

**Advancing Innovation,
Accelerating Growth**



SUNWAY®

**CREDIT SUISSE
14th ASEAN CONFERENCE
2023**

SUNWAY BERHAD

January 2023



Sunway Group at a Glance

Sunway Group at a Glance

SUNWAY®

SUNWAY®

Sunway Group is one of Malaysia's largest conglomerates founded in 1974.



13
Business
divisions



>50
Locations
worldwide

Core Business Divisions



Property
Development



Healthcare



Construction



Property
Investment &
REIT



Retail



Hospitality



SUNWAY®

SUNWAY®
CONSTRUCTION

SUNWAY®
REIT

Listed on the Main Market of Bursa Malaysia Securities Berhad with a combined market capitalisation of **RM14.9 billion** (as at 30 December 2022)

One of Malaysia's Largest Conglomerate



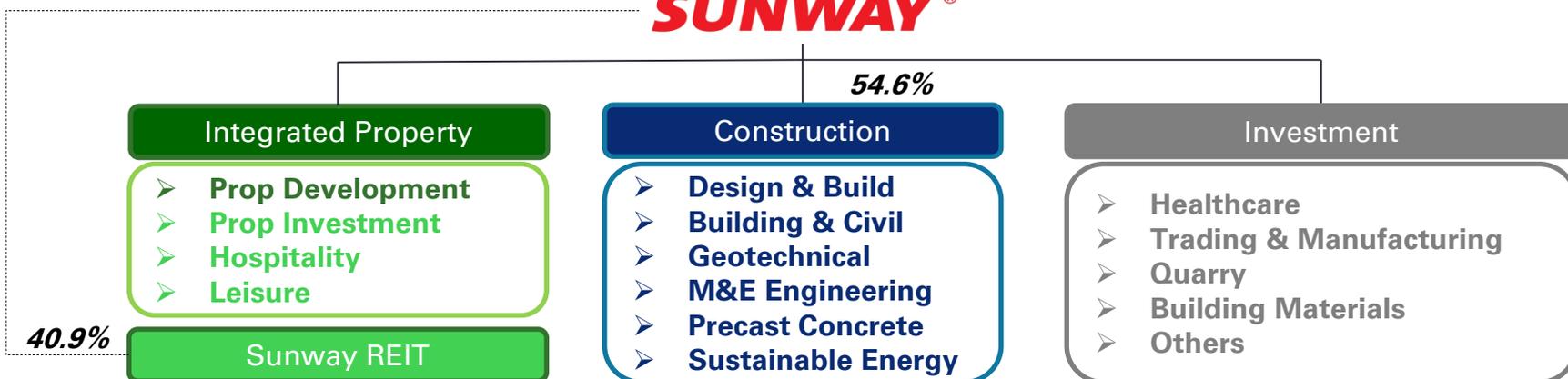
- Sunway Bhd was reclassified from the Properties to Trading/Services sector on Bursa Malaysia on 16 June 2017 to reflect Sunway's strategic ambition to grow its non-property related businesses.
- On 24 September 2018, Sunway Bhd was reclassified to the Industrial Products & Services sector in line with Bursa Malaysia's new sectoral classifications.

Tan Sri Dato' Seri Dr. Jeffrey Cheah *(total direct and deemed interest)*

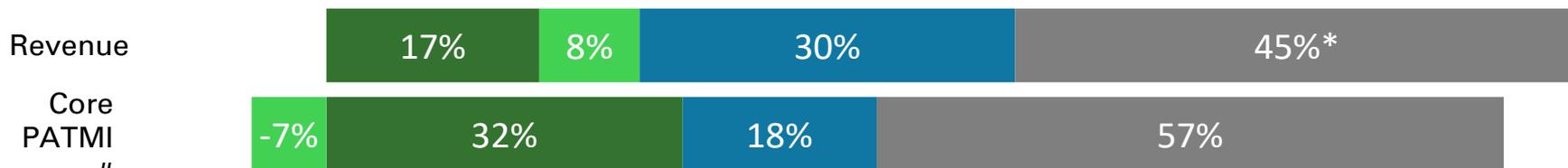
63.6%



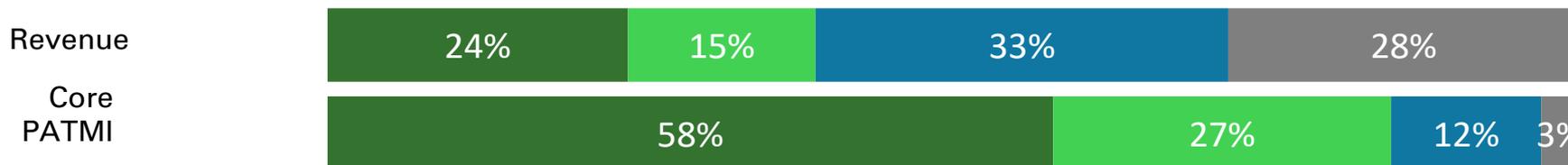
54.6%



FY2021



FY2012



* The Revenue excludes revenue from the Healthcare division as it is now a joint venture company pursuant to the Sunway-GIC agreement. (Including Healthcare division: (PDD:14%, PI: 7%, Construction: 25%, Others: 55%)

The Core PATMI (includes Healthcare) was impacted by operations closure of leisure and hospitality businesses due to COVID, adjusted for fair value adjustments and one-off transactions.

Key Financial Information

Key Performance Highlights



Financial year ended	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Share Price (RM)	2.38	2.72	3.29	3.08	3.03	1.63*	1.47	1.80	1.61	1.72
Adjusted Share Price (RM)	0.84	1.10	1.33	1.28	1.26	1.63	1.47	1.80	1.61	1.72
No of Shares (billion)	1.29	1.72	1.73	1.80	2.06	4.92	4.92	4.93	4.93	4.93
Market Capitalisation (RM billion)	3.08	4.69	5.69	5.54	6.25	8.02	7.24	8.88	7.94	8.48
Normal Dividend (sen)	6.00	10.00	11.00	11.00	9.00	6.00	5.50	7.50	1.50	2.50
Special Dividend (sen)	-	-	-	38.00	3.14	-	1.62	1.57	-	-
Total Dividend (sen)	6.00	10.00	11.00	49.00	12.14	6.00[^]	7.12	9.07	1.50	2.50
Dividend Yield (%)	2.5	3.7	3.3	15.9	4.0	3.7	4.8	5.0	0.9	1.5

* FYE 2017 share price has been adjusted to reflect the bonus issue of shares in 2017.

[^] FYE 2017 dividend is based on the enlarged number of shares of the Group after the bonus issue. For comparison, the full year dividend of 6 sen per share is equivalent to 14 sen per share prior to the bonus issue, up from 12.14 sen in 2016.

	2014	2015	2016	2017	2018	2019	2020	2021
(RM mil)	Audited	Audited	Audited [^]	Audited [^]	Audited [^]	Audited [^]	Audited ^{^@}	Audited [@]
Revenue	4,558.1	4,448.4	4,655.6	5,239.3	5,410.2	4,780.3	3,208.8	3,717.3
PBT	960.2	930.4	858.9	879.1	836.8	865.3	490.1	463.9
EBITDA	1,108.4	1,074.3	1,042.4	989.5	1,045.8	1,062.7	698.4	625.9
PATMI	734.0	732.4 [#]	585.9 [*]	627.5	635.8	709.2	340.3	293.5

[#] Reduction in PATMI contribution due to dilution in interest in the construction division to 54.4% from 100% following the listing of Sunway Construction Group Berhad in July 2015.

^{*} Full-year impact of the reduction in PATMI from the construction division following SunCon's listing, as opposed to only 5 months in 2015.

[^] Restated

[@] From Continuing Operations only.

Sound Balance Sheet



	Sunway Berhad							
	31-Dec-14	31-Dec-15	31-Dec-16	31-Dec-17	31-Dec-18	31-Dec-19	31-Dec-20	31-Dec-21
(RM mil)	Audited	Audited	Audited [^]	Audited				
Paid-up share capital	1,730.6	1,799.8	2,063.1	5,370.6	5,379.4	5,393.7	5,393.7	5,393.9
Share premium & other reserves	5,397.8	5,955.0	6,598.7	3,712.2	3,777.5	4,187.6	5,311.6	7,828.5
Merger reserve	(1,192.0)	(1,192.0)	(1,192.0)	(1,192.0)	(1,192.0)	(1,192.0)	(1,192.0)	(1,192.0)
Shareholders' Funds	5,936.4	6,562.7	7,469.7	7,890.7	7,964.9	8,389.3	9,513.2	12,030.4
Total equity	6,323.8	7,213.3	8,233.2	8,512.2	8,584.0	9,433.6	10,310.6	13,122.3
Net Debt	1,806.2	3,258.2	3,366.9	3,428.3	4,501.7	5,740.7	5,273.4	5,905.2
Gearing Ratio (times) *	0.29	0.45	0.41	0.40	0.52	0.61	0.52	0.45
Net assets per share** (RM)	1.47	1.56	1.55	1.60	1.62	1.70	1.62	2.05

* Gearing ratio = Net debt / Total equity (Note: Total equity includes Non-controlling Interests) exclude cross currency swap.

** Net assets per share = Shareholders' Funds / No of shares; Net assets per share for FY 2014 to 2016 have been adjusted to reflect the enlarged number of shares of Sunway after the bonus issue of shares in 2017.

[^] Restated

Yearly Segmental Performance



(RM mil)	Revenue					Profit Before Tax				
	2017	2018	2019	2020	2021	2017	2018	2019	2020	2021
	Audited^	Audited^	Audited^	Audited^	Audited	Audited^	Audited^	Audited^	Audited^	Audited^
Property Development	935.3	619.6	545.9	494.6	625.7	242.0	173.2	228.5	291.9	154.1
Property Investment*	784.2	814.8	803.5	330.1	312.3	255.3	298.6	323.1	(27.4)	(10.0)
Construction	1,627.7	1,847.9	1,273.3	990.2	1,111.7	187.6	180.9	162.3	105.1	148.7
Healthcare @	-	-	-	-	-	-	-	-	-	-
T&M	996.5	1,103.4	959.8	812.1	840.6	48.8	53.1	30.0	24.5	38.0
Quarry	202.1	223.4	348.1	321.4	337.8	7.0	13.7	16.1	14.8	9.4
Building materials	222.4	215.9	166.6	135.7	143.5	37.0	23.6	(27.4)	7.3	10.6
Others	106.6	125.6	98.3	124.7	345.6	45.0	39.3	71.2	73.9	113.2
Continuing Operations	4,874.7	4,950.6	4,195.5	3,208.8	3,717.2	822.7	782.4	803.8	490.1	464.0
Discontinued Operations										
Healthcare @	364.6	459.7	584.8	620.3	815.1	56.4	54.4	61.5	17.4	102.3
Total	5,239.3	5,410.3	4,780.3	3,829.1	4,532.3	879.1	836.8	865.3	507.5	566.3

^ Restated

* Comprises of Property Investment, REIT, Leisure and Hospitality

@ Reclassified as discontinued operations upon completion of initial closing by Greenwood Pte Ltd on 23 December 2021. *Revenue and PBT disclosed here for information only. Effective 1 Jan 2022, only share of results of JV company is captured.*

Quarterly Segmental Performance (1/2)



(RM mil)	Revenue						Profit Before Tax					
	Quarter (Q3)			Year to date (Sept)			Quarter (Q3)			Year to date (Sept)		
	2019	2021	2022	2019	2021	2022	2019	2021	2022	2019	2021	2022
Property Development	126.2	197.1	278.1	327.7	441.6	722.7	59.0	44.6	35.8	129.1	88.2	84.9
Property Investment*	209.7	58.0	188.6	582.5	179.0	459.3	67.0	(12.3)	85.7	246.7	(45.2)	184.1
Construction	315.6	192.7	305.1	955.2	732.1	990.6	33.1	21.4	35.6	124.2	57.7	127.8
Healthcare @	-	-	-	-	-	-	-	-	41.4	-	-	105.0
T&M	246.2	186.4	198.8	727.6	609.9	668.7	13.8	6.7	12.4	26.9	28.8	32.4
Quarry	114.9	84.3	105.6	211.7	232.0	282.8	4.9	2.5	1.9	8.7	5.0	8.6
Others	59.5	138.4	194.3	200.6	275.7	539.3	29.8	21.5	11.0	67.7	74.6	83.1
Continuing Operations	1,072.1	856.9	1,270.5	3,005.3	2,470.3	3,663.4	207.5	84.4	223.8	603.4	209.1	625.9
Discontinued Operations												
Healthcare @	154.4	208.1	-	422.0	579.3	-	15.8	29.5	-	50.5	71.0	-
Total	1,226.5	1,065.0	1,270.5	3,427.3	3,049.7	3,663.4	223.3	113.9	223.8	653.8	280.0	625.9

* Comprises of Property Investment, REIT, Leisure and Hospitality

@ Reclassified as discontinued operations upon completion of initial closing by Greenwood Pte Ltd on 23 December 2021. Revenue and PBT disclosed here for information only. Effective 1 Jan 2022, only share of results of JV company is captured.

Quarterly Segmental Performance (2/2)



(RM mil)	Revenue						Profit Before Tax					
	Quarter (Q3)			Year to date (Sept)			Quarter (Q3)			Year to date (Sept)		
	2019	2021	2022	2019	2021	2022	2019	2021	2022	2019	2021	2022
Property Development	126.2	197.1	278.1	327.7	441.6	722.7	59.0	44.6	35.8	129.1	88.2	84.9
Property Investment*	209.7	58.0	188.6	582.5	179.0	459.3	67.0	(12.3)	85.7	246.7	(45.2)	184.1
Construction	315.6	192.7	305.1	955.2	732.1	990.6	33.1	21.4	35.6	124.2	57.7	127.8
Healthcare @	-	-	-	-	-	-	# 13.3	# 24.7	41.4	# 42.4	# 59.4	105.0
T&M	246.2	186.4	198.8	727.6	609.9	668.7	13.8	6.7	12.4	26.9	28.8	32.4
Quarry	114.9	84.3	105.6	211.7	232.0	282.8	4.9	2.5	1.9	8.7	5.0	8.6
Others	59.5	138.4	194.3	200.6	275.7	539.3	29.8	21.5	11.0	67.7	74.6	83.1
Continuing Operations	1,072.1	856.9	1,270.5	3,005.3	2,470.3	3,663.4	220.8	109.0	223.8	645.7	268.5	625.9
Discontinued Operations												
Healthcare @	154.4	208.1	# 284.3	422.0	579.3	# 769.6	# -	# -	-	# -	# -	-
Total	1,226.5	1,065.0	1,554.9	3,427.3	3,049.7	4,433.0	220.8	109.0	223.8	645.7	268.5	625.9

* Comprises of Property Investment, REIT, Leisure and Hospitality

@ Reclassified as discontinued operations upon completion of initial closing by Greenwood Pte Ltd on 23 December 2021. Revenue and PBT disclosed here for information only. Effective 1 Jan 2022, only share of results of JV company is captured.

For like-for-like comparison purposes only. Revenue of Healthcare for 2022 is included and 84% share of net profit of Healthcare for previous periods were used.

Performance Analysis

	FYE 2012	FYE 2013	FYE 2014	FYE 2015	FYE 2016	FYE 2017	FYE 2018	FYE 2019	FYE 2020	FYE 2021
Adjusted Sunway Share Price (RM)	0.85	1.12	1.36	1.31	1.29	1.63	1.47	1.80	1.61	1.72
% change	-7%	32%	21%	-4%	-2%	26%	-10%	22%	-11%	7%
% change (2021 vs 2012)										102%
FBM100 index	11,302.39	12,589.38	11,812.49	11,470.57	11,189.09	12,614.20	11,443.61	11,114.55	11,501.99	11,015.13
% change	10%	11%	-6%	-3%	-2%	13%	-9%	-3%	3%	-4%
% change (2021 vs 2012)										-3%
KLCI Index	1,688.95	1,866.96	1,761.25	1,692.51	1,641.73	1,796.81	1,690.58	1,588.76	1,627.21	1,567.53
% change	10%	11%	-6%	-4%	-3%	9%	-6%	-6%	2%	-4%
% change (2021 vs 2012)										-7%
KLPR Index	1,053.71	1,293.35	1,285.67	1,187.63	1,127.71	1,226.86	876.06	830.62	734.69	698.37
% change	5%	23%	-1%	-8%	-5%	9%	-29%	-5%	-12%	-5%
% change (2021 vs 2012)										-34%
KLIP Index #	121.71	141.07	128.04	155.64	144.32	174.84	166.49	153.40	178.11	202.71
% change	9%	16%	-9%	22%	-7%	21%	-5%	-8%	16%	14%
% change (2021 vs 2012)										67%

On 24 September 2018, Sunway was reclassified to the Industrial Products and Services sector, pursuant to Bursa Securities' revamp of the sectoral classification for companies listed on the Main Market.

Property Development

2022 Launches - Malaysia



	Jernih Residence	Sunway Alishan Residences	Sunway d'hill Residences (Tower 2)
Location	Kajang, Selangor	Cheras, Kuala Lumpur	Wangsa Maju, Kuala Lumpur
GDV	RM 281m	RM 261m	RM 322m
Type	Serviced Residence	Condominium & Superlinks	Serviced Residence
Units	643	240 condo units and 15 luxury link villas	489
Launch	May 2022	September 2022	October 2022
Take-up	28% (incl. of bookings)	18% (Incl. of bookings)	n.m.
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

2020 - 2021 Launches - Malaysia

Updated as at 02 January 2023



	Sunway Belfield	Sunway Velocity TWO (Tower C & D)	Sunway d'hill Residences (Tower 1)	Sunway Artessa
Location	Jalan Belfield, Kuala Lumpur	Jalan Peel, Kuala Lumpur	Kota Damansara, Kuala Lumpur	Wangsa Maju, Kuala Lumpur
GDV	Total: RM1.1 b	Tower C: RM 355m Tower D: RM 390m	RM 230m	RM 320m
Type	Serviced Residence	Serviced Residence	Serviced Residence	Serviced Residence
Units	Tower A, B (440 units/tower) and Tower C (450 units)	Tower C: 467 ; Tower D: 584	340	468
Launch	Tower A: January 2021 Tower B: March 2021 Tower C: December 2021	Tower C: November 2020; Tower D: November 2021	December 2021	November 2021
Take-up	A: 100% (incl. of bookings); B: 96% (incl. of bookings); C: 54% (incl. of bookings)	C: 94% (incl. of bookings); D: 53% (incl. of bookings)	72% (incl. of bookings)	55% (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	Mixed residential development nestled within lush rainforest hills	Freehold low-density residence designed with spacious units and exclusive facilities

2020 & 2021 Launches – International

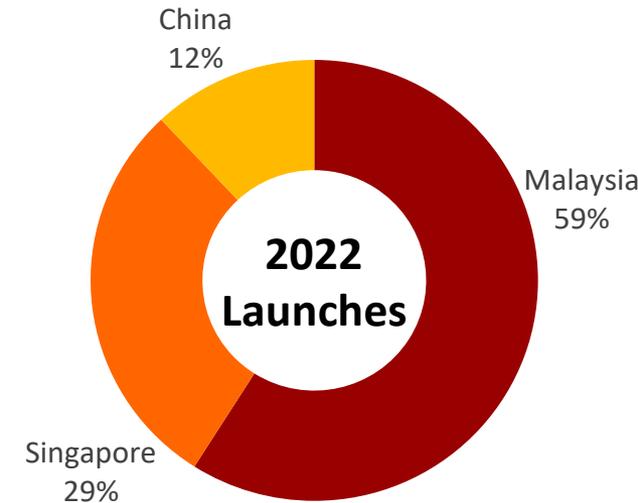
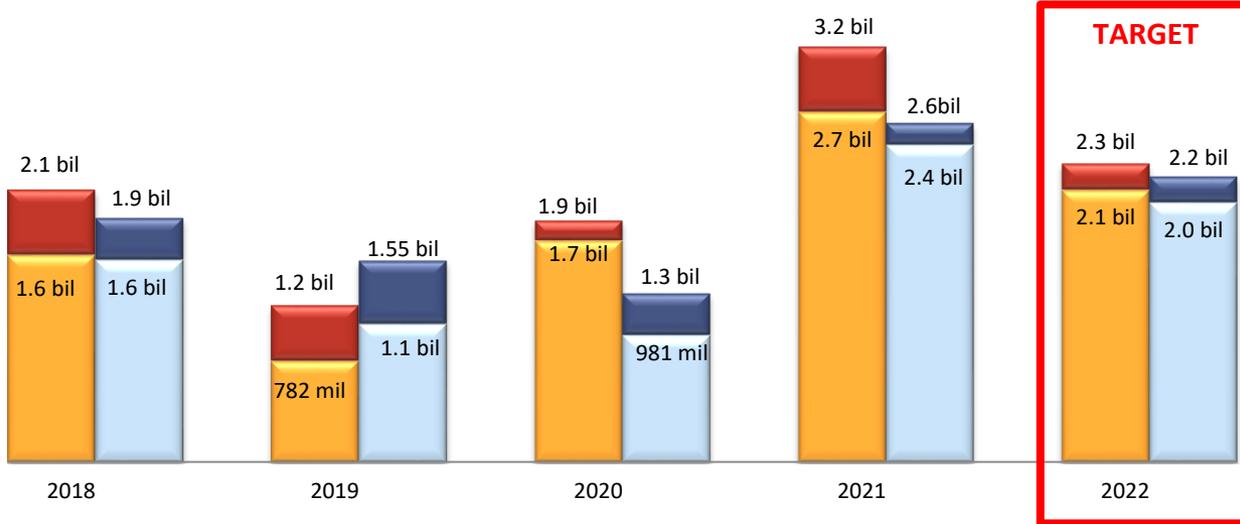


	Parc Canberra	Ki Residences	Parc Central Residences	Sunway Gardens Phase 3A
Location	Canberra Link, Singapore	Clementi, Singapore	Tampines, Singapore	Tianjin, China
GDV	SGD 530 million (Effective RM 560 million)	SGD 1.1 billion (Effective RM 1 billion)	SGD 885 million (Effective RM 940 million)	RMB 199 million (Effective RM 129 million)
Type	Executive Condominium (EC)	Private Condominium	Executive Condominium (EC)	Condominium
Units	496	660	700	1 block (124 units)
Launch	February 2020	December 2020	January 2021	December 2021
Take-up	100%	97%	100%	n.m.
Project Attraction	Modern development that enjoys close proximity to numerous amenities	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 Canberra, Parc Central Residences and Sunway Gardens (Phase 3) have to be deferred until its completion.

Planned Launches and Sales Target for 2022

■ Effective Launches
 ■ Launches
 ■ Effective Sales
 ■ Sales



2022 Planned Launches

Project	Product Type	Location	GDV (RM'mil)
Jernih Residence	Serviced Apartments & Retail	Kajang, Selangor	281
Sunway Bukit Jalil	Serviced Apartments	Bukit Jalil, Kuala Lumpur	275
Sunway Alishan	Condominium and Superlinks	Cheras, Kuala Lumpur	261
Project L5 (to be named)	Landed linked homes	Sunway Iskandar Puteri, Johor	213
Sunway Lenang Heights	Semi – D homes and bungalows	Taman Molek, Johor Bahru	93
Sunway City Ipoh	Townhouses	Sunway City Ipoh, Ipoh	75
Sunway Wellesley	Townhouses	Bukit Mertajam, Penang	120
Sunway Dora	Condominium	Bayan Baru, Penang	71
Flynn Park	Private Condominiums	Pasir Panjang, Singapore	676
Sunway Gardens	Condominium	Tianjin, China	276
Total			2,341

Strategic Landbank Acquired 2020 - 2022



Date	Location	Tenure	Land size (acres)	Purchase Consideration^	GDV^	Proposed development
2022						
January 2022	Next to Sunway Velocity 2, Cheras, Kuala Lumpur	Leasehold	5.50	9.7	Approx. 1,200	Serviced Apartments
2021						
18 November	Tanjong Katong, SG (30% stake)	Freehold	6.06	815 (SGD)	Approx. 2,000 (SGD) (~RM6 bil)	Luxury private condominiums
9 September	Pasir Panjang, SG (30% stake)	Freehold	4.79	371 (SGD)	Approx. 750 (SGD) (~RM2.3 bil)	Private condominium
1 February	Taman Mutiara, Cheras KL	Freehold	3.34	42	Approx. 225	Private condominium
19 April	Jalan Cochrane, Cheras KL	Freehold	6.59	233.4	Approx. 1,150	Mixed use development
2020						
28 July	Kota Bharu, Kelantan	99 years	9.41	28.7	Approx. 200	200-bed hospital

^ Purchase Consideration and GDV are in RM millions, unless otherwise stated.

Multiple Strategic Locations

Remaining Landbank

Total Landbank

- 3,295 acres

Total GDV

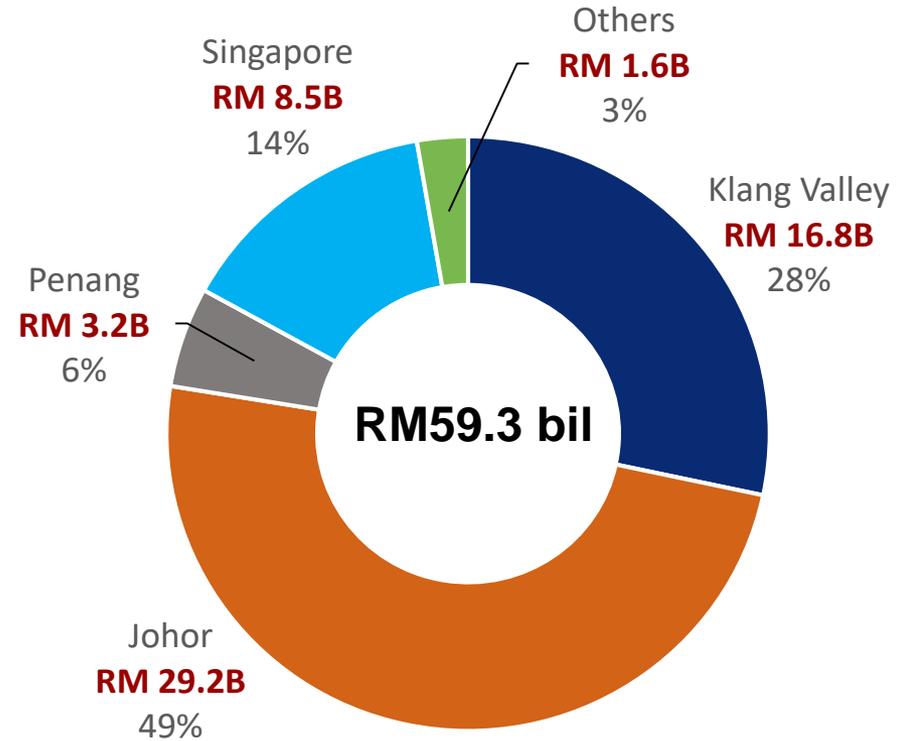
- RM59.3 billion

Effective GDV

- RM39.3 billion

Development Period

- Up to 15 years



Klang Valley

985 acres (30%)
RM 16.8 bil (28%)



Johor

1,762 acres (53%)
RM 29.2 bil (49%)



Penang

186 acres (6%)
RM 3.2 bil (6%)



Singapore

11 acres (<1%)
RM 8.5 bil (14%)

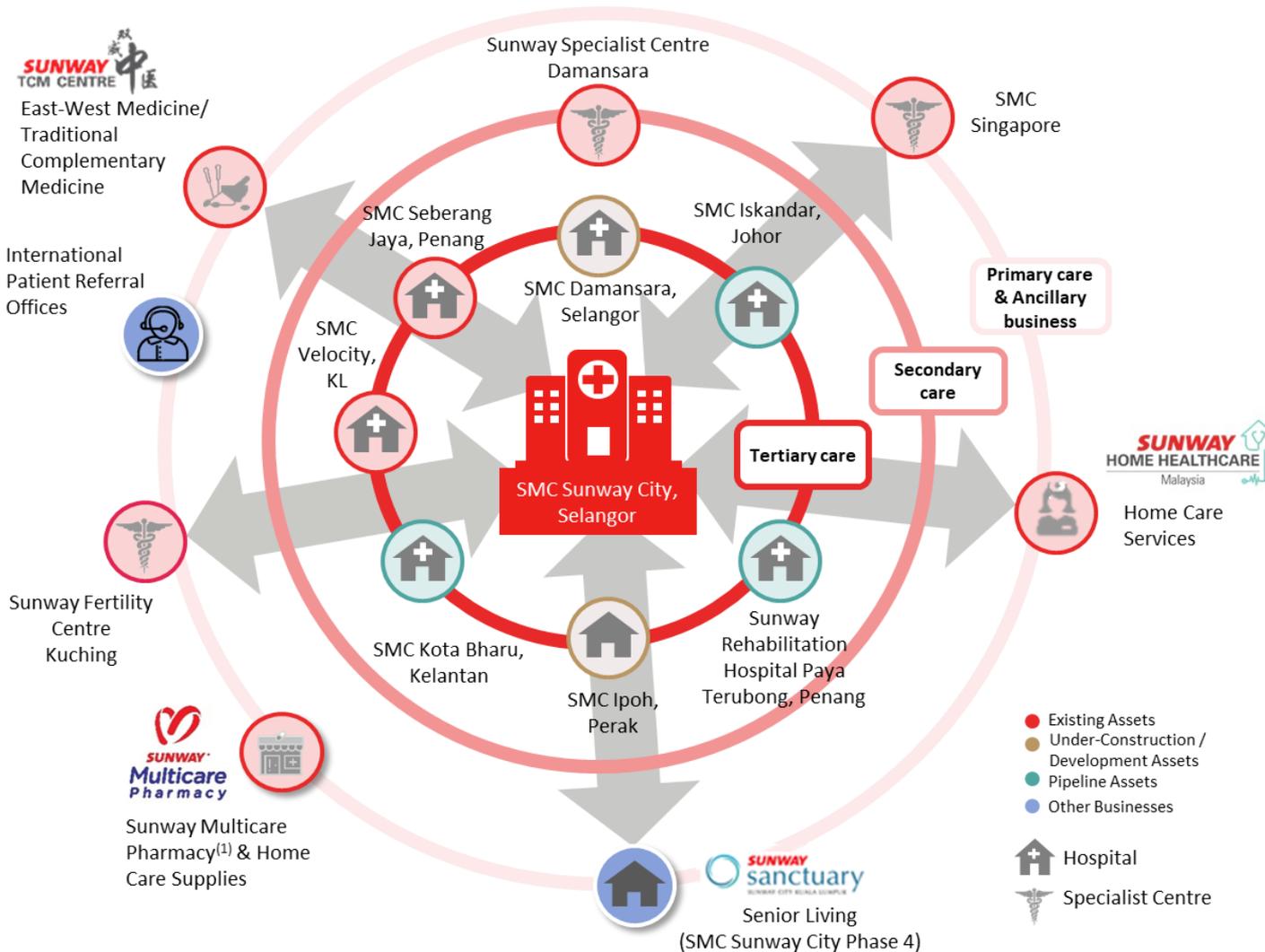


Others

352 acres (11%)
RM 1.6 bil (3%)

Healthcare

Hub & Spoke Model Growth Strategy



- ✓ Ability to generate cross-referrals from network hospitals to maximise utilisation and drive tertiary and quaternary care patients to SMC Sunway City.
- ✓ Stronger ability to attract best doctors on the back of greater patient volumes driven by the network.
- ✓ Centralised planning, procurement efforts and management systems enable synergies.
- ✓ Facilitates deeper relationships with insurance companies and corporate payors who prefer partners with nationwide network

Note:

(1) Sunway Multicare Pharmacy business is external to the Sunway Healthcare Group, under the wider Sunway Group

Sunway Healthcare Group at a Glance

Introduction

- A leading integrated private healthcare group with a network of hospitals and health services in Malaysia
- Following the success of the flagship hospital Sunway Medical Centre Sunway City which opened in 1999, a second tertiary hospital, Sunway Medical Centre Velocity started operations in September 2019
- Today, Sunway Healthcare has 3 hospitals and 3 Ambulatory Care Centres (ACC) (869 beds, 294 consultation suites, 22 operating theatres), Home Healthcare Services and 2 Traditional & Complementary Medicine (TCM) Centres

Operating Hospitals



Sunway Medical Centre, Sunway City, Selangor

Licensed Beds: 616 beds
 Consultation Suites: 186
 Operating Theatres: 14
 (Potential capacity of ~1,081 beds upon completion of Tower D, E & F)

Tower D, E & F
Additional capacity of ~465 Beds
Exp. Completion date: Q1 2023



Sunway Medical Centre Velocity, Kuala Lumpur

Licensed Beds: 121 beds
 Consultation Suites: 70
 Operating Theatres: 4
 (Potential capacity of ~350 beds upon completion of Phase 2)

Phase 2 expansion
Additional capacity of ~229 Beds
Exp. Completion date: Q3 2023



Sunway Medical Centre Penang, Seberang Jaya

(Opened 11 Nov 2022)
 Licensed Beds: 132 beds
 Consultation Suites: 38
 Operating Theatres: 4
 (Potential capacity of ~333 beds upon completion)

Under Construction



**Sunway Medical Centre
Damansara, Selangor**

**Potential capacity of
~336 Beds**

**Exp. opening date:
Q1 2024**



**Sunway Medical Centre Ipoh,
Perak**

**Potential capacity of
~260 Beds**

**Exp. Opening date:
Q2 2024**

New Medical Centres in the Pipeline



**Sunway Medical Centre Kota
Bharu, Kelantan**

**Potential capacity of
~200 Beds**

**Exp. opening date:
To be determined**

In planning stage (beyond 2025)

- Paya Terubong, Penang
- Sunway City Iskandar Puteri, Johor

2022

Sunway Medical Centre



Hospital of the Year - Malaysia

Smart Hospital Initiative of the Year - Malaysia

Sunway Medical Centre Velocity



Asia-Pacific Healthcare and Hospital Awards 2022

Organized by Global Health and Travel (GHT)

BEST NEW HOSPITAL IN ASIA PACIFIC

O&G SERVICE PROVIDER OF THE YEAR IN ASIA PACIFIC

WELLNESS SERVICE PROVIDER OF THE YEAR IN ASIA PACIFIC

2021

Sunway Medical Centre



Asia-Pacific Healthcare and Hospital Awards 2021

Organized by Global Health and Travel (GHT)

STAND-OUT JURY AWARD HOSPITAL OF THE YEAR IN ASIA PACIFIC

BARIATRIC SERVICE PROVIDER OF THE YEAR IN ASIA PACIFIC

NUCLEAR MEDICINE SERVICE PROVIDER OF THE YEAR IN ASIA PACIFIC

DIGESTIVE HEALTH SERVICE PROVIDER OF THE YEAR IN ASIA PACIFIC

2021 Frost & Sullivan Asia Pacific Best Practices Awards

2021 Malaysia Smart Hospital

Company of the Year



Certification of Conformance with COVID-19 Guidelines for Medical Travel Programs

Sunway Medical Centre Velocity



Health Promotion Initiative of the Year

ICT Initiative of the Year

Smart Hospital Initiative of the Year

Property Investment & REIT

One of a Leading Diversified REIT in Malaysia

Overall Snapshot

Market Cap (as at 30 Dec 2022)	RM5.00 billion	DPU (YTD 2021 ¹)	6.10 sen
Property Value (as at 31 Dec 2021)	RM8.74 billion	Annualised Yield (as at 31 Dec 2021)	2.9%
Net Property Income (FP 2021 ¹)	RM457.1 million	Gearing	37.2%

More than 75% of Sunway REIT's assets are strategically located within Klang Valley

1. Penang Island - Sunway Hotel Georgetown	4. Kuala Lumpur - Sunway Putra Mall - Sunway Putra Hotel - Sunway Putra Tower - Sunway Tower
2. Penang Mainland - Sunway Hotel Seberang Jaya - Sunway Carnival Shopping Mall	5. Sunway City - Sunway Pyramid Shopping Mall - Sunway Resort - Sunway Pyramid Hotel - Sunway Clio Property - Menara Sunway - The Pinnacle Sunway - Sunway Medical Centre (Tower A & B) ¹ - Sunway university & college Campus
3. Ipoh - SunCity Ipoh Hypermarket	6. Shah Alam / Petaling Jaya / Klang - Wisma Sunway - Sunway REIT Industrial – Shah Alam ² - Sunway REIT Industrial – Petaling Jaya ² (proposed acquisition) - Sunway Pier (proposed redevelopment)



Note:

- 1) Proposed sale to Sunway Medical Centre Sdn Bhd on 29 December 2022.
- 2) Sunway REIT has changed its financial year end from 30 June to 31 December. The financial period ended 31 December 2021 (FP2021) constitutes 18-month financial performance from 1 July 2020 to 31 December 2021.

Portfolio Value Creation since IPO

Total Acquisition of **RM2.5 billion¹** since IPO

¹ Includes acquisition of Sunway Pier and Sunway REIT Industrial – Petaling Jaya 1 (to be completed in 2H2022)



IPO
8 Assets

Sunway Medical Centre (Tower A & B)
RM310 mil

Wisma Sunway
RM74 mil

Sunway REIT Industrial Shah Alam 1
RM91.5 mil

Sunway university and college campus
RM550 mil

Sunway Pier
RM34 mil



Sunway Putra
RM514 mil

Sunway Hotel Georgetown
RM60 mil

Commercial Land Sunway Carnival Mall's expansion
RM17.2 mil

Sunway Clio Property
RM340 mil

The Pinnacle Sunway
RM450 mil

Sunway REIT Industrial – Petaling Jaya 1 *
RM60 mil

**Acquisition of Sunway REIT Industrial – Petaling Jaya 1 is expected to be completed in 2H2022*

+ Net Fair Value Gain, AEs and Property Development Activities since IPO: RM2.89 billion

Sunway City KL



Sunway Velocity KL



	Sunway Geo Tower	Velocity Mall	Medical Centre Velocity	Velocity Hotel	V Office	Visio Tower
Type	17-storey office tower	Shopping Mall	Hospital	Hotel	10-storey integrated office/retail	15-storey office tower
GDV	RM120 mil	RM1.6 bil	RM260 mil	RM140 mil	RM150 mil	RM180 mil
GFA	240k sq ft	1,000k sq ft	240 beds	351 rooms	175 sq ft (NLA)	200k sq ft (NLA)
Comple't'n	1H 2017	End 2016	Mid 2019	2H 2017	Q2 2018	Q3 2019

Sunway City Iskandar Puteri



	Sunway Big Box Retail Park	Sunway Big Box Hotel
Type	Shopping mall	4-star hotel
GDV	RM250 mil	RM160 mil
GFA	500k sq ft	284 rooms
Comple't'n	Q4 2019	Q3 2021

Education Buildings

Co-living units



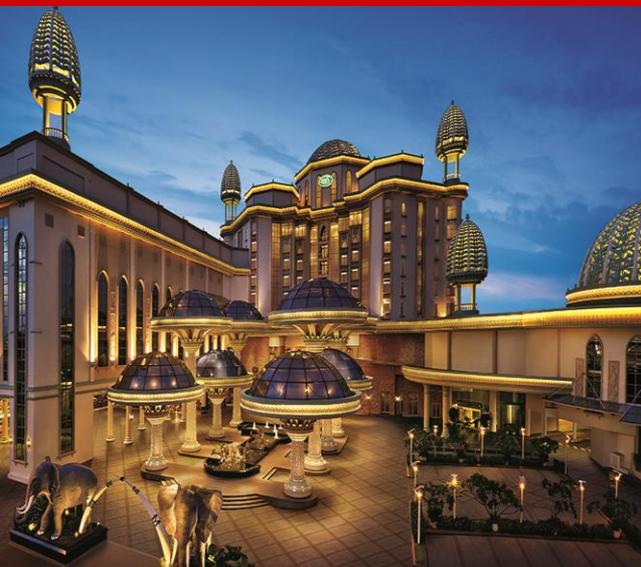
**Monash University
Malaysia**

Sunway Monash-U Residences

**Sunway House Waterfront
Residence**

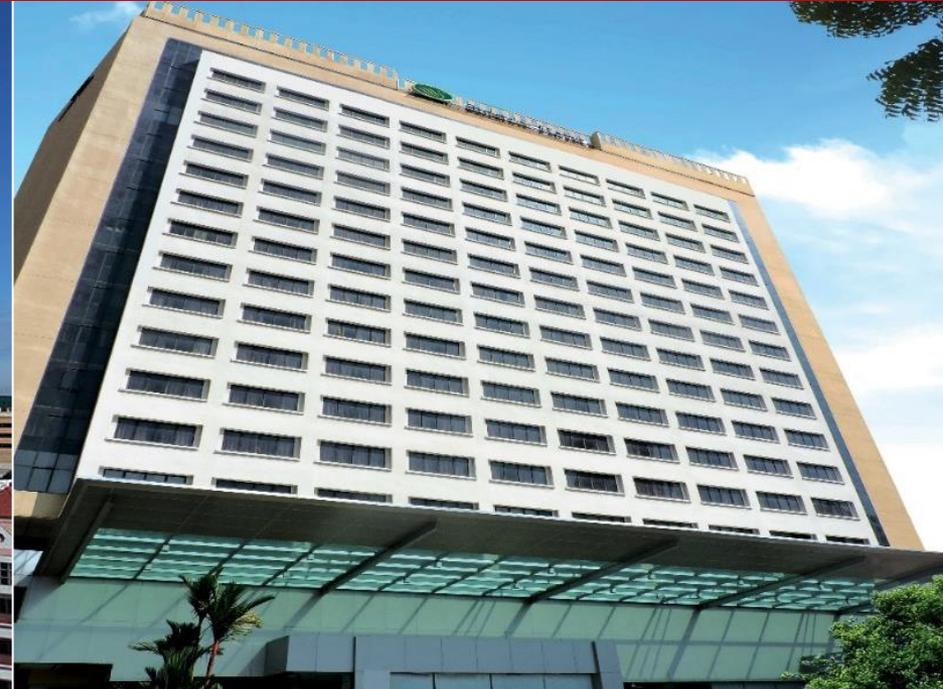
Location	Sunway City Kuala Lumpur		
Description	Tertiary education institutes	Student accommodation	Co-living units under rent-to-buy scheme
NBV	RM300 mil	RM250 mil	RM220 mil
NLA	1.05 mil sq ft	504k sq ft	481.5k sq ft
Occ Rate	100%	78%	50%
Opened	Feb 2007	2011	2H 2020

Hotels Under Management (Klang Valley)



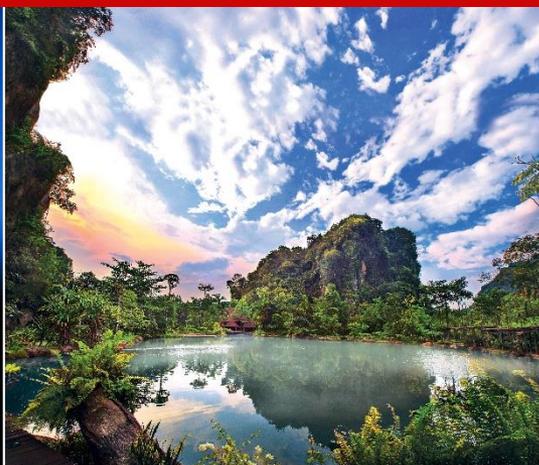
	Sunway Resort	Sunway Pyramid Hotel	Sunway Clio Hotel	Sunway Putra Hotel
Location	Bandar Sunway	Bandar Sunway	Bandar Sunway	Kuala Lumpur
Rooms	439 rooms, 5-star hotel	564 rooms, 4.5-star hotel	401 rooms, 4-star hotel	650 rooms, 5-star hotel
Occ Rate	50%	66%	66%	41%
ARR	RM 624	RM 331	RM 272	RM 204

Hotels Under Management (Penang & Johor)



	Sunway Hotel Seberang Jaya	Sunway Hotel Georgetown
Location	Seberang Jaya, Penang	Georgetown, Penang
Rooms	202 rooms, 4-star hotel	250 rooms, 4-star hotel
Occ Rate	71%	59%
ARR	RM 204	RM 221

Hotels Owned & Managed by Sunway Berhad



	Sunway Lost World Hotel	Banjaran Hot Springs Retreat	Sunway Hotel Phnom Penh	Sunway Hotel Hanoi
Location	Ipoh, Perak	Ipoh, Perak	Phnom Penh, Cambodia	Hanoi, Vietnam
Rooms	174 rooms, 3-star hotel	44 rooms, 5-star retreat	138 rooms, 4-star hotel	143 rooms, 4-star hotel
Intro	Located adjacent to Lost World of Tambun theme park amidst nature	Luxury wellness destination resort	Surrounded by famous Cambodian historical landmarks	Romantic Vietnamese ambience and ultra modern business hotel
Occ Rate	54%	57%	23%	14%
ARR	RM 263	RM 1,667	RM 40	RM 36

2 Theme Parks



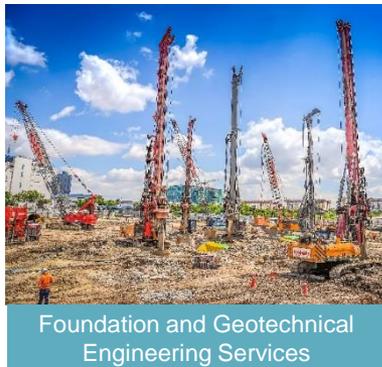
	Sunway Lagoon	Lost World of Tambun
Location	Sunway City Kuala Lumpur	Sunway City Ipoh
Intro	Malaysia's first and the largest Premier water theme park	First themed water park that provides hotsprings in Malaysia
Area	88 acres	40 acres
Awards	Winner of Asia's Best Attraction Award for 4 consecutive years	FIABCI World Prix d'Excellence Awards 2015 – World Gold Winner (Resort Category)
Events	World class location for International Events ✓MTV World Stage Live in Malaysia	Preferred location for local companies ✓Final Competition for DJMix Challenge
Visitorship	Approx. 1.5 million per year	Approx. 1 million per year

Other Business Units

SunCon - Fully Integrated Business Model **SUNWAY**[®]



- Design and construction service provider specialising in Building Information Modeling System (BIM /VDC)
- International portfolio includes projects in Singapore, UAE and Trinidad and Tobago
- Special Purpose Building Projects include Kuala Lumpur Convention Centre, Pinewood Studio, Sunway Medical Centre, Monash University Campus M'sia; Sunway Shopping Mall; Putrajaya Govt Agency Offices; International School of Kuala Lumpur



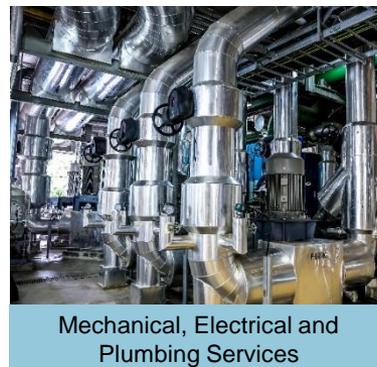
- Core services include piling solutions and earth retaining systems
- Services cover all types of buildings such as residential, commercial, institutional, purpose-built or specialty buildings, and civil/infrastructure construction projects.



- Solar : Rooftop (Sunway projects) and large scale
- Gas District Cooling System (Putrajaya)
- Biomass system (BioExcel in Johor)
- LSS4 (EPC 2 x 50MW)
- JV with ENGIE for District Cooling Systems (DCS)



- Roads, highways, airports, bridges and rail transportation infrastructure projects over the last 30 years
- Local Projects include Ipoh Airport, SILK, Maju Expressway, SKVE, MRT, LRT and BRT
- Overseas Projects include 7 completed highways and bridges in India and 2 new HAM project secured in FYE 2020



- Main services are categorised into mechanical, electrical, plumbing and specialised engineering solutions
- Services offered to both internal and external clients as part of integrated services and on stand alone basis



- Develops, designs, manufactures and supplies precast concrete products with manufacturing plants located in Iskandar and Senai, Johor, Malaysia
- Precast concrete products manufactured, include Industrialised Building System ("IBS") components, for residential, commercial and infrastructure development projects

Construction Order Book – RM 4.0 billion



AS AT SEPT-22 (RM MIL)	COMPLETION	CONTRACT SUM	O/S ORDERBOOK	
BUILDING			146	4%
PUTRAJAYA PARCEL F	Maintenance	1,610	14	
TNB HQ CAMPUS (PH 2)	4Q 2022	781	53	
PETRONAS LEADERSHIP CENTRE	Completed	305	23	
IOI MALL (MEP)	4Q 2022	68	4	
OXLEY TOWER (MEP)	4Q 2024	68	52	
PNB118 PKG A&B (MEP)	3Q 2022	8	2	
INFRASTRUCTURE/PILING			330	8%
LRT 3 : PACKAGE GS07-08	4Q 2022	1,295	73	
SENTUL WEST MRTUG ST. (MEP)	4Q 2022	57	1	
JALAN TAMBUN, IPOH	4Q 2022	14	11	
BANGSAR RISING - PILING	4Q 2022	5	1	
TASCO	3Q 2022	9	-	#
LRT 3 : GS06 (Piling)	2Q 2022	1	-	#
RTS LINK PACKAGE P2A	2Q 2025	112	104	
KB - Kuala Krai BR1-BR7 (Piling)	4Q 2022	2	1	
LRT 3 : GS06	3Q 2023	191	138	
INDIA			606	15%
THORAPALLI - JITTANDAHALLI (TJ)	4Q 2023	508	429	
MEENSURUTTI - CHIDAMBARAN (MC)	3Q 2023	315	178	
SUSTAINABLE ENERGY			438	11%
SOLAR - EXTERNAL	Various	414	395	
NEW ORDER 2022 - EXTERNAL	Various	38	37	
NEW ORDER 2022 - INTERNAL	Various	8	6	
SINGAPORE			535	13%
PRECAST	Various	512	367	
NEW ORDER 2022 - EXTERNAL	Various	168	168	

AS AT SEPT-22 (RM MIL)	COMPLETION	CONTRACT SUM	O/S ORDERBOOK	
INTERNAL - SUNWAY GROUP			1,990	49%
SMC 4 + VO	3Q 2023	612	175	
SUNWAY SERENE	4Q 2022	413	14	
SUNWAY BELFIELD	4Q 2024	403	311	
SUNWAY VELOCITY 2	4Q 2022	352	34	
SOUTH QUAY CP2 -	3Q 2024	557	545	
SUNWAY CARNIVAL MALL EXT.	1Q2023	286	6	
SUNWAY VELOCITY 2B	4Q 2023	253	196	
SMC DAMANSARA	3Q 2023	240	202	
SMC SEBERANG JAYA	4Q 2022	196	6	
SMC IPOH	1Q 2024	150	64	
SW INTERNATIONAL SCHOOL (SIS)	4Q 2022	140	33	
SOUTH QUAY CP2 - PILING	4Q 2022	198	2	
SUNWAY VELOCITY 3C4	2Q 2023	100	40	
SUNWAY HOTEL RENOVATION	4Q 2022	81	5	
BIG BOX OFFICE	4Q 2022	51	8	
BUTTERWORTH-KULIM	4Q 2022	4	1	
DRAINAGE WORKS	4Q 2022	1	1	
WELLNESS ROAD & DRAIN	4Q 2022	1	1	
SMC IPOH VO	1Q 2024	67	67	
SW FLORA	4Q 2025	278	278	
GRAND TOTAL @ SEPT 2022		10,927	4,046	
RED : SECURED IN 2022		882	802	

Trading and Manufacturing



- 23 operating companies with offices & warehouses in 40 locations across 7 countries
- 200 agency lines
- Over 13,000 active customers
- Providing the best value product through global sourcing
- Developing in-house brands like Totalrubber and Sunflex(hoses), Suntrak (tracks)
- Serving multiple industries ranging from construction, quarry, mining, logging, agriculture, plantation, marine, to oil & gas

Business growth

- Proven business model, easily replicated in new countries
- Regional expansion, 7 countries in Asia Pacific region
- Focus on going upstream into manufacturing of related products

Hoses & Fittings



- Strong own branding – “SunFlex”

Heavy Equipment Parts



- Good agency lines – DCF Trek, FP Diesel
- Set up undercarriage plant in China with Daechang Forging Korea

Heavy Equipment



- Exclusive distribution agent for
 - Furukawa Heavy equipment
 - Sany Concrete Pumps and Cranes
 - Airman Compressor and Generator Set
 - Lonking Wheel-loaders
 - CASE Heavy equipment

Lithium Iron Forklifts



Building Materials



Automotive



- Exclusive distributor for Dongfeng trucks in Malaysia

Industrial Hardware



Interlocking Concrete Pavers

- Malaysia's largest producer of interlocking concrete pavers
- Annual Production Capacity:
 - Current: 3.0 mil m²
- Complete coverage of Peninsular and East Malaysia with plants in Batang Kali, Nibong Tebal, Senai, Marang and Kota Kinabalu
- Market share of more than 70%

Vitrified Clay Pipes

- Annual Production Capacity:
- Current: 55,000 tons
- ISO140001:2004 certified on Environmental Management Systems
 - Service close to 75% of domestic market demand

Spunpile

- Annual combined capacity of 500,000 tons.
- Plants located in Batang Kali, Malaysia and Zhuhai, China
- Immediate projects include piling construction, ports and shipyards



Wood Series
Pavers



Neupave



Vitrified Clay
Pipes

Aggregates

- Re-entered Malaysian quarry business in 2005
- Expanded to current 6 quarries located in Kajang, Rawang, Cheras, Kuala Kangsar, Semenyih and Melaka
- Increased to 8 quarries with the acquisition of Blacktop in March 2019. The transaction was completed on 1 July 2020. Acquired balance 40% stake on 22 April 2022 for RM26.4 billion.
- Increased to 9 quarries with the acquisition of Dolomite Quarry in June 2019. The transaction was completed on 11 September 2020.
- Market share
 - Klang Valley - 22%
 - Nationwide - 15%



Asphalt

- Operates a total of 14 asphalt plants strategically position in close proximity to major artery highways
- Increased to 23 asphalt plants with the acquisition of Blacktop at 19 locations
- Market share
 - Klang Valley - 30%
 - Nationwide - 30%



ESG at Sunway

Advancing ESG at Sunway



- Sunway Group is a strong advocator of ESG practices in its business model which has proven to enhance the value creation to its stakeholders.
- The Group commits to aligning ESG practices with the internationally renowned 17 United Nations Sustainable Development Goals (UNSDG). In a landmark development, the UN Sustainable Development Solutions Network (SDSN) Centre in Asia will be housed in Sunway City, reinforcing Sunway's commitment to advancing the SGDs in the Asian region.
- Sunway Berhad and Sunway REIT are constituents of FTSE4Good Bursa Malaysia Index.



FTSE4Good





Sunway aims to be carbon neutral by 2050



Buildings Certified Green



Townships Certified Green

SUNWAY CITY KUALA LUMPUR

ECONOMIC DIMENSION

INTERNET ACCESS

- Free Wi-Fi on SunwayNet
- MSC Status
- Digital Hub

TRANSIT-ORIENTED DEVELOPMENT

- Convenient access (within 0.5 km) to public transportation including Sunway City Kuala Lumpur shuttle bus and Bus Rapid Transit (BRT) Sunway (RM123 million investment by Sunway).
- MyRapid Park 'N' ride parking facility (Kompleks BRT Sunway)

PEDESTRIAN INFRASTRUCTURE

- 100% walkable with elevated walkway and underground connectivity

LOW-CARBON EMISSION VEHICLE SUPPORT

- Electric vehicle parking bays are provided at Sunway Pyramid Shopping Mall, The Pinnacle Sunway and Sunway Medical Centre

SUSTAINABLE BUILDINGS

- Sunway City Kuala Lumpur - GBI Silver
- Sunway Geo Tower - GreenRE Bronze
- The Pinnacle Sunway - GBI Certified, Green Mark Gold

URBAN DEVELOPMENT AND SPATIAL PLANNING

Compact development	<ul style="list-style-type: none"> • Residential, commercial, retail, healthcare, education, hospitality and leisure • 40% of assets owned and operated by Sunway
Integration and mixed land use	
Social inclusion	<ul style="list-style-type: none"> • Inclusive development recognition by the Selangor Town and Country Planning Development
Resilience to climate change	<ul style="list-style-type: none"> • Water treatment plant • Solar energy generation

Greenscapes and bluescapes

40%

BIODIVERSITY



Flora

- 150 species, 31,179 native plants and 142,291 adaptive plants



Fauna

- 22 bird species

Security Services

- More than 10,000 CCTVs
- Close to 900 auxiliary and plainclothes policeman and security guards
- 14 patrol cars
- 4 tourist police



01 GOAL



TRANSFORMING OUR PORTFOLIOS TO LOW-CARBON SUSTAINABLE CITIES

Sunway is committed to adapting to climate change and transforming its townships to low-carbon cities to build a sustainable future for all. Leveraging technology and innovation, the Group aims to develop smart and sustainable cities that are compact, digitalised and transit-oriented with minimised resources to connect communities together.

Leading Conglomerate

- Leading conglomerate with multiple diversified and synergistic businesses in Malaysia
- Market leader in respective segments with a proven track record
- Strong brand heritage

Positioned for Growth

- Organic growth in Healthcare, enhanced by collaboration with Harvard, Oxford and Cambridge Universities and expanding portfolio of hospitals across Malaysia
- Landbank of 3,295 acres with total GDV of RM59.3 bil, located across multiple strategic locations
- Strong presence in Klang Valley, Penang, Johor and Singapore

Resilient Earnings Base

- Unbilled Sales of RM 4.24 bil as at 30 September 2022
- Outstanding construction order book of RM 4.0 bil as at 30 September 2022
- Recurring income from Sunway REIT and Property Investment division

Robust Balance Sheet

- Shareholders funds of RM 12.5 bil with total assets of RM 26.2 bil as at 30 September 2022
- Net gearing ratio of 0.5 times as at 30 September 2022
- Minimum dividend payout policy of 20% of core net profit since 2012

Appendix

Sunway City Kuala Lumpur

• Retail • Commercial • Education • Healthcare • Hospitality • Theme Park • Residential • Industrial •



BEFORE



AFTER

- Malaysia's 1st integrated township with 8 components.
- Attracts more than 42 million visitations p.a. through its shopping mall & theme park.
- Malaysia's First GBI Silver Award Township.



Sunway City Iskandar Master Plan

SUNWAY®



STRAITS OF JOHOR
柔佛海峡

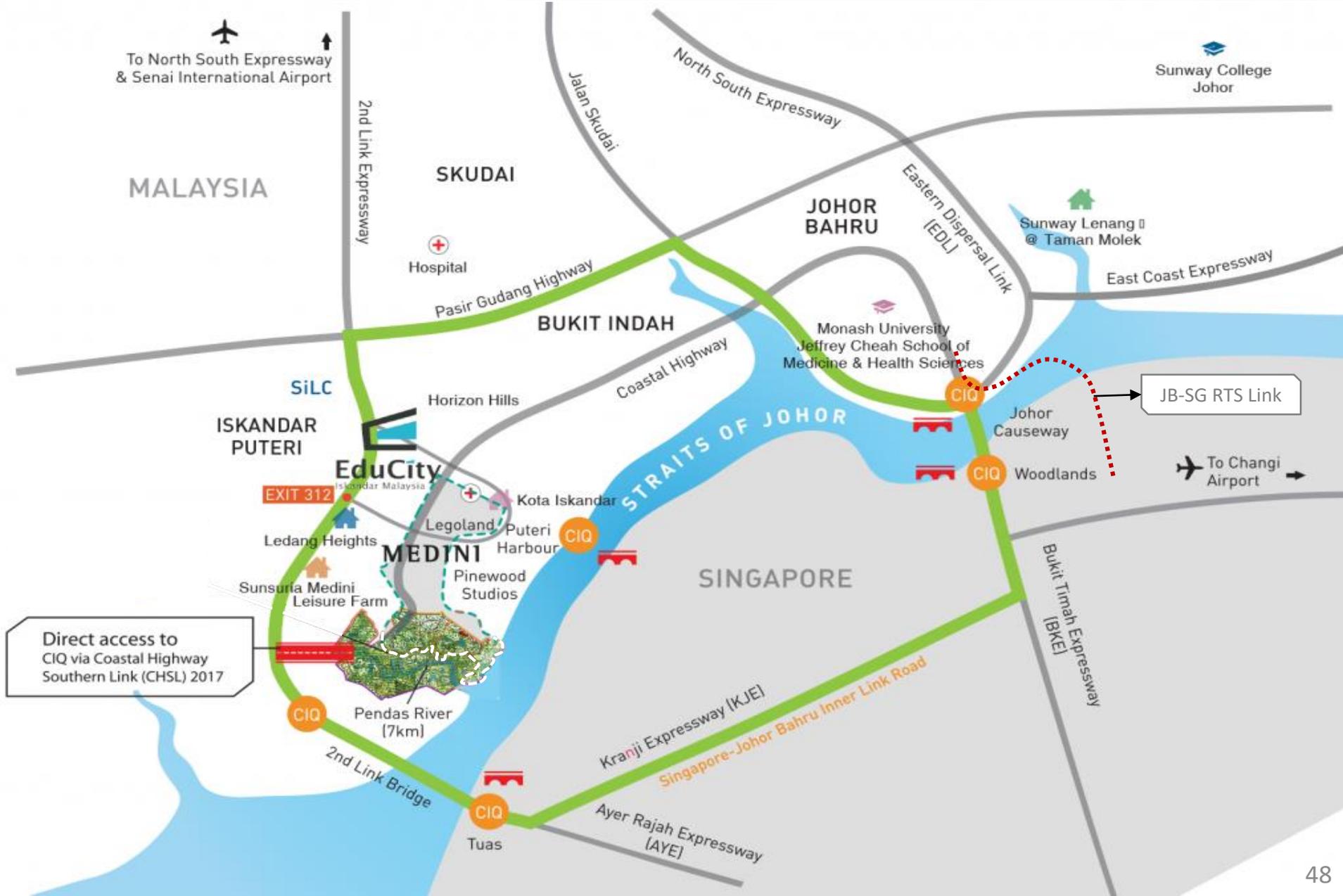
滨海大道南环线现已通车
约5公里可抵达新马第二通道

GDV: RM 30 billion
Area: 1,770 acres

Close proximity to Second Link Highway



Sunway City Iskandar Strategic Location



Sunway City Iskandar Developments

SUNWAY[®]



Sunway Citrine Residences



Sunway Citrine Lakehomes



Sunway Big Box Hotel



Sunway Emerald Boulevard

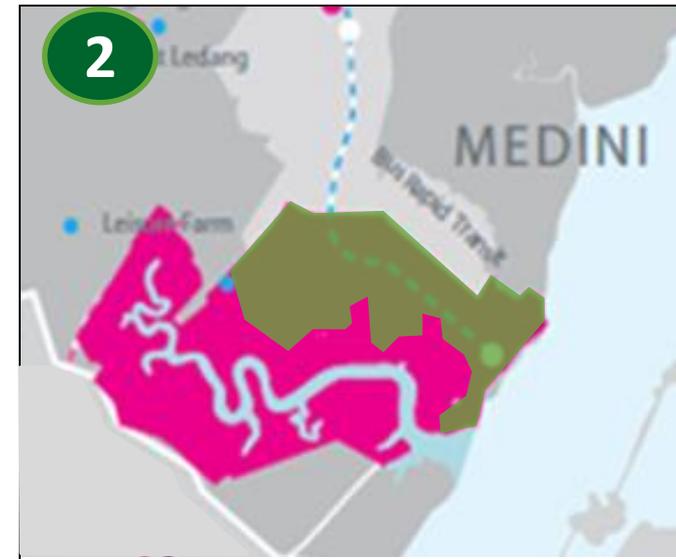
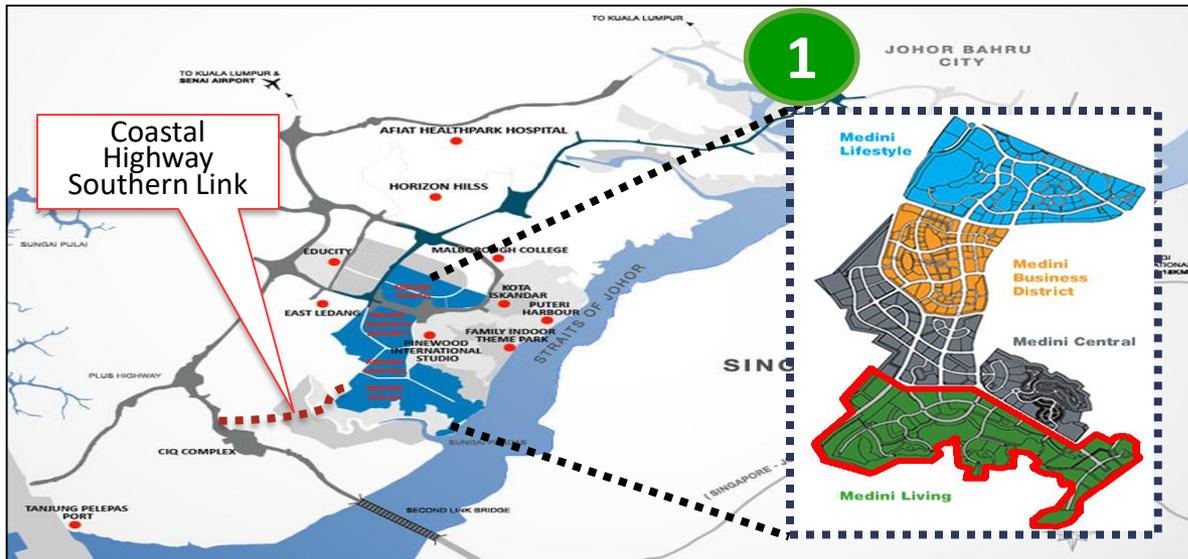


Sunway Big Box Retail Park



SJK (C) Cheah Fah

Jewel Landbanks in Iskandar Malaysia



Location

Medini Iskandar

Pendas, Johor

Area

691 acres (280 hectares)

1,079 acres (437 hectares)

Purchase Consideration

- 99 yr lease: Up to RM745.3 mil
- 30 yr lease ext: RM74.5 mil (10%)
 - RM27.23 psf

- Up to RM503.4 million
 - RM10.71 psf

Tenure

129 years lease

Freehold

Potential Development and GDV

- Mixed integrated development
- Potential GDV: RM12 bil over 10 years

- Mixed integrated development
- Potential GDV: RM18 bil over 15 years

Acquisition date

December 2011

December 2012

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 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.

