

Sunway Berhad

Investor Presentation

UBS OneASEAN Summit 2025

4 March 2025



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Sunway Group at a Glance



One of ASEAN's Leading Conglomerate

SUNWAY



Sunway Group is one of ASEAN's leading conglomerates established in 1974.



13
Business
divisions



>50
Locations
worldwide

Business Divisions



**Property
Development**



Healthcare



Construction



**Property
Investment & REIT**



Retail



Hospitality



Leisure



**Trading &
Manufacturing**



Quarry



Building Materials



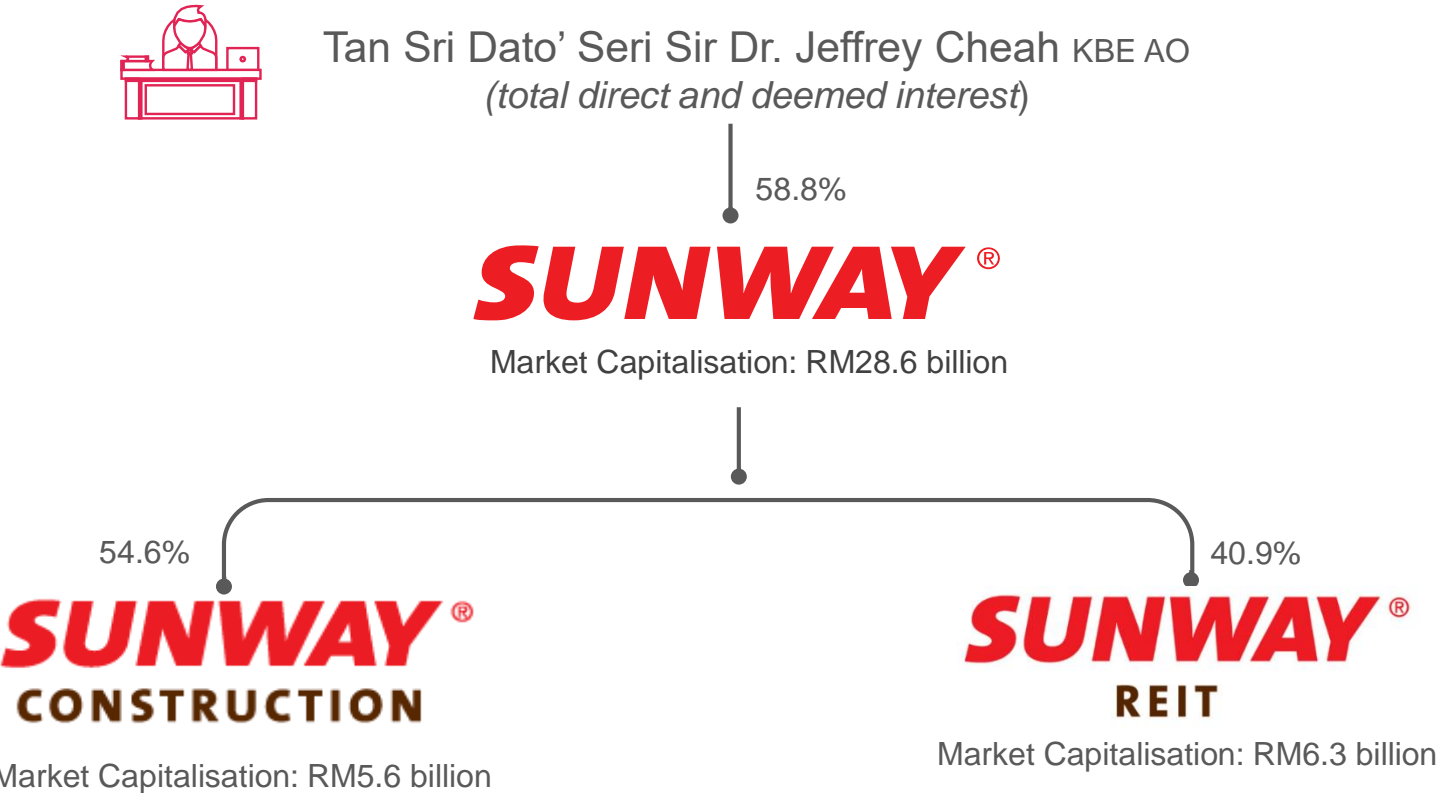
**Digital, Investment &
Financial Services**

One of ASEAN's Leading Conglomerate



Listed on the Main Market of Bursa Malaysia Securities Berhad with a combined market capitalisation of **RM41 billion** (as at 28 February 2025)

Indices Representation



- 

MSCI Emerging Market Index
- 

FTSE Bursa Malaysia KLCI Index
FTSE Bursa Malaysia Emas Index
FTSE Bursa Malaysian Top 100 Index
FTSE Bursa Malaysia Emas Shariah Index
FTSE4Good Bursa Malaysia Index
FTSE4Good Bursa Malaysia Shariah Index
- 

FTSE Global Equity Index – Asia
Pacific ex Japan ex China Small Cap Index

Synergistic Ecosystem in Creating Value

SUNWAY

Build Own Operate

Sunway builds and owns the properties as well as manages the operations of the businesses



Strategic Adjacent Businesses

Synergistic businesses that are complementary to its ecosystem



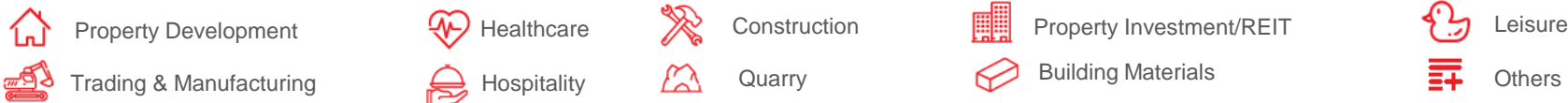
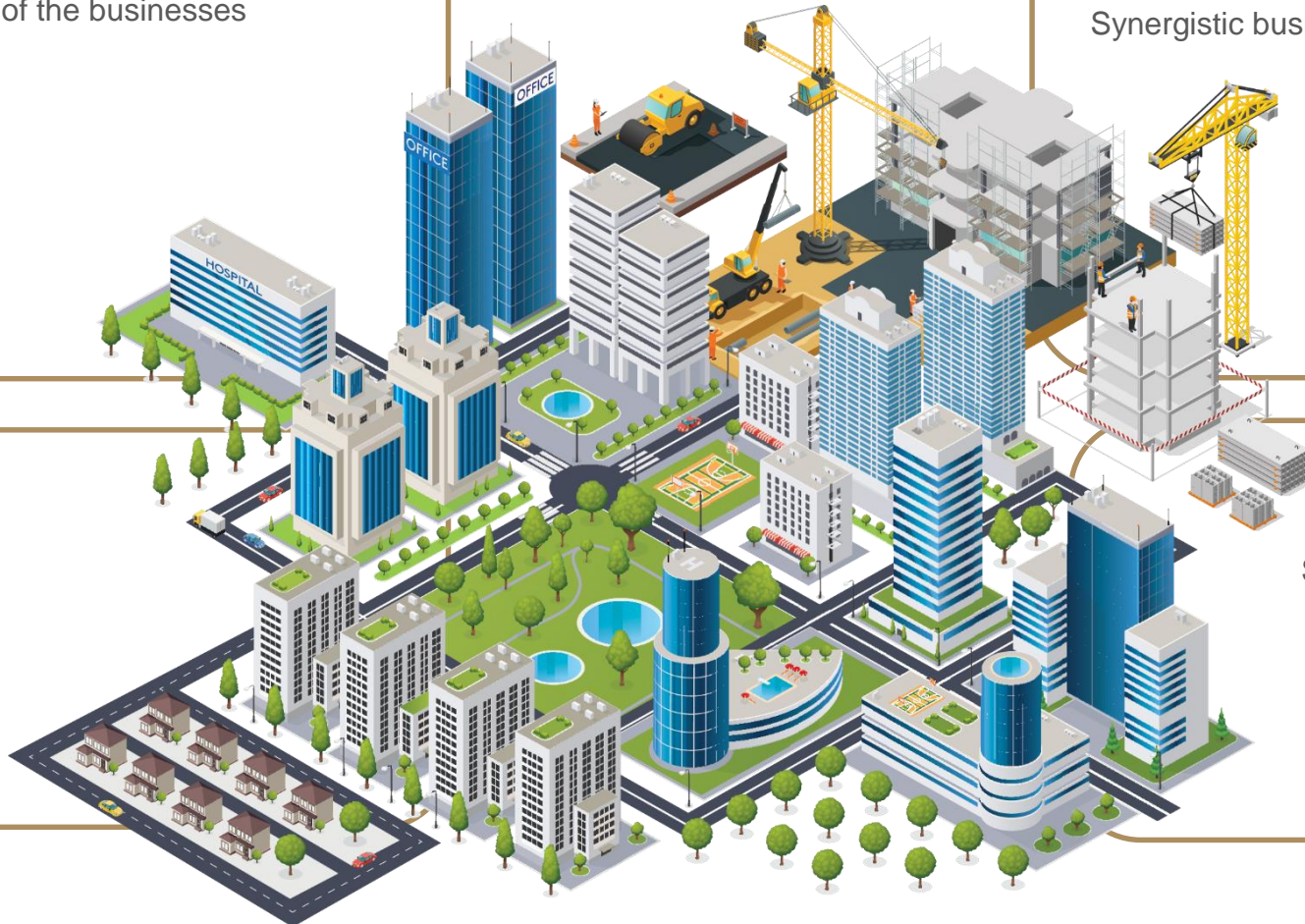
Build to Sell

Sunway builds properties for the purpose of outright sale to customers

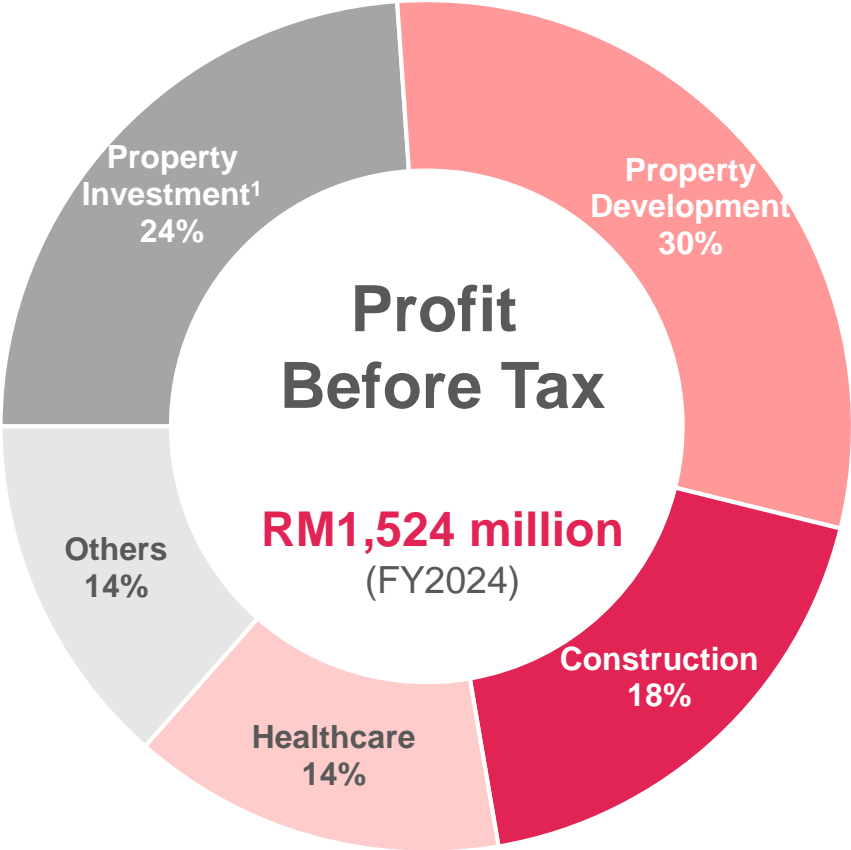
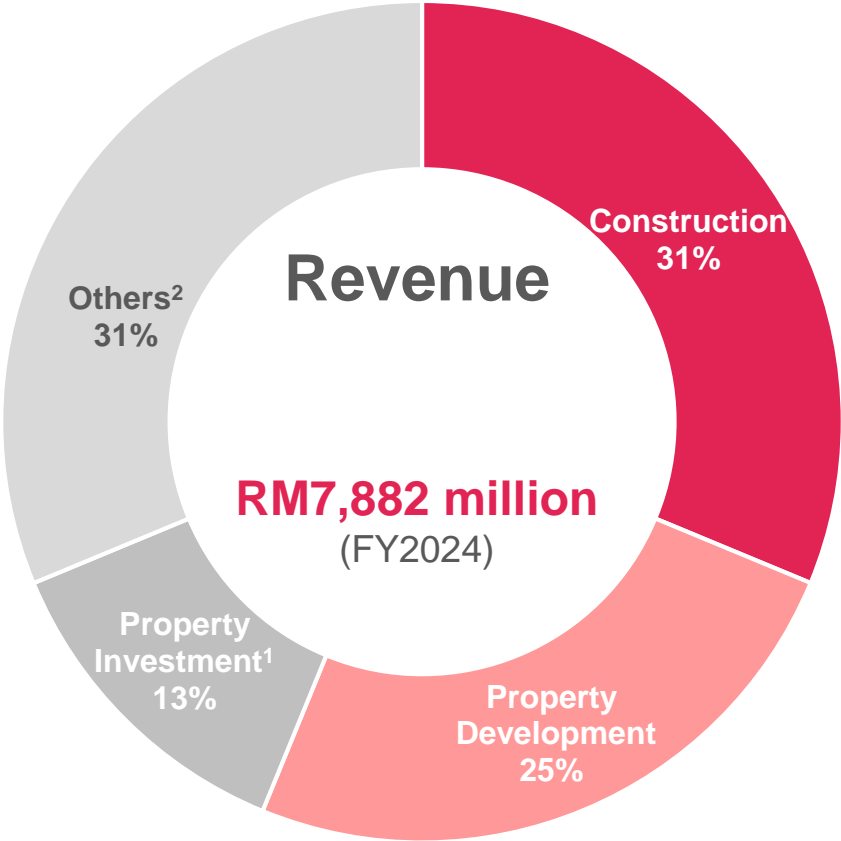


Build for Others

Sunway Construction undertakes projects for third parties



One of ASEAN's Leading Conglomerate



Sunway's core segments contribute **86%** of profit before tax

¹ Comprises of Property Investment, REIT, Leisure and Hospitality
² Comprises of Trading and Manufacturing, Quarry, Building Materials, and other segments
³ The Healthcare segment's contribution is based on equity accounting which accounts for the Group's share of its net profit or loss.

Investment Thesis

- One of the leading conglomerates in ASEAN
- Sunway transformed from a “wasteland to a wonderland.”

01

50 years of brand legacy

02

Robust Growth Strategies

- Visible growth pipeline for Healthcare business
- Capitalising opportunities of JS-SEZ
- Construction Upcycle in Malaysia

03

Solid Track Record

- 3Y PBT CAGR: **51%** (2021 – 2024)
- Total Shareholder Return Since Inception: **510%**

04

Sound Balance Sheet

- Total Equity: **RM15.9 bn** (as at 31 December 2024)
- Net Gearing: **0.41x** (as at 31 December 2024)

05

A Leader in ESG

- Sunway aims to be carbon neutral by 2050.
- MSCI ESG Rating: **A**
- FTSE4Good Score: **3.8/5**
- Top 25% PLCs in FBM Emas



Property Development



A Master Community Developer

SUNWAY



Total Landbank¹
2,211 acres

Total GDV¹
RM61.8 billion



Unbilled Sales²
RM3.3 billion

Note

¹ Information as at 28 February 2025

² Information as at 31 December 2024

A Master Community Developer

Flagship Townships

SUNWAY CITY KUALA LUMPUR (SCKL)

Size
800 acres



SUNWAY CITY IPOH (SCI)

Size
1,346 acres



SUNWAY CITY ISKANDAR PUTERI (SCIP)

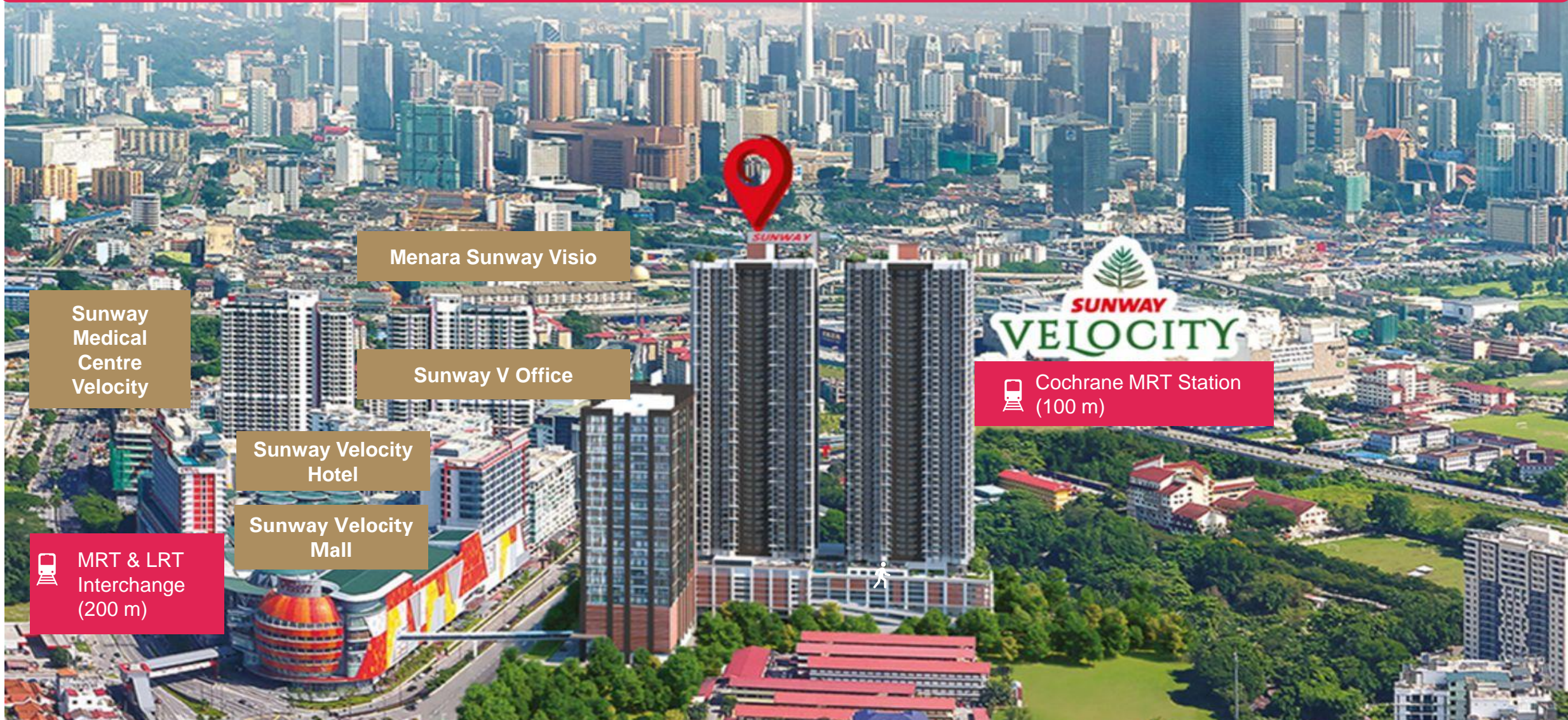
Size
1,770 acres



Sunway Velocity Integrated Development

SUNWAY

Transit Oriented Development



Sunway City Iskandar Puteri – The Nature’s Capital City



RM2.5 billion

Total Development and Investment in the past 10 years

30%

DEVELOPED AND PIPELINE DEVELOPMENT

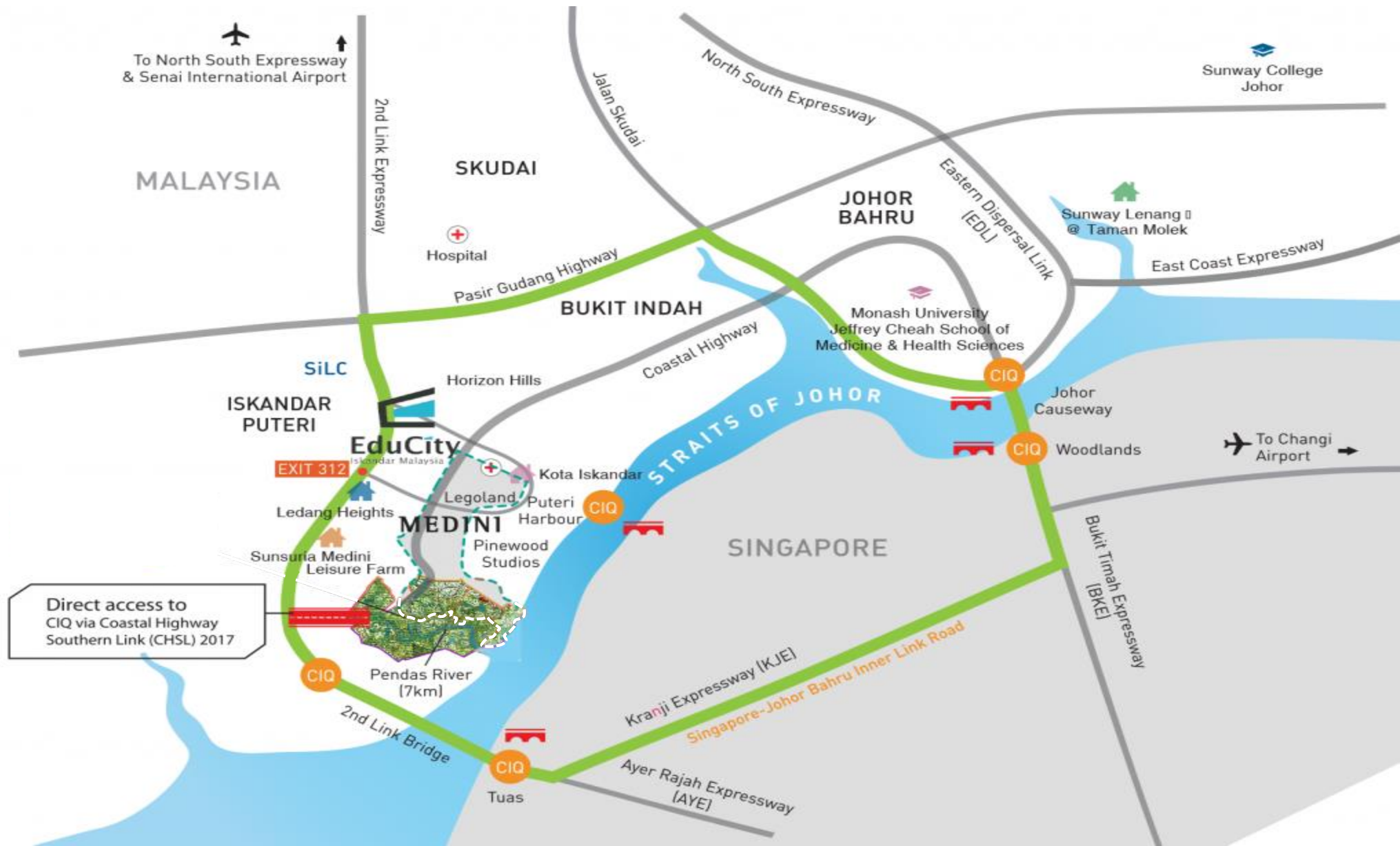
30%

FUTURE DEVELOPMENT

40%

DEDICATED GREEN PRESERVED IN THE MASTERPLAN

Strategic Location with Comprehensive Connectivity



5 minutes
Direct access to
CIQ Second Link
Bridge (Tuas Link)



10 minutes
Port of Tanjung
Pelepas



25 minutes
Senai International
Airport



30 minutes
CIQ Bukit Chagar
(RTS)

Building Blocks for the Community to Thrive



Sunway International School



SJKC Cheah Fah



Sunway TES



42 Iskandar Campus

Education



Sunway Big Box Retail Park



Wisma Sunway SCIP



Sunway Citrine Hub



Sunway Grid

Retail & Commercial



Sunway Big Box Hotel



Glamping@XPark



Driving Range



XPark

Leisure & Hospitality



Sunway Maple Meadows Home



Sunway Aviana



Sunway Citrine Lakehomes



Sunway Emerald Residences



Sunway Citrine Residence

Residential

Building Economic Pillars and Sustainable Population



Equalbase Sunway 103°

Free Commercial Zone 



Sunway Puteri Hills

Seafront F&B 



Banjaran Mangrove Resort

Hospitality 




Building Economic Pillars and Sustainable Population



 Sunway Medical Centre SCIP
& Senior Living

Healthcare



 Sunway College

Education



 Sunway Big Box
Retail Park Expansion

Tourism



JS-SEZ Iskandar Puteri Business Pillars

Carbon Neutral Free Commercial Zone

SUNWAY

Equalbase Sunway 103°

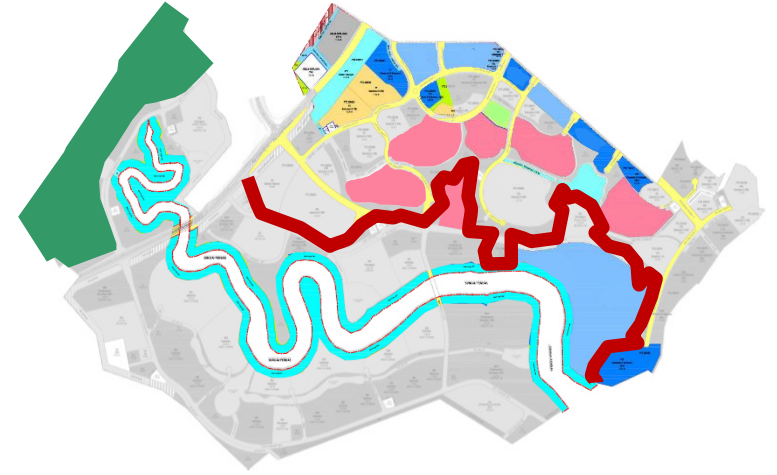
A joint venture project with Equalbase to develop sustainable integrated multi-tenant logistics facilities



Size
135 acres

Gross Development Value
RM 8 billion

Potential Job Creation
13,000



Phase 1

GFA: 2.2 million sq.ft.
Target Completion: Q1 2026



Bukit Chagar RTS Transit Oriented Mixed-Use Development



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

Strong Earnings Visibility

Property launches and sales targets in 2025



Target Launches

RM4.1 billion

2024(A): RM2.7 billion



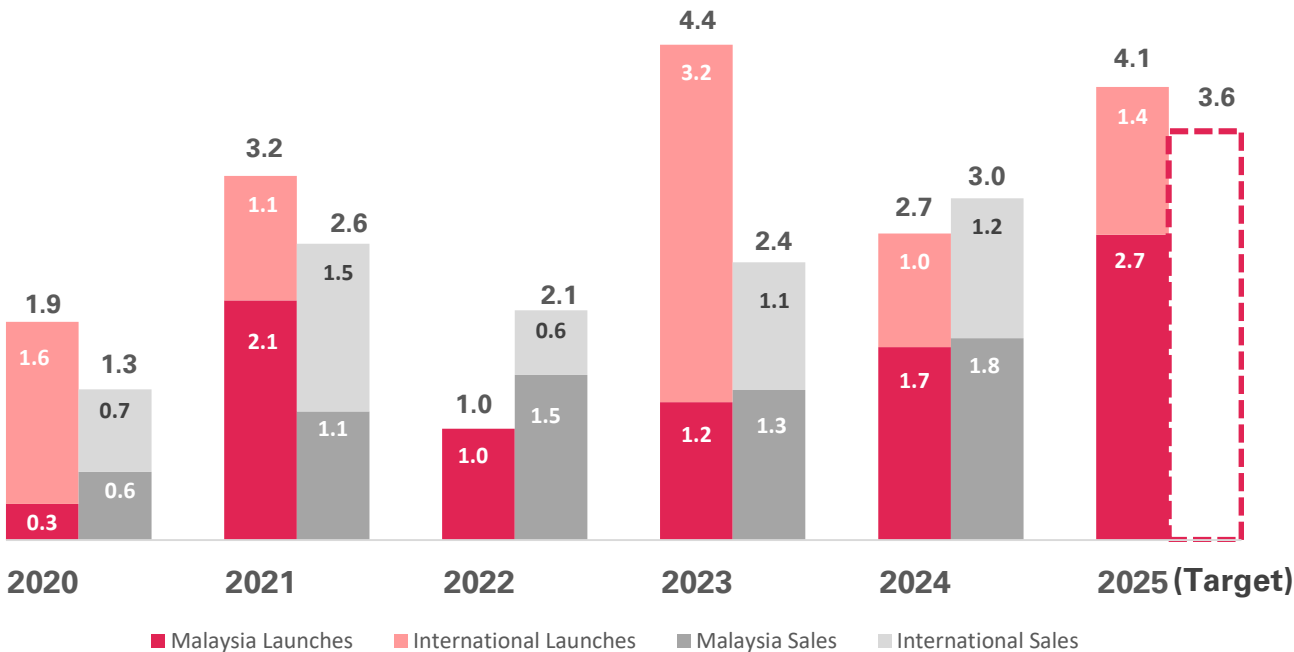
Target Property Sales

RM3.6 billion

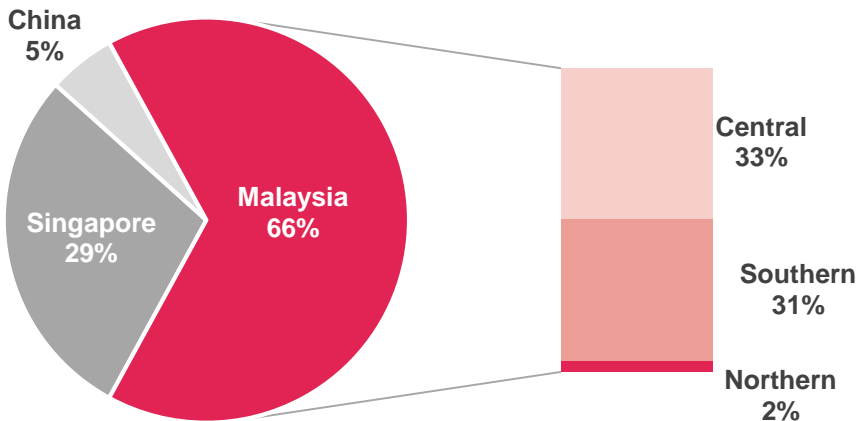
2024(A): RM3.0 billion



Property Launches and Property Sales



2025 Planned Property Launches by Geography



Healthcare



Malaysia’s leading integrated healthcare provider offering full continuum of care

Statistics at a glance

25+
Years of history

84%
held by Sunway Bhd

Flagship quaternary hospital Sunway Medical Centre (SMC), Sunway City, was established in 1999

Currently a blue-chip multidisciplinary group under the healthcare arm of Sunway Group

1,482
Licensed beds

c. 3,000
Licensed beds by 2030

Network has 4 operating hospitals (includes tertiary hospitals at SMC Velocity, Penang, and Damansara)

Expansion plans backed by development capabilities, with a plan to reach 8 hospitals by 2030

600+
Specialist consultants

1.47m
FY2024 patient census

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

Quality of care is recognized by international organizations, with many accreditations / awards

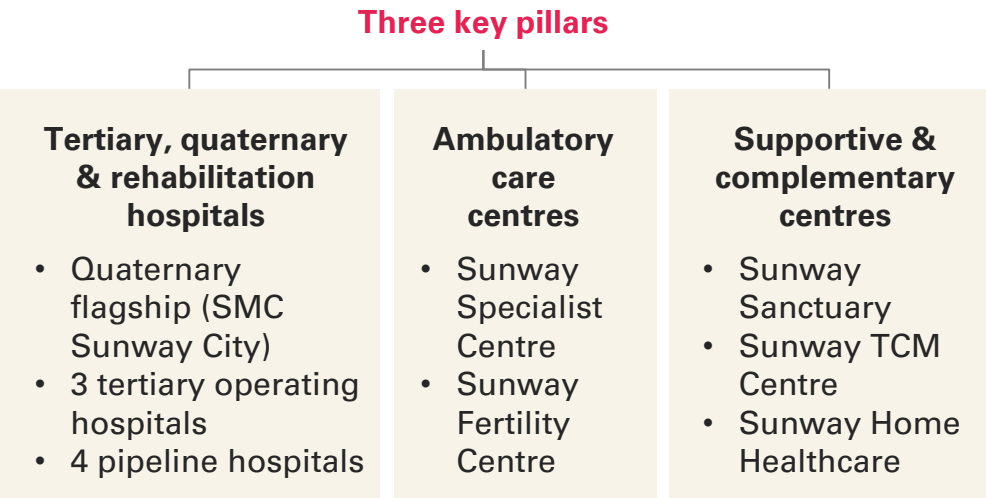
RM471m
FY2024 EBITDA

42%
FY2023/24 YoY growth in EBITDA

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



Key awards, accreditations and affiliations²

First hospital in Malaysia to obtain three major hospital-wide accreditations

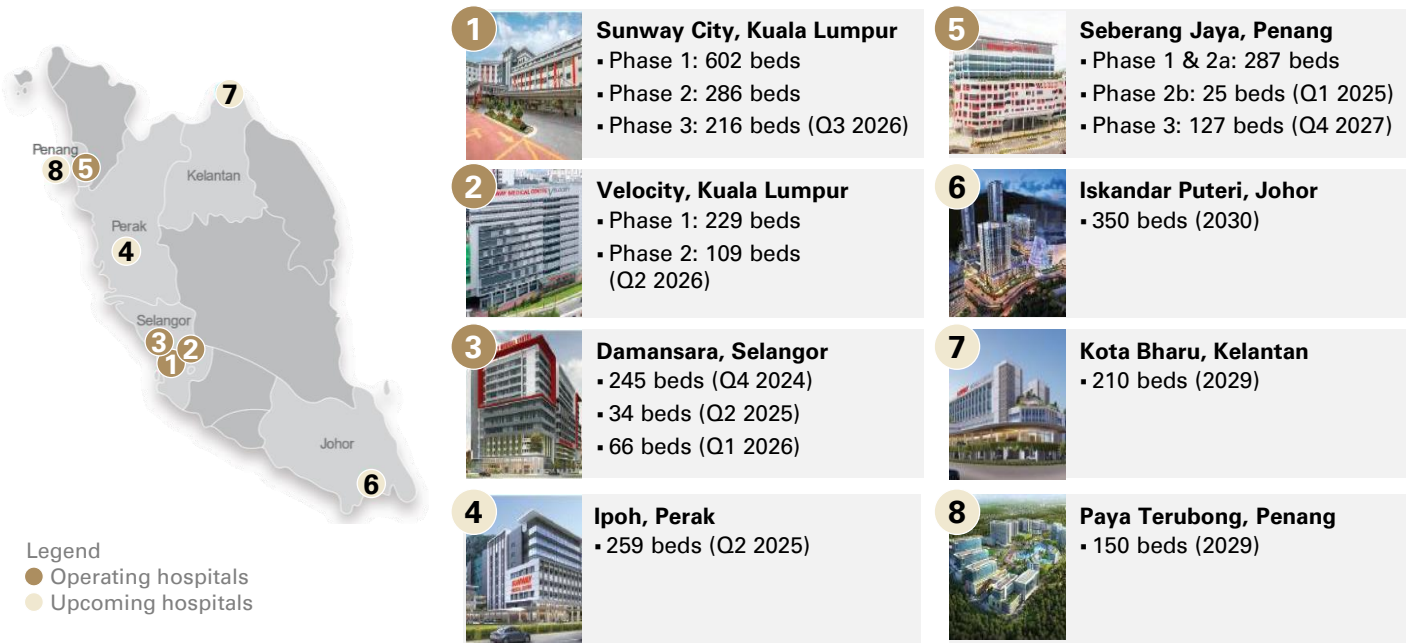
Ranked No.1 Hospital in Malaysia in the Newsweek World’s Best Hospitals and among Asia’s Top Private Hospitals in 2025

Notes: Figures as at 28 February 2025 unless otherwise stated
2. Selected awards shown for SMC Sunway City

Hospital Portfolio

1,482 licensed beds in Malaysia, with a clear expansion strategy to grow to 3,000+ beds by 2030

Hospital network¹



- Total capacity of c.3,000 beds by 2030**, with Damansara, Seberang Jaya and Ipoh to contribute to near-term capacity expansion
- Additional expansion potential via MoUs** signed with Putrajaya Holdings, Land Custody and Development Authority as well as Yayasan Sarawak

Expertise in greenfield development

Strategic site selection with assets located in highly attractive growth markets

Regions that can capture growing demand from local and foreign patients

Synergies with Sunway townships

Track record of short ramp-up period for new hospitals to achieve EBITDA and PBT positive

SMC Velocity, Kuala Lumpur

- Commencement of operation: **Sept 2019**
- First EBITDA Positive Month: 12 months
- First PBT Positive Month: 26 months
- Nov 2021

SMC Seberang Jaya, Penang

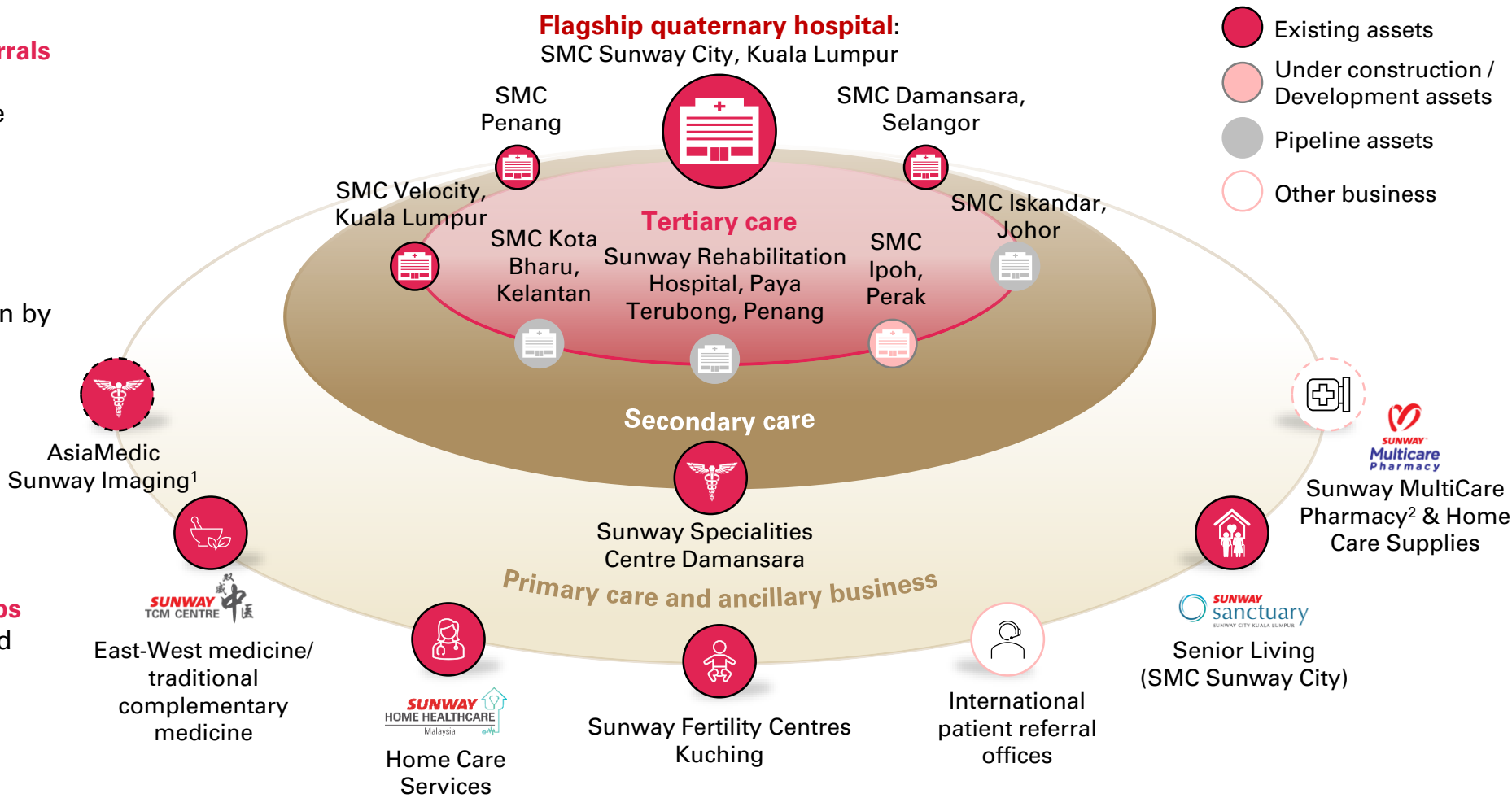
- Commencement of operation: **Nov 2022**
- First EBITDA Positive Month: 2 months
- First PBT Positive Month: 12 months
- Nov 2023

Notes: Figures as at 28 February 2025 unless otherwise stated
1. Figures in the diagram refers to total bed capacity instead of licensed beds

Hub and Spoke Strategy

Through our “hub and spoke” model, SMC Sunway City 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
- 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: 1. AMC Healthcare Pte. Ltd. and Sunway Equity Holdings Pte. Ltd.(a wholly owned subsidiary of Sunway Bhd) 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 Pharmacy is external to the Sunway Healthcare Group, under the wider Sunway Group. The business is not owned or managed by SHG

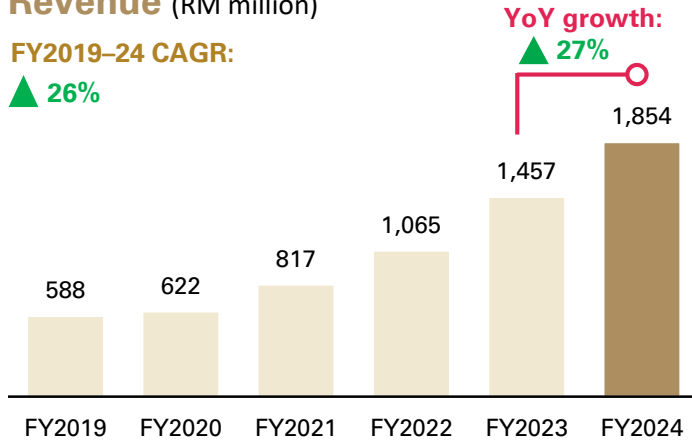
SHG Financials

Track record of growth and profitability

Revenue (RM million)

FY2019–24 CAGR :

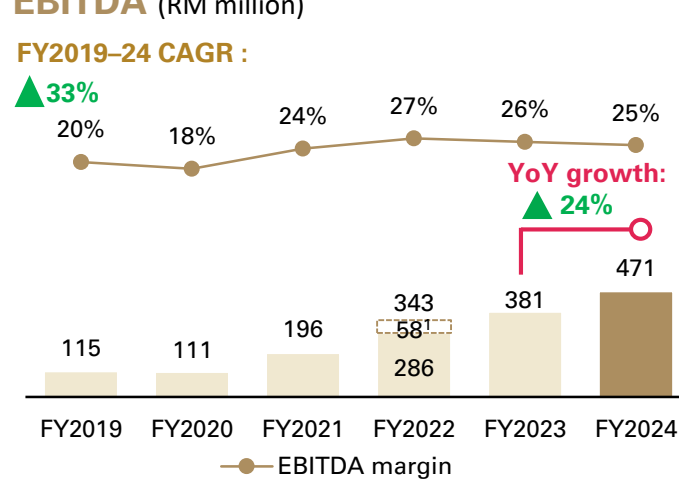
▲ 26%



EBITDA (RM million)

FY2019–24 CAGR :

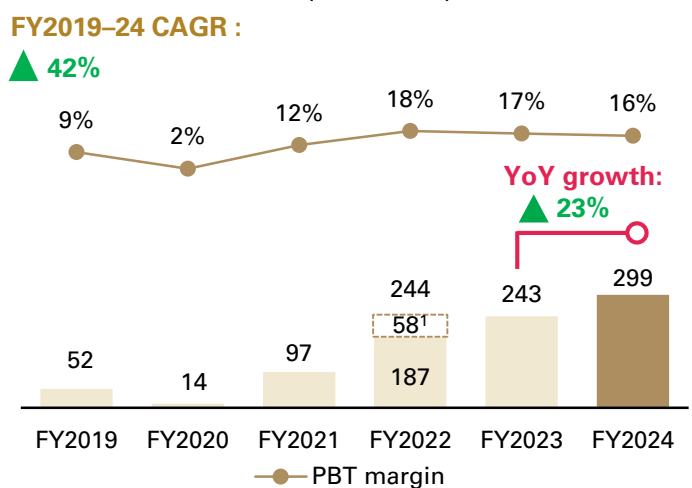
▲ 33%



Profit before tax (RM million)

FY2019–24 CAGR :

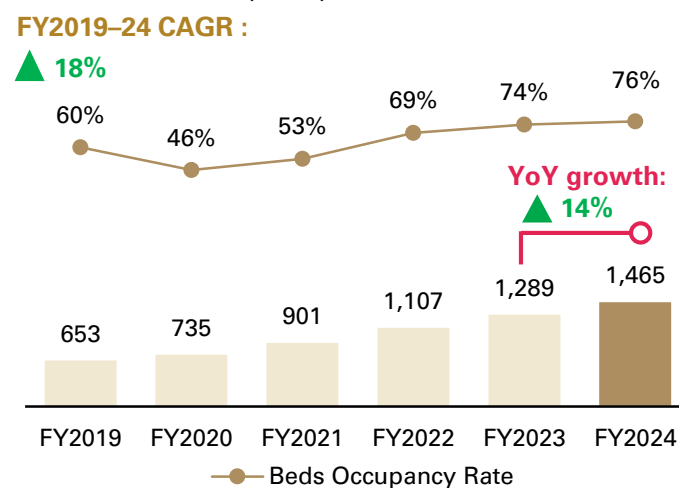
▲ 42%



Total census ('000s)

FY2019–24 CAGR :

▲ 18%



FY2024 highlights

- Better census performance from its three operating hospitals
- Increase in licensed bed capacity from SMC Penang
- Improved performance of the three operating hospitals drove substantial increases in Revenue, EBITDA and PBT
- Increased profitability was partially offset by higher operating expenses, as well as higher depreciation and finance costs arising from increased capex, and share of start-up operational losses of SMC Damansara in December 2024

FY2025 prospects

- SMC Damansara opened in Dec 2024, with steady ramping up observed in FY2025YTD
- SMC Ipoh is on track for a 2Q2025 opening
- Demand is expected to be sustained by the nation's transition towards an ageing population and growing need for high-quality healthcare services

Notes: Financials are shown on 100% basis
 1. Accounting gain from derecognition of lease for SMC Tower A and B, 2. FY2019–21 prepared based on amalgamation basis

Construction



Fully Vertically Integrated Construction Business Model

Building Construction Services



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

Civil and Infrastructure Construction Services



- 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

Foundation and Geotechnical Engineering Services



- 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

Mechanical, electrical and Plumbing Services



- 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

Sustainable Energy Services



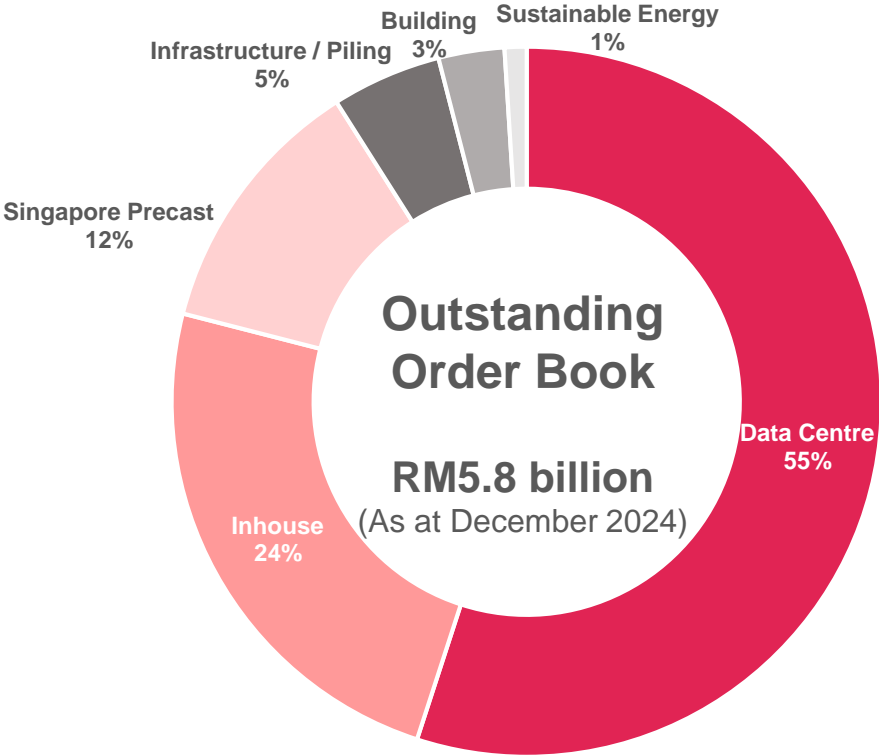
- Solar : Rooftop (Sunway projects) and large scale
- Gas District Cooling System (Putrajaya)
- Biomass system (BioExcel in Johor)
- LSS4 (EPC 2 x 50MW)
- JV with ENGIE for District Cooling Systems (DCS)

Manufacturing and Sale of Precast Concrete Products



- Develops, designs, manufactures and supplies precast concrete products with manufacturing plants located in Iskandar and Senai, Johor, Malaysia, as well as the new plant in Integrated Construction and Prefabrication Hub (“ICPH”) in Singapore
- Precast concrete products manufactured, include Industrialised Building System (“IBS”) components, for residential, commercial and infrastructure development projects

Solid Diversified Order Book



As at December 2024

Ongoing
48 projects

Active Tender Book
RM14.6 billion

2024 New Order Book Secured
RM4.2 billion

Order Book (RM billion)	2024	2023	2022	2021	2020	2019
Target	4.0 - 5.0	2.0	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	5.3	5.3	4.8	5.1	5.2

Order Book Replenishment
Target for 2025

RM4.5 – RM6.0 billion

¹ Information as at 31 December

Robust Outstanding Order Book

Order Book	Completion	Contract Sum	Outstanding Order Book
(As at 31 December 2024)		(RM million)	(RM million) (%)
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
ECI & Enabling Works - MNC	2Q 2025	78	21
PSR – MNC	2Q 2027	765	687
JHB1X0 - Data Centre Revised NTP	2Q 2026	1,500	1,500
JHB1X0 - Data Centre 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
CGPP - Green	4Q 2025	46	46
SINGAPORE			681 12
Precast	Various	472	239
New Order 2024 - External	Various	443	442

Order Book	Completion	Contract Sum	Outstanding Order Book
(As at 31 December 2024)		(RM million)	(RM million) (%)
INTERNAL - SUNWAY GROUP			1,414 24
South Quay Square – Superstructure + VO	4Q 2025	1,067	402
Sunway Carnival Mall - Refurbishment	2Q 2025	253	81
Sunway Flora	1Q 2026	276	121
Sunway Medical Centre Fit-Out	3Q 2025	70	44
Sunway Ipoh Mall	1Q 2027	721	666
Sunway Medical Centre PH3 Fit-Out	2Q 2026	80	80
Sunway Medical Centre Ipoh PH2 Fit-Out	2Q 2025	18	12
Sunway Medical Centre Damansara PH2 Fit-Out	2Q 2025	9	8
TOTAL as at December 2024		9,545	5,830 100
Order Book Replenishment in 2024		4,221	3,957

Robust Outstanding Order Book

Order Book Replenishment in 2024	Client	Type	Completion	Contract Sum (RM million)
Sunway Ipoh Mall	Sunway Lost World Water Park Sdn Bhd	Internal-Commercial	1Q 2027	721
Early Contractor Involvement (ECI) & Work Order 1A & 1B	Multinational Technology Company	Data Centre	4Q 2024	60
Project Service Request	Multinational Technology Company	Data Centre	2Q 2027	748
Precast - External	Various	Precast	Various	189
Secured in Q1 FY2024				1,718
SMC 4 Phase 3 Fit-out works	Sunway Medical Centre Sdn Bhd	Internal-Commercial	2Q 2026	80
JHB1V0 – Revised NTP works	Yellowwood Properties Sdn Bhd	Data Centre	1Q 2026	1,500
Precast - External	Fonda Global Engineering Pte Ltd	Precast	3Q 2025	6
Secured in Q2 FY2024				1,586
Precast - External	Fonda Global Engineering Pte Ltd	Precast	3Q 2025	242
JHB1V0 – Tenant Improvement Works (TIW)	Yellowwood Properties Sdn Bhd	Data Centre	1Q 2026	83
SMC Ipoh PH2 Fit-Out	Sunway Medical Ipoh Sdn Bhd	Internal-Commercial	2Q 2025	18
SMC Damansara PH2 Fit-Out	Paradigm Fairview Sdn Bhd	Internal-Commercial	2Q 2025	9
Secured in Q3 FY2024				352
JHB1V0 – Tenant Improvement Works (TIW)	Yellowwood Properties Sdn Bhd	Data Centre	1Q 2026	524
ECI & Work Order (Package B)	Multinational Technology Company	Data Centre	2Q 2025	18
Project Service Request	Multinational Technology Company	Data Centre	2Q 2027	17
Precast - External	Various	Precast	Various	5
Secured in Q4 FY2024				565
TOTAL AS AT DECEMBER 2024				4,221

Property Investment & REIT



One of a Leading Diversified REIT in Malaysia

Sunway Real Estate Investment Trust (Sunway REIT)

Market Cap (as at 31 December 2024)

RM6.3 billion

Distribution Per Unit (DPU) (FY2024)

10.00 sen

Property Value (as at 31 December 2024)¹

RM10.5 billion

Distribution Yield (as at 31 December 2024)

5.4%

Net Property Income (FY2024)

RM559 million

Gross Gearing² (as at 31 December 2024)

38.7%

Number of Assets

28

(as at 31 December 2024)

Property Value at IPO

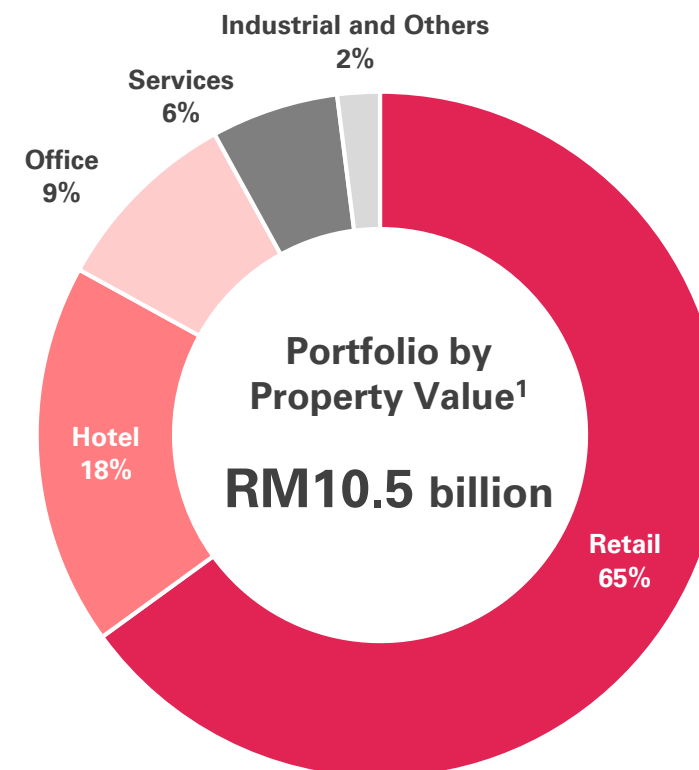
RM3.5 billion

Total Acquisition since IPO

RM3.2 billion

Net Fair Value Gain, AEs &
Property Development since IPO

RM3.8 billion



¹ Based on market value as at 31 December 2024

² Gearing = Total borrowings / Total assets

Portfolio Value Creation Through Acquisitions



IPO
8 Assets



Sunway Hotel
Georgetown

RM74 mil



Sunway REIT
Industrial –
Shah Alam 1

RM92 mil



Sunway university
and college
campus

RM556 mil



Sunway
Pier

RM37 mil



Sunway Hypermarkets
Portfolio (6 assets)

RM520 mil



Sunway REIT
Industrial - Prai
RM67 mil

Jul
2010

Mar
2011

Jan
2015

Mar
2015

Aug
2017

Feb
2018

Apr
2019

Nov
2020

Jan
2022

Nov
2022

Mar
2024

Sept
2024

Oct2
024

Dec
2024



Sunway
Putra

RM522 mil



Wisma
Sunway

RM62 mil



Sunway Lagoon
Hotel

RM344 mil



Sunway
Pinnacle

RM455 mil



Sunway REIT
Industrial –
Petaling Jaya 1

RM61 mil



Sunway 163 Mall

RM215 mil



Sunway Kluang Mall

RM158mil



RM 1 billion worth of external acquisitions in 2024

Portfolio Value Creation Through AEs & Brownfield

SUNWAY



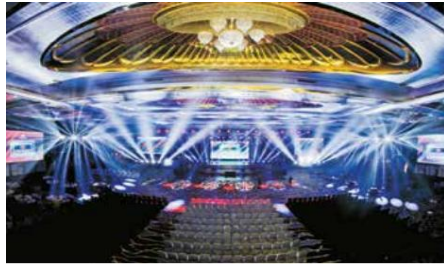
Sunway Hotel
Seberang Jaya

RM17 mil



Sunway Putra
Mall

RM460 mil



Sunway Resort Hotel Ballroom and
Function Rooms Refurbishment

RM55 mil



Sunway Carnival Mall
New Wing

RM440 mil



Sunway Resort Hotel
Refurbishment

R323 mil



Sunway Pyramid Mall
Oasis

RM190 mil

2013

2015

2017

2018

2022

2023

2024



Sunway Pyramid Hotel
Refurbishment

RM120 mil



Sunway Pyramid Mall The
Link

RM19 mil



Sunway Carnival Mall
Existing Wing

RM360 mil



Redevelopment of
Sunway Pier

RM400 mil

Other Divisions



Theme Parks



Sunway Lagoon

Lost World of Tambun

Malaysia's first and largest Premier Water Theme Park



Sunway City Kuala Lumpur

88 acres



No of visitors:

1.2 million p.a.



Sunway City Ipoh

40 acres



No of visitors:

1.0 million p.a.

Trading and Manufacturing

Global sourcing capability serving multiple industries, eg. construction, quarry, mining, logging, agriculture, plantation, marine, and oil & gas.



Regional Presence

40 Locations
7 Countries



Agency Lines

220



Active Customers

13,000



- ✓ Proven business model
- ✓ Easily replicated in other countries
- ✓ Focus on going upstream into manufacturing related products

SUNWAY

Hoses & Fittings

Hydraulic Hoses



Hydraulic Fittings



Strong own branding –
"SunFlex"

Heavy Equipment Parts

Undercarriage Frame



Complete Undercarriage



Engine Parts



Heavy Equipment

Crusher



Generator Set



Crawler Drill



Backhoe Loaders



Concrete Pump



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

Building Materials

Cement



Steel products



Concrete Pipes



Lithium Iron Forklifts



Industrial Hardware

Lubricants & Adhesives

Araldite

Power Tools & Machinery



General Hardware



Automotive



Exclusive distributor for Dongfeng trucks in Malaysia

Building Materials

Spun Piles

- Malaysia's largest producer of interlocking concrete pavers
- Annual Production Capacity: 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%

Interlocking Concrete Pavers

Annual Production Capacity: 55,000 tons

- ISO140001:2004 certified on Environmental Management Systems
- Service close to 75% of domestic market demand

Vitrified Clay Pipes

- 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

Quarry

Aggregates & Asphalt



Number of Quarry

9

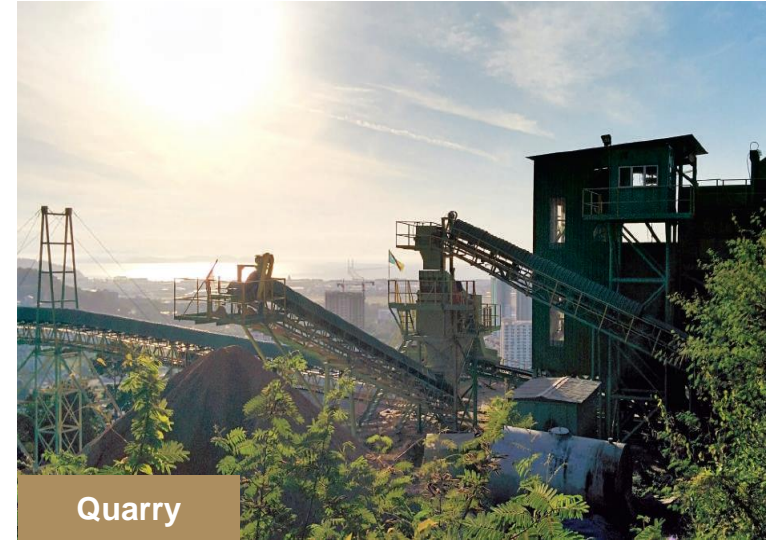
Selangor (4), Melaka, Kedah,
Pahang, Negeri Sembilan



Number of Asphalt Plants

23

Across 19 locations



Quarry



Asphalt Road Paving

Market Share

Quarry

15% (Klang Valley)

10% (Nationwide)

Asphalt

30% (Klang Valley)

30% (Nationwide)



Key financial Information



Financial Performance Snapshot for FY2024



Revenue

RM 7,882million

(FY2023: RM6,136 million)



Profit Before Tax

RM1,524 million

(FY2023: RM993 million)



PATMI

RM1,154 million

(FY2023: RM1,282 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)



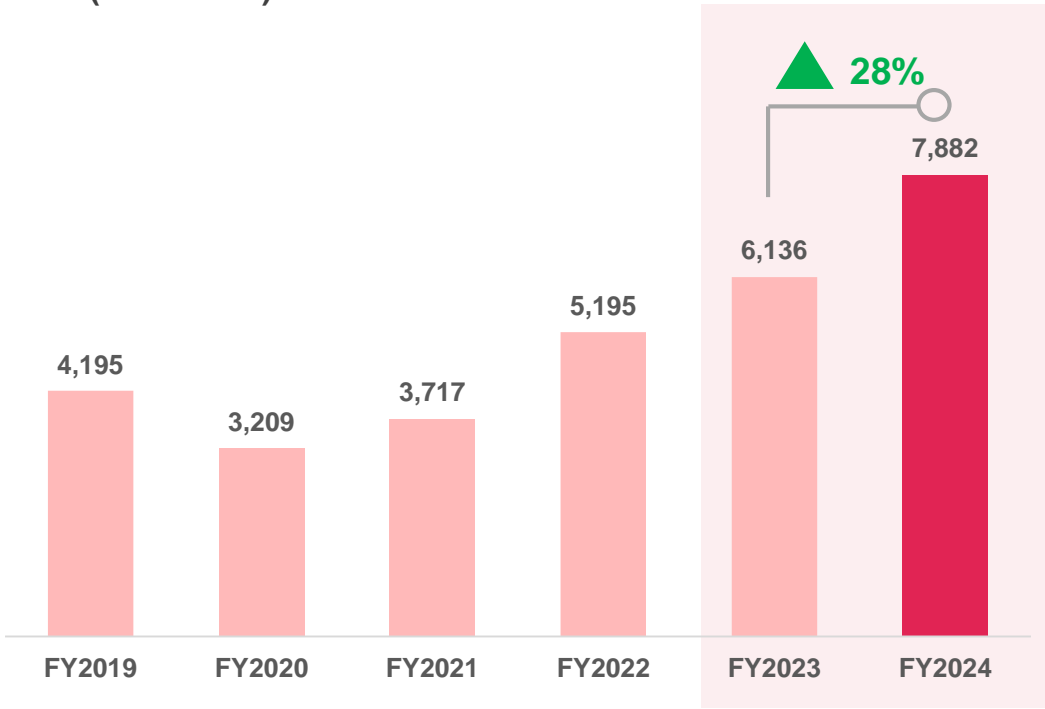
Net Gearing Ratio

0.41x

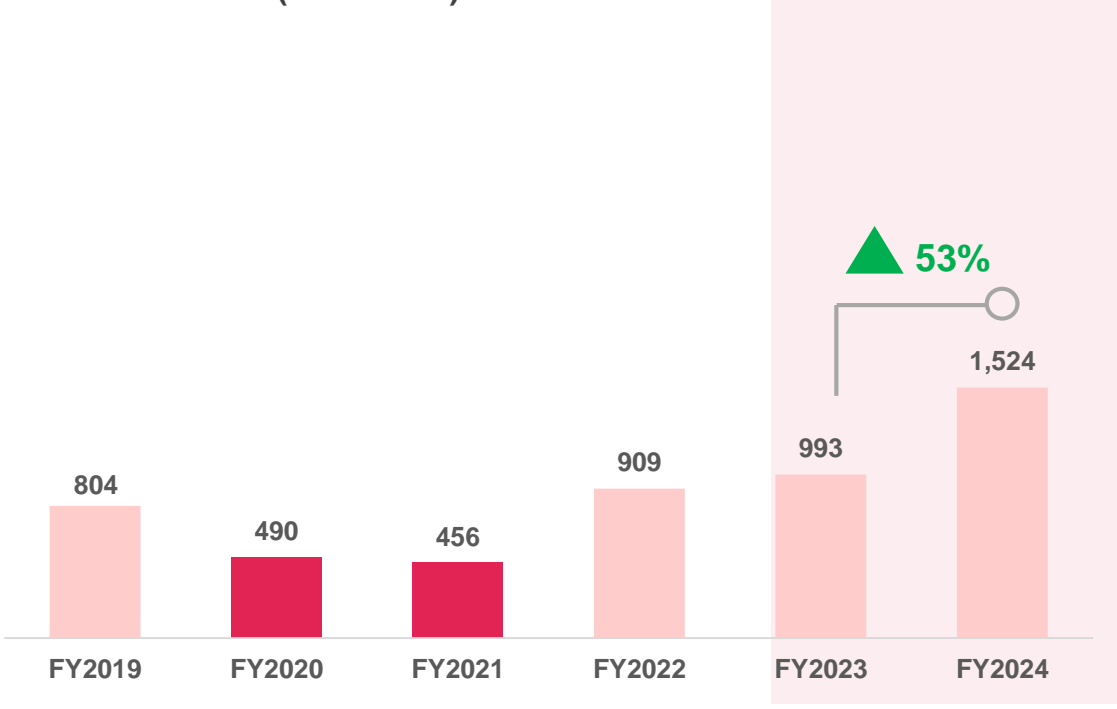
(31 December 2023: 0.49x)

Strong Financial Track Record

Revenue (RM million)



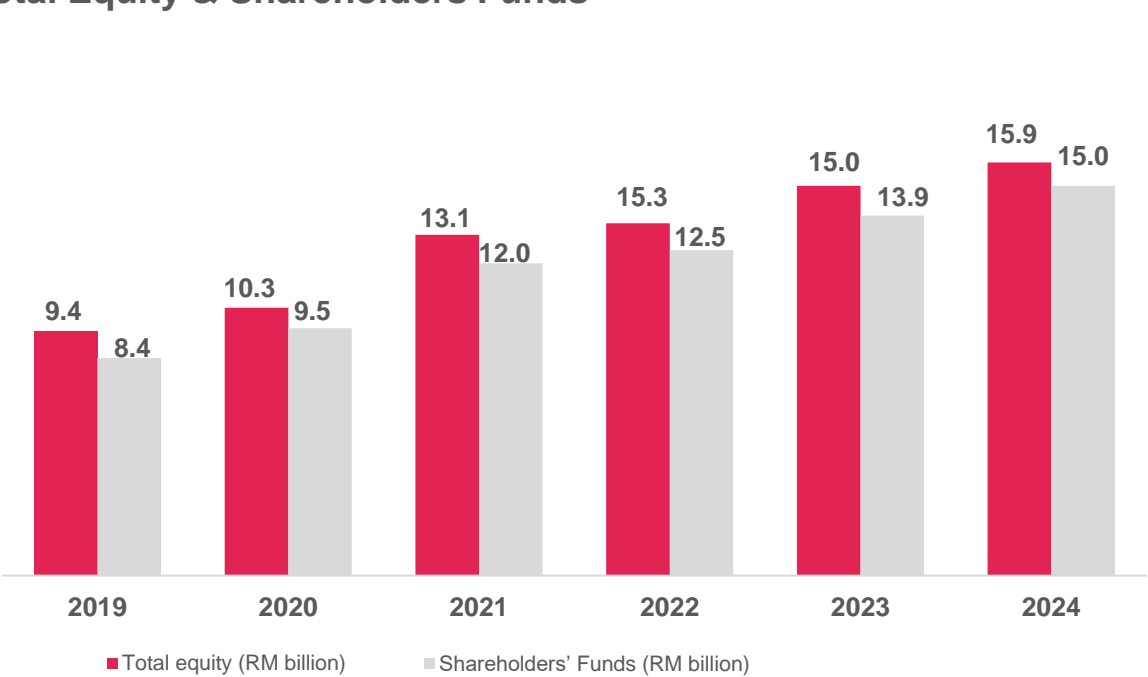
Profit Before Tax (RM million)



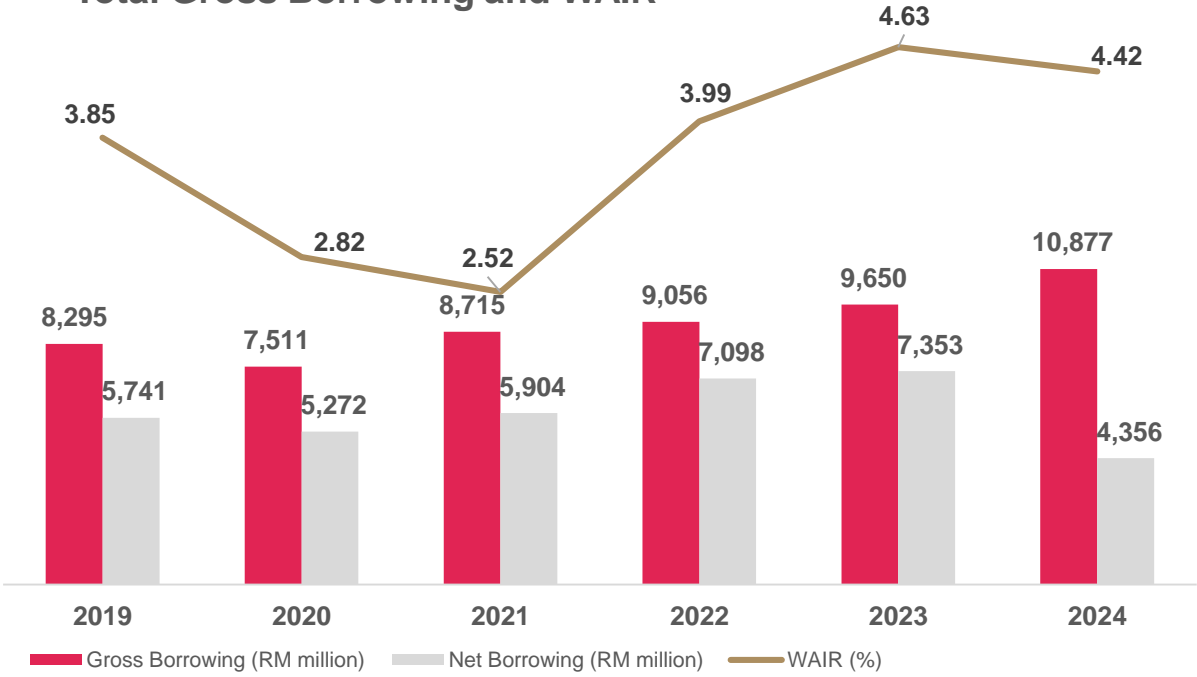
	2019	2020	2021	2022	2023	FY2024
(RM million)	Audited ^{1,2}	Audited ^{1,2}	Audited ^{1,2}	Audited ¹	Audited ¹	Unaudited
Revenue	4,195.4	3,208.8	3,717.3	5,194.9	6,136.2	7,882.5
PBT	803.9	490.1	456.1	909.0	993.3	1,524.1
PATMI	648.4	340.3	287.6	667.7	737.9	1,154.2

¹ Restated.
² From Continuing Operations only.

Total Equity & Shareholders Funds



Total Gross Borrowing and WAIR



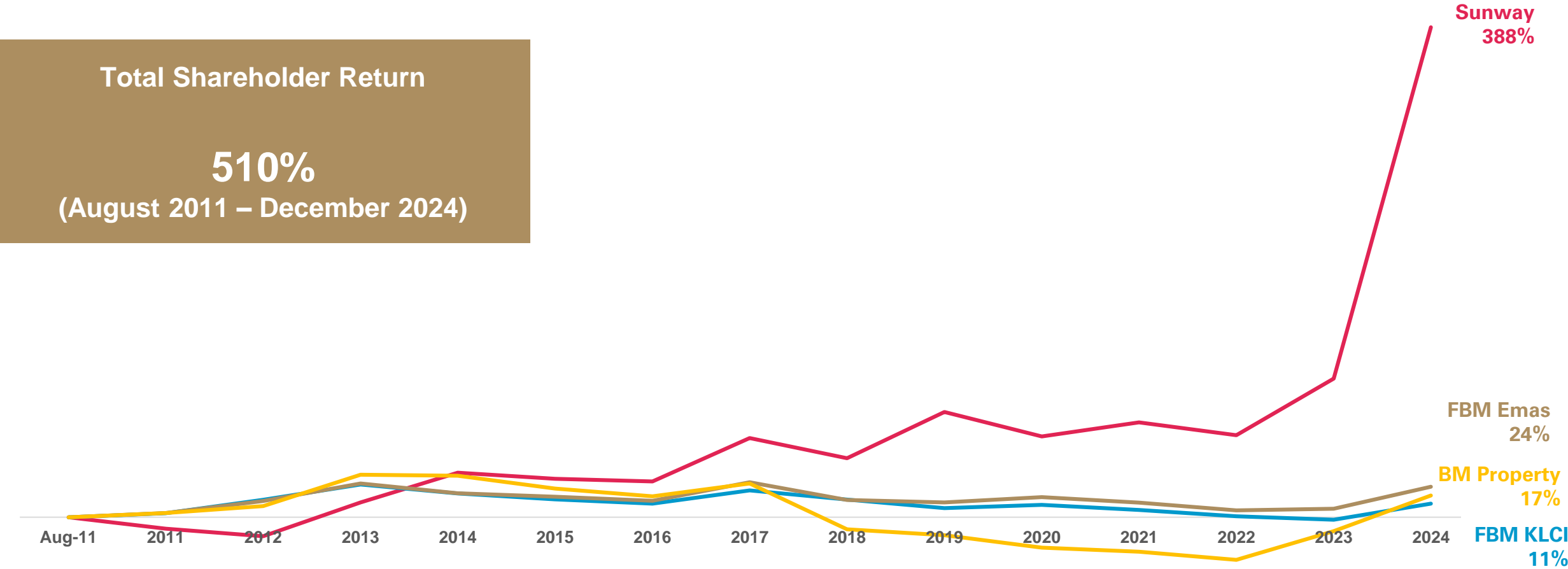
	2019	2020	2021	2022	2023	2024
Gross Gearing (x)	0.88	0.73	0.66	0.67	0.64	0.68
Net gearing (x)	0.61	0.52	0.45	0.52	0.49	0.41
Interest service coverage (x)	3.71	3.07	3.25	4.16	3.45	4.24
Fixed : Floating Debt	77:23	68:32	59:41	60:40	35:65	43:57

Total Shareholder's Return

Total Shareholder Return

510%

(August 2011 – December 2024)



	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Dividend (sen)	-	6.00	10.00	11.00	49.00	12.14	6.00	7.12	9.07	1.50	2.50	5.50	5.50	6.00
Dividend Yield (%)	-	7.1	8.9	8.1	37.4	9.4	3.7	4.8	5.0	0.9	1.5	3.4	2.7	1.3

Advancing Sustainability



Advancing Sustainability

- 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 is housed in Sunway City, reinforcing Sunway's commitment to advancing the SGDs in the Asian region.



MSCI



ESG Rating:

A

FTSE
Russell



FTSE4Good

Score: 3.8/5.0

**BURSA
MALAYSIA**

Top 25%

Among PLCs in the FBM
Emas Index



Advancing Sustainability



Sunway aims to achieve Net Zero Carbon Emissions by 2050

2012

- Sunway City Kuala Lumpur (SCKL) was certified as **Malaysia's first fully integrated green township** by Green Building Index (GBI) Malaysia.

2015

- Published Sunway Berhad's **inaugural sustainability report**, aligned with:



- Constituent of the:



2016

- SCKL was recognised as the **first Low Carbon City** by the Malaysian Institute of Planners.

- Aligned with:



2017

- Group Sustainability Department** was established, which initiated the consolidation of Group-wide ESG information for disclosure.
- A **water treatment plant** was constructed in Sunway South Quay to supply commercial buildings in SCKL.

Published:

- Sustainability Policy

2019

- Established the **2030 Sustainability Goals and Targets**.
- Sunway City Iskandar Puteri was certified with a **Silver** rating by Green Building Index Malaysia.

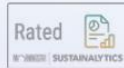
2020

- Established the **Board Sustainability Committee and Management Sustainability Committee** to advance the Group's sustainability leadership.

- Further enhanced Sunway Berhad Sustainability Report by aligning it with:



- Rated by:



Published:

- Occupational Health, Safety and Environment Policy
- Sustainable Procurement Policy

2021

- Adopted the requirements from:



- Constituent of the:



- SCKL attained **Diamond Recognition** for Zone Category in MBSJ Low Carbon Cities 2030 Challenge.

- Pledged to achieve **Net Zero Carbon Emissions by 2050**.

- Established Malaysia's first **Internal Carbon Pricing** framework.

- Expressed **support to the TCFD** recommendations and published the **inaugural climate report**.

- Committed to setting near-term science-based emissions reduction targets in line with the **Science Based Targets initiative (SBTi)**.

- Became a member of **Climate Governance Malaysia**, the Malaysian Chapter of the World Economic Forum's climate governance initiative.

Published:

- Biodiversity Policy
- Green Building Policy
- Human Rights Policy
- Water Management Policy

2022

- Adopted the:



- Sunway South Quay and Sunway Healthcare Treasury established **sustainability financing frameworks** that are rated by:



- Submitted reports on climate change and water security to **Climate Disclosure Project (CDP)**.

- Spearheaded the first **Green Lease Partnership** programme for tenants and hotel lessees through Sunway REIT.

- Launched the United Nations **Sustainable Development Solutions Network (SDSN) Asia Headquarters** in SCKL.

Published:

- Diversity and Inclusion Policy
- Green Township Policy
- Sustainable Events Management Policy

2023

- Early Adopters of:



- Introduced **incentives** under the Internal Carbon Pricing framework for renewable energy and waste diversion.

- Established an **embodied carbon emissions** roadmap for Building Materials and Quarry products to manage product's environmental impacts.

- Partnered with Entomal Biotech to launch a **Black Soldier Fly composting site** to divert food waste from landfill.

- Sunway Malls launched the **Sustainability Collaboration Alliance Network (SCAN)** to design and create SDG Education Programmes to educate business partners and retailers in embracing sustainability.



Internal Carbon Pricing



Green Lease



Embodied Carbon Emissions Roadmap

Advancing Sustainability



2 Green Certified Townships



37 Green Certified Buildings

SUNWAY CITY KUALA LUMPUR (GBI Silver-certified township)

ECONOMIC DIMENSION

INTERNET ACCESS

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

TRANSIT-ORIENTED DEVELOPMENT

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

PEDESTRIAN INFRASTRUCTURE

- 100% workable with elevated walkway and underground connectivity

LOW-CARBON EMISSION VEHICLE SUPPORT

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

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

Sunway's Sustainability Goals

- 1 Transforming Our Portfolios to Low-Carbon Sustainable Cities
- 2 Advocating a Responsible Value Chain
- 3 Developing a Safe, Equal and Dignified Workforce
- 4 Investing in Community Inclusivity
- 5 Respecting Ethical Principles

Supplementary Information



Property Launches in 2023

*as at end-January 2025 (inclusive 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: 61% Lavie: 67%	Tower A: 92% Tower B: 60%	77%	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 Launches in 2022 - 2023

*as at end-January 2025 (inclusive 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: 92% Tower B: 90%	Condominium: 96% Superlinks: 100%	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 at end-January 2025 (inclusive 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	Tower A: RM375 million Tower B: RM409 million Tower C: RM456 million	Tower C: RM357 million Tower D: RM451 million	RM404 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: March 2021	November 2021
Take-up	A: 100%; B: 100%; C: 100%	C: 100%; D: 100%	100%
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

*as at end-January 2025 (inclusive 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	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

Jewel Landbanks in Iskandar Malaysia



Location	Medini Iskandar, Johor	Pendas, Johor
Area	691 acres (281 hectares)	1,079 acres (437 hectares)
Purchase Consideration	<ul style="list-style-type: none"> 99-year lease: Up to RM745.3 million 30-year lease extension: RM74.5 million Land price: RM27.23 psf 	<ul style="list-style-type: none"> Up to RM503.4 million Land price: RM10.71 psf
Tenure	129 years lease	Freehold
Potential GDV	<ul style="list-style-type: none"> Mixed integrated development Potential GDV: RM 12 billion 	<ul style="list-style-type: none"> Mixed integrated development Potential GDV: RM 18 billion
Acquisition Date	December 2011	December 2012






Strategic Landbank Acquired 2022 – YTD2025

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

Note:

¹ Based on 35% stake and exchange rate of SGD 1 = RM3.32

Competitors Landscape

Group	No. of licensed beds ¹	Market share
	3,992	20%
 + 	3,745	19%
	2,224	11%
	1,396	7%
Others	8,306	42%
Total¹	19,659	100%

Bed capacity to increase to >2,000 by 2025 and 3,000 by 2030

Note:

1) Source: <https://hq.moh.gov.my/medicalprac/statistik/> (as at 31 December 2024)

State-of-the-Art Medical Facilities



Rosa Robotic System

ROSA® Knee System is a robotic surgical assistant that enables surgeons to carry out knee replacement procedures with greater precision and a higher standard of care during knee replacement surgery.



Brachytherapy

A procedure that involves placing radioactive material inside your body to treat cancer.



PET/CT

A powerful imaging technique that provides a more accurate assessment of your medical condition especially for cancer, brain, heart and infective/inflammatory diseases.



Leksell Gamma Knife® Icon™

With greater reliability and accuracy, very little discomfort and lesser radiation to healthy tissues, the Gamma Knife is a gold-standard procedure in brain surgery.



Varian TrueBeam STx

A treatment option for the most challenging cancer cases in the lung, breast, head and neck, abdomen, liver and other regions.



Mako Smart Robotics



Da Vinci Surgical System

A minimally invasive surgery that is designed to scale, filter and seamlessly translate a surgeon's hands movement more precisely.



INTRABEAM Intraoperative

A technology that is effective when administered at the time of a lumpectomy, following cancer removal.



SPECT-CT

SPECT-CT provides a more precise information about the anatomy and function of the area being scanned.



Radixact-X9 Tomotherapy

Radixact-X9 Tomotherapy uses refined x-ray beamline to provide unrivalled treatment precision to the patients.



Medical Offerings Benchmark

	Sunway City	Pantai KL	SJMC	Gleneagles KL	Prince Court
No. of licensed beds ¹	724	466	442	394	277
No. of OT rooms	18	7	12	9	10
No. of Cath. Labs	3	1	2	1	2
Kidney Transplant Services	✓				✓
Bone Marrow Transplant Services	✓		✓		
Corneal Transplant Services	✓	✓	✓	✓	✓
Cochlear Implant Services	✓	✓	✓	✓	✓
da Vinci Robotics Surgical System	✓ Da Vinci Xi x2	✓	✓	✓	✓
Robotics Arthroplasty System	✓ Mako x1 Rosa x1		✓	✓	
Lokomat Pro V5 Hocoma (Rehab Robot)	✓				✓
Gamma Knife	✓	✓		✓	
Tomotherapy	✓		✓		✓
Eye LASIK system – SMILE	✓ Carl Zeiss				✓
Pharmacy Automated MedStations	✓				

Note:

1) According to MOH, Hospital Swasta Berlesen by CKAPS (<https://hq.moh.gov.my/medicalprac/statistik/>) (as at 21 June 2024)

Investment Properties

Sunway City Kuala Lumpur		Sunway Velocity, Kuala Lumpur			
					
Property	Sunway Geo Tower	Sunway Velocity Mall	Sunway Velocity Hotel	Sunway V Office	Sunway Visio Tower
Type	17-storey office tower	Retail mall	Hotel	10-storey integrated office/retail	15-storey office tower
NLA/No. of Room ¹	180,000 sq.ft.	1,000,000 sq.ft.	351 rooms	175,000 sq.ft.	200,000 sq.ft.
Average Occupancy Rate ¹	100%	98%	65%	64%	93%
Completion Date	1H 2017	End 2016	2H 2017	Q2 2018	Q3 2019

¹ Based on FY2023 information

Sunway City Iskandar Puteri, Johor



Property	Sunway Big Box Retail Park	Sunway Big Box Hotel	Wisma Sunway Big Box
Type	Retail mall	4-star hotel	12-storey office tower
NLA/No. of Room ¹	450,000 sq.ft.	284 rooms	180,000 sq.ft.
Average Occupancy Rate ¹	86%	57%	74%
Completion Date	Q4 2019	Q3 2021	Q4 2023

¹ Based on FY2023 information

Investment Properties

Education Campus & Student Accommodation (SCKL)

Co-Living Accommodation (SCKL)



Property	Monash University Malaysia	Sunway Monash-U Residences	Nook Co-Living
Type	Tertiary education campuses	Student accommodation	Co-living space under rent-to-buy-scheme
GFA ¹	1.1 million sq.ft.	504,000 sq.ft.	481,000 sq.ft.
Average Occupancy Rate ¹	100%	100%	48%
Completion Date	February 2007	2011	2H 2020

¹ Based on FY2023 information

Hotels Under Management (Klang Valley)¹



Property	Sunway Resort Hotel	Sunway Pyramid Hotel	Sunway Lagoon Hotel	Sunway Putra Hotel
Type	5-star luxury hotel	4-star hotel	4-star hotel	5-star hotel
NLA/No. of Room ²	460 rooms & 3 villas	564 rooms	401 rooms	650 rooms
Average Occupancy Rate ²	56%	75%	74%	58%
Average Daily Rate ²	RM660	RM320	RM280	RM250

¹ Sunway REIT's assets

² Based on FY2023 information

Hotels Under Management (Penang)¹



Property	Sunway Hotel Seberang Jaya	Sunway Hotel Georgetown
Type	4-star hotel	4-star hotel
NLA/No. of Room ²	202 rooms	250 rooms
Average Occupancy Rate ²	75%	73%
Average Daily Rate ²	RM200	RM230

¹ Sunway REIT's assets
² Based on FY2023 information

Hotels Under Management (Klang Valley)¹



Property	Sunway Resort Hotel	Sunway Pyramid Hotel	Sunway Lagoon Hotel	Sunway Putra Hotel
Location	Sunway City Kuala Lumpur			Kuala Lumpur
Type	5-star luxury hotel	4-star hotel	4-star hotel	5-star hotel
No. of Room ²	460 rooms & 3 villas	564 rooms	401 rooms	650 rooms
Average Occupancy Rate ²	49%	74%	71%	54%
Average Daily Rate ²	RM660	RM320	RM280	RM250

¹ Sunway REIT's assets

² Based on FY2023 information

Hotels Under Management



Property	Banjaran Hotsprings Retreat	Sunway Lost World Hotel	Sunway Hotel Phnom Penh	Sunway Hotel Hanoi
Location	Ipoh, Perak		Phnom Penh, Cambodia	Hanoi, Vietnam
Type	5-star luxury resort	3-star hotel	4-star hotel	4-star hotel
No. of Room ¹	44 villas	174 rooms	138 rooms	141 rooms
Average Occupancy Rate ¹	50%	65%	34%	47%
Average Daily Rate ¹	RM1,810	RM260	USD50	USD40

¹ Based on FY2023 information

Thank You



crystaltl@sunway.com.my



+6011 1878 8789



www.sunway.com.my

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.