bil)	TBC	Mixed commercial & residential development
October	Taman Taynton, Cheras	Freehold	17.58	RM 320 mil	~RM3.2 bil	Serviced apartments & neighborhood retail outlets
February	Tengah Plantation Close, Singapore (35% stake)	99-year lease	4.95	SGD 348.5 mil (~RM1.2 bil)	~SGD930 mil (~RM3.3 bil)	Executive Condominium
2023						
September	Tengah Plantation Close, Singapore (35% stake)	99-year lease	4.06	SGD 348.5 mil (~RM1.2 bil)	SGD790 mil (RM2.6 bil)	Executive Condominium
August	Kuang, Rawang	Freehold	245	RM115 mil	~ RM2.0 bil	Industrial tech park
May	Sri Hartamas, Kuala Lumpur	Freehold	5.09	RM170 mil to RM220 mil	~RM 850 mil to RM1.1 bil	Mixed development
2022						
January	Next to Sunway Velocity 2, Cheras, Kuala Lumpur	Leasehold	5.50	RM9.7 mil	~RM1.2 bil	Serviced Apartments
February	Taman Mutiara, Cheras KL	Freehold	3.34	RM42 mil	~RM225 mil	Private condominium

Core Segments Performance

Healthcare



Operational Metrics (FY2024)



No. of Licensed Beds

1,396 beds

(FY2023: 1,130 beds)



No. of Operating Hospitals

4

(FY2023: 3)



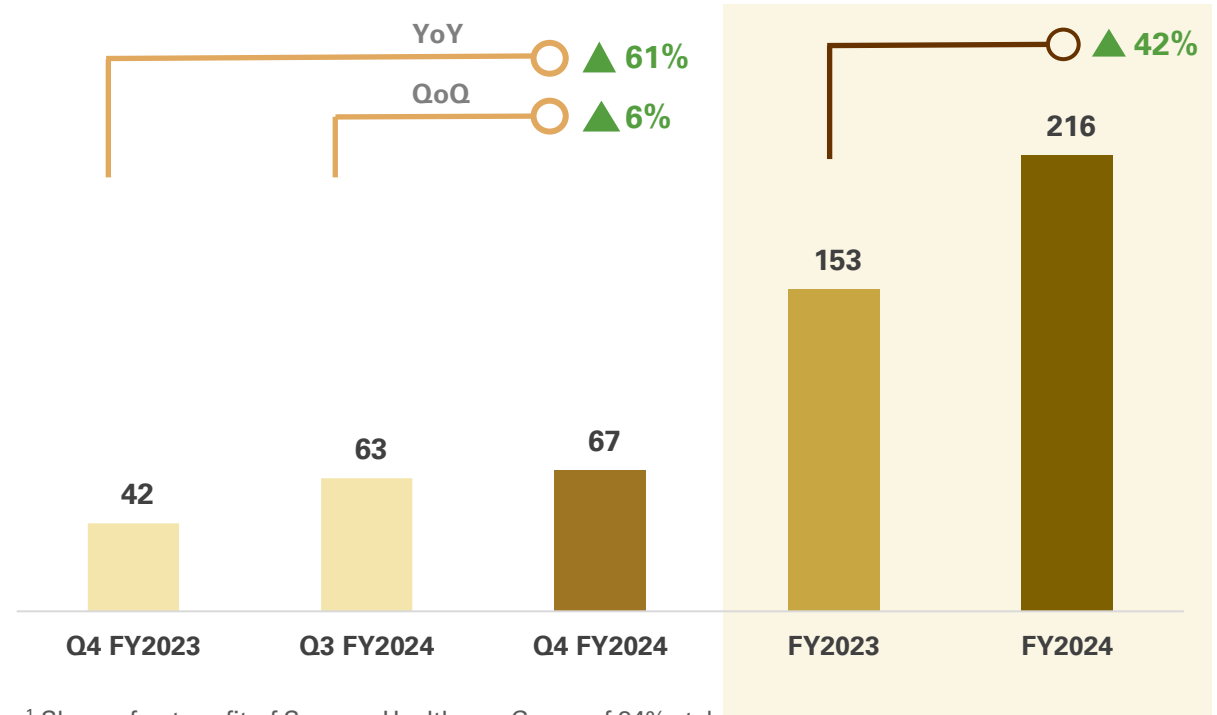
Total Census

1.46 million

(FY2023: 1.29 million)

Profit Before Tax¹

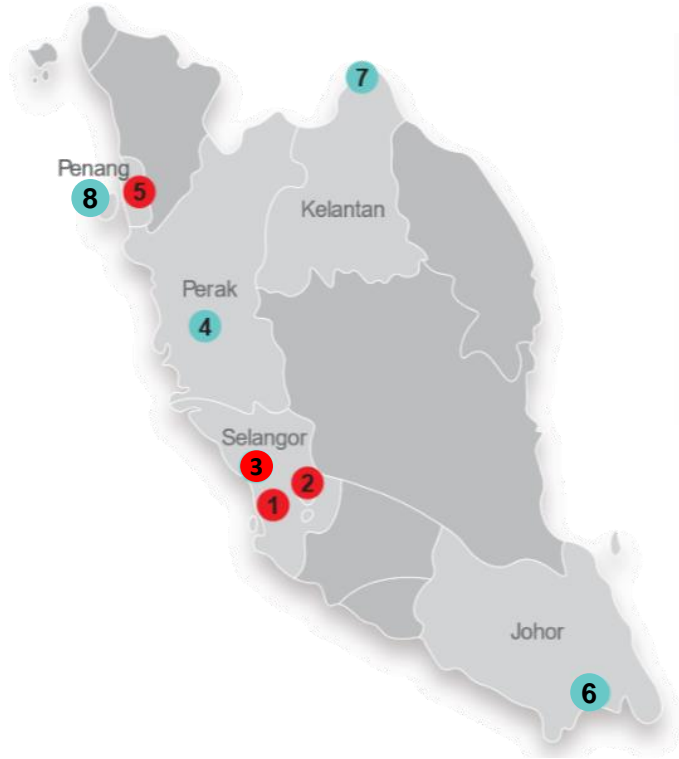
(RM million)



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









- PBT increased by 61% YoY to RM67 million in Q4 FY2024 mainly driven strong operational results from Sunway Medical Centre (“SMC”) Sunway City, SMC Velocity and SMC Penang, attributable to higher licensed beds and better census performance.
- FY2024 PBT rose 42% to RM216 million for the same reasons above. This was partially offset by higher operating expenses in tandem with increased business activities, higher depreciation and finance costs arising from increased capital expenditure and share of start-up operational loss of SMC Damansara, which commenced operations in December 2024.

Increasing Beds Capacity



Legend
 ● Operating hospitals
 ● Upcoming hospitals

**MoUs signed with Putrajaya Holdings Sdn Bhd, Land Custody and Development Authority as well as Yayasan Sarawak for construction of hospitals*

 <p>1 Sunway City Kuala Lumpur Phase 1: 616 beds (Tower A, B & C) Phase 2: 269 beds (Tower D & E) Phase 3: 216 beds (Tower F)</p>	 <p>5 Seberang Jaya, Penang Phase 1: 205 beds Phase 2: 107 beds (2024) Phase 3: 127 beds (2027)</p>
 <p>2 Velocity Kuala Lumpur Phase 1: 229 beds Phase 2: 109 beds (2026)</p>	 <p>6 Iskandar Puteri, Johor 350 beds (2030)</p>
 <p>3 Damansara, Selangor 345 beds (Commenced operation in December 2024)</p>	 <p>7 Kota Bharu, Kelantan 210 beds (2029)</p>
 <p>4 Ipoh, Perak 259 beds (Q2 2025)</p>	 <p>8 Paya Terubong, Penang 150 beds (2029)</p>



Beds Capacity

3,000 beds
 by 2030

- SMC Damansara commenced operation in December 2024 with 156 licensed beds. SMC Ipoh is expected to commence operation in Q2 2025. SHG’s portfolio will expand to 5 hospitals, increasing total bed capacity to approximately 2,500 beds.
- The healthcare segment remains steadfast in expanding its hospital portfolio and has identified a parcel of land in Sunway City Iskandar Puteri (“SCIP”), Johor for the development of a hospital and senior living facility. The Group has commenced the preparation of the proposed initial public offering of Sunway Healthcare Group.

Core Segments Performance

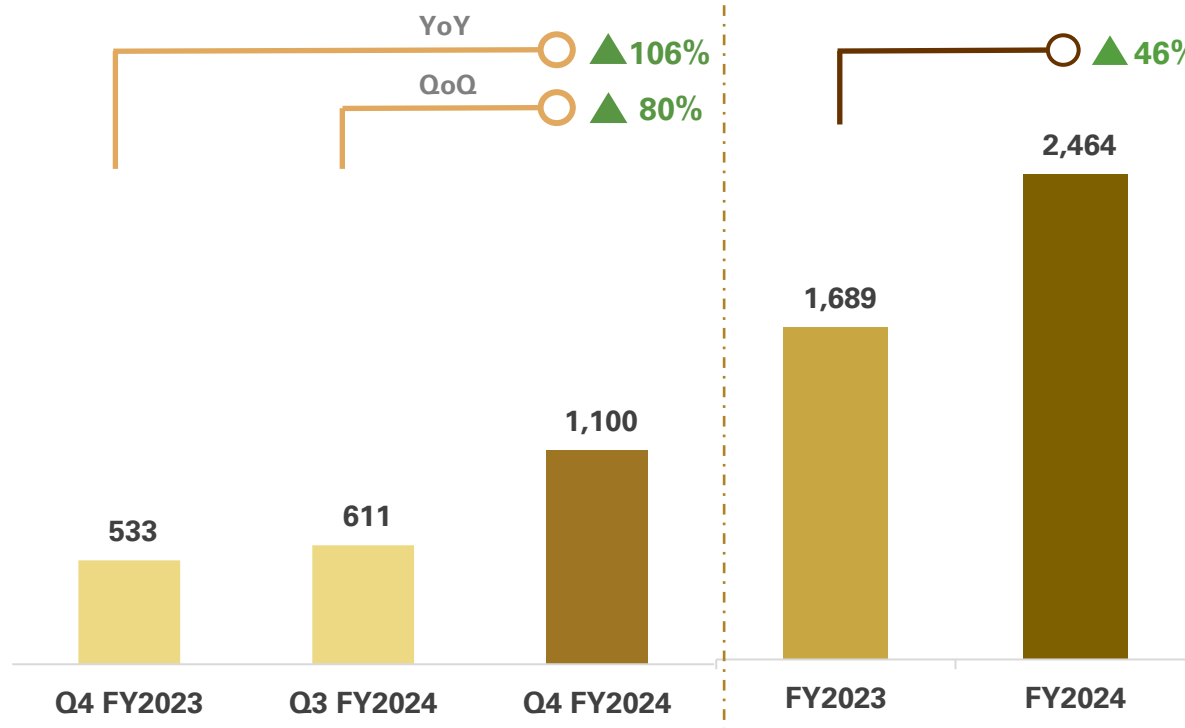
Construction



Construction

Revenue

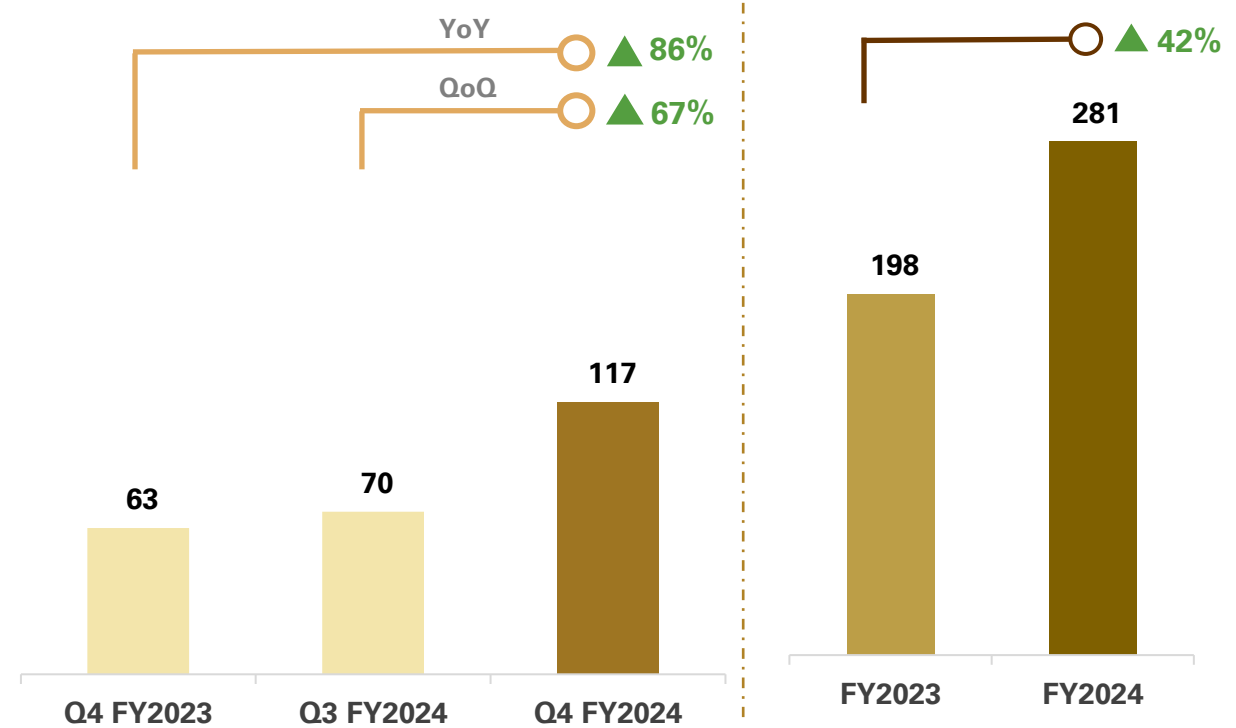
(RM million)



- Revenue doubled YoY to RM1,100 million in Q4 FY2024, mainly boosted by accelerated progress in data centre projects.
- Revenue expanded by 46% to RM2,464 million in the current financial year, underpinned by accelerated progress in data centre projects and several other projects which had reached their peak construction progress.

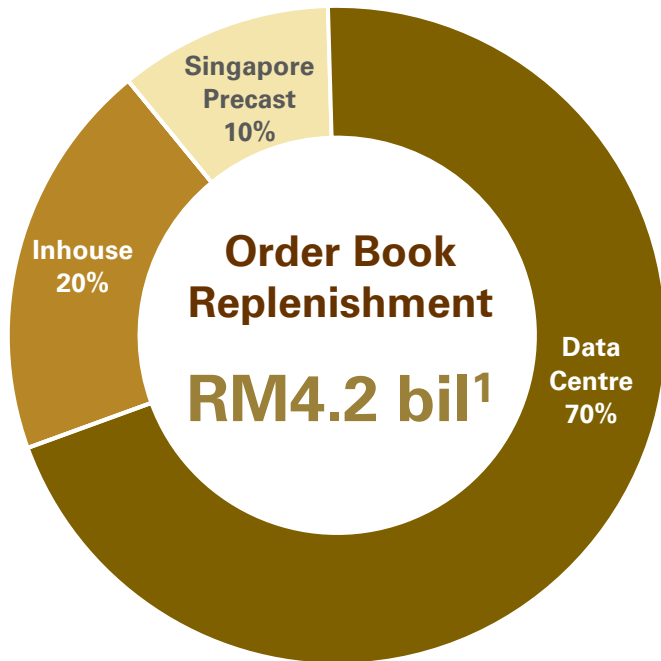
Profit Before Tax

(RM million)



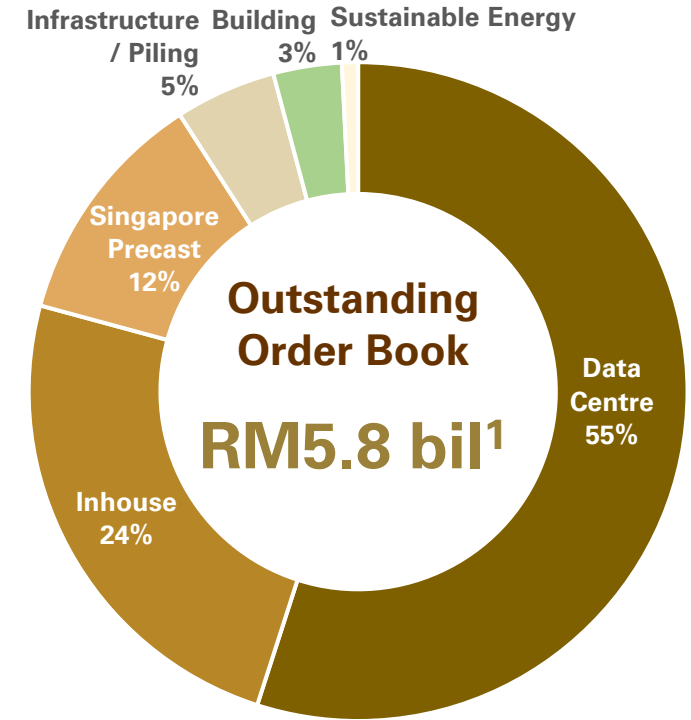
- PBT accelerated by 86% YoY to RM117 million in Q4 FY2024 mainly due to contribution from the accelerated progress in data centre projects.
- PBT grew by 42% to RM281 million in FY2024 for the same reasons as the increase in revenue.

Achieved order book replenishment target in 2024



Ongoing Project
40 Projects

Active Tender Book
RM 14.6 billion



Order Book Replenishment
Target for FY2025
RM4.5 – RM6.0 billion

Historical Order Book (RM billion)	FY2024	2023	2022	2021	2020	2019
	Target	4.0	2.0	2.0	2.0	2.0
New Order Replenishment	4.2	2.5	2.6	1.5	2.3	1.8
Outstanding Order Book	5.8 ¹	5.3	5.3	4.8	5.1	5.2

¹ Information as at December 2024

Robust outstanding order book of RM5.8 billion, providing earnings visibility

Outstanding Order Book (as at 31 December 2024)	Completion	Contract Sum (RM mil)	Outstanding Order Book (RM mil)	%
BUILDING			196	3%
OXLEY TOWER (MEP) + VO	1Q 2025	76	20	
DAISO LOGISTICS WAREHOUSE	2Q 2026	298	176	
DATA CENTRE			3,204	55%
JHB1X0 - DATA CENTRE	1Q 2026	1,700	455	
EARLY CONTRACTOR INVOLVEMENT & ENABLING WORKS - MNC	2Q 2025	78	21	
PSR - MNC	2Q 2027	765	687	
JHB1X0 - REVISED NTP	1Q 2026	1,500	1,500	
JHB1X0 - TENANT IMPROVEMENT WORKS (TIW)	1Q 2026	606	541	
INFRASTRUCTURE/PILING			90	2%
RTS LINK PACKAGE 1B AND PACKAGE 5	2Q 2025	558	90	
INDIA			199	3%
THORAPALLI - JITTANDAHALLI (TJ)	2Q 2025	508	199	
SUSTAINABLE ENERGY			46	1%

Outstanding Order Book (as at 31 December 2024)	Completion	Contract Sum (RM mil)	Outstanding Order Book (RM mil)	%
SINGAPORE			681	12%
PRECAST	VARIOUS	472	239	
NEW ORDER 2024 - EXTERNAL	VARIOUS	443	442	
INTERNAL - SUNWAY GROUP			1,414	24%
SUNWAY SQUARE - SUPERSTRUCTURE + (VO)	4Q 2025	1,067	402	
SUNWAY CARNIVAL MALL - REFURBISHMENT	2Q 2025	253	81	
SUNWAY FLORA	1Q 2026	276	121	
SUNMED PH2 FIT-OUT	3Q 2025	70	44	
SUNWAY IPOH MALL	1Q 2027	721	666	
SUNMED PH3 FIT-OUT	2Q 2026	80	80	
SUNMED IPOH PH2 FIT OUT	2Q 2025	18	12	
SUNMED DAMANSARA PH2 FIT OUT	2Q 2025	9	8	
GRAND TOTAL @ DECEMBER 2024		9,545	5,830	
RED : SECURED IN 2024		4,221	3,957	

Order book replenishment of RM4.2 billion in 2024

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	Various	Precast	Various	189
Secured in 1Q 2024				1,718
SUNMED Phase 3 - Fit-out works	Sunway Medical Centre Sdn Bhd	Internal - Hospital	Q2 2026	80
JHB1X0 - Revised NTP works	Yellowwood Properties Sdn Bhd	Data centre	Q1 2026	1,500
Precast - External	Fonda Global Engineering Pte Ltd	Precast	Q3 2025	6
Secured in 2Q 2024				1,586
Precast - External	Various	Precast	Q3 2025	242
JHB1X0 - Tenant Improvement Works (TIW)	Yellowwood Properties Sdn Bhd	Data centre	Q1 2026	83
Sunmed Ipoh PH2 Fit Out	Sunway Medical Ipoh Sdn Bhd	Internal - Hospital	Q2 2025	18
Summed Damansara Ph2 Fit Out	Paradigm Fairview Sdn Bhd	Internal - Hospital	Q2 2025	9
Secured in 3Q 2024				352
JHB1X0 - Tenant Improvement Works (TIW)	Yellowwood Properties Sdn Bhd	Data centre	Q1 2026	524
Early Contractor Involvement & Work Order (Package B)	Multinational Technology Company	Data centre	Q2 2025	18
Project Service Request	Multinational Technology Company	Data centre	Q2 2027	17
Precast - External	Various	Precast	Various	5
Secured in 4Q 2024				565
TOTAL AS AT DECEMBER 2024				4,221

Core Segments Performance

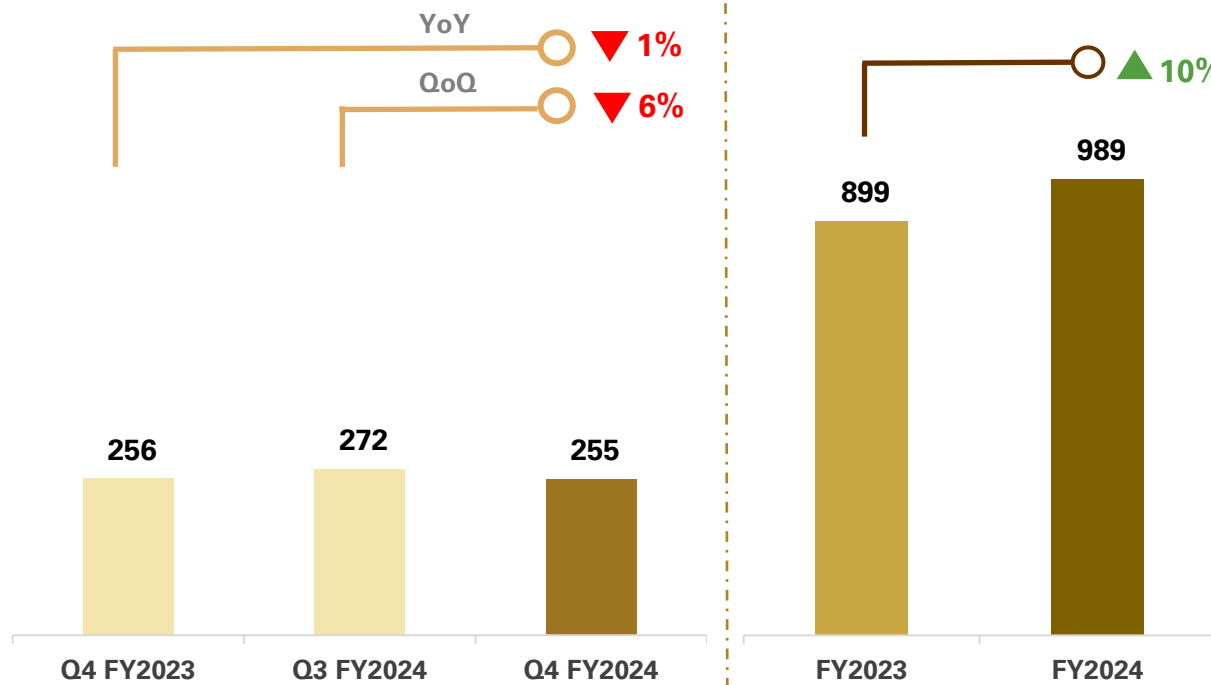
Property Investment



Property Investment

Revenue¹

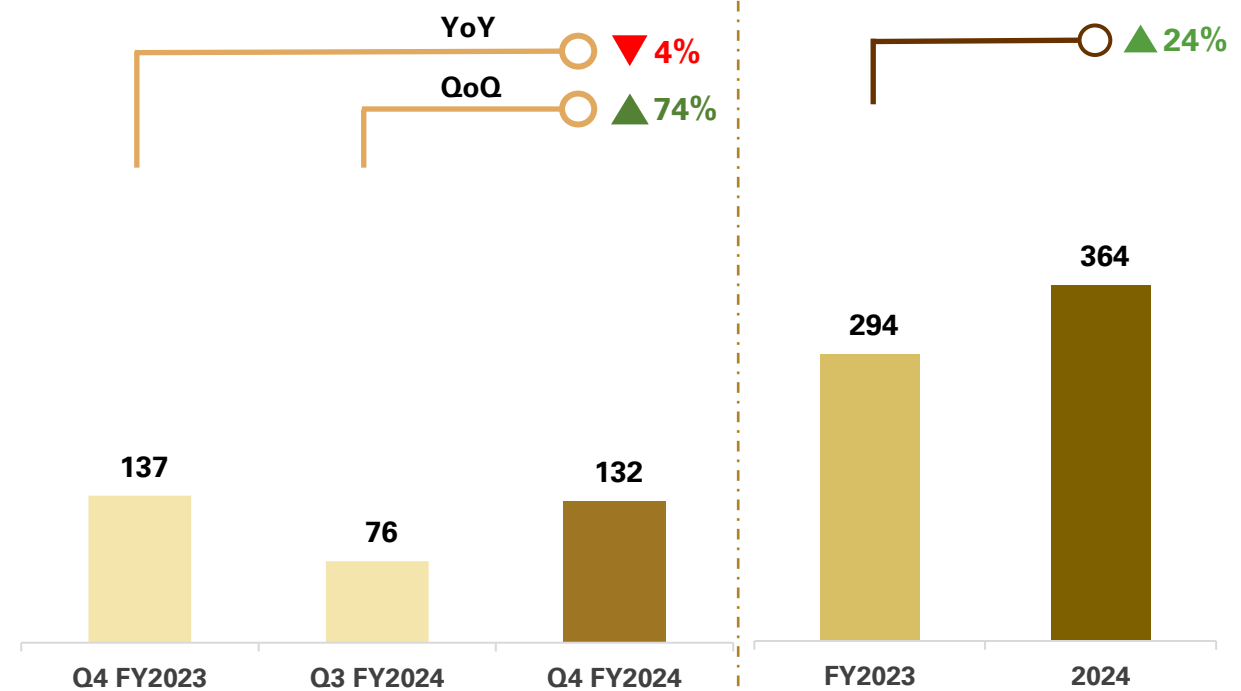
(RM million)



- Revenue dropped marginally by 1% YoY to RM255 million in Q4 FY2024, mainly due to lower visitorship at the theme parks for the leisure segment and lower occupancy rates for the hospitality segment, impacted by shorter school holidays in Q4 FY2024.
- Revenue improved by 10% YoY to RM989 million in FY2024, supported by high visitorship to the theme parks, higher occupancy rates and higher average daily room rates for the hospitality segment.

Profit Before Tax¹

(RM million)



- PBT decreased by 4% YoY to RM132 million in Q4 FY2024, in line with the lower revenue, and a lower fair value gain in the current year. (Q4 FY2024: RM49.0 million, Q4 FY2023: RM67.9 million)
- PBT expanded by 24% to RM364 million in FY2024, in line with higher revenue recorded in the period. The improved PBT was also attributed to a higher net fair value gain of RM75.8 million in FY2024, compared to RM67.9 million in FY2023.

¹ Comprises Property Investment, REIT, Leisure and Hospitality segments

Property Investment

Operational Metrics

Property Investment

Asset Under Management (AUM) **RM13.0 billion** as at 31 December 2024
(31 Dec 2023: 12.0 billion)

Current Portfolio

17 Retail Properties

(2023: 9 Retail Properties)

10 Offices

(2023: 10 Offices)

9 Others

(2023: 8 Others)

Completed Acquisitions in FY2024¹ (Sunway REIT)



Leisure

Theme parks



2

No. of Visitors
FY2024



2.12 million

(2023: 1.99 million)

Hospitality

Hotels & Resorts



12

Guest Composition
FY2024

35%
Foreign Guests

¹ Undertaken by Sunway REIT

In Conclusion



In Conclusion

Positive about the Group's performance for the financial year ahead

- The Group maintains a positive outlook on the property market in Malaysia and Singapore. The property development segment sets a property launch target of RM4.1 billion in 2025 (2024 (A): RM2.7 billion), spanning across Malaysia, Singapore and China. Property sales target increases to RM3.6 billion (2024 (A): RM3.0 billion).
- The Group plans to launch RM1.26 billion worth of properties in Sunway City Iskandar Puteri and Johor Bahru in 2025. On 13 February 2025, the Group entered into a Master Agreement with Mass Rapid Transit Corporation Sdn Bhd ("MRT Corp") for a proposed transit-oriented mixed-use development adjacent to the Rapid Transit System Link Bukit Chagar Station.
- The construction segment maintains a robust order book replenishment target of RM4.5 billion to RM6.0 billion in 2025, substantially underpinned by opportunities in the advanced technology facilities sphere.
- The healthcare segment remains steadfast in expanding its hospital portfolio and has identified a parcel of land in SCIP, Johor that's earmarked for the development of a hospital and senior living facility. The Group has commenced the preparation of the proposed initial public offering of Sunway Healthcare Group.
- Barring any unforeseen circumstances, the Group is positive about the Group's performance for the financial year ahead.

Supplemental Information



Income Statements Highlights

RM million	Q4 FY2024	Q4 FY2023	Q3 FY2024	12M FY2024	12M FY2023
Revenue	2,854.6	1,865.2	2,029.0	7,882.5	6,136.2
EBIT	468.9	374.7	458.1	1,530.4	1,064.3
EBIT Margin (%)	16.4	20.1	22.6	19.4	17.3
PBT	493.7	350.5	462.7	1,524.1	993.3
PBT Margin (%)	17.3	18.8	22.8	19.3	16.2
PATMI	335.5	266.0	376.1	1,154.2	737.9
PATMI Margin (%)	11.8	14.3	18.5	14.6	12.0
Basic EPS¹ (sen)	5.03	4.39	5.28	16.74	11.56

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)	Q4 FY2024		Q4 FY2023		Q3 FY2024		12M 2024		12M 2023	
	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI	PBT	PATMI
Share of Fair value gain / (loss) (associate)	43.8	43.8	(11.9)	(11.9)	-	-	70.9	70.9	(15.1)	(15.1)
Fair value gain / (loss) (I. Properties)	27.4	30.6	93.1	64.5	-	-	27.4	30.6	93.1	64.5
Reversal of impairment for PPE	9.0	9.0	19.8	19.8	-	-	9.0	9.0	20.3	20.3
Reversal of impairment of investment in associate	17.5	17.5	-	-	-	-	17.5	17.5	-	-
Impairment of PPE	(15.3)	(7.8)	-	-	-	-	(15.3)	(7.8)	-	-
Share of gain on acquisition of subsidiary	-	-	-	-	-	-	6.6	6.6	-	-
Gain on disposal of other investment	2.2	2.2	-	-	-	-	2.2	2.2	-	-

Solid Balance Sheet

RM million	31 December 2024 (Unaudited)	31 December 2023 (Audited)
Non-current Assets	18,560.9	18,639.1
Current Assets	12,949.5	9,944.7
Total Assets	31,510.4	28,583.8
Current Liabilities	9,916.5	9,241.6
Non-current Liabilities	5,656.2	4,341.9
Total Liabilities	15,572.7	13,583.5
Shareholders' Funds	14,990.4	13,850.4
Non-Controlling Interests	947.2	1,149.9
Total Equity	15,937.6	15,000.3
Total Equity & Liabilities	31,510.4	28,583.8
Total Borrowings	10,877.2	9,650.1
Cash & Bank Balances	4,355.7	2,297.0
Net Gearing Ratio¹ (times)	0.41	0.49
Share Capital	7,048.7	6,160.8
Number of Ordinary Shares ('million)	6,666.9	6,433.4
Net Assets Per Share² (RM)	2.25	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	Q4 FY2024	Q4 FY2023	Q3 FY2024	12M FY2024	12M FY2023
	Revenue		809.6	495.5	495.7	1,964.9
Operating Profit		157.1	55.1	50.5	292.5	116.8
Operating Profit Margin (%)		19.4	11.1	10.2	14.9	8.3
EBIT (incl. share of associates & JCE)		161.0	71.5	181.5	462.5	225.9
EBIT Margin (%)		19.9	14.4	36.6	23.5	16.0

Property Investment	RM million	Q4 FY2024	Q4 FY2023	Q3 FY2024	12M FY2024	12M FY2023
	Revenue		254.9	256.5	271.7	988.7
Operating Profit		58.0	124.4	59.5	216.3	240.8
Operating Profit Margin (%)		22.8	48.5	21.9	21.9	26.8
EBIT (incl. share of associates & JCE)		153.3	159.2	100.4	459.4	388.5
EBIT Margin (%)		60.1	62.1	37.0	46.5	43.2

Segmental Information

Construction	RM million	Q4 FY2024	Q4 FY2023	Q3 FY2024	12M FY2024	12M FY2023
	Revenue		1,099.8	532.8	610.7	2,464.1
Operating Profit		89.8	81.9	62.9	257.2	231.8
Operating Profit Margin (%)		8.2	15.4	10.3	10.4	13.7
EBIT (incl. share of associates & JCE)		97.5	69.3	63.7	270.0	219.9
EBIT Margin (%)		8.9	13.0	10.4	11.0	13.0

Healthcare	RM million	Q4 FY2024	Q4 FY2023	Q3 FY2024	12M FY2024	12M FY2023
	Share of results		67.0	41.7	63.0	216.2
Revenue		507.8	399.7	493.7	1,853.6	1,456.9
Operating Profit		98.4	78.0	98.7	331.6	257.2
Operating Profit Margin (%)		19.4	19.5	20.0	17.9	17.7
EBIT (incl. share of associates & JCE)		98.4	78.0	98.7	331.6	257.2
EBIT Margin (%)		19.4	19.5	20.0	17.9	17.7
Profit before tax		91.6	71.1	89.2	300.1	242.8
Profit after tax		79.7	49.5	76.6	258.8	181.6

Property Projects Take-Up Rates

*as of end-January 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	RM90 million	Tower A: RM306 million Tower B: RM304 million	RM70 million	Phase 1: RM94 million Phase 2: RM87 million Phase 3: RM76 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: 124 units Phase 2: 135 units Phase 3: 90 units
Launch	November 2023	Tower A: March 2023 Tower B: September 2023	February 2023	Phase 1: October 2023 Phase 2: November 2023 Phase 2: April 2024
Take-up*	Manor: 61% Lavie: 67%	Tower A: 92% Tower B: 60%	77%	Phase 1, 2 & 3: 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	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	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.

Property Projects Take Up Rates

*as of e end-January 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	RM286 million	Tower 1: RM230 million Tower 2: RM359 million
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: 92% Tower B: 90%	96%	Tower 1: 79% Tower 2: 45%
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-January 2025, inclusive of bookings



	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 1.1 billion	Tower C: RM355 million Tower D: RM390 million	RM320 million
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%	C: 100%; D: 100%	99% (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-December 2024, inclusive of bookings



	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	45%	67%
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-December 2024, inclusive of bookings



	Ki Residences	Sunway Gardens Phase 3
Location	Clementi, Singapore	Tianjin, China
GDV	SGD 1.1 billion (Effective RM 1 billion)	RMB 375 million (Effective RM 145 million)
Type	Private Condominium	Condominium
Units	660	December 2021: 1 block (124 units) August 2023: 1 block (124 units)
Launch	December 2020	December 2021 & August 2023
Take-up	100%	December 2021: 95% August 2023: 71%
Project Attraction	999 years luxury private condominium situated at a quiet and private enclave	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, profit recognition for Sunway Gardens (Phase 3) will be recognised upon full completion and hand over.

Thank You

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