

SUNWAY BERHAD ( Company No : 201001037627 (921551-D) )  
 QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2026  
 THE FIGURES HAVE NOT BEEN AUDITED

UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENTS FOR THE PERIOD ENDED 31 MARCH 2026

|   | NOTE | INDIVIDUAL QUARTER |                              |                      | CUMULATIVE QUARTER |                              |                      |
|---|------|--------------------|------------------------------|----------------------|--------------------|------------------------------|----------------------|
|   |      | CURRENT YEAR       | PRECEDING YEAR CORRESPONDING | INCREASE/ (DECREASE) | CURRENT YEAR       | PRECEDING YEAR CORRESPONDING | INCREASE/ (DECREASE) |
|   |      | QUARTER 31/03/2026 | QUARTER 31/03/2025           |                      | TO DATE 31/03/2026 | PERIOD 31/03/2025            |                      |
|   |      | RM'000             | RM'000                       | %                    | RM'000             | RM'000                       | %                    |
| REVENUE   |      | 2,557,548          | 2,367,045                    | 8                    | 2,557,548          | 2,367,045                    | 8                    |
| OPERATING EXPENSES  |      | (2,402,708)        | (2,195,112)                  | 9                    | (2,402,708)        | (2,195,112)                  | 9                    |
| OTHER OPERATING INCOME  |      | 9,279,007          | 50,946                       | >100                 | 9,279,007          | 50,946                       | >100                 |
| NET IMPAIRMENT GAINS/(LOSSES) ON FINANCIAL ASSETS & CONTRACT ASSETS |      | 18,533             | (1,614)                      | N/A                  | 18,533             | (1,614)                      | N/A                  |
| PROFIT FROM OPERATIONS  |      | 9,452,380          | 221,265                      | >100                 | 9,452,380          | 221,265                      | >100                 |
| FINANCE INCOME  |      | 95,811             | 76,590                       | 25                   | 95,811             | 76,590                       | 25                   |
| FINANCE COSTS   |      | (106,437)          | (90,004)                     | 18                   | (106,437)          | (90,004)                     | 18                   |
| SHARE OF PROFIT FROM ASSOCIATES                                     |      | 42,882             | 51,350                       | (16)                 | 42,882             | 51,350                       | (16)                 |
| SHARE OF PROFIT FROM JOINT VENTURES                                 |      | 73,559             | 44,909                       | 64                   | 73,559             | 44,909                       | 64                   |
| PROFIT BEFORE TAX   | B6   | 9,558,195          | 304,110                      | >100                 | 9,558,195          | 304,110                      | >100                 |
| TAXATION  | B5   | (82,239)           | (67,473)                     | 22                   | (82,239)           | (67,473)                     | 22                   |
| <b>PROFIT FOR THE PERIOD</b>  |      | <u>9,475,956</u>   | <u>236,637</u>               | >100                 | <u>9,475,956</u>   | <u>236,637</u>               | >100                 |
| <b>ATTRIBUTABLE TO:</b>   |      |                    |                              |                      |                    |                              |                      |
| - OWNERS OF THE PARENT  |      | 9,413,592          | 190,553                      | >100                 | 9,413,592          | 190,553                      | >100                 |
| - NON-CONTROLLING INTERESTS   |      | 62,364             | 46,084                       | 35                   | 62,364             | 46,084                       | 35                   |
|   |      | <u>9,475,956</u>   | <u>236,637</u>               | >100                 | <u>9,475,956</u>   | <u>236,637</u>               | >100                 |
| <b>EARNINGS PER SHARE</b>   |      |                    |                              |                      |                    |                              |                      |
| - BASIC (sen) <sup>(1)</sup>  | B13  | <u>139.25</u>      | <u>2.67</u>                  | >100                 | <u>139.25</u>      | <u>2.67</u>                  | >100                 |
| - DILUTED (sen) <sup>(1)</sup>                                      | B13  | <u>139.25</u>      | <u>2.67</u>                  | >100                 | <u>139.25</u>      | <u>2.67</u>                  | >100                 |

<sup>(1)</sup> In the previous financial year, the calculation of earnings per share (basic and diluted) included the ordinary shares issuable upon mandatory conversion of the Irredeemable Convertible Preference Shares ("ICPS"). On 4 December 2025, all remaining outstanding ICPS were fully converted into new ordinary shares pursuant to the mandatory conversion of ICPS.

(The Unaudited Condensed Consolidated Income Statements should be read in conjunction with the Annual Statutory Financial Statements for the year ended 31 December 2025 and the accompanying explanatory notes attached to the interim financial statements.)

SUNWAY BERHAD ( Company No : 201001037627 (921551-D) )  
 QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2026  
 THE FIGURES HAVE NOT BEEN AUDITED

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME FOR THE PERIOD ENDED 31 MARCH 2026

|   | INDIVIDUAL QUARTER              |   | CUMULATIVE QUARTER              |  |
|---|---------------------------------|---|---------------------------------|--|
|   | CURRENT YEAR QUARTER 31/03/2026 | PRECEDING YEAR CORRESPONDING QUARTER 31/03/2025 | CURRENT YEAR TO DATE 31/03/2026 | PRECEDING YEAR CORRESPONDING PERIOD 31/03/2025 |
|   | RM'000                          | RM'000  | RM'000                          | RM'000   |
| <b>PROFIT FOR THE PERIOD</b>  | 9,475,956                       | 236,637   | 9,475,956                       | 236,637  |
| <b>OTHER COMPREHENSIVE (LOSS) /INCOME TO BE RECLASSIFIED TO PROFIT OR LOSS IN SUBSEQUENT PERIODS</b>                |                                 |   |                                 |  |
| FOREIGN CURRENCY TRANSLATION DIFFERENCES FOR FOREIGN OPERATIONS   | (17,696)                        | 14,451  | (17,696)                        | 14,451   |
| RECLASSIFICATION OF FOREIGN CURRENCY TRANSLATION RESERVE TO PROFIT OR LOSS UPON LIQUIDATION OF FOREIGN SUBSIDIARIES | 209                             | (2,024)   | 209                             | (2,024)  |
| CASH FLOW HEDGE RESERVE - FAIR VALUE GAIN/(LOSS)  |                                 |   |                                 |  |
| - NET FAIR VALUE GAIN/(LOSS) OF DERIVATIVES   | 10,472                          | (9,637)   | 10,472                          | (9,637)  |
| - AMOUNTS RECYCLED TO PROFIT OR LOSS  | (11,501)                        | 9,525   | (11,501)                        | 9,525  |
| <b>OTHER COMPREHENSIVE (LOSS)/ INCOME NOT TO BE RECLASSIFIED TO PROFIT OR LOSS IN SUBSEQUENT PERIODS</b>            |                                 |   |                                 |  |
| FAIR VALUE (LOSS)/GAIN ON OTHER INVESTMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME                        | (7,545)                         | 400   | (7,545)                         | 400  |
| <b>OTHER COMPREHENSIVE (LOSS)/INCOME FOR THE PERIOD</b>   | <u>(26,061)</u>                 | <u>12,715</u>                                   | <u>(26,061)</u>                 | <u>12,715</u>                                  |
| <b>TOTAL COMPREHENSIVE INCOME FOR THE PERIOD</b>  | <u>9,449,895</u>                | <u>249,352</u>                                  | <u>9,449,895</u>                | <u>249,352</u>                                 |
| <b>ATTRIBUTABLE TO:</b>   |                                 |   |                                 |  |
| - OWNERS OF THE PARENT  | 9,393,971                       | 201,668   | 9,393,971                       | 201,668  |
| - NON-CONTROLLING INTERESTS   | 55,924                          | 47,684  | 55,924                          | 47,684   |
|   | <u>9,449,895</u>                | <u>249,352</u>                                  | <u>9,449,895</u>                | <u>249,352</u>                                 |

(The Unaudited Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the Annual Statutory Financial Statements for the year ended 31 December 2025 and the accompanying explanatory notes attached to the interim financial statements.)

**SUNWAY BERHAD ( Company No : 201001037627 (921551-D) )**  
**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2026**  
**THE FIGURES HAVE NOT BEEN AUDITED**

**FINANCIAL REVIEW FOR CURRENT QUARTER COMPARED WITH IMMEDIATE PRECEDING QUARTER**

|  | <b>CURRENT<br/>QUARTER<br/>31/03/2026</b> | <b>IMMEDIATE<br/>PRECEDING<br/>QUARTER<br/>31/12/2025</b> | <b>INCREASE/<br/>(DECREASE)</b> |
|--|---|---|---------------------------------|
|  | <b>RM'000</b>                             | <b>RM'000</b>   | <b>%</b>                        |
| REVENUE  | 2,557,548                                 | 2,319,096   | 10                              |
| OPERATING EXPENSES   | (2,402,708)                               | (2,307,511)   | 4                               |
| OTHER OPERATING INCOME   | 9,279,007                                 | 473,319   | >100                            |
| NET IMPAIRMENT GAINS ON FINANCIAL<br>ASSETS & CONTRACT ASSETS  | 18,533                                    | 11,695  | 58                              |
| PROFIT FROM OPERATIONS   | <u>9,452,380</u>                          | <u>496,599</u>  | >100                            |
| FINANCE INCOME   | 95,811                                    | 76,949  | 25                              |
| FINANCE COSTS  | (106,437)                                 | (117,651)   | (10)                            |
| SHARE OF PROFIT FROM ASSOCIATES  | 42,882                                    | 68,836  | (38)                            |
| SHARE OF PROFIT FROM JOINT VENTURES  | 73,559                                    | 173,379   | (58)                            |
| PROFIT BEFORE TAX  | <u>9,558,195</u>                          | <u>698,112</u>  | >100                            |
| TAXATION   | (82,239)                                  | (131,368)   | (37)                            |
| <b>PROFIT FOR THE PERIOD</b>   | <u><u>9,475,956</u></u>                   | <u><u>566,744</u></u>                                     | >100                            |
| <b>ATTRIBUTABLE TO:</b>  |   |   |                                 |
| - OWNERS OF THE PARENT   | 9,413,592                                 | 502,574   | >100                            |
| - NON-CONTROLLING INTERESTS  | 62,364                                    | 64,170  | (3)                             |
|  | <u><u>9,475,956</u></u>                   | <u><u>566,744</u></u>                                     | >100                            |
| <b>EARNINGS PER SHARE</b>  |   |   |                                 |
| - BASIC (sen) <sup>(1)</sup>   | <u>139.25</u>                             | <u>7.47</u>   | >100                            |
| - DILUTED (sen) <sup>(1)</sup>   | <u>139.25</u>                             | <u>7.47</u>   | >100                            |
| <br><sup>(1)</sup> In the previous financial year, the calculation of earnings per share (basic and diluted) included the ordinary shares issuable upon mandatory conversion of ICPS. On 4 December 2025, all remaining outstanding ICPS were fully converted into new ordinary shares pursuant to the mandatory conversion of ICPS. |   |   |                                 |
| <br>(The Unaudited Condensed Consolidated Income Statements should be read in conjunction with the Annual Statutory Financial Statements for the year ended 31 December 2025 and the accompanying explanatory notes attached to the interim financial statements.)   |   |   |                                 |

SUNWAY BERHAD ( Company No : 201001037627 (921551-D) )  
 QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2026  
 THE FIGURES HAVE NOT BEEN AUDITED

FINANCIAL REVIEW FOR CURRENT QUARTER COMPARED WITH IMMEDIATE PRECEDING QUARTER (CONTD.)

|   | CURRENT<br>QUARTER<br>31/03/2026 | IMMEDIATE<br>PRECEDING<br>QUARTER<br>31/12/2025 |
|---|----------------------------------|---|
|   | RM'000                           | RM'000  |
| <b>PROFIT FOR THE PERIOD</b>  | 9,475,956                        | 566,744   |
| <b>OTHER COMPREHENSIVE (LOSS)/INCOMETO BE RECLASSIFIED<br/>TO PROFIT OR LOSS IN SUBSEQUENT PERIODS</b>                    |                                  |   |
| FOREIGN CURRENCY TRANSLATION<br>DIFFERENCES FOR FOREIGN OPERATIONS  | (17,696)                         | (92,089)  |
| RECLASSIFICATION OF FOREIGN CURRENCY TRANSLATION<br>RESERVE TO PROFIT OR LOSS UPON LIQUIDATION<br>OF FOREIGN SUBSIDIARIES | 209                              | -   |
| RECLASSIFICATION OF FOREIGN CURRENCY TRANSLATION<br>RESERVE TO PROFIT OR LOSS UPON LIQUIDATION<br>OF FOREIGN INVESTMENTS  | -                                | (49,330)  |
| CASH FLOW HEDGE RESERVE - FAIR VALUE GAIN/(LOSS)<br>- NET FAIR VALUE GAIN/(LOSS) OF DERIVATIVES                           | 10,472                           | (35,793)  |
| - AMOUNTS RECYCLED TO PROFIT OR LOSS  | (11,501)                         | 58,272  |
| <b>OTHER COMPREHENSIVE (LOSS)/ INCOME NOT TO BE RECLASSIFIED<br/>TO PROFIT OR LOSS IN SUBSEQUENT PERIODS</b>              |                                  |   |
| FAIR VALUE (LOSS)/GAIN ON OTHER INVESTMENTS AT<br>FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME                           | (7,545)                          | 1,979   |
| FAIR VALUE LOSS ON REVALUATION OF PROPERTY,<br>PLANT AND EQUIPMENT  | -                                | (5,297)   |
| <b>OTHER COMPREHENSIVE LOSS FOR THE PERIOD</b>  | <u>(26,061)</u>                  | <u>(122,258)</u>                                |
| <b>TOTAL COMPREHENSIVE INCOME FOR THE PERIOD</b>  | <u>9,449,895</u>                 | <u>444,486</u>                                  |
| <b>ATTRIBUTABLE TO:</b>   |                                  |   |
| - OWNERS OF THE PARENT  | 9,393,971                        | 390,578   |
| - NON-CONTROLLING INTERESTS   | 55,924                           | 53,908  |
|   | <u>9,449,895</u>                 | <u>444,486</u>                                  |

(The Unaudited Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the Annual Statutory Financial Statements for the year ended 31 December 2025 and the accompanying explanatory notes attached to the interim financial statements.)

SUNWAY BERHAD ( Company No : 201001037627 (921551-D) )  
 QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2026  
 THE FIGURES HAVE NOT BEEN AUDITED

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 31 MARCH 2026

|   | AS AT END OF<br>CURRENT QUARTER<br>31/03/2026<br>RM'000 | AS AT PRECEDING<br>FINANCIAL PERIOD END<br>31/12/2025<br>RM'000 |
|---|---|---|
| <b>ASSETS</b>   |   |   |
| <b>Non-current assets</b>   |   |   |
| Property, plant and equipment   | 5,427,858   | 1,748,310   |
| Intangible assets   | 95,039  | 61,388  |
| Investment properties   | 4,111,169   | 4,106,578   |
| Inventories   | 3,252,903   | 3,170,423   |
| Investment in associates  | 2,416,162   | 2,440,732   |
| Investment in joint ventures  | 2,069,198   | 6,143,833   |
| Goodwill  | 9,724,262   | 410,783   |
| Deferred tax assets   | 105,687   | 91,472  |
| Receivables   | 4,390,540   | 4,297,207   |
| Derivative assets   | 3,409   | -   |
| Rock reserves   | 3,966   | 4,032   |
| Other investments   | 498,864   | 513,051   |
| Biological assets   | 600   | 546   |
|   | 32,099,657  | 22,988,355  |
| <b>Current assets</b>   |   |   |
| Inventories   | 3,725,750   | 4,104,661   |
| Receivables, deposits & prepayments                                   | 5,064,841   | 3,985,775   |
| Contract assets   | 611,943   | 647,867   |
| Derivative assets   | 2,904   | 18  |
| Other investments   | 258,239   | 261,855   |
| Tax recoverable   | 101,128   | 64,688  |
| Cash and bank balances  | 8,432,991   | 6,788,720   |
|   | 18,197,796  | 15,853,584  |
| <b>TOTAL ASSETS</b>   | 50,297,453  | 38,841,939  |
| <b>EQUITY AND LIABILITIES</b>   |   |   |
| <b>Current liabilities</b>  |   |   |
| Bank borrowings   | 8,628,875   | 8,829,551   |
| Payables, accruals & other short term liabilities                     | 6,467,160   | 5,524,735   |
| Contract liabilities  | 108,503   | 111,783   |
| Lease liabilities   | 40,200  | 44,342  |
| Derivative liabilities  | 24,794  | 155,332   |
| Tax payable   | 142,329   | 127,765   |
|   | 15,411,861  | 14,793,508  |
| <b>Non-current liabilities</b>  |   |   |
| Long term bank borrowings   | 7,681,396   | 6,171,807   |
| Lease liabilities   | 84,298  | 85,552  |
| Other long term liabilities   | 558,920   | 563,748   |
| Derivative liabilities  | 22,866  | 23,435  |
| Deferred tax liabilities  | 245,168   | 207,062   |
|   | 8,592,648   | 7,051,604   |
| <b>Total liabilities</b>  | 24,004,509  | 21,845,112  |
| <b>Equity attributable to Owners of the Parent</b>                    |   |   |
| Share capital   | 7,958,656   | 7,958,656   |
| Treasury shares   | (74,335)  | (74,335)  |
| Reserves  | 16,447,396  | 8,172,174   |
|   | 24,331,717  | 16,056,495  |
| <b>Non-controlling interests</b>                                      |   |   |
|   | 1,961,227   | 940,332   |
| <b>Total equity</b>   | 26,292,944  | 16,996,827  |
| <b>TOTAL EQUITY AND LIABILITIES</b>                                   | 50,297,453  | 38,841,939  |
| <b>Number of ordinary shares ('000) <sup>(1)</sup></b>                | 6,760,421   | 6,760,421   |
| <b>Net assets per share attributable to Owners of the Parent (RM)</b> | 3.60  | 2.38  |

<sup>(1)</sup> In the previous financial year, the number of ordinary shares included the ordinary shares issuable upon mandatory conversion of the ICPS. On 4 December 2025, all remaining outstanding ICPS were fully converted into new ordinary shares pursuant to the mandatory conversion of ICPS.

(The Unaudited Condensed Consolidated Statements of Financial Position should be read in conjunction with the Annual Statutory Financial Statements for the year ended 31 December 2025 and the accompanying explanatory notes attached to the interim financial statements.)

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31 MARCH 2026

|   | ATTRIBUTABLE TO OWNERS OF THE PARENT |                                |                 |                |                                      |                         |   |                |                  |                                     |               |                           |              |
|---|--------------------------------------|--------------------------------|-----------------|----------------|--------------------------------------|-------------------------|---|----------------|------------------|-------------------------------------|---------------|---------------------------|--------------|
|   | NON-DISTRIBUTABLE                    |                                |                 | DISTRIBUTABLE  |                                      |                         |   |                |                  | TOTAL EQUITY ATTRIBUTABLE TO OWNERS |               |                           |              |
|   | SHARE CAPITAL                        | IRREDEEMABLE PREFERENCE SHARES | TREASURY SHARES | MERGER RESERVE | FOREIGN CURRENCY TRANSLATION RESERVE | CASH FLOW HEDGE RESERVE | RESERVES FURNITURE, EQUIPMENT & RESERVE | OTHER RESERVES | RETAINED PROFITS | TOTAL RESERVES                      | OF THE PARENT | NON-CONTROLLING INTERESTS | TOTAL EQUITY |
| RM'000  | RM'000                               | RM'000                         | RM'000          | RM'000         | RM'000                               | RM'000                  | RM'000                                  | RM'000         | RM'000           | RM'000                              | RM'000        | RM'000                    | RM'000       |
| <b>PERIOD ENDED 31 MARCH 2026</b>               |                                      |                                |                 |                |                                      |                         |   |                |                  |                                     |               |                           |              |
| At 1 January 2026                               | 7,958,656                            | -                              | (74,335)        | (1,192,040)    | 32,988                               | 15,431                  | 33,329                                  | 530,664        | 8,751,802        | 8,172,174                           | 16,056,495    | 940,332                   | 16,996,827   |
| Profit for the year                             | -                                    | -                              | -               | -              | -                                    | -                       | -                                       | -              | 9,413,592        | 9,413,592                           | 9,413,592     | 62,364                    | 9,475,956    |
| Other comprehensive loss, net of tax            | -                                    | -                              | -               | -              | (11,047)                             | (1,029)                 | -                                       | (7,545)        | -                | (19,621)                            | (19,621)      | (6,440)                   | (26,061)     |
| Total comprehensive (loss)/income               | -                                    | -                              | -               | -              | (11,047)                             | (1,029)                 | -                                       | (7,545)        | 9,413,592        | 9,393,971                           | 9,393,971     | 55,924                    | 9,449,895    |
| Transfer between reserves                       | -                                    | -                              | -               | -              | -                                    | -                       | 1,318                                   | -              | (1,318)          | -                                   | -             | -                         | -            |
| <b>Transactions with owners</b>                 |                                      |                                |                 |                |                                      |                         |   |                |                  |                                     |               |                           |              |
| Dividends declared by the Company ^             | -                                    | -                              | -               | -              | -                                    | -                       | -                                       | -              | (1,115,461)      | (1,115,461)                         | (1,115,461)   | -                         | (1,115,461)  |
| Dividends paid to non-controlling Interests     | -                                    | -                              | -               | -              | -                                    | -                       | -                                       | -              | -                | -                                   | -             | (69,345)                  | (69,345)     |
| Shares acquired by non-controlling interests    | -                                    | -                              | -               | -              | -                                    | -                       | -                                       | -              | (3,008)          | (3,008)                             | (3,008)       | 38,947                    | 35,939       |
| Effect of a joint venture becoming a subsidiary | -                                    | -                              | -               | -              | -                                    | -                       | -                                       | -              | -                | -                                   | -             | 995,370                   | 995,370      |
| Liquidation of subsidiaries                     | -                                    | -                              | -               | -              | -                                    | -                       | -                                       | (280)          | -                | (280)                               | (280)         | (1)                       | (281)        |
| Total transactions with owners                  | -                                    | -                              | -               | -              | -                                    | -                       | -                                       | (280)          | (1,118,469)      | (1,118,749)                         | (1,118,749)   | 964,971                   | (153,778)    |
| At 31 March 2026                                | 7,958,656                            | -                              | (74,335)        | (1,192,040)    | 21,941                               | 14,402                  | 34,647                                  | 522,839        | 17,045,607       | 16,447,396                          | 24,331,717    | 1,961,227                 | 26,292,944   |
| <b>PERIOD ENDED 31 MARCH 2025</b>               |                                      |                                |                 |                |                                      |                         |   |                |                  |                                     |               |                           |              |
| At 1 January 2025                               | 7,048,716                            | 488,890                        | (74,335)        | (1,192,040)    | 184,706                              | (4,801)                 | 25,648                                  | 528,539        | 7,985,895        | 7,527,947                           | 14,991,218    | 947,237                   | 15,938,455   |
| Profit for the year                             | -                                    | -                              | -               | -              | -                                    | -                       | -                                       | -              | 190,553          | 190,553                             | 190,553       | 46,084                    | 236,637      |
| Other comprehensive Income/(loss), net of tax   | -                                    | -                              | -               | -              | 10,827                               | (112)                   | -                                       | 400            | -                | 11,115                              | 11,115        | 1,600                     | 12,715       |
| Total comprehensive Income/(loss)               | -                                    | -                              | -               | -              | 10,827                               | (112)                   | -                                       | 400            | 190,553          | 201,668                             | 201,668       | 47,684                    | 249,352      |
| Transfer between reserves                       | -                                    | -                              | -               | -              | -                                    | -                       | 1,232                                   | -              | (1,194)          | 38                                  | 38            | (38)                      | -            |
| <b>Transactions with owners</b>                 |                                      |                                |                 |                |                                      |                         |   |                |                  |                                     |               |                           |              |
| Dividends paid to non-controlling Interests     | -                                    | -                              | -               | -              | -                                    | -                       | -                                       | -              | -                | -                                   | -             | (32,100)                  | (32,100)     |
| Shares acquired by non-controlling interests    | -                                    | -                              | -               | -              | -                                    | -                       | -                                       | -              | -                | -                                   | -             | 2,011                     | 2,011        |
| Liquidation of a subsidiary                     | -                                    | -                              | -               | -              | -                                    | -                       | -                                       | -              | -                | -                                   | -             | (279)                     | (279)        |
| Total transactions with owners                  | -                                    | -                              | -               | -              | -                                    | -                       | -                                       | -              | -                | -                                   | -             | (30,368)                  | (30,368)     |
| At 31 March 2025                                | 7,048,716                            | 488,890                        | (74,335)        | (1,192,040)    | 195,533                              | (4,913)                 | 26,880                                  | 528,939        | 8,175,254        | 7,729,653                           | 15,192,924    | 964,515                   | 16,157,439   |

^ Dividends declared by the Company included distribution of Distribution Shares held by the Company to its entitled shareholders by way of dividend-in-specie amounting to RM980,252,926 as disclosed in note A7.

(The Unaudited Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Annual Statutory Financial Statements for the year ended 31 December 2025 and the accompanying explanatory notes attached to the interim financial statements.)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 31 MARCH 2026

|  | FOR THE<br>3 MONTHS<br>PERIOD<br>ENDED<br>31/03/2026 | FOR THE<br>3 MONTHS<br>PERIOD<br>ENDED<br>31/03/2025 |
|--|--|--|
|  | RM'000   | RM'000   |
| <b>CASH FLOWS FROM OPERATING ACTIVITIES</b>                              |  |  |
| Profit before tax  | 9,558,195  | 304,110  |
| Adjustments for:   |  |  |
| - non-cash items   | (9,251,572)  | (55,272)   |
| - finance costs  | 106,437  | 90,004   |
| - finance income   | (95,811)   | (76,590)   |
| Operating cash flows before working capital changes                      | 317,249  | 262,252  |
| Changes in working capital   | (315,378)  | 271,136  |
| Cash generated from operations   | 1,871  | 533,388  |
| Interest received  | 95,964   | 75,951   |
| Dividends received from joint ventures, associates and other investments | 157,132  | 80,646   |
| Tax refunded   | 22,420   | 1,219  |
| Tax paid   | (129,856)  | (60,091)   |
| Net cash generated from operating activities                             | 147,531  | 631,113  |
| <b>CASH FLOWS FROM INVESTING ACTIVITIES</b>                              |  |  |
| Proceeds from disposal of property, plant & equipment                    | 736  | 2,108  |
| Proceeds from disposal of intangible assets                              | 32   | -  |
| Proceeds from disposal of joint ventures                                 | 735,719  | -  |
| Proceeds from disposal of other investments                              | 91   | 41,100   |
| Acquisition of property, plant and equipment                             | (56,559)   | (17,528)   |
| Acquisition of biological assets   | (139)  | (5)  |
| Acquisition of intangible assets   | (3,187)  | (1,519)  |
| Acquisition and subsequent expenditure of investment properties          | (10,803)   | (32,722)   |
| Acquisition and subsequent expenditure of land                           | (14,355)   | (30,000)   |
| Acquisition of other investments   | -  | (311,179)  |
| Acquisition of subsidiaries for cash, net of cash acquired               | 1,281,076  | -  |
| Investment in associates   | (253)  | (207)  |
| Repayments from/(Advances to) associates and joint ventures              | 161,241  | (141,795)  |
| Quasi-equity loan advanced to joint ventures                             | -  | (779)  |
| Net cash flows from deposits placed with maturity of over 3 months       | (5)  | -  |
| Net cash outflow for liquidation of subsidiaries                         | (370)  | (10)   |
| Other investing activities   | -  | (93,310)   |
| Net cash generated from/(used in) investing activities                   | 2,093,224  | (585,846)  |
| <b>CASH FLOWS FROM FINANCING ACTIVITIES</b>                              |  |  |
| Net bank and other borrowings  | (455,170)  | 404,388  |
| Net lease liabilities  | (21,335)   | (10,709)   |
| Interest paid  | (132,706)  | (118,589)  |
| Acquisitions of equity interest by non-controlling interests             | 35,939   | 2,011  |
| Dividends paid to non-controlling interests of subsidiaries              | (69,345)   | (32,100)   |
| Net cash (used in)/generated from financing activities                   | (642,617)  | 245,001  |
| NET INCREASE IN CASH AND CASH EQUIVALENTS                                | 1,598,138  | 290,268  |
| EFFECTS OF EXCHANGE RATE CHANGES   | (4,533)  | 14,575   |
| CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD               | 6,747,648  | 4,306,475  |
| <b>CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD</b>              | <b>8,341,253</b>                                     | <b>4,611,318</b>                                     |
| Cash and bank balances   | 1,266,149  | 769,796  |
| Fixed deposits   | 7,166,842  | 3,842,923  |
| <b>Total cash and bank balances</b>                                      | <b>8,432,991</b>                                     | <b>4,612,719</b>                                     |
| Bank overdrafts  | (88,763)   | -  |
| Less: Deposits with maturity of over 3 months                            | (2,975)  | (1,401)  |
| <b>Cash and cash equivalents</b>   | <b>8,341,253</b>                                     | <b>4,611,318</b>                                     |

(The Unaudited Condensed Consolidated Statements of Cash Flows should be read in conjunction with the Annual Statutory Financial Statements for the year ended 31 December 2025 and the accompanying explanatory notes attached to the interim financial statements.)

## NOTES TO FINANCIAL STATEMENTS

### A1 Accounting Policies and Basis of Preparation

The Group has prepared its financial statements using the Malaysian Financial Reporting Standards ("MFRS") for the financial period ended 31 March 2026.

The interim financial report is unaudited and is prepared in accordance with MFRS 134 *Interim Financial Reporting* and paragraph 9.22 of the Bursa Malaysia Securities Berhad Listing Requirements.

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 December 2025. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the year ended 31 December 2025.

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the annual financial statements for the financial year ended 31 December 2025 except for the adoption of the following amendments to MFRSs that are effective for financial statements from 1 January 2026, as disclosed below:

| Standard                 | Title   |
|--------------------------|---|
| MFRS 9 and 7             | <i>Amendments to the Classification and Measurement of Financial Instruments</i><br>(Amendments to MFRS 9 and MFRS 7)<br><i>Contracts Referencing Nature-dependent Electricity</i><br>(Amendments to MFRS 9 and MFRS 7) |
| MFRS 1, 7, 9, 10 and 107 | <i>Annual Improvements to MFRS Accounting Standards - Volume 11</i>   |

The adoption of the above pronouncements does not have any significant impact to the Group for the financial period ended 31 March 2026.

### A2 Report of the Auditors

The report of the auditors of preceding annual financial statements was not subject to any qualification.

### A3 Seasonal or Cyclical Factors

The results for the current quarter under review were not materially affected by seasonal or cyclical factors.

### A4 Unusual Items

There were no material unusual items affecting the amounts reported for the current quarter ended 31 March 2026, except for the consolidation of Sunway Healthcare Holdings Berhad as disclosed in Note A11.

### A5 Changes in Estimates

There were no changes in estimates that have a material effect on the amounts reported for the current quarter ended 31 March 2026.

### A6 Issuances, Cancellations, Repurchases, Resale and Repayments of Debts and Equity Securities

Other than the details disclosed in note B8, there was no issuance, cancellations, repurchases, resale and repayments of debt and equity securities for the current quarter ended 31 March 2026.

### A7 Dividends Declared

Dividends declared since the last financial year end were as follows:

- (a) 676,036,501 ordinary shares of RM1.45 each in Sunway Healthcare Holdings Berhad ("SHH") held by the Company were distributed to entitled shareholders of the Company on 11 March 2026 by way of dividend-in-specie on the basis of one (1) distribution share for every ten (10) existing ordinary shares held in Sunway Berhad, amounted to RM980,252,926 for the financial year ended 31 December 2025. The distributed ordinary shares of SHH were subsequently listed on the Main Market of Bursa Securities on 18 March 2026; and
- (b) RM135,208,414 was paid on 16 April 2026 as single-tier second interim cash dividend of 2.00 sen per ordinary share for the financial year ended 31 December 2025.

**A8 Segmental Reporting**

Segmental results for the financial period ended 31 March 2026 are as follows:

|   | Property Development<br>RM'000 | Property Investment<br>RM'000 | Construction<br>RM'000 | Healthcare *<br>RM'000 | Trading and Manufacturing **<br>RM'000 | Investment Holdings<br>RM'000 | Others **<br>RM'000 | Adjustments/<br>Eliminations<br>RM'000 | Total<br>RM'000  |
|---|--------------------------------|-------------------------------|------------------------|------------------------|--|-------------------------------|---------------------|--|------------------|
| <b>BY BUSINESS SEGMENTS</b>                 |                                |                               |                        |                        |  |                               |                     |  |                  |
| <b>REVENUE AND RESULTS</b>                  |                                |                               |                        |                        |  |                               |                     |  |                  |
| <b>Revenue</b>                              |                                |                               |                        |                        |  |                               |                     |  |                  |
| Sales to external customers                 | 653,607                        | 266,248                       | 794,538                | 90,771                 | 525,854                                | 1,231                         | 225,299             | -                                      | 2,557,548        |
| Inter-segment revenue                       | 17,162                         | 85,775                        | 816,721                | 10,666                 | 113,170                                | 1,553,271                     | 103,955             | (2,700,720)                            | -                |
| <b>Total revenue</b>                        | <b>670,769</b>                 | <b>352,023</b>                | <b>1,611,259</b>       | <b>101,437</b>         | <b>639,024</b>                         | <b>1,554,502</b>              | <b>329,254</b>      | <b>(2,700,720)</b>                     | <b>2,557,548</b> |
| <b>Results</b>                              |                                |                               |                        |                        |  |                               |                     |  |                  |
| Operating segment results                   | 60,774                         | 66,385                        | 139,717                | 8,775                  | 34,913                                 | 9,115,401                     | 26,415              | -                                      | 9,452,380        |
| Finance income                              | 28,208                         | 17,530                        | 24,355                 | 12,409                 | 3,662                                  | 25,032                        | 5,671               | (21,056)                               | 95,811           |
| Finance costs                               | (26,019)                       | (45,108)                      | (6,485)                | (14,216)               | (7,668)                                | (24,886)                      | (3,111)             | 21,056                                 | (106,437)        |
| Share of results of:                        |                                |                               |                        |                        |  |                               |                     |  |                  |
| - associates                                | -                              | 44,619                        | 205                    | -                      | -                                      | (1,526)                       | (416)               | -                                      | 42,882           |
| - joint ventures                            | 39,214                         | 8,958                         | 1,341                  | 24,162                 | 148                                    | 24                            | (288)               | -                                      | 73,559           |
| <b>Profit before tax</b>                    | <b>102,177</b>                 | <b>92,384</b>                 | <b>159,133</b>         | <b>31,130</b>          | <b>31,055</b>                          | <b>9,114,045</b>              | <b>28,271</b>       | <b>-</b>                               | <b>9,558,195</b> |
| Taxation                                    | (11,669)                       | (16,903)                      | (38,009)               | (1,785)                | (8,041)                                | 1,519                         | (7,351)             | -                                      | (82,239)         |
| <b>Profit for the period</b>                | <b>90,508</b>                  | <b>75,481</b>                 | <b>121,124</b>         | <b>29,345</b>          | <b>23,014</b>                          | <b>9,115,564</b>              | <b>20,920</b>       | <b>-</b>                               | <b>9,475,956</b> |
| Non-controlling interests                   | (5,289)                        | (1,453)                       | (53,598)               | (1,626)                | (646)                                  | 2                             | 246                 | -                                      | (62,364)         |
| <b>Attributable to owners of the parent</b> | <b>85,219</b>                  | <b>74,028</b>                 | <b>67,526</b>          | <b>27,719</b>          | <b>22,368</b>                          | <b>9,115,566</b>              | <b>21,166</b>       | <b>-</b>                               | <b>9,413,592</b> |

|                                 | Revenue<br>RM'000 | Profit/(Loss)<br>before tax<br>RM'000 | Profit/(Loss)<br>after tax<br>RM'000 | Attributable to<br>owners of the<br>parent<br>RM'000 |
|---------------------------------|-------------------|---------------------------------------|--------------------------------------|--|
| <b>BY GEOGRAPHICAL SEGMENTS</b> |                   |                                       |                                      |  |
| Malaysia                        | 2,380,836         | 9,514,114                             | 9,437,573                            | 9,370,422  |
| Singapore                       | 92,985            | 47,923                                | 45,634                               | 44,343   |
| China                           | 27,017            | 4,323                                 | 3,196                                | 3,042  |
| India                           | 18,155            | (3,019)                               | (4,330)                              | (367)  |
| Australia                       | 6,268             | (3,867)                               | (4,039)                              | (1,974)  |
| Indonesia                       | 9,954             | 644                                   | 507                                  | 507  |
| United Kingdom                  | 10,576            | (2,192)                               | (2,711)                              | (2,711)  |
| Other countries                 | 11,757            | 269                                   | 126                                  | 330  |
|                                 | <b>2,557,548</b>  | <b>9,558,195</b>                      | <b>9,475,956</b>                     | <b>9,413,592</b>                                     |

**A8 Segmental Reporting (contd.)**

Segmental assets and liabilities for the financial period ended 31 March 2026 are as follows:

|                              | Property<br>Development<br>RM'000 | Property<br>Investment<br>RM'000 | Construction<br>RM'000 | Healthcare *<br>RM'000 | Trading and<br>Manufacturing **<br>RM'000 | Investment<br>Holdings<br>RM'000 | Others **<br>RM'000 | Adjustments/<br>Eliminations<br>RM'000 | Total<br>RM'000 |
|------------------------------|-----------------------------------|----------------------------------|------------------------|------------------------|---|----------------------------------|---------------------|--|-----------------|
| <b>Assets</b>                |                                   |                                  |                        |                        |   |                                  |                     |  |                 |
| Segment assets               | 13,578,928                        | 5,228,361                        | 4,977,009              | 5,560,825              | 1,461,231                                 | 27,894,808                       | 1,762,108           | (14,857,992)                           | 45,605,278      |
| Investment in associates     | -                                 | 2,339,504                        | -                      | -                      | -   | 16,816                           | 59,842              | -                                      | 2,416,162       |
| Investment in joint ventures | 1,651,545                         | 177,871                          | 219,833                | -                      | 12,937                                    | 23                               | 6,989               | -                                      | 2,069,198       |
| Unallocated assets           |                                   |                                  |                        |                        |   |                                  |                     |  | 206,815         |
| Total assets                 |                                   |                                  |                        |                        |   |                                  |                     |  | 50,297,453      |
| <b>Liabilities</b>           |                                   |                                  |                        |                        |   |                                  |                     |  |                 |
| Segment liabilities          | 7,207,673                         | 4,654,347                        | 4,340,882              | 2,212,356              | 1,239,241                                 | 17,765,589                       | 1,035,859           | (14,838,935)                           | 23,617,012      |
| Unallocated liabilities      |                                   |                                  |                        |                        |   |                                  |                     |  | 387,497         |
| Total liabilities            |                                   |                                  |                        |                        |   |                                  |                     |  | 24,004,509      |

**Notes:**

\* The Healthcare segment's results for the quarter ended 31 March 2026 comprise:

- (i) the Group's 84% share of net profit or loss (equity-accounted) up to 17 March 2026; and
- (ii) full consolidation of Healthcare segment as a subsidiary Group from 18 March 2026 following the completion of its listing.

\*\* The segmental reporting as at 31 March 2026 incorporates the following reclassifications:

- (i) the transfer of the Pharmaceutical business from Others to Trading and Manufacturing, following a change in the Group's internal reporting structure; and
- (ii) the merger of the Quarry business into Others, as it no longer meets the quantitative thresholds for separate segment reporting under MFRS 8. These reclassifications have no impact on total Group's revenue and profit before tax.

**A8 Segmental Reporting (contd.)**

Segmental results by foreign currency for the financial period ended 31 March 2026 are as follows:

**PROPERTY DEVELOPMENT SEGMENT:**

|                                | Foreign currency |                             |                            |  | RM'000  |                             |                            |  |
|--------------------------------|------------------|-----------------------------|----------------------------|--|---------|-----------------------------|----------------------------|--|
|                                | Revenue          | Profit/(Loss)<br>before tax | Profit/(Loss)<br>after tax | Attributable<br>to owners of<br>the parent | Revenue | Profit/(Loss)<br>before tax | Profit/(Loss)<br>after tax | Attributable<br>to owners of<br>the parent |
| Malaysia Ringgit (RM'000)      | 647,649          | 71,678                      | 62,230                     | 54,825                                     | 647,649 | 71,678                      | 62,230                     | 54,825                                     |
| Australian Dollar (AUD'000)    | -                | (1,294)                     | (1,356)                    | (611)                                      | -       | (3,585)                     | (3,757)                    | (1,692)                                    |
| Indian Rupee (INR'000)         | -                | (86)                        | (86)                       | (86)                                       | -       | (4)                         | (4)                        | (4)  |
| Chinese Renminbi (RMB'000)     | -                | 85                          | 85                         | 85   | -       | 49                          | 49                         | 49   |
| Singapore Dollar (SGD'000)     | 1,917            | 11,107                      | 10,448                     | 10,448                                     | 5,958   | 34,514                      | 32,465                     | 32,465                                     |
| United States Dollar (USD'000) | -                | (120)                       | (120)                      | (107)                                      | -       | (475)                       | (475)                      | (424)                                      |
|                                |                  |                             |                            |  | 653,607 | 102,177                     | 90,508                     | 85,219                                     |

**PROPERTY INVESTMENT SEGMENT:**

|                                | Foreign currency |                             |                            |  | RM'000  |                             |                            |  |
|--------------------------------|------------------|-----------------------------|----------------------------|--|---------|-----------------------------|----------------------------|--|
|                                | Revenue          | Profit/(Loss)<br>before tax | Profit/(Loss)<br>after tax | Attributable<br>to owners of<br>the parent | Revenue | Profit/(Loss)<br>before tax | Profit/(Loss)<br>after tax | Attributable<br>to owners of<br>the parent |
| Malaysia Ringgit (RM'000)      | 246,323          | 85,617                      | 69,234                     | 67,628                                     | 246,323 | 85,617                      | 69,234                     | 67,628                                     |
| Pound Sterling (GBP'000)       | 1,982            | (411)                       | (508)                      | (508)                                      | 10,576  | (2,192)                     | (2,711)                    | (2,711)                                    |
| Singapore Dollar (SGD'000)     | 1,764            | 2,718                       | 2,718                      | 2,718                                      | 5,483   | 8,446                       | 8,445                      | 8,445                                      |
| United States Dollar (USD'000) | 407              | (71)                        | (71)                       | (32)                                       | 1,612   | (280)                       | (280)                      | (127)                                      |
| Vietnam Dong (VND'000,000)     | 14,427,139       | 5,075,741                   | 5,075,741                  | 5,075,741                                  | 2,254   | 793                         | 793                        | 793  |
|                                |                  |                             |                            |  | 266,248 | 92,384                      | 75,481                     | 74,028                                     |

**CONSTRUCTION SEGMENT:**

|                            | Foreign currency |                             |                            |  | RM'000  |                             |                            |  |
|----------------------------|------------------|-----------------------------|----------------------------|--|---------|-----------------------------|----------------------------|--|
|                            | Revenue          | Profit/(Loss)<br>before tax | Profit/(Loss)<br>after tax | Attributable<br>to owners of<br>the parent | Revenue | Profit/(Loss)<br>before tax | Profit/(Loss)<br>after tax | Attributable<br>to owners of<br>the parent |
| Malaysia Ringgit (RM'000)  | 704,258          | 159,394                     | 122,696                    | 66,426                                     | 704,258 | 159,394                     | 122,696                    | 66,426                                     |
| Indian Rupee (INR'000)     | 388,481          | (64,515)                    | (92,568)                   | (7,767)                                    | 18,155  | (3,015)                     | (4,326)                    | (363)                                      |
| Singapore Dollar (SGD'000) | 23,211           | 886                         | 886                        | 471  | 72,125  | 2,754                       | 2,754                      | 1,463                                      |
|                            |                  |                             |                            |  | 794,538 | 159,133                     | 121,124                    | 67,526                                     |

**HEALTHCARE SEGMENT:**

|                            | Foreign currency |                             |                            |  | RM'000  |                             |                            |  |
|----------------------------|------------------|-----------------------------|----------------------------|--|---------|-----------------------------|----------------------------|--|
|                            | Revenue          | Profit/(Loss)<br>before tax | Profit/(Loss)<br>after tax | Attributable<br>to owners of<br>the parent | Revenue | Profit/(Loss)<br>before tax | Profit/(Loss)<br>after tax | Attributable<br>to owners of<br>the parent |
| Malaysia Ringgit (RM'000)  | 90,771           | 31,233                      | 29,448                     | 27,822                                     | 90,771  | 31,233                      | 29,448                     | 27,822                                     |
| Singapore Dollar (SGD'000) | -                | (33)                        | (33)                       | (33)                                       | -       | (103)                       | (103)                      | (103)                                      |
|                            |                  |                             |                            |  | 90,771  | 31,130                      | 29,345                     | 27,719                                     |

**A8 Segmental Reporting (contd.)**

Segmental results by foreign currency for the financial period ended 31 March 2026 are as follows: (contd.)

**TRADING & MANUFACTURING SEGMENT:**

|                                | Foreign currency |                             |                            |  | RM'000  |                             |                            |  |
|--------------------------------|------------------|-----------------------------|----------------------------|--|---------|-----------------------------|----------------------------|--|
|                                | Revenue          | Profit/(Loss)<br>before tax | Profit/(Loss)<br>after tax | Attributable<br>to owners of<br>the parent | Revenue | Profit/(Loss)<br>before tax | Profit/(Loss)<br>after tax | Attributable<br>to owners of<br>the parent |
| Malaysia Ringgit (RM'000)      | 482,398          | 27,627                      | 20,260                     | 19,617                                     | 482,398 | 27,627                      | 20,260                     | 19,617                                     |
| Australian Dollar (AUD'000)    | 2,263            | (102)                       | (102)                      | (102)                                      | 6,268   | (282)                       | (282)                      | (282)                                      |
| Indonesia Rupiah (IDR'000,000) | 39,030           | 2,525                       | 1,988                      | 1,988                                      | 9,954   | 644                         | 507                        | 507  |
| Chinese Renminbi (RMB'000)     | 17,228           | 960                         | 691                        | 686  | 9,924   | 553                         | 398                        | 395  |
| Singapore Dollar (SGD'000)     | 3,031            | 734                         | 657                        | 657  | 9,419   | 2,282                       | 2,043                      | 2,043                                      |
| Thai Baht (THB'000)            | 52,119           | 4,872                       | 4,027                      | 4,027                                      | 6,600   | 617                         | 510                        | 510  |
| Vietnam Dong (VND'000,000)     | 8,263,281        | (2,470,664)                 | (2,701,088)                | (2,701,088)                                | 1,291   | (386)                       | (422)                      | (422)                                      |
|                                |                  |                             |                            |  | 525,854 | 31,055                      | 23,014                     | 22,368                                     |

**INVESTMENT HOLDINGS SEGMENT:**

|                            | Foreign currency |                             |                            |  | RM'000  |                             |                            |  |
|----------------------------|------------------|-----------------------------|----------------------------|--|---------|-----------------------------|----------------------------|--|
|                            | Revenue          | Profit/(Loss)<br>before tax | Profit/(Loss)<br>after tax | Attributable<br>to owners of<br>the parent | Revenue | Profit/(Loss)<br>before tax | Profit/(Loss)<br>after tax | Attributable<br>to owners of<br>the parent |
| Malaysia Ringgit (RM'000)  | 1,231            | 9,114,236                   | 9,115,758                  | 9,115,757                                  | 1,231   | 9,114,236                   | 9,115,758                  | 9,115,757                                  |
| Hong Kong Dollar (HKD'000) | -                | 9                           | 4                          | 9  | -       | 5                           | 2                          | 5  |
| Chinese Renminbi (RMB'000) | -                | (392)                       | (392)                      | (392)                                      | -       | (226)                       | (226)                      | (226)                                      |
| Singapore Dollar (SGD'000) | -                | 10                          | 10                         | 10   | -       | 30                          | 30                         | 30   |
|                            |                  |                             |                            |  | 1,231   | 9,114,045                   | 9,115,564                  | 9,115,566                                  |

**OTHERS SEGMENT:**

|                            | Foreign currency |                      |                     |  | RM'000  |                      |                     |  |
|----------------------------|------------------|----------------------|---------------------|--|---------|----------------------|---------------------|--|
|                            | Revenue          | Profit<br>before tax | Profit after<br>tax | Attributable<br>to owners of<br>the parent | Revenue | Profit<br>before tax | Profit after<br>tax | Attributable<br>to owners of<br>the parent |
| Malaysia Ringgit (RM'000)  | 208,206          | 24,329               | 17,947              | 18,347                                     | 208,206 | 24,329               | 17,947              | 18,347                                     |
| Chinese Renminbi (RMB'000) | 29,674           | 6,843                | 5,161               | 4,894                                      | 17,093  | 3,942                | 2,973               | 2,819                                      |
|                            |                  |                      |                     |  | 225,299 | 28,271               | 20,920              | 21,166                                     |

## A9 Valuation of Property, Plant and Equipment and Investment Properties

The Group adopts the fair value model for its investment properties and cost model for its property, plant and equipment. There is no significant and indicative change in value of the said investment properties since the last balance sheet date.

## A10 Material Events Subsequent to the end of the Reporting Period

There were no material events subsequent to the current quarter ended 31 March 2026.

## A11 Changes in the Composition of the Group

There were no material changes in the composition of the Group for the current quarter ended 31 March 2026, except for the following:

On 10 February 2026, the Shareholders' Agreement dated 23 December 2021 entered between Sunway Berhad, Sunway City Sdn Bhd, Sunway Healthcare Holdings Berhad ("SHH") and Greenwood Capital Pte Ltd, as amended and supplemented by the first to fourth supplemental agreements, was terminated pursuant to clause 4(a) of the third supplemental agreement.

On 18 March 2026, the listing of Sunway Healthcare Holdings Berhad was completed following the listing of and quotation for the entire issued and paid up share capital of SHH on the Main Market Bursa Securities. Upon completion of the listing, SHH and its subsidiaries ("SHH group"), which were previously classified as joint ventures of the Group, became subsidiaries of the Group and were consolidated in the financial statements of the Group from 18 March 2026 following the completion of its listing.

The financial effects arising from the remeasurement of the previously held equity interests in SHH Group in accordance with MFRS 3 *Business Combinations* resulted in a gain of approximately RM9,151.6 million. The consolidated net assets from these entities mainly comprise of property, plant and equipment amounting to RM3,693.6 million. The business combination also resulted in the recognition of goodwill amounting to RM9,321.9 million.

## A12 Contingent Liabilities and Assets

There were no material changes in contingent liabilities or contingent assets of the Group as at the date of issue of the report.

## A13 Commitments

(a) Capital commitments not provided for in the financial period ended 31 March 2026 are as follows:

|   | 31/03/2026<br>RM'000 | 31/12/2025<br>RM'000 |
|---|----------------------|----------------------|
| Approved and contracted for property, plant and equipment and investment properties     | 322,291              | 53,797               |
| Approved but not contracted for property, plant and equipment and investment properties | 985,810              | 65,863               |
|   | <u>1,308,101</u>     | <u>119,660</u>       |

The Group's share of capital commitments in associates are as follows:

|   | 31/03/2026<br>RM'000 | 31/12/2025<br>RM'000 |
|---|----------------------|----------------------|
| Approved and contracted for property, plant and equipment and investment properties     | 234,160              | 243,954              |
| Approved but not contracted for property, plant and equipment and investment properties | 45,874               | 46,400               |
|   | <u>280,034</u>       | <u>290,354</u>       |

The Group's share of capital commitments in joint ventures are as follows:

|   | 31/03/2026<br>RM'000 | 31/12/2025<br>RM'000 |
|---|----------------------|----------------------|
| Approved and contracted for property, plant and equipment and investment properties     | 2,154                | 215,635              |
| Approved but not contracted for property, plant and equipment and investment properties | 5,179                | 674,291              |
|   | <u>7,333</u>         | <u>889,926</u>       |

(b) Operating lease commitment not provided for in the financial period ended 31 March 2026 is as follows:

|  | 31/03/2026<br>RM'000 | 31/12/2025<br>RM'000 |
|--|----------------------|----------------------|
| Future minimum lease receivable:               |                      |                      |
| - not later than 1 year                        | 77,739               | 61,255               |
| - later than 1 year and not later than 5 years | 206,023              | 205,809              |
|  | <u>283,762</u>       | <u>267,064</u>       |

**A14 Significant Related Party Transactions**
**(a) Sale/(Purchase) transactions with joint ventures and associates**

|   | Current Quarter Ended |                      | Cumulative Year To Date |                      |
|---|-----------------------|----------------------|-------------------------|----------------------|
|   | 31/03/2026<br>RM'000  | 31/03/2025<br>RM'000 | 31/03/2026<br>RM'000    | 31/03/2025<br>RM'000 |
| <b>(i) Sunway Real Estate Investment Trust ("Sunway REIT") (RHB Trustees Bhd) ^</b>   |                       |                      |                         |                      |
| Lease of Sunway Resort Hotel & Spa  | (10,299)              | (10,819)             | (10,299)                | (10,819)             |
| Lease of Sunway Putra Hotel   | (1,836)               | (1,081)              | (1,836)                 | (1,081)              |
| Lease of Sunway Hotel Georgetown  | (955)                 | (1,235)              | (955)                   | (1,235)              |
| Lease of Sunway Pyramid's ice rink  | (432)                 | (427)                | (432)                   | (427)                |
| Lease/Rental of properties in respect of<br>Menara Sunway and accommodation for security staff  | (525)                 | (1,477)              | (525)                   | (1,477)              |
| Rental and management of car parks and related services   | (10,736)              | (11,546)             | (10,736)                | (11,546)             |
| Rental of office space premises and related services  | 257                   | 177                  | 257                     | 177                  |
| Provision of property management and related services   | 1,933                 | 1,681                | 1,933                   | 1,681                |
| Provision of loyalty card points  | 341                   | 326                  | 341                     | 326                  |
| Provision of financial, human resources and IT related services   | 715                   | 484                  | 715                     | 484                  |
| Marketing, distribution and sale of construction related products and industrial products   | 633                   | 270                  | 633                     | 270                  |
| Construction, marketing, mechanical engineering, engineering related design and build, civil engineering, building works and related services | 2,958                 | 19,582               | 2,958                   | 19,582               |
| Management services   | 5,083                 | 4,883                | 5,083                   | 4,883                |
| <b>(ii) Sunway Iskandar Sdn. Bhd. Group</b>   |                       |                      |                         |                      |
| Management services   | 2,832                 | 1,967                | 2,832                   | 1,967                |
| Provision of property management and related services   | 462                   | 472                  | 462                     | 472                  |
| Net interest income   | 13,072                | 11,731               | 13,072                  | 11,731               |
| Provision of hotel and related services   | 304                   | 2                    | 304                     | 2                    |
| <b>(iii) Sunway Healthcare Holdings Berhad Group</b>  |                       |                      |                         |                      |
| Provision of medical services   | (120)                 | (378)                | (120)                   | (378)                |
| Construction, marketing, mechanical engineering, engineering related design and build, civil engineering, building works and related services | 21,950                | 33,907               | 21,950                  | 33,907               |
| Rental of office space premises and related services  | 757                   | 1,126                | 757                     | 1,126                |
| Provision of property management and related services   | 1,228                 | 199                  | 1,228                   | 199                  |
| Provision of financial, human resources and IT related services   | 2,118                 | 2,493                | 2,118                   | 2,493                |
| Management services   | 762                   | 770                  | 762                     | 770                  |
| Provision of ticketing and tour related services  | 391                   | 272                  | 391                     | 272                  |
| <b>(iv) Sunway Velocity Hotel Sdn. Bhd.</b>   |                       |                      |                         |                      |
| Management services   | 365                   | 258                  | 365                     | 258                  |
| Interest income   | 1,708                 | 1,798                | 1,708                   | 1,798                |
| <b>(v) Sunway Velocity Mall Sdn. Bhd.</b>   |                       |                      |                         |                      |
| Corporate guarantee commission fee  | 352                   | 444                  | 352                     | 444                  |
| Lease of premises   | (351)                 | (282)                | (351)                   | (282)                |
| Interest income   | 6,393                 | 5,344                | 6,393                   | 5,344                |
| <b>(vi) Hoi Hup Sunway Group</b>  |                       |                      |                         |                      |
| Interest income   | 7,667                 | 9,700                | 7,667                   | 9,700                |

**A14 Significant Related Party Transactions (contd.)**

**(a) Sale/(Purchase) transactions with joint ventures and associates (contd.)**

|   | Current Quarter Ended |                      | Cumulative Year To Date |                      |
|---|-----------------------|----------------------|-------------------------|----------------------|
|   | 31/03/2026<br>RM'000  | 31/03/2025<br>RM'000 | 31/03/2026<br>RM'000    | 31/03/2025<br>RM'000 |
| <b>(vi) Sunway Daechang Forging (Anhui) Co. Ltd</b><br>Manufacturing, repair and assembling of undercarriage components | (762)                 | (741)                | (762)                   | (741)                |
| <b>(vii) Joint ventures of Sunway MCL Group</b><br>Management services  | 5,958                 | -                    | 5,958                   | -                    |
| Interest income   | 5,217                 | -                    | 5,217                   | -                    |
| <b>(ix) Chuan Grove Pte. Ltd.</b><br>Interest income  | 2,568                 | -                    | 2,568                   | -                    |

**(b) Purchase transactions with shareholders and their related companies**

|   | Current Quarter Ended |                      | Cumulative Year To Date |                      |
|---|-----------------------|----------------------|-------------------------|----------------------|
|   | 31/03/2026<br>RM'000  | 31/03/2025<br>RM'000 | 31/03/2026<br>RM'000    | 31/03/2025<br>RM'000 |
| <b>(i) Active Equity Sdn. Bhd. Group *</b><br>Information systems products and consultancy fees | (1,411)               | (1,853)              | (1,411)                 | (1,853)              |

^ Sunway REIT Holdings Sdn. Bhd., a wholly-owned subsidiary of the Group, is a major unit holder of Sunway REIT. Tan Sri Dato' Seri Dr. Jeffrey Cheah Fook Ling, Puan Sri Datin Seri Dr. Susan Cheah Seok Cheng, Datin Paduka Sarena Cheah Yean Tih, Evan Cheah Yean Shin, Adrian Cheah Yean Sun, Sungei Way Corporation Sdn. Bhd. and Active Equity Sdn. Bhd., being major shareholders of the Group, also have deemed interests in Sunway REIT via Sunway REIT Holdings Sdn. Bhd..

Puan Sri Datin Seri Dr. Susan Cheah Seok Cheng is the spouse of Tan Sri Dato' Seri Dr. Jeffrey Cheah Fook Ling.

\* Tan Sri Dato' Seri Dr. Jeffrey Cheah Fook Ling, Datin Paduka Sarena Cheah Yean Tih and Evan Cheah Yean Shin are Directors and major shareholders of Active Equity Sdn. Bhd. as well as Directors in several subsidiaries of Active Equity Sdn. Bhd.. Adrian Cheah Yean Sun is a major shareholder of Active Equity Sdn. Bhd.. Datin Paduka Sarena Cheah Yean Tih, Evan Cheah Yean Shin and Adrian Cheah Yean Sun are the children of Tan Sri Dato' Seri Dr. Jeffrey Cheah Fook Ling.

Tan Sri Dato' Seri Dr. Jeffrey Cheah Fook Ling and Datin Paduka Sarena Cheah Yean Tih are Directors and major shareholders of the Group as well as Directors in several subsidiaries of the Group. Evan Cheah Yean Shin is an Alternate Director to Tan Sri Dato' Seri Dr. Jeffrey Cheah Fook Ling and a major shareholder of the Group. He is also a Director in several subsidiaries of the Group. Adrian Cheah Yean Sun is a major shareholder of the Group.

[THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

## B1 Review of Performance

Analysis of performance of the respective operating business segments are as follows:

For the quarter

|                             | Quarter ended        |                      | Increase/<br>(Decrease)<br>% |
|-----------------------------|----------------------|----------------------|------------------------------|
|                             | 31/03/2026<br>RM'000 | 31/03/2025<br>RM'000 |                              |
| <b>Revenue</b>              |                      |                      |                              |
| Property Development        | 653,607              | 263,301              | 148.2                        |
| Property Investment         | 266,248              | 246,370              | 8.1                          |
| Construction                | 794,538              | 1,238,082            | (35.8)                       |
| Healthcare*                 | 90,771               | -                    | N/A                          |
| Trading and Manufacturing** | 525,854              | 380,602              | 38.2                         |
| Others**                    | 226,530              | 238,690              | (5.1)                        |
|                             | <u>2,557,548</u>     | <u>2,367,045</u>     | 8.0                          |
| <b>Profit before tax</b>    |                      |                      |                              |
| Property Development        | 102,177              | 33,381               | 206.1                        |
| Property Investment         | 92,384               | 92,297               | 0.1                          |
| Construction                | 159,133              | 114,533              | 38.9                         |
| Healthcare*                 | 31,130               | 31,800               | (2.1)                        |
| Trading and Manufacturing** | 31,055               | 15,665               | 98.2                         |
| Others**                    | 9,142,316            | 16,434               | 55,530.5                     |
|                             | <u>9,558,195</u>     | <u>304,110</u>       | 3,043.0                      |

\* The Healthcare segment's results for the quarter ended 31 March 2026 comprise:

- (i) the Group's 84% share of net profit or loss (equity-accounted) up to 17 March 2026; and
- (ii) full consolidation of Healthcare segment as a subsidiary Group from 18 March 2026 following the completion of its listing. The comparative quarter ended 31 March 2025 reflects equity accounting only, as Healthcare segment has yet to become a subsidiary of the Group.

\*\* Comparative figures for the quarter ended 31 March 2025 have been restated to reflect segment reclassifications arising from:

- (i) the transfer of the Pharmaceutical business from Others to Trading and Manufacturing, following a change in the Group's internal reporting structure; and
- (ii) the merger of the Quarry business into Others, as it no longer meets the quantitative thresholds for separate segment reporting under MFRS 8. These reclassifications have no impact on total Group's revenue and profit before tax.

For the quarter ended 31 March 2026, the Group recorded revenue of RM2,557.5 million and profit before tax of RM9,558.2 million for the current quarter compared to revenue of RM2,367.0 million and profit before tax of RM304.1 million in the corresponding quarter of the previous financial year, representing an increase in revenue of 8.0% and profit before tax of 3,043.0%. The significantly higher profit before tax in the current quarter was mainly due to the net gain arising from the remeasurement of the investment in Sunway Healthcare Holdings Berhad ("SHH") to fair value upon its listing and reclassification as a subsidiary, amounting to RM9,095.8 million. Excluding the SHH net gain, the Group's underlying profit before tax would have been RM462.4 million, representing an improvement of approximately 52.1% against the corresponding quarter of the previous financial year.

The property development segment reported revenue of RM653.6 million and profit before tax of RM102.2 million for the current quarter, compared to revenue of RM263.3 million and profit before tax of RM33.4 million in the corresponding quarter of the previous financial year. This reflects a 148.2% increase in revenue and a 206.1% increase in profit before tax. The improved financial performance was mainly driven by the disposal of an education asset, amounting to RM357.0 million with a net gain of RM23.1 million, higher progress billings from local development projects and contributions from the newly acquired MCL Group.

Property investment segment reported revenue of RM266.2 million and profit before tax of RM92.4 million for the current quarter, compared to revenue of RM246.4 million and profit before tax of RM92.3 million in the corresponding quarter of the previous financial year. This represents an 8.1% increase in revenue and 0.1% increase in profit before tax. Notwithstanding the increase in revenue, profit before tax remained broadly flat. The increase in revenue and profitability was mainly contributed by associate, Sunway REIT, driven by better retail performance particularly from the northern region malls but was largely offset by start-up operational losses of RM13.4 million from the newly opened property investment assets.

The construction segment reported revenue of RM794.5 million and profit before tax of RM159.1 million for the current quarter, compared to revenue of RM1,238.1 million and profit before tax of RM114.5 million in the corresponding quarter of the previous financial year. This reflects a 35.8% decrease in revenue but a 38.9% increase in profit before tax. The lower revenue was mainly due to certain data centre projects having reached their peak in earlier periods. However, profit before tax improved in the current quarter upon finalisation of accounts of several completed projects.

The healthcare segment recorded revenue of RM90.8 million and profit before tax of RM31.1 million for the current quarter compared to a share of net profit of RM31.8 million in the corresponding quarter of the previous financial year. The segment's results reflect a change in accounting treatment following its listing on 18 March 2026, whereby healthcare segment's results were equity-accounted up to 17 March 2026 and fully consolidated as a subsidiary thereafter. The corresponding quarter of the previous financial year reflected equity accounting only, with no revenue recognised at the Group level. At the entity level, the lower profit before tax contribution was mainly attributable to higher depreciation and financing costs in the current quarter following the opening of Sunway Medical Centre Ipoh in April last year, partially offset by improved operating performance from its established hospitals. Importantly, SHH continued recording an operational EBITDA growth of 19.0%, from RM94.1 million in the corresponding quarter of the previous financial year to RM112.0 million in the current quarter. If excluding listing expenses and other non-recurring costs, SHH normalised EBITDA increased at a stronger pace of 30.9% to RM121.7 million.

**B1 Review of Performance (contd.)**

Analysis of performance of the respective operating business segments are as follows: (contd.)

For the quarter (contd.)

The trading and manufacturing segment reported revenue of RM525.9 million and profit before tax of RM31.1 million for the current quarter, compared to revenue of RM380.6 million and profit before tax of RM15.7 million in the corresponding quarter of the previous financial year, representing an increase in revenue of 38.2% and an increase in profit before tax of 98.3%. The stronger financial performance in the current quarter was mainly due to higher sales, especially from the automotive division, driven by increased deliveries of the Zeekr 7X model, as well as from the heavy equipment division, supported by strong demand and its newly secured distributorship. The pharmaceutical division also recorded a significant improvement in profit before tax of 76.4% compared to the corresponding quarter of the previous financial year, underpinned by operational efficiency and strategic focus on higher-margin product lines.

Others segment recorded revenue of RM226.5 million and profit before tax of RM9,142.3 million for the current quarter, compared to revenue of RM238.7 million and profit before tax of RM16.4 million in the corresponding quarter of the previous financial year, representing a decrease in revenue of 5.1% but an increase in profit before tax of 55,530.5%. The significantly higher profit before tax was primarily driven by a net gain arising from the remeasurement of the Group's investment in Sunway Healthcare Holdings Berhad ("SHH") to fair value upon its listing and reclassification as a subsidiary, amounting to RM9,095.8 million, partially mitigated by one-off goodwill impairment of RM8.4 million. Excluding these one-offs, the segment would still have recorded a profit before tax of RM54.9 million which represents a YoY improvement of 234.8%, mainly due to lower operating expenses and higher contributions from most of the business divisions within the segment.

**B2 Material Changes in the Quarterly Results**

Analysis of performance of the respective operating business segments are as follows:

|                             | Quarter ended        |                      | Increase/<br>(Decrease)<br>% |
|-----------------------------|----------------------|----------------------|------------------------------|
|                             | 31/03/2026<br>RM'000 | 31/12/2025<br>RM'000 |                              |
| <b>Revenue</b>              |                      |                      |                              |
| Property Development        | 653,607              | 457,152              | 43.0                         |
| Property Investment         | 266,248              | 283,593              | (6.1)                        |
| Construction                | 794,538              | 737,203              | 7.8                          |
| Healthcare*                 | 90,771               | -                    | N/A                          |
| Trading and Manufacturing** | 525,854              | 584,510              | (10.0)                       |
| Others**                    | 226,530              | 256,638              | (11.7)                       |
|                             | <u>2,557,548</u>     | <u>2,319,096</u>     | 10.3                         |
| <b>Profit before tax</b>    |                      |                      |                              |
| Property Development        | 102,177              | 252,341              | (59.5)                       |
| Property Investment         | 92,384               | 131,815              | (29.9)                       |
| Construction                | 159,133              | 162,496              | (2.1)                        |
| Healthcare*                 | 31,130               | 96,938               | (67.9)                       |
| Trading and Manufacturing** | 31,055               | 18,749               | 65.6                         |
| Others**                    | 9,142,316            | 35,773               | 25,456.5                     |
|                             | <u>9,558,195</u>     | <u>698,112</u>       | 1,269.1                      |

\* The Healthcare segment's results for the quarter ended 31 March 2026 comprise:

- (i) the Group's 84% share of net profit or loss (equity-accounted) up to 17 March 2026; and
- (ii) full consolidation of Healthcare segment as a subsidiary Group from 18 March 2026 following the completion of its listing. The comparative quarter ended 31 March 2025 reflects equity accounting only, as Healthcare segment has yet to become a subsidiary of the Group.

\*\* Comparative figures for the quarter ended 31 March 2025 have been restated to reflect segment reclassifications arising from:

- (i) the transfer of the Pharmaceutical business from Others to Trading and Manufacturing, following a change in the Group's internal reporting structure; and
- (ii) the merger of the Quarry business into Others, as it no longer meets the quantitative thresholds for separate segment reporting under MFRS 8. These reclassifications have no impact on total Group's revenue and profit before tax.

The Group recorded revenue of RM2,557.5 million and profit before tax of RM9,558.2 million for the current quarter compared to revenue of RM2,319.1 million and profit before tax of RM698.1 million in the preceding quarter, representing an increase in revenue of 10.3% and profit before tax of 1,269.1%. The significantly higher profit before tax in the current quarter was primarily attributable to the net gain arising from the remeasurement of the investment in Sunway Healthcare Holdings Berhad ("SHH") to fair value upon its listing and reclassification as a subsidiary, amounting to RM9,095.8 million. Excluding the net SHH gain, the Group's profit before tax would have been lower compared to preceding quarter, driven by softer performances across most segments, largely attributable to seasonal factors, including festive periods and absence of year end fair value gain in the current quarter. In the preceding quarter, the Group recorded a total of RM71.8 million net fair value gain and negative goodwill recognition on MCL's acquisition of RM55.2 million.

The property development segment reported revenue of RM653.6 million and profit before tax of RM102.2 million for the current quarter compared to revenue of RM457.2 million and profit before tax of RM252.3 million in the preceding quarter, representing an increase of 43.0% in revenue but a decrease in profit before tax of 59.5%. The higher revenue was mainly driven by the disposal of an education asset, amounting to RM357.0 million with a net gain of RM23.1 million, partially offset by lower progress billings from local development projects. However, the lower profit before tax was mainly due to lower profit recognition from local and overseas development projects, coupled with the absence of one-off gains recognised in the preceding quarter, including negative goodwill of RM55.2 million arising from the MCL acquisition and net fair value gains of RM9.1 million from asset revaluations.

## **B2 Material Changes in the Quarterly Results (contd.)**

Analysis of performance of the respective operating business segments are as follows: (contd.)

The property investment segment reported revenue of RM266.2 million and profit before tax of RM92.4 million for the current quarter compared to revenue of RM283.6 million and profit before tax of RM131.8 million in the preceding quarter, representing a decrease of 6.1% in revenue and 29.9% in profit before tax. The marginal decline in revenue was due to softer contribution from the hospitality and leisure business, impacted by seasonal factors and subdued inbound tourism sentiment arising from the ongoing Middle East conflict. In addition, the lower profit before tax was due to a net fair value gain of RM62.7 million from the revaluation of investment properties recorded in the preceding quarter. Excluding the net fair value gain, the segment shows improved underlying performance driven by stronger operational results from most sub-segments.

The construction segment achieved revenue of RM794.5 million and profit before tax of RM159.1 million for the current quarter compared to revenue of RM737.2 million and profit before tax of RM162.5 million in the preceding quarter, representing an increase in revenue of 7.8% but a marginally lower profit before tax of 2.1%. Construction segment remains resilient, with its stable performance supported by a strong outstanding order book of RM8.2 billion.

The healthcare segment recorded revenue of RM90.8 million and profit before tax of RM31.1 million for the current quarter compared to a share of net profit of RM96.9 million in the preceding quarter. The segment's results reflect a change in accounting treatment following the listing of Sunway Healthcare Holdings Berhad ("SHH") on 18 March 2026, whereby SHH was equity-accounted up to 17 March 2026 and fully consolidated as a subsidiary thereafter. The preceding quarter reflected equity accounting only, with no revenue recognised at the Group level. At the entity level, the lower profit before tax contribution was mainly attributable to seasonally lower hospital activities during the festive season in the current quarter.

The trading and manufacturing segment reported revenue of RM525.9 million and profit before tax of RM31.1 million for the current quarter, compared to revenue of RM584.5 million and profit before tax of RM18.7 million in the preceding quarter, representing a decrease in revenue of 10.0% but an increase in profit before tax of 65.6%. The lower revenue was mainly attributable to seasonal factors. Notwithstanding this, profit before tax improved, primarily driven by contributions from the automotive division and higher operational margin across most sub-divisions.

Others segment recorded revenue of RM226.5 million and profit before tax of RM9,142.3 million for the current financial year compared to revenue of RM256.6 million and profit before tax of RM35.8 million in the preceding quarter, representing a decrease in revenue of 11.7% but an increase in profit before tax of 25,456.5%. The significantly higher profit before tax was primarily driven by a net gain arising from the remeasurement of the Group's investment in Sunway Healthcare Holdings Berhad ("SHH") to fair value upon its listing and reclassification as a subsidiary, amounting to RM9,095.8 million, partially mitigated by one-off goodwill impairment of RM8.4 million. Excluding these one-offs, the segment would still have recorded a higher profit before tax of RM54.9 million, mainly due to lower operating expenses and higher contributions from building materials business, coupled with higher finance income from the Group's treasury functions.

## **B3 Prospects**

Malaysia's economy expanded at a more moderate pace of 5.4% in the first quarter of 2026, compared to 6.3% recorded in the preceding quarter. Growth was mainly driven by sustained domestic demand and strong exports, reflecting the underlying strength and resilience of the economy despite ongoing geopolitical tensions. Looking ahead, uncertainties in global trade and geopolitics are expected to continue shaping the economic outlook for the year, with Bank Negara Malaysia projecting growth to ease to between 4% and 5% in 2026, compared to 5.2% in 2025. For Sunway Bhd, this backdrop is both a challenge and an opportunity. Sustained domestic demand aligns with Sunway's diversified portfolio across property, healthcare, education and retail, all anchored on a resilient consumer base. Moderating growth and external uncertainties highlight the importance of Sunway's integrated, sustainable business model, which is designed to weather volatility and capture long-term value.

In the first quarter of the financial year, the property development segment launched projects with a total gross development value ("GDV") of RM2.1 billion and achieved strong sales of RM1.4 billion, driven mainly by robust take-up from the newly launched Singapore project, Pinery Residences. This solid start to the year places the segment on track to meet its FY2026 property launch target of RM4.8 billion and property sales target of RM4.2 billion. Looking ahead, Malaysia's real estate market is expected to remain stable, supported by an accommodative interest environment although demand is anticipated to remain selective favouring strategically located and well-connected developments.

Within the Klang Valley, the Group's transit-oriented development ("TOD") projects at Sunway Velocity continued to record strong take-up rates, reaffirming homebuyers' preference for projects with good accessibility and connectivity. In the Southern region, Johor's economic landscape is set to be reinforced by structural catalysts – the commencement of operations of the Johor Bahru-Singapore Rapid Transit System ("RTS") Link in early 2027, continued progress of the Johor-Singapore Special Economic Zone ("JS-SEZ") and sustained investments in digital infrastructure. These developments are expected to accelerate Johor's transformation into a key regional growth corridor supporting long-term economic expansion, increased cross-border connectivity and stronger investment inflows. The Group is strategically positioned to capitalise on these opportunities through its developments at Sunway City Iskandar Puteri township, and the upcoming Bukit Chagar TOD at Johor Bahru City Centre, which are expected to benefit from the evolving economic and infrastructure landscape.

In Singapore, the residential real estate market is expected to remain resilient despite the government's property cooling measures, including recent restrictions on new Executive Condominium launches. These measures aim to curb speculation and ensure a more sustainable real estate market environment. Nevertheless, the market outlook remains supported by limited land supply and the on-going decentralisation trend.

The healthcare segment continues to demonstrate strong growth visibility, supported by the Group's disciplined expansion strategy, resilient demand for private healthcare services, and progressively improving contributions from the newly commissioned hospitals. Licensed bed capacity increased to 1,805 beds during the period, up from 1,777 beds as at end-2025, reflecting ongoing capacity expansion. Looking ahead, brownfield expansions at Sunway Medical Centre Sunway City Kuala Lumpur, Sunway Medical Centre Ipoh and Sunway Medical Centre Penang are expected to further enhance operational capacity, positioning the healthcare segment to capture sustained domestic healthcare demand and the growing medical tourism market.

**B3 Prospects (contd.)**

Malaysia has rapidly emerged as one of Southeast Asia's most dynamic data centre markets, strengthening its position as a preferred destination for global hyperscale operators. The nation's focus on accelerating energy transition and the digital infrastructure ecosystem is expected to support the long-term sustainability of digital investment. Against this backdrop, the construction segment continues to strengthen its position within Malaysia's key growth sectors, particularly the Advanced Technology Facilities ("ATF") segment, while maintaining a diversified construction order book. In Q1 FY2026, the segment secured RM3.59 billion in new projects, achieving more than 50% of its RM6.0 billion replenishment target. Within the ATF segment, during the quarter, the Group secured three new data centre projects and onboarded a new international hyperscale operator, further expanding its multinational technology client base. Sunway Construction has delivered over 180 MW of data centre capacity to date and is currently managing ten ongoing projects for global technology clients.

The Board remains cautiously optimistic that the Group will deliver stable earnings in FY2026. At the same time, the Group remains vigilant against inflationary pressures, supply chain disruptions, evolving global trade dynamics and softer consumer sentiment amid ongoing geopolitical uncertainties. To navigate these challenges, the Group will continue exercising prudent financial discipline, while intensifying efforts to enhance operational efficiency and execution capabilities through technology innovation.

**B4 Variance of Actual Profit from Profit Forecast**

The Company did not issue any profit forecast or profit guarantee during the current year under review.

**B5 Taxation**

The current taxation does not include the tax payable for the share of profit from associates and share of profit from joint ventures as the share of profit is recognised on an after tax basis.

|                                      | Current Quarter Ended |                      | Cumulative Year To Date |                      |
|--------------------------------------|-----------------------|----------------------|-------------------------|----------------------|
|                                      | 31/03/2026<br>RM'000  | 31/03/2025<br>RM'000 | 31/03/2026<br>RM'000    | 31/03/2025<br>RM'000 |
| Current taxation                     | (81,088)              | (68,674)             | (81,088)                | (68,674)             |
| Over provision of tax in prior years | 505                   | 255                  | 505                     | 255                  |
| Deferred taxation                    | (1,656)               | 946                  | (1,656)                 | 946                  |
|                                      | (82,239)              | (67,473)             | (82,239)                | (67,473)             |

**B6 Profit before Tax**

The following amounts have been included in arriving at profit before tax:

|   | Current<br>Quarter Ended<br>31/03/2026<br>RM'000 | Cumulative<br>Year To Date<br>31/03/2026<br>RM'000 |
|---|--|--|
| Depreciation and amortisation   | (48,478)   | (48,478)   |
| Net (provision)/reversal of impairment for financial assets & contract assets:                |  |  |
| - Trade receivables   | 18,606   | 18,606   |
| - Other receivables   | (76)   | (76)   |
| - Amounts due from associates   | (1)  | (1)  |
| - Amounts due from joint ventures   | 8  | 8  |
| - Contract assets   | (5)  | (5)  |
| Net provision of impairment for:  |  |  |
| - Goodwill  | (8,401)  | (8,401)  |
| - Inventories   | (54,947)   | (54,947)   |
| - Property, plant and equipment   | (2,532)  | (2,532)  |
| Write off:  |  |  |
| - Trade receivables   | (151)  | (151)  |
| - Inventories   | (332)  | (332)  |
| - Property, plant and equipment   | (94)   | (94)   |
| Net gain on disposal of:  |  |  |
| - Property, plant and equipment   | 130  | 130  |
| Gain arising from remeasurements of previously held equity interests in former joint ventures | 9,151,579  | 9,151,579  |
| Net foreign exchange loss:  |  |  |
| - Others  | (15,242)   | (15,242)   |
| - Unrealised for hedged items   | (11,501)   | (11,501)   |
| Cash flow hedge reserve recycled to profit or loss  | 11,501   | 11,501   |
| Net gain on derivatives   | 82,957   | 82,957   |
| Net gain on financial guarantee contracts   | 3,155  | 3,155  |

## **B7 Status of Corporate Proposal Announced**

There were no new corporate proposal announced but not completed as at the date of this report, except for the following:

### **B7.1 Listing of Sunway Healthcare Holdings Berhad ("SHH"), an indirect joint venture company of the Company on the Main Market of Bursa Malaysia Securities Berhad ("Bursa Securities")**

On 29 August 2025, the Company announced the proposed listing of its healthcare division held under its indirect joint venture company, namely Sunway Healthcare Holdings Berhad ("SHH") on the Main Market of Bursa Malaysia Securities Berhad ("Bursa Securities"), which will entail the following:

- (a) the distribution of 676,042,070 ordinary shares in SHH ("SHH Share(s)") by the Company ("Sunway") to the entitled shareholders of Sunway by way of dividend-in-specie on the basis of one Distribution Share for every 10 ordinary shares in Sunway (excluding treasury shares) held as at 5.00 p.m. on 11 March 2026 ("Distribution"); and
- (b) the initial public offering of up to 1,968,996,020 SHH Shares, comprising an offer for sale of up to 1,393,987,720 existing SHH Shares by Sunway City Sdn. Bhd. and Greenwood Capital Private Limited and a public issue of 575,008,300 new SHH Shares to retail and institutional investors ("IPO").

SHH had obtained all relevant regulatory approvals and the approval of the shareholders of the Company for the listing of SHH since the last quarterly update. The Company announced the entitlement date for the Distribution on 25 February 2026, and SHH is currently proceeding with the implementation of the IPO and the listing of SHH.

On 27 February 2026, SHH issued its prospectus in connection with the IPO.

On 18 March 2026, the listing of SHH was completed following the listing of and quotation for the entire issued and paid-up share capital of SHH, comprising 11,500,165,558 ordinary shares of RM1.45 each, on the Main Market of Bursa Securities. Upon completion of the listing, SHH and its subsidiaries, which were previously classified as joint ventures of the Group, became subsidiaries of the Group and were consolidated in the financial statements of the Group from 18 March 2026 following the completion of its listing.

### **B7.2 Proposed Conditional Voluntary Take-over Offer by Sunway Berhad ("Sunway") to acquire all the ordinary shares in IJM Corporation Berhad ("IJM") (excluding treasury shares) ("Offer Shares") for an offer price of RM3.15 per offer share ("Offer Price"), to be satisfied in the following manner:**

- (a) In respect of 10% of the Offer Price, an amount equivalent to RM0.3150 in cash; and
- (b) In respect of 90% of the Offer Price, an amount equivalent to approximately RM2.8350 in the form of new ordinary shares in Sunway at an issue price of RM5.65 each ("Consideration Shares"),  
  
(collectively, the "Proposed Offer").

On 12 January 2026, Maybank Investment Bank Berhad had, on behalf of the Group, served a notice of conditional voluntary take-over offer ("Notice") on the Board of Directors of IJM, informing IJM of the Group's intention to undertake the Proposed Offer. The Proposed Offer is conditional upon the following:

- (a) Sunway having received, on or before the Closing Date, valid acceptances resulting in the Group holding in aggregate more than 50.0% of the voting shares in IJM ("Acceptance Condition");
- (b) the approval of Bursa Malaysia Securities Berhad ("Bursa Securities") for the listing of and quotation for the Consideration Shares on the Main Market of Bursa Securities; and
- (c) the approval of the shareholders of the Group for the Proposed Offer at the forthcoming extraordinary general meeting, tentatively scheduled for 26 March 2026.

Sunway has nominated its indirect wholly-owned subsidiary, Fortuna Gembira Enterpris Sdn. Bhd., as the recipient of the Offer Shares.

The Offer Document, which sets out the details, terms and conditions of the Proposed Offer was despatched to the holders of the Offer Shares on 3 February 2026. The Acceptance Condition shall be fulfilled not later than 5.00 p.m. (Malaysian time) on or before Monday, 6 April 2026, being the closing date of the Proposed Offer.

The application for the listing of and quotation for the Consideration Shares was submitted to Bursa Securities on 11 February 2026 and the approval of Bursa Securities has been obtained on 4 March 2026.

Approval of the shareholders of the Company for the Offer has been obtained at the extraordinary general meeting of the company held on 26 March 2026.

On 6 April 2026, Sunway did not receive Valid Acceptances of the Offer Shares which would result in Sunway holding in aggregate more than 50.0% of the voting shares in IJM. Accordingly, the Offer has lapsed.

**B8 Group Borrowings and Debt Securities**

The Group borrowings as at 31 March 2026 are as follows:

|                                   | Current<br>RM'000 | Non-current<br>RM'000 | Total<br>RM'000 |
|-----------------------------------|-------------------|-----------------------|-----------------|
| <b>Secured borrowings</b>         |                   |                       |                 |
| <u>Islamic:</u>                   |                   |                       |                 |
| Term loans                        | 421,621           | -                     | 421,621         |
| Medium term notes                 | 715,000           | 1,852,212             | 2,567,212       |
|                                   | 1,136,621         | 1,852,212             | 2,988,833       |
| <u>Conventional:</u>              |                   |                       |                 |
| Bank overdraft                    | 88,763            | -                     | 88,763          |
| Term loans                        | 1,891,998         | 907,495               | 2,799,493       |
| Revolving credits                 | 1,158,304         | 830                   | 1,159,134       |
| Medium term note                  | -                 | 750,000               | 750,000         |
| Hire purchase                     | 1,338             | 859                   | 2,197           |
|                                   | 3,140,403         | 1,659,184             | 4,799,587       |
| <b>Total secured borrowings</b>   | 4,277,024         | 3,511,396             | 7,788,420       |
| <b>Unsecured borrowings</b>       |                   |                       |                 |
| <u>Islamic:</u>                   |                   |                       |                 |
| Revolving credit                  | 101,231           | -                     | 101,231         |
| Medium term notes                 | 100,000           | 3,850,000             | 3,950,000       |
| Banker's acceptance               | 39,351            | -                     | 39,351          |
| Commercial papers                 | 730,000           | -                     | 730,000         |
|                                   | 970,582           | 3,850,000             | 4,820,582       |
| <u>Conventional:</u>              |                   |                       |                 |
| Term loans                        | 635,417           | -                     | 635,417         |
| Revolving credits                 | 2,268,915         | -                     | 2,268,915       |
| Medium term notes                 | -                 | 320,000               | 320,000         |
| Bankers' acceptances              | 316,937           | -                     | 316,937         |
| Bills discountings                | 100,000           | -                     | 100,000         |
| Receivable financing              | 60,000            | -                     | 60,000          |
|                                   | 3,381,269         | 320,000               | 3,701,269       |
| <b>Total unsecured borrowings</b> | 4,351,851         | 4,170,000             | 8,521,851       |
| <b>Total borrowings</b>           | 8,628,875         | 7,681,396             | 16,310,271      |
| Islamic borrowings                | 2,107,203         | 5,702,212             | 7,809,415       |
| Conventional borrowings           | 6,521,672         | 1,979,184             | 8,500,856       |
| <b>Total borrowings</b>           | 8,628,875         | 7,681,396             | 16,310,271      |

On 8 January 2026, the Group issued a multi-currency Islamic Medium Term Notes of RM10.0 billion in nominal value under Sukuk Wakalah Programme. The proceeds raised shall be utilised for partial repayment of existing Islamic financings and to finance working capital

On 9 February 2026, the Group issued Islamic Commercial Papers ("ICPs") of RM20.0 million in nominal value under Sukuk Programme. The proceeds raised from the issuance of ICPs under the Sukuk Programme shall be utilised for partial repayment of existing Islamic financings and to finance working capital requirements.

Included in the Group borrowings as at 31 March 2026 are amounts denominated in foreign currency as follows:

|                                  | Foreign currency |             | RM'000    |             | Total     |
|----------------------------------|------------------|-------------|-----------|-------------|-----------|
|                                  | Current          | Non-current | Current   | Non-current |           |
| <b>Secured</b>                   |                  |             |           |             |           |
| United States Dollar (USD'000) * |                  |             |           |             |           |
| - Term loans                     | 145,531          | 4,595       | 589,254   | 18,605      | 607,859   |
| - Revolving credits              | 181,236          | -           | 733,825   | -           | 733,825   |
| Singapore Dollar (SGD'000) #     |                  |             |           |             |           |
| - Term loans                     | 483,000          | -           | 1,512,080 | -           | 1,512,080 |
| - Revolving credit               | 7,000            | -           | 21,914    | -           | 21,914    |
| Chinese Renminbi (RMB'000) *     |                  |             |           |             |           |
| - Term loans                     | -                | 470,000     | -         | 276,219     | 276,219   |
| - Revolving credit               | 50,000           | -           | 29,385    | -           | 29,385    |
| Australian Dollar (AUD'000) **   |                  |             |           |             |           |
| - Term loan                      | -                | 6,700       | -         | 18,541      | 18,541    |
| - Revolving credit               | -                | 300         | -         | 830         | 830       |
| Pound Sterling (GBP'000) ^       |                  |             |           |             |           |
| - Term loans                     | 38,402           | 33,054      | 204,556   | 176,069     | 380,625   |
| Indian Rupee (INR'000) **        |                  |             |           |             |           |
| - Term loans                     | 161,065          | 2,815,654   | 7,506     | 131,209     | 138,715   |

**B8 Group Borrowings and Debt Securities (contd.)**

Included in the Group borrowings as at 31 March 2026 are amounts denominated in foreign currency as follows: (contd.)

|                                  | Foreign currency |             | RM'000    |             |           |
|----------------------------------|------------------|-------------|-----------|-------------|-----------|
|                                  | Current          | Non-current | Current   | Non-current | Total     |
| <b>Unsecured</b>                 |                  |             |           |             |           |
| United States Dollar (USD'000) * |                  |             |           |             |           |
| - Term loans                     | 126,977          | -           | 514,128   | -           | 514,128   |
| Singapore Dollar (SGD'000) #     |                  |             |           |             |           |
| - Revolving credits              | 584,490          | -           | 1,829,803 | -           | 1,829,803 |
| Chinese Renminbi (RMB'000) *     |                  |             |           |             |           |
| - Revolving credits              | 309,850          | -           | 182,099   | -           | 182,099   |
| Australian Dollar (AUD'000) **   |                  |             |           |             |           |
| - Banker's acceptance            | 1,003            | -           | 2,775     | -           | 2,775     |
|                                  |                  |             | 5,627,325 | 621,473     | 6,248,798 |

The Group borrowings as at 31 March 2025 were as follows:

|                                   | Current<br>RM'000 | Non-current<br>RM'000 | Total<br>RM'000 |
|-----------------------------------|-------------------|-----------------------|-----------------|
| <b>Secured borrowings</b>         |                   |                       |                 |
| <u>Islamic:</u>                   |                   |                       |                 |
| Term loans                        | 38,954            | 497,547               | 536,501         |
| Revolving credit                  | 13,939            | -                     | 13,939          |
| Medium term notes                 | 965,000           | 1,462,400             | 2,427,400       |
|                                   | 1,017,893         | 1,959,947             | 2,977,840       |
| <u>Conventional:</u>              |                   |                       |                 |
| Term loans                        | 1,541,795         | 868,246               | 2,410,041       |
| Revolving credits                 | 1,394,570         | 839                   | 1,395,409       |
| Medium term note                  | -                 | 500,000               | 500,000         |
| Hire purchase                     | 393               | 746                   | 1,139           |
|                                   | 2,936,758         | 1,369,831             | 4,306,589       |
| <b>Total secured borrowings</b>   | 3,954,651         | 3,329,778             | 7,284,429       |
| <b>Unsecured borrowings</b>       |                   |                       |                 |
| <u>Islamic:</u>                   |                   |                       |                 |
| Revolving credit                  | 50,708            | -                     | 50,708          |
| Medium term notes                 | -                 | 1,000,000             | 1,000,000       |
| Banker's acceptances              | 29,670            | -                     | 29,670          |
| Commercial papers                 | 890,000           | -                     | 890,000         |
|                                   | 970,378           | 1,000,000             | 1,970,378       |
| <u>Conventional:</u>              |                   |                       |                 |
| Term loans                        | 514,128           | -                     | 514,128         |
| Revolving credits                 | 894,529           | -                     | 894,529         |
| Medium term notes                 | -                 | 320,000               | 320,000         |
| Bankers' acceptances              | 174,118           | -                     | 174,118         |
| Bills discounting                 | 100,000           | -                     | 100,000         |
|                                   | 1,682,775         | 320,000               | 2,002,775       |
| <b>Total unsecured borrowings</b> | 2,653,153         | 1,320,000             | 3,973,153       |
| <b>Total borrowings</b>           | 6,607,804         | 4,649,778             | 11,257,582      |
| Islamic borrowings                | 1,988,271         | 2,959,947             | 4,948,218       |
| Conventional borrowings           | 4,619,533         | 1,689,831             | 6,309,364       |
| <b>Total borrowings</b>           | 6,607,804         | 4,649,778             | 11,257,582      |

**B8 Group Borrowings and Debt Securities (contd.)**

Included in the Group borrowings as at 31 March 2025 were amounts denominated in foreign currency as follows:

|                                  | Foreign currency |             | RM'000           |                |                  |
|----------------------------------|------------------|-------------|------------------|----------------|------------------|
|                                  | Current          | Non-current | Current          | Non-current    | Total            |
| <b>Secured</b>                   |                  |             |                  |                |                  |
| United States Dollar (USD'000) * |                  |             |                  |                |                  |
| - Term loans                     | 123,466          | 28,073      | 547,943          | 124,588        | 672,531          |
| - Revolving credits              | 114,414          | -           | 507,770          | -              | 507,770          |
| Singapore Dollar (SGD'000) **    |                  |             |                  |                |                  |
| - Term loans                     | 71,753           | 18,117      | 237,817          | 60,047         | 297,864          |
| - Revolving credits              | 36,000           | -           | 119,318          | -              | 119,318          |
| Chinese Renminbi (RMB'000) *     |                  |             |                  |                |                  |
| - Term loans                     | -                | 470,000     | -                | 287,405        | 287,405          |
| Australian Dollar (AUD'000) **   |                  |             |                  |                |                  |
| - Term loan                      | -                | 6,700       | -                | 18,748         | 18,748           |
| - Revolving credit               | -                | 300         | -                | 839            | 839              |
| Pound Sterling (GBP'000) ^       |                  |             |                  |                |                  |
| - Term loans                     | 39,800           | 31,605      | 228,846          | 181,723        | 410,569          |
| Indian Rupee (INR'000) **        |                  |             |                  |                |                  |
| - Term loans                     | 7,415,552        | -           | 383,384          | -              | 383,384          |
| <b>Unsecured</b>                 |                  |             |                  |                |                  |
| United States Dollar (USD'000) * |                  |             |                  |                |                  |
| - Revolving credit               | 25,000           | -           | 110,950          | -              | 110,950          |
| Singapore Dollar (SGD'000) **    |                  |             |                  |                |                  |
| - Revolving credits              | 179,050          | -           | 593,443          | -              | 593,443          |
| Chinese Renminbi (RMB'000) *     |                  |             |                  |                |                  |
| - Revolving credits              | 309,850          | -           | 189,473          | -              | 189,473          |
| Australian Dollar (AUD'000) **   |                  |             |                  |                |                  |
| - Bankers' acceptances           | 1,433            | -           | 4,009            | -              | 4,009            |
|                                  |                  |             | <b>2,922,953</b> | <b>673,350</b> | <b>3,596,303</b> |

**Notes:**

\* Borrowings obtained by local subsidiaries include those entered into cross currency swap contracts.

\*\* Borrowings obtained by overseas subsidiaries.

# Borrowings partially obtained by overseas subsidiaries. Those obtained by local subsidiaries include those entered into cross currency swap and forward contracts.

^ Borrowings obtained by both overseas and local subsidiaries.

Overall, the total borrowings of the Group has increased by RM5.05 billion, from RM11.26 billion as at 31 March 2025 to RM16.31 billion as at 31 March 2026.

The weighted average interest rate of borrowings as at 31 March 2026 is 3.52%. 54% of the Group's borrowings are fixed rate instruments, whereas 46% are floating rate instruments.

Out of the total borrowings of RM16.31 billion, RM6.25 billion (Current: RM5.63 billion; Non-current: RM0.62 billion) are denominated in foreign currencies. The group entered into cross currency swap and forward contracts for foreign currency borrowings obtained by local subsidiaries to manage its exposure in foreign currency risk. Foreign currency borrowings obtained by overseas subsidiaries are not hedged, as the borrowings are utilised to fund operations denominated in the same foreign currencies. The average exchange rate entered for cross currency swap contracts for USD borrowings is 4.224 and CNY borrowings is 0.601.

**B9 Financial Instruments - Derivatives and Financial Guarantee Contracts**

(a) The Group derivatives as at 31 March 2026 are as follows:

| Type of Derivatives  | Contract/<br>Notional Value<br>RM'000 | Fair<br>Value<br>RM'000 | Gain<br>for the period<br>RM'000 | Cash Flow<br>Hedge Reserve<br>RM'000 |
|--|---------------------------------------|-------------------------|----------------------------------|--------------------------------------|
| <b>Foreign currency forward contracts</b>  |                                       |                         |                                  |                                      |
| - Less than 1 year   | 519,912                               | (1,628)                 | 6,712                            | -                                    |
| <b>Cross currency swap contracts</b>   |                                       |                         |                                  |                                      |
| - Less than 1 year   | 935,258                               | (20,261)                | -                                | (245)                                |
| - 1 year to 5 years  | 403,795                               | (19,458)                | -                                | 1,274                                |
| <b>Derivative liabilities on exit clauses in relation to the partial divestment of Sunway Healthcare Group</b> | -                                     | -                       | 76,245                           | -                                    |
| <b>Total derivatives</b>   |                                       | <b>(41,347)</b>         | <b>82,957</b>                    | <b>1,029</b>                         |

**Foreign currency forward contracts**

The Group entered into foreign currency forward contracts to manage some of the transaction exposure. These contracts are entered into for periods consistent with currency transaction exposure and fair value changes exposure. The Group also uses foreign currency forward contracts as cash flow hedges to hedge the exposure to foreign currency exchange risks arising from forecasted expenditure. Where a cash flow hedge qualifies for hedge accounting, the effective portion of gains or losses on remeasuring the fair value of the hedging instrument are recognised directly in other comprehensive income until such time as the hedged item affects profit or loss, then the gains or losses are transferred to the profit or loss. Gains or losses on any portion of the hedge determined to be ineffective are recognised immediately in the profit or loss.

Forward currency contracts are valued using a valuation technique with market observable inputs. The derivatives arising from the forward currency contracts are stated at fair value using the prevailing market rate. The fair value changes are attributable to changes in foreign exchange spot and forward rate.

**Cross currency swap contracts**

The Group entered into cross currency swap contracts to manage its exposure in foreign currency risk arising from foreign currency borrowings and to minimise the interest cost. The Group uses cash flow hedges to mitigate the risk of variability of future cash flows attributable to foreign currency and interest rate fluctuations over the hedging period on the foreign currency borrowings. Where a cash flow hedge qualifies for hedge accounting, the effective portion of gains or losses on remeasuring the fair value of the hedging instrument are recognised directly in other comprehensive income until such time as the hedged item affects profit or loss, then the gains or losses are transferred to the profit or loss. Gains or losses on any portion of the hedge determined to be ineffective are recognised immediately in the profit or loss.

Cross currency swap contracts are valued using a valuation technique with market observable inputs. The most frequently applied valuation techniques include swap models, using present value calculations. The models incorporate various inputs including the credit quality of counterparties and interest rate curves.

**Derivative liabilities on exit clauses in relation to the partial divestment of Sunway Healthcare Group**

Derivative liabilities on exit clauses in relation to the partial divestment of SHH Group represent the exit clauses attached to the Shareholders' Agreement ("SHA") and Share Subscription Agreement ("SSA") entered between the Company, SunCity, SHH and Greenwood Capital Pte. Ltd. ("Greenwood") following the partial divestment of 16% equity interest in SHH to Greenwood by SunCity on 23 December 2021. The derivatives comprise of the divestment considerations in relation to certain exit clauses of the SSA and SHA and liabilities arising from potential claims for breach of warranties.

On 18 March 2026, SHH Group completed its listing, resulting in the lapse of the put option. Accordingly, the derivative arising from the put option lapsed and is no longer in force, resulting in a gain of RM76.2 million being recognised in profit or loss for current quarter ended 31 March 2026.

(b) The Group financial guarantee contracts as at 31 March 2026 are as follows:

| Financial guarantee contracts   | Contract/<br>Notional Value<br>RM'000 | Carrying<br>Amount<br>RM'000 | Gain/(Loss)<br>for the period<br>RM'000 |
|---|---------------------------------------|------------------------------|---|
| Guarantees given to third parties in respect of trade and contracts obtained by joint ventures        | 153                                   | - *                          | -                                       |
| Guarantees given to financial institutions in respect of credit facilities obtained by joint ventures | 2,585,537                             | (19,528)                     | 3,155                                   |
| <b>Total financial guarantee contracts</b>  |                                       | <b>(19,528)</b>              | <b>3,155</b>                            |

\* Amounts are negligible.

The Group designates guarantees given to third parties and financial institutions in respect of trade contracts and credit facilities as financial liabilities as defined in MFRS 9 *Financial Instruments*. A financial guarantee contract is defined as a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payment when due in accordance with the original or modified terms of a debt instrument.

The fair value of financial guarantees is determined as the present value of the difference in net cash flows between the contractual payments under the debt instrument and the payments that would be required without the guarantee, or the estimated amount that would be payable to a third party for assuming the obligations.

**B10 Aging Analysis of Trade Receivables**

The aging analysis of the Group's trade receivables are as follows:

|                                 | 31/03/2026<br>RM'000 | 31/12/2025<br>RM'000 |
|---------------------------------|----------------------|----------------------|
| Current                         | 3,202,163            | 2,441,474            |
| 1 to 30 days past due           | 241,857              | 229,034              |
| 31 to 60 days past due          | 157,081              | 105,115              |
| 61 to 90 days past due          | 70,035               | 73,310               |
| 91 to 120 days past due         | 39,011               | 53,285               |
| More than 120 days past due     | 299,314              | 233,295              |
|                                 | <u>807,298</u>       | <u>694,039</u>       |
| Gross trade receivables         | 4,009,461            | 3,135,513            |
| Impaired                        | <u>(162,744)</u>     | <u>(146,530)</u>     |
| Total trade receivables         | 3,846,717            | 2,988,983            |
| Other receivables               | 484,483              | 691,295              |
| Amounts due from associates     | 37,577               | 34,899               |
| Amounts due from joint ventures | <u>5,086,604</u>     | <u>4,567,805</u>     |
| Total receivables               | <u>9,455,381</u>     | <u>8,282,982</u>     |
| Non-current receivables         | 4,390,540            | 4,297,207            |
| Current receivables             | <u>5,064,841</u>     | <u>3,985,775</u>     |
| Total receivables               | <u>9,455,381</u>     | <u>8,282,982</u>     |

**B11 Changes in Material Litigation**

Except for the following claims, there was no pending material litigation.

- (a) On 4 September 2008, the solicitors of Sunway Construction Sdn. Bhd. ("SunCon") had been served with a Statement of Claim ("Statement of Claim") by Shristi Infrastructure Development Corporation Ltd ("Claimant").

Pursuant to an agreement signed between SunCon and the National Highway Authority of India for the rehabilitation and upgrading of NH-25 to a four-lane configuration in the state of Uttar Pradesh being a part of the East-West Corridor Project, SunCon had entered into a work order with the Claimant for the upgrading and rehabilitation of the stretch of NH-25 from 143.6 km to 170.0 km, of which the Claimant has provided two bank guarantees ("Bank Guarantees") to SunCon.

The Claimant has failed to carry out its obligations under the work order and SunCon has terminated the work order and cashed the Bank Guarantees. The Claimant had filed an application in the Supreme Court of India for the appointment of an arbitrator to arbitrate upon the disputes between the parties. The Supreme Court had appointed the late Mr. H.L. Agarwal as the sole arbitrator.

The Statement of Claim was raised in respect of various claims and the total amount claimed is Rs.891.5 million (approximately equivalent to RM41.5 million) in addition to interest and cost.

In the counterclaim, SunCon is seeking for Rs.781.4 million (approximately equivalent to RM36.4 million) for inter alia, additional costs incurred by SunCon to complete the works, recovery of mobilisation advance and interest charges, loss of reputation and loss of profits.

On 11 January 2013, the arbitrator that presided over the case passed away and 75 hearings had been held.

SunCon was notified by its solicitors that an arbitration petition has been filed by the Claimant on 7 January 2016 in the Supreme Court of India for the appointment of a new arbitrator. The Supreme Court of India by an order dated 5 January 2017 appointed Hon'ble Mr. Justice Vikramajit Sen (a former Judge of the Supreme Court of India) as arbitrator. The first hearing before Mr. Justice Vikramajit Sen was held on 24 February 2017 and cross examination has been completed on 7 October 2017.

The Arbitrator published his award on 9 April 2019 and awarded the Claimant Rs.128.4 million (approximately equivalent to RM6.0 million).

SunCon had filed an appeal with the High Court of New Delhi in early July 2019 to set aside the arbitral award. The Claimant has also filed an execution application against SunCon for enforcement of the arbitral award.

On 10 February 2020, the Honorable Court has directed SunCon to deposit, on a without prejudice basis, the decretal amount with interest with the Registrar General of the High Court of Delhi. SunCon has deposited Rs.135.7 million (approximately equivalent to RM6.3 million) on 26 February 2020 and the amount has been fully provided in the accounts on prudence grounds. Subject to compliance of the said direction, the Honorable Court has stayed the Arbitral Award dated 9 April 2019.

On 4 March 2020, the Claimant filed an application in the High Court of Delhi to permit the Claimant to withdraw the decretal amount deposited by SunCon for release of Rs. 67.3 million (approximately equivalent to RM3.1 million) from the deposited Award Amount.

## **B11 Changes in Material Litigation (contd.)**

Except for the following claims, there was no pending material litigation. (contd.)

(a) (contd.)

On 27 August 2020, the Court directed the release of Rs.67.2 million (approximately equivalent to RM3.1 million) on the basis of a corporate guarantee to be furnished by Srei Infrastructure Finance Ltd. The balance to be released subject to furnishing of a bank guarantee. On 3 November 2020, the Court placed on record the corporate guarantee issued on 21 September 2020 and directed the registry to release the amount in terms of the Court order dated 27 August 2020. On 18 November 2020, the Claimant withdrew their application for withdrawal without a bank guarantee and it has been dismissed accordingly.

On 20 July 2023, Srei Infrastructure Finance Ltd. filed an application for release of corporate guarantee and discharge itself from all obligations under the corporate guarantee. Application was heard on 31 July 2023 and is re-notified for arguments on 29 August 2023 and adjourned to 23 November 2023.

On 20 December 2023, SunCon filed a contempt application against the Claimant and Srei Infrastructure Finance Ltd. ("Respondents"). The application was listed on 22 December 2023 and the Court has duly issued notice to the Respondents. The matter was part heard and the next hearing date was scheduled for 17 March 2025. However, due to an abrupt change in Delhi High Court Roster effective from 17 March 2025, the sitting judge previously assigned to the matter has been reassigned to a different determination. As a result, the case will now be heard by a new judge. The matter was listed for 31 July 2025, 11 November 2025, 4 January 2026, renotified for 16 April 2026 and adjourned to 29 July 2026.

(b) On 31 March 2021, the Federal Court allowed Metroplex Holdings Sdn. Bhd. ("Metroplex") appeal by setting aside the Court of Appeal's Decision, restoring the High Court's Decision and ordered the assessment of damages against Sunway REIT to proceed before the High Court ("Assessment"). In Metroplex's claim, Metroplex is claiming for various chattels and movable items amounting to approximately RM402 million. However, Sunway REIT is vigorously objecting to the amount claimed as being overly excessive and has appointed subject matter experts to dispute the quantum of claim.

The trial for the said Assessment was held on 4, 5, 6, 12 and 13 January 2023. Upon conclusion of the trial, the High Court judge directed Sunway REIT and Metroplex to appear before the High Court for oral submission on 9 and 15 May 2023. After hearing oral submissions by both parties, the Judge then proceeded to fix the date for the decision to be delivered.

On 12 November 2024, the High Court delivered its judgement on the assessment of damages for conversion payable by Sunway REIT Management Sdn. Bhd. and RHB Trustees Berhad, on behalf of Sunway REIT, to Metroplex, as follows:

- (i) operational chattels amounting to RM1,812,340;
- (ii) antiques amounting to RM434,760;
- (iii) artworks amounting to RM2,585,500;
- (iv) interest at the rate of 5% per annum for items (i) to (iii) above from the date of conversion on 27 September 2011 until the date of full and final realisation; and
- (v) cost of RM60,000.

(collectively, "High Court's Judgement on Assessment").

On 9 December 2024, Metroplex appealed to the Court of Appeal against part of the High Court's Judgement on Assessment which assessed the damages to be paid by Sunway REIT to Metroplex for the conversion of Metroplex's operational chattels in the sum of RM1,812,340.

On 10 December 2024, Sunway REIT appealed to the Court of Appeal against part of the High Court's Judgement on Assessment which assessed the damages to be paid by Sunway REIT to Metroplex for the tort of conversion of antiques in the sum of RM434,760 and artworks in the sum of RM2,585,500.

On 13 December 2024, Sunway REIT remitted the sum of RM8,087,684, which represented the amount payable under the High Court's Judgement on Assessment, to Metroplex. This sum included interest payable on the judgment amount calculated up to 13 December 2024 along with costs and allocatur fee.

Pursuant to the case management on 10 March 2025, both the abovementioned appeals have been fixed for hearing before the Court of Appeal on 12 February 2026. On 12 February 2026, at the hearing of both appeals, the Court adjourned the same to 27 February 2026 for case management, at which the Court has fixed the physical hearing on 26 January 2027.

In view of the above, the Group remains exposed to a proportionate share of contingent liability in relation to the material litigation of Sunway REIT, a 40.89% owned associate of the Group, with Metroplex.

## **B12 Dividend declared**

Other than the dividend declared as disclosed in note A7, no dividend has been proposed by the Board of Directors for the financial period ended 31 March 2026.

**B13 Earnings per share**

The calculation of the earnings per share for the Group is based on profit after tax and non-controlling interests, adjusted for the effects of Irredeemable Convertible Preference Shares ("ICPS") preferential dividends declared for the period, divided by the weighted average number of ordinary shares in issue during the period.

|   | Individual Quarter                              |  | Cumulative Quarter                              |   |
|---|---|--|---|---|
|   | Current Year<br>Quarter<br>31/03/2026<br>RM'000 | Preceding Year<br>Corresponding<br>Quarter<br>31/03/2025<br>RM'000 | Current Year<br>To Date<br>31/03/2026<br>RM'000 | Preceding Year<br>Corresponding<br>Period<br>31/03/2025<br>RM'000 |
| <b><u>Basic earnings per share</u></b>            |   |  |   |   |
| Profit attributable to owners of the parent       | 9,413,592                                       | 190,553  | 9,413,592                                       | 190,553   |
| Less: Preferential dividends on ICPS              | -   | (12,833)   | -   | (12,833)  |
|   | 9,413,592                                       | 177,720  | 9,413,592                                       | 177,720   |
| Weighted average number of ordinary shares ('000) | 6,760,421                                       | 6,666,853  | 6,760,421                                       | 6,666,853   |
| Earnings per share (Basic) (sen) <sup>(1)</sup>   | 139.25  | 2.67   | 139.25  | 2.67  |
| <b><u>Diluted earnings per share</u></b>          |   |  |   |   |
| Profit attributable to owners of the parent       | 9,413,592                                       | 190,553  | 9,413,592                                       | 190,553   |
| Less: Preferential dividends on ICPS              | -   | (12,833)   | -   | (12,833)  |
|   | 9,413,592                                       | 177,720  | 9,413,592                                       | 177,720   |
| Weighted average number of ordinary shares ('000) | 6,760,421                                       | 6,666,853  | 6,760,421                                       | 6,666,853   |
| Earnings per share (Diluted) (sen) <sup>(1)</sup> | 139.25  | 2.67   | 139.25  | 2.67  |

<sup>(1)</sup> In the previous financial year, the calculation of earnings per share (basic and diluted) included the ordinary shares issuable upon mandatory conversion of the ICPS. On 4 December 2025, all remaining outstanding ICPS were fully converted into new ordinary shares pursuant to the mandatory conversion of ICPS.

**By Order of the Board**

**Tan Kim Aun  
Chin Lee Chin**

**Secretaries  
26 May 2026**