

SUNWAY BERHAD (Company No : 201001037627 (921551-D))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2025
THE FIGURES HAVE NOT BEEN AUDITED

UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2025

	NOTE	INDIVIDUAL QUARTER			CUMULATIVE QUARTER		
		CURRENT YEAR QUARTER 30/06/2025	PRECEDING YEAR CORRESPONDING QUARTER 30/06/2024	INCREASE/ (DECREASE)	CURRENT YEAR TO DATE 30/06/2025	PRECEDING YEAR CORRESPONDING PERIOD 30/06/2024	INCREASE/ (DECREASE)
		RM'000	RM'000	%	RM'000	RM'000	%
REVENUE		2,561,624	1,579,920	62	4,928,669	2,998,874	64
OPERATING EXPENSES		(2,330,753)	(1,445,934)	61	(4,525,865)	(2,746,556)	65
OTHER OPERATING INCOME		68,340	92,848	(26)	119,286	134,649	(11)
NET IMPAIRMENT LOSSES ON FINANCIAL ASSETS & CONTRACT ASSETS		(3,067)	(15,274)	(80)	(4,681)	(16,971)	(72)
PROFIT FROM OPERATIONS		296,144	211,560	40	517,409	369,996	40
FINANCE INCOME		97,291	86,395	13	173,881	145,682	19
FINANCE COSTS		(99,560)	(95,993)	4	(189,564)	(181,290)	5
SHARE OF PROFIT FROM ASSOCIATES		53,459	64,424	(17)	104,809	103,233	2
SHARE OF PROFIT FROM JOINT VENTURES		48,638	74,657	(35)	93,547	130,113	(28)
PROFIT BEFORE TAX	B6	395,972	341,043	16	700,082	567,734	23
TAXATION	B5	(66,365)	(44,586)	49	(133,838)	(80,331)	67
PROFIT FOR THE PERIOD		329,607	296,457	11	566,244	487,403	16
ATTRIBUTABLE TO:							
- OWNERS OF THE PARENT		272,952	270,472	1	463,505	442,699	5
- NON-CONTROLLING INTERESTS		56,655	25,985	118	102,739	44,704	130
		329,607	296,457	11	566,244	487,403	16
EARNINGS PER SHARE							
- BASIC (sen) ⁽¹⁾	B13	4.07	4.11	(1)	6.74	6.39	5
- DILUTED (sen) ⁽¹⁾	B13	4.07	4.08	(0)	6.74	6.33	6

⁽¹⁾ The calculation of earnings per share (basic and diluted) includes the ordinary shares that will be issued upon the mandatory conversion of Irredeemable Convertible Preference Shares ("ICPS").

(The Unaudited Condensed Consolidated Income Statements should be read in conjunction with the Annual Statutory Financial Statements for the year ended 31 December 2024 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 30 JUNE 2025
THE FIGURES HAVE NOT BEEN AUDITED

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME FOR THE PERIOD ENDED 30 JUNE 2025

	INDIVIDUAL QUARTER CURRENT YEAR QUARTER 30/06/2025 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30/06/2024 RM'000	CUMULATIVE QUARTER CURRENT YEAR TO DATE 30/06/2025 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30/06/2024 RM'000
PROFIT FOR THE PERIOD	329,607	296,457	566,244	487,403
OTHER COMPREHENSIVE (LOSS)/INCOME TO BE RECLASSIFIED TO PROFIT OR LOSS IN SUBSEQUENT PERIODS				
FOREIGN CURRENCY TRANSLATION DIFFERENCES FOR FOREIGN OPERATIONS	(1,477)	(15,158)	12,974	10,263
RECLASSIFICATION OF FOREIGN CURRENCY TRANSLATION RESERVE TO PROFIT OR LOSS UPON LIQUIDATION OF FOREIGN SUBSIDIARIES	(694)	-	(2,718)	-
CASH FLOW HEDGE RESERVE - FAIR VALUE (LOSS)/GAIN				
- NET FAIR VALUE (LOSS)/GAIN OF DERIVATIVES	(70,267)	5,305	(79,904)	42,879
- AMOUNTS RECYCLED TO PROFIT OR LOSS	64,097	(4,802)	73,622	(51,542)
OTHER COMPREHENSIVE (LOSS)/INCOME NOT TO BE RECLASSIFIED TO PROFIT OR LOSS IN SUBSEQUENT PERIODS				
FAIR VALUE (LOSS)/GAIN ON OTHER INVESTMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME	(623)	4,288	(223)	63,215
FAIR VALUE GAIN ON REVALUATION OF PROPERTY, PLANT AND EQUIPMENT	-	9,573	-	9,573
OTHER COMPREHENSIVE (LOSS)/INCOME FOR THE PERIOD	<u>(8,964)</u>	<u>(794)</u>	<u>3,751</u>	<u>74,388</u>
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	<u>320,643</u>	<u>295,663</u>	<u>569,995</u>	<u>561,791</u>
ATTRIBUTABLE TO:				
- OWNERS OF THE PARENT	261,024	269,651	462,692	511,610
- NON-CONTROLLING INTERESTS	59,619	26,012	107,303	50,181
	<u>320,643</u>	<u>295,663</u>	<u>569,995</u>	<u>561,791</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 2024 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 30 JUNE 2025
THE FIGURES HAVE NOT BEEN AUDITED

FINANCIAL REVIEW FOR CURRENT QUARTER COMPARED WITH IMMEDIATE PRECEDING QUARTER

	CURRENT QUARTER 30/06/2025	IMMEDIATE PRECEDING QUARTER 31/03/2025	INCREASE/ (DECREASE)
	RM'000	RM'000	%
REVENUE	2,561,624	2,367,045	8
OPERATING EXPENSES	(2,330,753)	(2,195,112)	6
OTHER OPERATING INCOME	68,340	50,946	34
NET IMPAIRMENT LOSSES ON FINANCIAL ASSETS & CONTRACT ASSETS	(3,067)	(1,614)	90
PROFIT FROM OPERATIONS	296,144	221,265	34
FINANCE INCOME	97,291	76,590	27
FINANCE COSTS	(99,560)	(90,004)	11
SHARE OF PROFIT FROM ASSOCIATES	53,459	51,350	4
SHARE OF PROFIT FROM JOINT VENTURES	48,638	44,909	8
PROFIT BEFORE TAX	395,972	304,110	30
TAXATION	(66,365)	(67,473)	(2)
PROFIT FOR THE PERIOD	329,607	236,637	39
ATTRIBUTABLE TO:			
- OWNERS OF THE PARENT	272,952	190,553	43
- NON-CONTROLLING INTERESTS	56,655	46,084	23
	329,607	236,637	39
EARNINGS PER SHARE			
- BASIC (sen) ⁽¹⁾	4.07	2.67	52
- DILUTED (sen) ⁽¹⁾	4.07	2.67	52

⁽¹⁾ The calculation of earnings per share (basic and diluted) includes the ordinary shares that will be issued upon the mandatory conversion of Irredeemable Convertible Preference Shares ("ICPS").

(The Unaudited Condensed Consolidated Income Statements should be read in conjunction with the Annual Statutory Financial Statements for the year ended 31 December 2024 and the accompanying explanatory notes attached to the interim financial statements.)

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

	CURRENT QUARTER 30/06/2025	IMMEDIATE PRECEDING QUARTER 31/03/2025
	RM'000	RM'000
PROFIT FOR THE PERIOD	329,607	236,637
OTHER COMPREHENSIVE (LOSS)/INCOME TO BE RECLASSIFIED TO PROFIT OR LOSS IN SUBSEQUENT PERIODS		
FOREIGN CURRENCY TRANSLATION DIFFERENCES FOR FOREIGN OPERATIONS	(1,477)	14,451
RECLASSIFICATION OF FOREIGN CURRENCY TRANSLATION RESERVE TO PROFIT OR LOSS UPON LIQUIDATION OF FOREIGN SUBSIDIARIES	(694)	(2,024)
CASH FLOW HEDGE RESERVE - FAIR VALUE (LOSS)/GAIN		
- NET FAIR VALUE LOSS OF DERIVATIVES	(70,267)	(9,637)
- AMOUNTS RECYCLED TO PROFIT OR LOSS	64,097	9,525
OTHER COMPREHENSIVE (LOSS)/INCOME NOT TO BE RECLASSIFIED TO PROFIT OR LOSS IN SUBSEQUENT PERIODS		
FAIR VALUE (LOSS)/GAIN ON OTHER INVESTMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME	(623)	400
OTHER COMPREHENSIVE (LOSS)/INCOME FOR THE PERIOD	<u>(8,964)</u>	<u>12,715</u>
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	<u>320,643</u>	<u>249,352</u>
ATTRIBUTABLE TO:		
- OWNERS OF THE PARENT	261,024	201,668
- NON-CONTROLLING INTERESTS	59,619	47,684
	<u>320,643</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 2024 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 30 JUNE 2025
THE FIGURES HAVE NOT BEEN AUDITED

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 30 JUNE 2025

	AS AT END OF CURRENT QUARTER 30/06/2025 RM'000	AS AT PRECEDING FINANCIAL PERIOD END 31/12/2024 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	1,495,036	1,472,066
Intangible assets	54,131	54,666
Investment properties	2,895,071	2,753,557
Inventories	2,228,189	2,150,173
Investment in associates	2,579,779	2,551,395
Investment in joint ventures	6,229,901	6,234,950
Goodwill	387,942	387,942
Deferred tax assets	102,550	93,879
Receivables	3,028,264	2,833,225
Rock reserves	4,163	4,294
Other investments	347,634	77,704
Biological assets	394	466
	19,353,054	18,614,317
Current assets		
Inventories	4,539,217	4,123,511
Receivables, deposits & prepayments	4,001,099	3,275,750
Contract assets	396,935	582,951
Derivative assets	137	7,581
Other investments	517,446	520,610
Tax recoverable	70,283	56,734
Cash and bank balances	5,466,427	4,336,382
	14,991,544	12,903,519
TOTAL ASSETS	34,344,598	31,517,836
EQUITY AND LIABILITIES		
Current liabilities		
Bank borrowings	6,349,999	5,972,245
Payables, accruals & other short term liabilities	4,855,781	3,796,699
Contract liabilities	102,750	68,598
Lease liabilities	38,411	35,679
Derivative liabilities	158,700	90,028
Tax payable	124,385	59,758
	11,630,026	10,023,007
Non-current liabilities		
Long term bank borrowings	5,598,834	4,905,547
Lease liabilities	85,728	86,620
Other long term liabilities	256,934	188,035
Derivative liabilities	178,957	224,521
Deferred tax liabilities	151,865	151,651
	6,272,318	5,556,374
Total liabilities	17,902,344	15,579,381
Equity attributable to Owners of the Parent		
Share capital	7,243,991	7,048,716
Irredeemable convertible preference shares ("ICPS")	488,890	488,890
Treasury shares	(74,335)	(74,335)
Reserves	7,724,795	7,527,947
	15,383,341	14,991,218
Non-controlling interests	1,058,913	947,237
Total equity	16,442,254	15,938,455
TOTAL EQUITY AND LIABILITIES	34,344,598	31,517,836
Number of ordinary shares ('000) ⁽¹⁾	6,714,250	6,666,853
Net assets per share attributable to Owners of the Parent (RM)	2.29	2.25

⁽¹⁾ Included the ordinary shares that will be issued upon 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 2024 and the accompanying explanatory notes attached to the interim financial statements.)

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE PERIOD ENDED 30 JUNE 2025

	ATTRIBUTABLE TO OWNERS OF THE PARENT										TOTAL EQUITY ATTRIBUTABLE TO OWNERS OF THE PARENT	NON-CONTROLLING INTERESTS	TOTAL EQUITY
	NON-DISTRIBUTABLE					DISTRIBUTABLE							
	SHARE CAPITAL	IRREDEEMABLE CONVERTIBLE PREFERENCE SHARES	TREASURY SHARES	MERGER RESERVE	FOREIGN CURRENCY TRANSLATION RESERVE	CASH FLOW HEDGE RESERVE	FURNITURE, FITTINGS & EQUIPMENT RESERVE	OTHER RESERVES	RETAINED PROFITS	TOTAL RESERVES			
	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
PERIOD ENDED 30 JUNE 2025													
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	-	-	-	-	-	-	-	-	463,505	463,505	463,505	102,739	566,244
Other comprehensive income/(loss), net of tax	-	-	-	-	5,692	(6,282)	-	(223)	-	(813)	(813)	4,564	3,751
Total comprehensive income/(loss)	-	-	-	-	5,692	(6,282)	-	(223)	463,505	462,692	462,692	107,303	569,995
Transfer between reserves	-	-	-	-	-	-	3,407	-	(3,357)	50	50	(50)	-
Transactions with owners													
Issuance of ordinary shares pursuant to : - Dividend Reinvestment Scheme ("DRS")	195,275 #	-	-	-	-	-	-	-	-	-	195,275 #	-	195,275 #
Dividends paid by the Company	-	-	-	-	-	-	-	-	(259,952)	(259,952)	(259,952)	-	(259,952)
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	(85,241)	(85,241)
Shares acquired by non-controlling interests	-	-	-	-	-	-	-	-	(5,942)	(5,942)	(5,942)	89,943	84,001
Liquidation of a subsidiary	-	-	-	-	-	-	-	-	-	-	-	(279)	(279)
Total transactions with owners	195,275	-	-	-	-	-	-	-	(265,894)	(265,894)	(70,619)	4,423	(66,196)
At 30 June 2025	7,243,991	488,890	(74,335)	(1,192,040)	190,398	(11,083)	29,055	528,316	8,180,149	7,724,795	15,383,341	1,058,913	16,442,254
PERIOD ENDED 30 JUNE 2024													
At 1 January 2024	6,160,760	977,779	(74,335)	(1,192,040)	319,985	5,079	27,747	545,794	7,079,621	6,786,186	13,850,390	1,149,947	15,000,337
Profit for the year	-	-	-	-	-	-	-	-	442,699	442,699	442,699	44,704	487,403
Other comprehensive income/(loss), net of tax	-	-	-	-	4,786	(8,663)	-	72,788	-	68,911	68,911	5,477	74,388
Total comprehensive income/(loss)	-	-	-	-	4,786	(8,663)	-	72,788	442,699	511,610	511,610	50,181	561,791
Transfer between reserves	-	-	-	-	-	-	1,766	-	(281)	1,485	1,485	(1,485)	-
Disposal of other investment recognised at fair value through other comprehensive income	-	-	-	-	-	-	-	(109,965)	109,965	-	-	-	-
Transactions with owners													
Issuance of ordinary shares pursuant to : - exercise of warrants	152,197 ^	-	-	-	-	-	-	-	-	-	152,197 ^	-	152,197 ^
- Dividend Reinvestment Scheme ("DRS")	181,676 #	-	-	-	-	-	-	-	-	-	181,676 #	-	181,676 #
Dividends paid by the Company	-	-	-	-	-	-	-	-	(218,590)	(218,590)	(218,590)	-	(218,590)
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	(70,611)	(70,611)
Shares acquired by non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	400	400
Effects of subscriptions and redemptions of units in structured entities	-	-	-	-	-	-	-	-	-	-	-	485,812	485,812
Acquisition of equity interest from non-controlling interests	-	-	-	-	-	-	-	-	(73)	(73)	(73)	(927)	(1,000)
Disposal of a subsidiary	-	-	-	-	-	-	-	-	-	-	-	(454)	(454)
Redemption on non-controlling interests' non-cumulative redeemable preference shares	-	-	-	-	-	-	-	-	-	-	-	(6,669)	(6,669)
Total transactions with owners	333,873	-	-	-	-	-	-	-	(218,663)	(218,663)	115,210	407,551	522,761
At 30 June 2024	6,494,633	977,779	(74,335)	(1,192,040)	324,771	(3,584)	29,513	508,617	7,413,341	7,080,618	14,478,695	1,606,194	16,084,889

[^] Represents 112,738,590 warrants amounting to RM152,197,097.

[#] Represents 47,396,900 ordinary shares amounting to RM195,275,228 (2024: 72,380,900 ordinary shares amounting to RM181,676,059).

(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 2024 and the accompanying explanatory notes attached to the interim financial statements.)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR PERIOD 30 JUNE 2025

	FOR THE 6 MONTHS PERIOD ENDED 30/06/2025 RM'000	FOR THE 6 MONTHS PERIOD ENDED 30/06/2024 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	700,082	567,734
Adjustments for:		
- non-cash items	(168,280)	(206,015)
- finance costs	189,564	181,290
- finance income	(173,881)	(145,682)
Operating cash flows before working capital changes	547,485	397,327
Changes in working capital	302,878	(699,967)
Cash generated from/(used in) operations	850,363	(302,640)
Interest received	172,603	146,385
Dividends received from joint ventures, associates and other investments	141,669	76,932
Tax refunded	1,521	4,585
Tax paid	(92,141)	(102,736)
Net cash generated from/(used in) operating activities	1,074,015	(177,474)
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from disposal of property, plant & equipment	5,619	6,912
Proceeds from disposal of a joint venture	-	1,061
Proceeds from disposal of other investments	47,100	400,692
Proceeds from disposal of an associate	-	1,777
Acquisition of property, plant and equipment	(66,828)	(37,719)
Acquisition of biological assets	(85)	(81)
Acquisition of intangible assets	(4,026)	(4,320)
Acquisition and subsequent expenditure of investment properties	(72,190)	(11,428)
Acquisition and subsequent expenditure of land	(29,655)	-
Acquisition of other investments	(311,179)	(56,427)
Investment in associates	(207)	(60,428)
Investment in joint ventures	-	(8,087)
Advances to associates and joint ventures	(167,142)	(67,168)
Quasi-equity loan repaid by/(advanced to) joint ventures	33,794	(229,804)
Redemption of perpetual notes by an associate	-	340,000
Net cash flows from deposits placed with maturity of over 3 months	(2,311)	270
Net cash outflow for disposal of a subsidiary	-	(709)
Net cash outflow for liquidation of a subsidiary	(10)	-
Other investing activities	(169,658)	(7,615)
Net cash (used in)/generated from investing activities	(736,778)	266,926
CASH FLOWS FROM FINANCING ACTIVITIES		
Net bank and other borrowings	1,115,800	304,569
Net lease liabilities	(17,603)	(18,682)
Interest paid	(250,157)	(244,013)
Acquisitions of equity interest from non-controlling interests	-	(1,000)
Acquisitions of equity interest by non-controlling interests	84,001	400
Dividend paid to shareholders	(64,677)	(36,914)
Dividends paid to non-controlling interests of subsidiaries	(85,241)	(70,611)
Proceeds from issuance of shares pursuant to exercise of warrants	-	152,197
Redemption of preference shares by non-controlling interest of a subsidiary	-	(6,669)
Net subscriptions of units in structured entities by non-controlling interests	-	485,812
Net cash generated from financing activities	782,123	565,089
NET INCREASE IN CASH AND CASH EQUIVALENTS	1,119,360	654,541
EFFECTS OF EXCHANGE RATE CHANGES	16,088	3,020
CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD	4,306,475	2,226,547
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD	5,441,923	2,884,108
Cash and bank balances	1,259,891	852,314
Fixed deposits	4,206,536	2,063,226
Total cash and bank balances	5,466,427	2,915,540
Bank overdrafts	(20,791)	(27,790)
Less: Deposits with maturity of over 3 months	(3,713)	(3,642)
Cash and cash equivalents	5,441,923	2,884,108

(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 2024 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 30 June 2025.

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 2024. 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 2024.

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 2024 except for the adoption of the following amendment to MFRS that is effective for financial statements effective from 1 January 2025, as disclosed below:

Standard	Title
MFRS 121	<i>Lack of Exchangeability</i> (Amendments to MFRS 121)

The adoption of the above pronouncement does not have any significant impact to the Group for the financial period ended 30 June 2025.

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 30 June 2025.

A5 Changes in Estimates

There were no changes in estimates that have a material effect on the amounts reported for the current quarter ended 30 June 2025.

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

During the financial period ended 30 June 2025, the Company increased its issued and paid up ordinary share capital by way of issuance of 47,396,900 ordinary shares pursuant to the Dividend Reinvestment Scheme ("DRS").

Save for the above, there was no issuance, cancellations, repurchases, resale and repayments of debt and equity securities for the current period under review.

A7 Dividends Paid

Dividend payments made since the last financial year end were as follows:

- Single-tier second interim dividend of 4.0 sen per ordinary share for the financial year ended 31 December 2024, in which the entire portion can be elected to be reinvested into new ordinary shares in accordance with the Dividend Reinvestment Scheme ("DRS"). The reinvestment rate subsequent to the completion of the DRS was 80.0% with the allotment of 47,396,900 new ordinary shares at RM4.12 per share amounted to RM195,275,228 and total cash dividend of RM51,843,290 was paid on 17 April 2025. The new ordinary shares issued pursuant to the DRS were listed on the Main Market of Bursa Securities on 18 April 2025; and
- RM12,833,346 was paid on 17 April 2025 as preferential dividend of 5.25% per annum, based on the issue price of RM1.00 per irredeemable convertible preference share ("ICPS"), for the period from 1 July 2024 to 31 December 2024.

A8 Segmental Reporting

Segmental results for the financial period ended 30 June 2025 are as follows:

	Property Development RM'000	Property Investment RM'000	Construction RM'000	Healthcare RM'000	Trading and Manufacturing RM'000	Quarry RM'000	Investment Holdings RM'000	Others RM'000	Adjustments/ Eliminations RM'000	Total RM'000
BY BUSINESS SEGMENTS										
REVENUE AND RESULTS										
Revenue										
Sales to external customers	614,721	469,329	2,506,636	-	642,226	234,583	4,515	456,659	-	4,928,669
Inter-segment revenue	64,165	105,127	1,711,061	-	285,645	30,221	360,704	187,293	(2,744,216)	-
Total revenue	678,886	574,456	4,217,697	-	927,871	264,804	365,219	643,952	(2,744,216)	4,928,669
Results										
Operating segment results	67,872	103,162	235,237	-	49,418	24,284	(8,691)	46,127	-	517,409
Finance income	43,148	36,745	33,466	-	6,881	4,128	89,356	12,659	(52,502)	173,881
Finance costs	(38,828)	(78,215)	(25,651)	-	(16,423)	(2,056)	(75,689)	(5,204)	52,502	(189,564)
Share of results of:										
- associates	-	98,947	992	-	-	-	164	4,706	-	104,809
- joint ventures	13,360	7,970	5,255	67,343	238	-	(12)	(607)	-	93,547
Profit before tax	85,552	168,609	249,299	67,343	40,114	26,356	5,128	57,681	-	700,082
Taxation	(22,395)	(25,797)	(61,848)	-	(8,841)	(5,600)	(887)	(8,470)	-	(133,838)
Profit for the period	63,157	142,812	187,451	67,343	31,273	20,756	4,241	49,211	-	566,244
Non-controlling interests	(7,218)	(2,239)	(92,523)	-	(125)	(61)	7	(580)	-	(102,739)
Attributable to owners of the parent	55,939	140,573	94,928	67,343	31,148	20,695	4,248	48,631	-	463,505

	Revenue RM'000	Profit/(Loss) before tax RM'000	Profit/(Loss) after tax RM'000	Attributable to owners of the parent RM'000
BY GEOGRAPHICAL SEGMENTS				
Malaysia	4,674,551	674,378	545,766	440,332
Singapore	95,997	15,797	13,915	14,260
China	59,874	5,230	3,202	3,000
India	16,792	(5,457)	(5,563)	(2,712)
Australia	11,589	(563)	(552)	(1,109)
Indonesia	26,215	2,637	1,849	1,849
United Kingdom	21,460	5,754	5,539	5,539
Other countries	22,191	2,306	2,088	2,346
	4,928,669	700,082	566,244	463,505

A8 Segmental Reporting (contd.)

Segmental assets and liabilities for the financial period ended 30 June 2025 are as follows:

	Property Development RM'000	Property Investment RM'000	Construction RM'000	Healthcare RM'000	Trading and Manufacturing RM'000	Quarry RM'000	Investment Holdings RM'000	Others RM'000	Adjustments/ Eliminations RM'000	Total RM'000
Assets										
Segment assets	10,764,014	3,709,717	5,990,487	-	1,418,856	537,284	14,945,114	1,804,640	(13,808,027)	25,362,085
Investment in associates	-	2,503,006	-	-	-	-	18,881	57,892	-	2,579,779
Investment in joint ventures	1,333,200	160,128	231,794	4,492,033	12,505	-	241	-	-	6,229,901
Unallocated assets										172,833
Total assets										34,344,598
Liabilities										
Segment liabilities	6,448,052	3,784,254	4,981,134	-	1,046,543	315,035	13,761,041	953,638	(13,663,603)	17,626,094
Unallocated liabilities										276,250
Total liabilities										17,902,344

A8 Segmental Reporting (contd.)

Segmental results by foreign currency for the financial period ended 30 June 2025 are as follows:

PROPERTY DEVELOPMENT SEGMENT:

	Foreign currency				RM'000			
	Revenue	Profit/(Loss) before tax	Profit/(Loss) after tax	Attributable to owners of the parent	Revenue	Profit/(Loss) before tax	Profit/(Loss) after tax	Attributable to owners of the parent
Malaysia Ringgit (RM'000)	614,714	69,964	49,215	42,487	614,714	69,964	49,215	42,487
Australian Dollar (AUD'000)	-	362	366	165	-	1,002	1,013	456
Hong Kong Dollar (HKD'000)	-	9	9	9	-	5	5	5
Chinese Renminbi (RMB'000)	-	(3,806)	(3,806)	(3,806)	-	(2,292)	(2,292)	(2,292)
Singapore Dollar (SGD'000)	2	5,188	4,687	4,687	7	17,142	15,485	15,485
United States Dollar (USD'000)	-	(62)	(62)	(46)	-	(269)	(269)	(202)
					614,721	85,552	63,157	55,939

PROPERTY INVESTMENT SEGMENT:

	Foreign currency				RM'000			
	Revenue	Profit/(Loss) before tax	Profit/(Loss) after tax	Attributable to owners of the parent	Revenue	Profit/(Loss) before tax	Profit/(Loss) after tax	Attributable to owners of the parent
Malaysia Ringgit (RM'000)	440,525	163,027	137,445	135,027	440,525	163,027	137,445	135,027
Pound Sterling (GBP'000)	3,763	1,009	971	971	21,460	5,754	5,539	5,539
Singapore Dollar (SGD'000)	-	(207)	(207)	(207)	-	(684)	(684)	(684)
United States Dollar (USD'000)	810	(70)	(70)	(29)	3,525	(306)	(306)	(127)
Vietnam Dong (VND'000,000)	22,431,718	4,804,699	4,804,699	4,804,699	3,819	818	818	818
					469,329	168,609	142,812	140,573

CONSTRUCTION SEGMENT:

	Foreign currency				RM'000			
	Revenue	Profit/(Loss) before tax	Profit/(Loss) after tax	Attributable to owners of the parent	Revenue	Profit/(Loss) before tax	Profit/(Loss) after tax	Attributable to owners of the parent
Malaysia Ringgit (RM'000)	2,415,797	255,542	193,800	98,069	2,415,797	255,542	193,800	98,069
Indian Rupee (INR'000)	327,329	(106,374)	(108,441)	(52,865)	16,792	(5,457)	(5,563)	(2,712)
Singapore Dollar (SGD'000)	22,412	(230)	(230)	(126)	74,047	(760)	(760)	(415)
Trinidad & Tobago Dollar (TTD'000)	-	(40)	(40)	(22)	-	(26)	(26)	(14)
					2,506,636	249,299	187,451	94,928

HEALTHCARE SEGMENT:

	Foreign currency				RM'000			
	Revenue	Profit/(Loss) before tax	Profit/(Loss) after tax	Attributable to owners of the parent	Revenue	Profit/(Loss) before tax	Profit/(Loss) after tax	Attributable to owners of the parent
Malaysia Ringgit (RM'000)	-	69,253	69,253	69,253	-	69,253	69,253	69,253
Singapore Dollar (SGD'000)	-	(578)	(578)	(578)	-	(1,910)	(1,910)	(1,910)
					-	67,343	67,343	67,343

A8 Segmental Reporting (contd.)

Segmental results by foreign currency for the financial period ended 30 June 2025 are as follows: (contd.)

TRADING & MANUFACTURING SEGMENT:

	Foreign currency				RM'000			
	Revenue	Profit/(Loss) before tax	Profit/(Loss) after tax	Attributable to owners of the parent	Revenue	Profit/(Loss) before tax	Profit/(Loss) after tax	Attributable to owners of the parent
Malaysia Ringgit (RM'000)	543,179	34,071	26,904	26,789	543,179	34,071	26,904	26,789
Australian Dollar (AUD'000)	4,188	(566)	(566)	(566)	11,589	(1,565)	(1,565)	(1,565)
Indonesia Rupiah (IDR'000,000)	97,617	9,819	6,885	6,885	26,215	2,637	1,849	1,849
Chinese Renminbi (RMB'000)	40,600	2,847	2,112	2,095	24,453	1,715	1,272	1,262
Singapore Dollar (SGD'000)	6,642	600	531	531	21,943	1,981	1,756	1,756
Thai Baht (THB'000)	92,740	7,436	6,229	6,229	12,135	973	815	815
Vietnam Dong (VND'000,000)	15,929,515	1,773,862	1,421,439	1,421,439	2,712	302	242	242
					642,226	40,114	31,273	31,148

QUARRY SEGMENT:

	Foreign currency				RM'000			
	Revenue	Profit before tax	Profit after tax	Attributable to owners of the parent	Revenue	Profit before tax	Profit after tax	Attributable to owners of the parent
Malaysia Ringgit (RM'000)	234,583	25,115	19,515	19,454	234,583	25,115	19,515	19,454
Trinidad & Tobago Dollar (TTD'000)	-	1,921	1,921	1,921	-	1,241	1,241	1,241
					234,583	26,356	20,756	20,695

INVESTMENT HOLDINGS SEGMENT:

	Foreign currency				RM'000			
	Revenue	Profit/(Loss) before tax	Profit/(Loss) after tax	Attributable to owners of the parent	Revenue	Profit/(Loss) before tax	Profit/(Loss) after tax	Attributable to owners of the parent
Malaysia Ringgit (RM'000)	4,055	5,582	4,750	4,755	4,055	5,582	4,750	4,755
Hong Kong Dollar (HKD'000)	-	(435)	(435)	(431)	-	(243)	(243)	(241)
Chinese Renminbi (RMB'000)	764	312	221	221	460	188	133	133
Singapore Dollar (SGD'000)	-	8	8	8	-	28	28	28
United States Dollar (USD'000)	-	(98)	(98)	(98)	-	(427)	(427)	(427)
					4,515	5,128	4,241	4,248

OTHERS SEGMENT:

	Foreign currency				RM'000			
	Revenue	Profit before tax	Profit after tax	Attributable to owners of the parent	Revenue	Profit before tax	Profit after tax	Attributable to owners of the parent
Malaysia Ringgit (RM'000)	421,698	51,824	44,884	44,498	421,698	51,824	44,884	44,498
Chinese Renminbi (RMB'000)	58,047	9,725	7,184	6,862	34,961	5,857	4,327	4,133
					456,659	57,681	49,211	48,631

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, except for the Group's share in associates, for a total net fair value gains of RM10.0 million recognised during the period based on professional valuer's opinion.

Besides, a revaluation gain of RM10.1 million was recognised in profit or loss during the quarter ended 31 March 2025 arising from a change in classification of inventories to investment properties as a results of change in use of the assets.

A10 Material Events Subsequent to the end of the Reporting Period

There were no material events subsequent to the current quarter ended 30 June 2025.

A11 Changes in the Composition of the Group

There were no material changes in the composition of the Group for the current quarter ended 30 June 2025.

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 30 June 2025 are as follows:

	30/06/2025 RM'000	31/12/2024 RM'000
Approved and contracted for property, plant and equipment and investment properties	80,496	82,688
Approved but not contracted for property, plant and equipment and investment properties	<u>214,733</u>	<u>93,058</u>
	<u>295,229</u>	<u>175,746</u>

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

	30/06/2025 RM'000	31/12/2024 RM'000
Approved and contracted for property, plant and equipment and investment properties	255,832	277,364
Approved but not contracted for property, plant and equipment and investment properties	<u>46,401</u>	<u>46,687</u>
	<u>302,233</u>	<u>324,051</u>

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

	30/06/2025 RM'000	31/12/2024 RM'000
Approved and contracted for property, plant and equipment and investment properties	265,619	311,307
Approved but not contracted for property, plant and equipment and investment properties	<u>980,740</u>	<u>803,379</u>
	<u>1,246,359</u>	<u>1,114,686</u>

(b) Operating lease commitment not provided for in the financial period ended 30 June 2025 is as follows:

	30/06/2025 RM'000	31/12/2024 RM'000
Future minimum lease receipts:		
- not later than 1 year	60,079	59,017
- later than 1 year and not later than 5 years	<u>96,270</u>	<u>127,150</u>
	<u>156,349</u>	<u>186,167</u>

A14 Significant Related Party Transactions

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

	Current Quarter Ended		Cumulative Year To Date	
	30/06/2025 RM'000	30/06/2024 RM'000	30/06/2025 RM'000	30/06/2024 RM'000
(i) Sunway Real Estate Investment Trust ("Sunway REIT") (RHB Trustees Bhd) ^				
Lease of Sunway Resort Hotel & Spa	(12,664)	(14,858)	(23,483)	(25,628)
Lease of Sunway Putra Hotel	(1,341)	(2,022)	(2,422)	(4,667)
Lease of Sunway Hotel Georgetown	(1,317)	(1,584)	(2,552)	(3,255)
Lease of Sunway Pyramid's ice rink	(428)	(434)	(855)	(871)
Lease/Rental of properties in respect of				
Menara Sunway and accommodation for security staff	(843)	(1,852)	(2,320)	(3,802)
Rental and management of car parks and related services	(7,604)	(8,873)	(19,150)	(18,463)
Provision of property management and related services	1,494	1,031	3,175	2,232
Provision of loyalty card points	395	335	721	672
Provision of financial, human resources and IT related services	673	329	1,157	897
Marketing, distribution and sale of construction related products and industrial products	(61)	939	209	956
Construction, marketing, mechanical engineering, engineering related design and build, civil engineering, building works and related services	15,481	20,316	35,063	78,666
Management services	4,122	3,498	9,005	10,019
Distribution income from perpetual note	-	383	-	3,314

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

	Current Quarter Ended		Cumulative Year To Date	
	30/06/2025 RM'000	30/06/2024 RM'000	30/06/2025 RM'000	30/06/2024 RM'000
(ii) <u>Sunway Iskandar Sdn. Bhd. Group</u>				
Management services	1,792	1,493	3,759	2,878
Property management and related services	451	557	923	1,081
Net interest income	13,567	12,518	25,298	24,709
(iii) <u>Sunway Healthcare Holdings Sdn. Bhd. Group</u>				
Provision of medical services	(360)	(356)	(738)	(657)
Construction, marketing, mechanical engineering, engineering related design and build, civil engineering, building works and related services	44,802	79,936	78,709	128,896
Rental of office space premises and related services	1,276	1,492	2,402	2,775
Provision of property management and related services	1,257	241	1,456	1,628
Provision of financial, human resources and IT related services	1,403	2,430	3,896	3,453
Management services	634	735	1,404	1,462
Provision of ticketing and tour related services	303	325	575	600
Distribution income from investment funds (formerly under the control of the company)	-	2,313	-	2,735
Corporate guarantee commission fee	38	203	78	673
(iv) <u>Sunway Velocity Hotel Sdn. Bhd.</u>				
Management services	310	336	568	617
Interest income	1,834	1,884	3,632	3,772
(v) <u>Sunway Velocity Mall Sdn. Bhd.</u>				
Corporate guarantee commission fee	414	399	858	805
Interest income	5,624	6,067	10,968	11,966
(vi) <u>Hoi Hup Sunway Group</u>				
Interest income	15,524	12,703	25,224	23,414
(vii) <u>Sunway Daechang Forging (Anhui) Co. Ltd</u>				
Manufacturing, repair and assembling of undercarriage components	(986)	(1,594)	(1,727)	(1,630)

(b) Purchase transactions with shareholders and their related companies

	Current Quarter Ended		Cumulative Year To Date	
	30/06/2025 RM'000	30/06/2024 RM'000	30/06/2025 RM'000	30/06/2024 RM'000
(i) <u>Active Equity Sdn. Bhd. Group</u> *				
Information systems products and consultancy fees	(1,298)	(2,295)	(3,151)	(4,139)

[^] Sunway REIT Holdings Sdn. Bhd., a wholly-owned subsidiary of the Group, is a major unit holder of Sunway REIT. Tan Sri Sir 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 Sir Dr. Jeffrey Cheah Fook Ling.

^{*} Tan Sri Sir 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 Sir Dr. Jeffrey Cheah Fook Ling.

Tan Sri Sir 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 Sir 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.

B1 Review of Performance

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

For the quarter

	Quarter ended		Increase/ (Decrease)
	30/06/2025 RM'000	30/06/2024 RM'000	%
Revenue			
Property Development	351,420	371,863	(5.5)
Property Investment	222,959	230,974	(3.5)
Construction	1,268,554	381,146	232.8
Trading and Manufacturing	349,354	255,212	36.9
Quarry	122,316	111,942	9.3
Others	247,021	228,783	8.0
	<u>2,561,624</u>	<u>1,579,920</u>	62.1
Profit before tax			
Property Development	52,171	70,124	(25.6)
Property Investment	76,312	86,168	(11.4)
Construction	134,766	52,447	157.0
Healthcare*	35,543	49,332	(28.0)
Trading and Manufacturing	26,227	10,452	150.9
Quarry	15,070	11,197	34.6
Others	55,883	61,323	(8.9)
	<u>395,972</u>	<u>341,043</u>	16.1

* Please note that the healthcare segment's contribution is based on equity accounting which accounts for the Group's share of its net profit or loss.

The Group recorded revenue of RM2,561.6 million and profit before tax of RM396.0 million for the current quarter ended 30 June 2025, compared to revenue of RM1,579.9 million and profit before tax of RM341.0 million in the corresponding quarter of the previous financial year. Revenue increased by 62.1% in the current quarter mainly driven by higher contributions from most business segments except for the property development and property investment segment. Profit before tax increased by 16.1% in the current quarter as the previous financial year's results included one-off fair value gains of RM62.4 million from the redemption of an investment and share of fair value gain of RM27.0 million from the newly acquired investment properties of an associate company of the Group.

The property development segment reported revenue of RM351.4 million and profit before tax of RM52.2 million for the current quarter, compared to revenue of RM371.9 million and profit before tax of RM70.1 million in the corresponding quarter of the previous financial year, representing a decrease in revenue of 5.5% and profit before tax of 25.6%. The lower financial performance in the current quarter was attributed to lower progress billings as well as progressive profit recognition from local and overseas development projects.

It should be noted that in compliance to MFRS 15, the development profits from one of the Group's ongoing Singapore property development projects will only be recognised upon completion and handover of the project. As a result, the accumulated progressive profits of this project at the end of the current quarter of RM24.6 million was not recognised.

The property investment segment reported revenue of RM223.0 million and profit before tax of RM76.3 million for the current quarter, compared to revenue of RM231.0 million and profit before tax of RM86.2 million in the corresponding quarter of the previous financial year, representing a decrease in revenue of 3.5% and profit before tax of 11.4%. The lower revenue was mainly due to lower visitorship and occupancy rate in leisure and hospitality sub-segments. The lower profit before tax was attributed by the lower revenue as well as the higher share of associate's fair value gains in the previous corresponding period. Nonetheless, the underlying operational profit of the property investment segment demonstrated an improved performance this quarter, contributed by the share of associate's results.

The construction segment reported revenue of RM1,268.6 million and profit before tax of RM134.8 million for the current quarter, compared to revenue of RM381.1 million and profit before tax of RM52.4 million in the corresponding quarter of the previous financial year, representing significant increase of 232.8% in revenue and 157.0% in profit before tax. The higher revenue and profit before tax in the current quarter were mainly due to contributions from the accelerated progress of data centre projects.

The healthcare segment reported a share of net profit of RM35.5 million in the current quarter compared to RM49.3 million in the corresponding quarter of the previous financial year, representing a decrease of 28.0%. The decline was primarily due to a share in start-up operational losses of RM22.2 million from the newly opened Sunway Medical Centre ("SMC") Damansara and SMC Ipoh. Excluding these losses, the healthcare segment delivered improved underlying performance by 17.2%, with stronger operational results from SMC Sunway City, SMC Velocity, and SMC Penang, driven by higher number of patients and additional licensed beds capacity compared to previous financial year.

The trading and manufacturing segment reported revenue of RM349.4 million and profit before tax of RM26.2 million for the current quarter, compared to revenue of RM255.2 million and profit before tax of RM10.5 million in the corresponding quarter of the previous financial year, representing an increase in revenue of 36.9% and profit before tax of 150.9%. The financial performance in the current quarter was boosted by automotive and renewable energy divisions.

The quarry segment reported revenue of RM122.3 million and profit before tax of RM15.1 million for the current quarter, compared to revenue of RM111.9 million and profit before tax of RM11.2 million in the corresponding quarter of the previous financial year, representing increases of revenue of 9.3% and profit before tax of 34.6%. The improved financial performance was mainly driven by increased demand from local council and highway projects which resulted in higher average selling prices for aggregates and premix products.

The others segment reported revenue of RM247.0 million and profit before tax of RM55.9 million for the current quarter, compared to revenue of RM228.8 million and profit before tax of RM61.3 million in the corresponding quarter of the previous financial year, representing an increase in revenue of 8.0% and a decrease in profit before tax of 8.9%. Higher revenue in the current quarter was largely from positive contributions by most sub-segments. However, despite all sub-segments delivering positively in the current quarter, profit before tax declined due to the recognition of a fair value gain of RM62.4 million from the redemption of an investment in the previous financial year.

B1 Review of Performance (contd.)

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

For 6 months period

	For 6 months period ended		Increase/ (Decrease) %
	30/06/2025 RM'000	30/06/2024 RM'000	
Revenue			
Property Development	614,721	659,604	(6.8)
Property Investment	469,329	462,124	1.6
Construction	2,506,636	753,610	232.6
Trading and Manufacturing	642,226	496,566	29.3
Quarry	234,583	216,785	8.2
Others	461,174	410,185	12.4
	<u>4,928,669</u>	<u>2,998,874</u>	64.4
Profit before tax			
Property Development	85,552	108,920	(21.5)
Property Investment	168,609	155,588	8.4
Construction	249,299	94,798	163.0
Healthcare*	67,343	86,135	(21.8)
Trading and Manufacturing	40,114	19,432	106.4
Quarry	26,356	22,306	18.2
Others	62,809	80,555	(22.0)
	<u>700,082</u>	<u>567,734</u>	23.3

* Please note that the healthcare segment's contribution is based on equity accounting which accounts for the Group's share of its net profit or loss.

The Group recorded revenue of RM4,928.7 million and profit before tax of RM700.1 million for the current 6 months period ended 30 June 2025 compared to revenue of RM2,998.9 million and profit before tax of RM567.7 million in the corresponding 6 months period ended 30 June 2024, representing an increase in revenue of 64.4% and profit before tax of 23.3%. Revenue was higher in the current period due to higher contributions from all business segments except for the property development segment. The improvement in profit before tax for the current period was attributed to stronger operating performance across most business segments, except for property development, healthcare and others segment.

The property development segment reported revenue of RM614.7 million and profit before tax of RM85.6 million for the current 6 months period ended 30 June 2025 compared to revenue of RM659.6 million and profit before tax of RM108.9 million in the corresponding 6 months period ended 30 June 2024, representing a decrease in revenue of 6.8% and profit before tax of 21.5%. Revenue declined in the current period, primarily due to lower progress billings from on-going local development projects. Consequently, lower profit before tax for local development projects was recorded, coupled with the lower share of progressive profit recognition from the Group's private condominium projects in Singapore.

The property investment segment reported a revenue of RM469.3 million and profit before tax of RM168.6 million for the current 6 months period ended 30 June 2025 compared to revenue of RM462.1 million and profit before tax of RM155.6 million in the corresponding 6 months period ended 30 June 2024, representing an increase in revenue of 1.6% and profit before tax of 8.4%. The improved financial performance in the current period was driven by higher revenue from property investment assets as well as better performance from its associate company. Additionally, the segment recorded net fair value gains of RM20.1 million on the revaluation of investment properties, compared to RM27.0 million in the corresponding period last year.

The construction segment recorded revenue of RM2,506.6 million and profit before tax of RM249.3 million for the current 6 months period ended 30 June 2025 compared to revenue of RM753.6 million and profit before tax of RM94.8 million in the corresponding 6 months period ended 30 June 2024, representing an increase in revenue of 232.6% and profit before tax of 163.0%. The significant improvement in financial performance in the current period was mainly due to higher contributions from the accelerated progress of data centre projects.

The healthcare segment reported a share of net profit of RM67.3 million in the current 6 months period ended 30 June 2025 compared to RM86.1 million in the corresponding 6 months period ended 30 June 2024, representing a decrease of 21.8%, primarily due to RM33.9 million in start-up losses from SMC Damansara and SMC Ipoh. Excluding the losses from the two new hospitals, the healthcare segment delivered improved financial performance by 17.6% in the current period driven by stronger operational results from its other established hospitals through increased licensed bed capacity and better census performance.

The trading and manufacturing segment recorded revenue of RM642.2 million and profit before tax of RM40.1 million for the current 6 months period ended 30 June 2025 compared to revenue of RM496.6 million and profit before tax of RM19.4 million in the corresponding 6 months period ended 30 June 2024, representing an increase in revenue of 29.3% and profit before tax of 106.4%. The stronger financial performance in the current period mainly due to higher sales in trading and manufacturing products especially from the automotive and renewable energy divisions.

The quarry segment reported revenue of RM234.6 million and profit before tax of RM26.4 million for the current 6 months period ended 30 June 2025 compared to revenue of RM216.8 million and profit before tax of RM22.3 million in the corresponding 6 months period ended 30 June 2024, representing an increase in revenue of 8.2% and profit before tax of 18.2%. Stronger financial performance was mainly due to higher average selling prices for aggregates and premix products, along with improved profit margins on premix products.

The others segment recorded revenue of RM461.2 million and profit before tax of RM62.8 million for the current 6 months period ended 30 June 2025 compared to revenue of RM410.2 million and profit before tax of RM80.6 million in the corresponding 6 months period ended 30 June 2024, representing an increase in revenue of 12.4% and a decrease in profit before tax of 22.0%. Higher revenue in the current period was primarily contributed by building materials business. However, profit before tax has declined due to a one-off fair value gain of RM62.4 million from an investment redemption in the previous financial year.

B2 Material Changes in the Quarterly Results

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

	Quarter ended		Increase/ (Decrease) %
	30/06/2025 RM'000	31/03/2025 RM'000	
Revenue			
Property Development	351,420	263,301	33.5
Property Investment	222,959	246,370	(9.5)
Construction	1,268,554	1,238,082	2.5
Trading and Manufacturing	349,354	292,872	19.3
Quarry	122,316	112,267	9.0
Others	247,021	214,153	15.3
	<u>2,561,624</u>	<u>2,367,045</u>	8.2
Profit before tax			
Property Development	52,171	33,381	56.3
Property Investment	76,312	92,297	(17.3)
Construction	134,766	114,533	17.7
Healthcare*	35,543	31,800	11.8
Trading and Manufacturing	26,227	13,887	88.9
Quarry	15,070	11,286	33.5
Others	55,883	6,926	706.9
	<u>395,972</u>	<u>304,110</u>	30.2

* Please note that the healthcare segment's contribution is based on equity accounting which accounts for the Group's share of its net profit or loss.

The Group recorded revenue of RM2,561.6 million and profit before tax of RM396.0 million for the current quarter compared to revenue of RM2,367.0 million and profit before tax of RM304.1 million in the preceding quarter, representing an increase in revenue of 8.2% and profit before tax of 30.2%. The increase in revenue and profit before tax in the current quarter was due to higher contributions from most business segments except for property investment.

The property development segment reported revenue of RM351.4 million and profit before tax of RM52.2 million for the current quarter compared to revenue of RM263.3 million and profit before tax of RM33.4 million in the preceding quarter, representing an increase of 33.5% in revenue and 56.3% in profit before tax. The better financial performance in the current quarter was attributed to higher progress billings as well as progressive profit recognition from local development projects.

The property investment segment reported revenue of RM223.0 million and profit before tax of RM76.3 million for the current quarter compared to revenue of RM246.4 million and profit before tax of RM92.3 million in the preceding quarter, representing a decrease of 9.5% in revenue and 17.3% in profit before tax. The decline in revenue and profit before tax was mainly due to softer contribution from most sub-segments, though this was partially mitigated by the better performance from its associate company, Sunway REIT.

The construction segment achieved revenue of RM1,268.6 million and profit before tax of RM134.8 million for the current quarter compared to revenue of RM1,238.1 million and profit before tax of RM114.5 million in the preceding quarter, representing an increase in revenue of 2.5% and profit before tax of 17.7%. The improved result was primarily attributable to accelerated progress in newer projects which contributed to stronger profit margins.

The healthcare segment reported a share of net profit of RM35.5 million in the current quarter compared to RM31.8 million in the preceding quarter, representing an increase of 11.8%. The improved financial performance in the current quarter was underpinned by higher patient footfall across all operating hospitals as well as stronger operational results, particularly from SMC Sunway City and SMC Velocity, which offset the additional RM10.5 million in share of start-up operational losses from SMC Damansara and SMC Ipoh compared to the previous quarter.

The trading and manufacturing segment recorded revenue of RM349.4 million and profit before tax of RM26.2 million for the current quarter compared to revenue of RM292.9 million and profit before tax of RM13.9 million in the preceding quarter, representing an increase in revenue of 19.3% and profit before tax of 88.9%. The stronger financial performance in the current quarter was mainly due to higher sales in heavy equipment, automotive and renewable energy divisions, compared to the preceding quarter.

The quarry segment reported revenue of RM122.3 million and profit before tax of RM15.1 million for the current quarter compared to revenue of RM112.3 million and profit before tax of RM11.3 million in the preceding quarter, representing an increase in revenue of 9.0% and profit before tax of 33.5%. The better financial results in the current quarter were mainly driven by higher sales volume and profit margins for premix products arising from increased demand by local council and highway projects.

The others segment recorded revenue of RM247.0 million and profit before tax of RM55.9 million for the current quarter, compared to revenue of RM214.2 million and profit before tax of RM6.9 million in the preceding quarter. The better performance in the current quarter was primarily attributed to higher contributions from most sub-segments.

B3 Prospects

Malaysia's gross domestic product ("GDP") held steady at 4.4% in the second quarter of 2025 ("Q2 2025"), the same as that recorded in the previous quarter (Q1 2025: 4.4%). The growth was supported by sustained private consumption, strong investment activities and continued demand for E&E exports as well as robust tourism activity. Bank Negara Malaysia ("BNM") revised Malaysia's 2025 GDP growth forecast, lowering the earlier projection of 4.5%-5.5% to a narrower range of 4.0%-4.8%. Meanwhile, headline inflation averaged 1.4% in the first half of the year, easing from 1.8% over the same period in 2024. In July 2025, the Monetary Policy Committee ("MPC") of BNM cut the Overnight Policy Rate ("OPR") by 25 basis points to 2.75%, taking a pre-emptive measure to support continued economic growth amid a moderate inflation outlook.

On 31 July 2025, the United States revised to 19% the "reciprocal" tariffs on Malaysian exports, down from 25%. Domestically, the Malaysian government continues to implement targeted fiscal measures to strengthen the nation's fiscal position, including the expansion of the sales and service tax base, while at the same time introducing a one-off RM100 cash aid to ease cost-of-living pressures and boost consumption.

The prospect for the real estate market is driven by a stable economic climate, easing of monetary policy and the development of new economic corridors. Strong infrastructure and ongoing investment activities are also fuelling demand for transit-oriented development ("TOD") and industrial developments. Building on the favourable real estate market landscape, the Group's property development segment launched Sunway Flora 2, retail units at Jernih Residence in Klang Valley and Otto Place, an executive condominium project in Singapore. Anchored on its excellent connectivity and proximity to two MRT stations, Otto Place achieved strong take-up rate of 91% since its launch in July 2025. The segment is expediting its property launches in the second half of the year, with Sunway LakeHills and Sunway Majestic in the pipeline in Johor. Leveraging ongoing public infrastructure investment and the high implementation rate of approved investments, the Group continued to acquire strategic land banks to expand its TOD and industrial portfolio. In May 2025, the Group signed an agreement with the Railway Assets Corporation to develop Seremban Sentral, a RM2 billion integrated mixed-use transit-oriented development at the new KTM station. This is followed by the acquisition of a 99.6 acres freehold industrial land in Kuang, Selangor. The Group has further strengthened its footprint in Singapore by the successful tender of a parcel of land measuring approximately 15,831.5 square metres at Chuan Grove, Singapore, via a 35%:65% joint venture with Sing Holdings Residential Pte. Ltd..

Malaysia's construction sector's strong growth has been underscored by steady implementation of approved investments and initiatives under the national development plans. To date, the Group's construction segment has successfully commissioned and delivered over 100MW of combined data centre capacity to its clients. The segment continues to reinforce its position in the advanced technology facilities ("ATF") segment, capitalising on rising digital infrastructure investment in Malaysia. Backed by a proven track record and strong technical capabilities, the construction segment actively participates in new ATF tenders from global technology firms. In addition to the ATF segment, the construction segment maintains a well-diversified order book comprising large-scale civil and infrastructure projects, international projects, and the Group's in-house projects. The segment replenished its order book with RM1.6 billion of new orders in Q2 2025. The outstanding order book currently stands at a healthy RM6.7 billion as at 30 June 2025, providing solid earnings visibility for FY2025.

The Group's healthcare segment continues on its steady expansion trajectory, propelled by higher licensed beds and patient census. In April 2025, Sunway Medical Centre Ipoh commenced operations with 165 licensed beds. To date, the segment's total licensed beds is 1,662. Sunway Medical Centre Ipoh and Sunway Medical Centre Damansara are both gaining traction, with encouraging progress in service activation and onboarding of insurance panels and Third-Party Administrators ("TPAs"). A sustained demand for quality healthcare is anticipated over the medium to long term, driven by Malaysia's aging population, rising prevalence of chronic diseases and the nation's aspiration to be a leading healthcare tourism destination in the region.

Based on the continued progress made by the Group's respective businesses during the year, notwithstanding potential macroeconomic challenges, the Board is confident in the Group's ability to navigate these headwinds while staying focused on its strategic priorities. The Group's performance for the year is expected to remain strong.

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	
	30/06/2025 RM'000	30/06/2024 RM'000	30/06/2025 RM'000	30/06/2024 RM'000
Current taxation	(74,941)	(41,275)	(143,615)	(89,616)
(Under)/Over provision of tax in prior years	(1)	(56)	254	6,470
Deferred taxation	8,577	(3,255)	9,523	2,815
	(66,365)	(44,586)	(133,838)	(80,331)

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B6 Profit before Tax

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

	Current Quarter Ended 30/06/2025 RM'000	Cumulative Year To Date 30/06/2025 RM'000
Depreciation and amortisation	(36,228)	(71,256)
Net (provision)/reversal of impairment for financial assets & contract assets:		
- Trade receivables	(3,284)	(4,176)
- Other receivables	(100)	(111)
- Amounts due from associates	1	(1)
- Amounts due from joint ventures	363	(473)
- Contract assets	(47)	80
Net (provision)/reversal of impairment for:		
- Inventories	(847)	(1,311)
- Right-of-use assets	-	53
Write off:		
- Trade receivables	43	(17)
- Other receivables	50	(1)
- Inventories	(1)	(16)
- Property, plant and equipment	(124)	(157)
- Intangible assets	(36)	(36)
Net gain on disposal of property, plant and equipment	3,170	3,222
Net foreign exchange (loss)/gain:		
- Others	(3,611)	(8,384)
- Unrealised for hedged items	64,097	73,622
Cash flow hedge reserve recycled to profit or loss	(64,097)	(73,622)
Net gain on derivatives	42,659	44,055
Net gain/(loss) on financial guarantee contracts	3,038	(6,337)

B7 Status of Corporate Proposal Announced

There were no new corporate proposal announced but not completed as at the date of this report.

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B8 Group Borrowings and Debt Securities

The Group borrowings as at 30 June 2025 are as follows:

	Current RM'000	Non-current RM'000	Total RM'000
Secured borrowings			
<u>Islamic:</u>			
Term loans	55,600	506,928	562,528
Revolving credit	13,939	-	13,939
Medium term notes	965,000	1,456,200	2,421,200
	1,034,539	1,963,128	2,997,667
<u>Conventional:</u>			
Bank overdraft	20,791	-	20,791
Term loans	1,093,115	1,113,055	2,206,170
Revolving credits	1,368,348	829	1,369,177
Medium term note	-	500,000	500,000
Hire purchase	1,271	1,822	3,093
	2,483,525	1,615,706	4,099,231
Total secured borrowings	3,518,064	3,578,834	7,096,898
Unsecured borrowings			
<u>Islamic:</u>			
Medium term notes	-	1,700,000	1,700,000
Banker's acceptance	3,657	-	3,657
Commercial papers	905,000	-	905,000
Bills discounting	50,000	-	50,000
	958,657	1,700,000	2,658,657
<u>Conventional:</u>			
Term loans	514,128	-	514,128
Revolving credits	979,382	-	979,382
Medium term notes	-	320,000	320,000
Bankers' acceptances	209,768	-	209,768
Bills discounting	170,000	-	170,000
	1,873,278	320,000	2,193,278
Total unsecured borrowings	2,831,935	2,020,000	4,851,935
Total borrowings	6,349,999	5,598,834	11,948,833
Islamic borrowings	1,993,196	3,663,128	5,656,324
Conventional borrowings	4,356,803	1,935,706	6,292,509
Total borrowings	6,349,999	5,598,834	11,948,833

Included in the Group borrowings as at 30 June 2025 are amounts denominated in foreign currency as follows:

	Foreign currency		RM'000		
	Current	Non-current	Current	Non-current	Total
Secured					
United States Dollar (USD'000) *					
- Term loans	121,292	26,872	513,671	113,801	627,472
- Revolving credits	102,436	-	433,816	-	433,816
Singapore Dollar (SGD'000) ^					
- Term loans	16,753	18,117	55,600	60,128	115,728
- Revolving credits	36,000	-	119,480	-	119,480
Chinese Renminbi (RMB'000) *					
- Term loans	-	470,000	-	278,851	278,851
Australian Dollar (AUD'000) **					
- Revolving credit	-	300	-	829	829
- Term loan	-	6,700	-	18,522	18,522
Pound Sterling (GBP'000) ^					
- Term loans	-	71,417	-	414,590	414,590
Indian Rupee (INR'000) **					
- Term loans	7,415,552	-	396,732	-	396,732

B8 Group Borrowings and Debt Securities (contd.)

Included in the Group borrowings as at 30 June 2025 are amounts denominated in foreign currency as follows: (contd.)

	Foreign currency		RM'000		
	Current	Non-current	Current	Non-current	Total
Unsecured					
United States Dollar (USD'000) *					
- Revolving credit	25,000	-	105,875	-	105,875
Singapore Dollar (SGD'000) **					
- Revolving credits	192,737	-	639,673	-	639,673
Chinese Renminbi (RMB'000) *					
- Revolving credits	309,850	-	183,834	-	183,834
Australian Dollar (AUD'000) **					
- Banker's acceptance	1,407	-	3,890	-	3,890
			2,452,571	886,721	3,339,292

The Group borrowings as at 30 June 2024 were as follows:

	Current RM'000	Non-current RM'000	Total RM'000
Secured borrowings			
<u>Islamic:</u>			
Term loans	48,732	104,147	152,879
Bankers' acceptances	4,900	-	4,900
Medium term notes	1,035,000	1,255,000	2,290,000
	1,088,632	1,359,147	2,447,779
<u>Conventional:</u>			
Bank overdrafts	27,790	-	27,790
Term loans	1,288,277	793,495	2,081,772
Revolving credits	1,130,914	271,337	1,402,251
Medium term notes	-	500,000	500,000
Hire purchase	99	862	961
	2,447,080	1,565,694	4,012,774
Total secured borrowings	3,535,712	2,924,841	6,460,553
Unsecured borrowings			
<u>Islamic:</u>			
Revolving credits	136,812	-	136,812
Medium term notes	200,000	100,000	300,000
Commercial papers	845,000	-	845,000
Bills discounting	29,500	-	29,500
	1,211,312	100,000	1,311,312
<u>Conventional:</u>			
Term loans	514,128	-	514,128
Revolving credits	908,948	-	908,948
Medium term notes	-	320,000	320,000
Bankers' acceptances	272,844	-	272,844
Bills discounting	179,737	-	179,737
	1,875,657	320,000	2,195,657
Total unsecured borrowings	3,086,969	420,000	3,506,969
Total borrowings	6,622,681	3,344,841	9,967,522
Islamic borrowings	2,299,944	1,459,147	3,759,091
Conventional borrowings	4,322,737	1,885,694	6,208,431
Total borrowings	6,622,681	3,344,841	9,967,522

B8 Group Borrowings and Debt Securities (contd.)

Included in the Group borrowings as at 30 June 2024 were amounts denominated in foreign currency as follows:

	Foreign currency		RM'000		
	Current	Non-current	Current	Non-current	Total
Secured					
United States Dollar (USD'000) *					
- Term loans	53,327	109,287	252,102	516,654	768,756
- Revolving credits	64,506	53,936	304,954	254,982	559,936
Singapore Dollar (SGD'000) **					
- Term loans	68,606	29,893	239,022	104,147	343,169
- Revolving credit	36,000	-	125,424	-	125,424
Australian Dollar (AUD'000) **					
- Revolving credit	300	-	945	-	945
- Term loan	-	6,700	-	21,095	21,095
Pound Sterling (GBP'000) **					
- Term loans	63,776	7,591	381,609	45,424	427,033
Indian Rupee (INR'000) **					
- Term loans	3,265,904	3,482,000	184,850	197,081	381,931
Unsecured					
United States Dollar (USD'000) *					
- Revolving credits	50,000	-	236,375	-	236,375
Singapore Dollar (SGD'000) **					
- Revolving credits	152,500	-	531,310	-	531,310
Chinese Renminbi (RMB'000) *					
- Revolving credits	217,094	-	141,263	-	141,263
Australian Dollar (AUD'000) *					
- Bankers' acceptances	1,208	-	3,803	-	3,803
			2,401,657	1,139,383	3,541,040

Notes:

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

** Borrowings obtained by overseas subsidiaries.

^ Borrowings obtained by both overseas and local subsidiaries.

Overall, the total borrowings of the Group has increased by RM1.98 billion, from RM9.97 billion as at 30 June 2024 to RM11.95 billion as at 30 June 2025.

The weighted average interest rate of borrowings as at 30 June 2025 is 4.24%. 45% of the Group's borrowings are fixed rate instruments, whereas 55% are floating rate instruments.

Out of the total borrowings of RM11.95 billion, RM3.34 billion (Current: RM2.45 billion; Non-current: RM0.89 billion) are denominated in foreign currencies. The group entered into cross currency swap contracts to manage its exposure in foreign currency risk arising from foreign currency borrowings. The average exchange rate entered for cross currency swap contracts for USD borrowings is 4.444 and CNY borrowings is 0.611.

B9 Financial Instruments - Derivatives and Financial Guarantee Contracts

(a) The Group derivatives as at 30 June 2025 are as follows:

Type of Derivatives	Contract/ Notional Value RM'000	Fair Value RM'000	Gain/(Loss) for the period RM'000	Cash Flow Hedge Reserve RM'000
Interest rate swap contracts				
- Less than 1 year	34,110	(137)	18	-
- 1 year to 2 years	33,210	(460)	(421)	-
Foreign currency forward contracts				
- Less than 1 year	39,091	(366)	(636)	-
Cross currency swap contracts				
- Less than 1 year	1,386,725	(84,025)	-	6,483
- 1 year to 5 years	336,204	(20,390)	-	(201)
Derivative liabilities on exit clauses in relation to the partial divestment of Sunway Healthcare Group	-	(158,108)	52,448	-
Put option	91,350	(74,034)	(7,354)	-
Total derivatives		(337,520)	44,055	6,282

Interest rate swap contracts

An interest rate swap is a derivative in which one party exchanges a stream of interest payments for another party's stream of cash flow. The Group had entered into interest rate swaps to exchange floating interest rate for fixed interest rate in order to minimise the exposure from fluctuation of interest rate. This interest rate swaps received floating interest rate equalled to Singapore Overnight Rate Average ("SORA") per annum and paid fixed interest rates ranging from 2.61% to 3.29% per annum.

The fair values of the interest rate swap contracts were determined by using the mark to market values at the end of the reporting period and changes in the fair value was recognised in the profit or loss.

Interest rate swap contracts were 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 included the credit quality of counterparties and interest rate curves.

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, which was entered into 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.

Put option

Put option represents the derivative attached to the Put Option Agreement ("POA") entered between Sunway City Sdn. Bhd. ("Put Grantor"), Low Peng Kiat and CRSC Property Sdn. Bhd. (collectively, "Put Grantees"), in respect of Sunway Velocity Two Sdn. Bhd. ("Velocity Two"). Under the POA, for a period of 5 years from year 2025, the Put Grantor granted to Put Grantees the irrevocable right to require Put Grantor to purchase all of the Put Option Shares, representing 10% of the entire enlarged share capital of Velocity Two.

B9 Financial Instruments - Derivatives and Financial Guarantee Contracts (contd.)

(b) The Group financial guarantee contracts as at 30 June 2025 are as follows:

Financial guarantee contracts	Contract/ Notional Value RM'000	Carrying Amount RM'000	Gain/(Loss) for the period RM'000
Guarantees given to third parties in respect of trade and contracts obtained by joint ventures	153	- *	7
Guarantees given to financial institutions in respect of credit facilities obtained by joint ventures	3,100,476	(31,045)	(6,344)
Total financial guarantee contracts		(31,045)	(6,337)

* 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:

	30/06/2025 RM'000	31/12/2024 RM'000
Current	2,814,141	2,476,780
1 to 30 days past due	212,878	261,941
31 to 60 days past due	95,903	100,024
61 to 90 days past due	65,227	33,909
91 to 120 days past due	23,090	27,891
More than 120 days past due	205,667	220,759
	602,765	644,524
Gross trade receivables	3,416,906	3,121,304
Impaired	(117,423)	(113,399)
Total trade receivables	3,299,483	3,007,905
Other receivables	1,021,682	538,311
Amounts due from associates	37,766	47,111
Amounts due from joint ventures	2,670,432	2,515,648
Total receivables	7,029,363	6,108,975
Non-current receivables	3,028,264	2,833,225
Current receivables	4,001,099	3,275,750
Total receivables	7,029,363	6,108,975

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 RM47.7 million) in addition to interest and cost.

In the counterclaim, SunCon is seeking for Rs.781.4 million (approximately equivalent to RM41.8 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.

B11 Changes in Material Litigation (contd.)

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

(a) (contd.)

The Arbitrator published his award on 9 April 2019 and awarded the Claimant Rs.128.4 million (approximately equivalent to RM6.9 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 RM7.3 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.

On 27 August 2020, the Court directed the release of Rs.67.2 million (approximately equivalent to RM3.6 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.

Matter was adjourned several times. 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, and the next hearing date has yet to be fixed, and the matter is listed for consideration on 31 July 2025 and to be continued on 11 November 2025.

- (b) PNSB Acmar Sdn. Bhd. ("Plaintiff") has on 14 November 2019 served a Writ of Summon and a Statement of Claim both dated 8 November 2019 on Prasarana Malaysia Berhad ("Prasarana") (1st Defendant) and Sunway Construction Sdn. Bhd. ("SunCon") (2nd Defendant).

The Plaintiff is claiming that all the construction works in relation to the project known as "Construction and Completion of Light Rail Transit Line 3 (LRT3) from Bandar Utama to Johan Setia" ("Project") and the structures such as the Project's poles, bars, and LRT stations had trespassed and/or encroached into the Plaintiff's own development project area and has resulted in losses and damages towards the Plaintiff.

Prasarana is the owner of the Project and SunCon is the awarded Works Package Contractor for the contract known as "Contract No. Prasarana/GSC/CTT/2.06080/2017: Construction and Completion of Guideway, Stations Iconic Bridge, Park and Rides, Ancillary Buildings and other Associated Works for Package GS07-08 for Light Rail Transit 3 (LRT3) from Bandar Utama to Johan Setia" in relation to the Project.

The Plaintiff filed a claim for trespass and encroachment, negligence, private and public nuisance against the Defendants for the sum for RM711,367,434.46. SunCon filed its Defence on 2 January 2020 disputing the Plaintiff's claim. The Plaintiff amended its Statement of Claim and reduced its claim to the sum of RM643,851,825.01 in the Amended Statement of Claim dated 21 July 2021.

On 27 July 2021, SunCon issued a Third Party Notice dated 24 July 2021 to Setia Utama LRT 3 Sdn. Bhd. ("Third Party") and claimed against the Third Party for the indemnity and/or contribution for any sum that may be due from SunCon to the Plaintiff. On 3 September 2021, the Third Party issued its Defence and Counterclaim.

On 1 April 2022, the matter was transferred to the Shah Alam High Court (Construction Division) and a new suit number of BA-22C-18-05/2022 was assigned to the matter.

The Court has fixed the trial dates on 6 October 2025 and 7 October 2025, 17 November 2025 to 20 November 2025, 6 April 2026 to 8 April 2026, 27 April 2026 and 28 April 2026, 4 May 2026 to 7 May 2026 and 22 June 2026 to 25 June 2026, 7 August 2026, 14 August 2026, 21 August 2026 and 28 August 2026 and 4 September 2026, 11 September 2026, 18 September 2026 and 25 September 2026. Next case management is scheduled on 9 September 2025.

From the evidence available, upon a review of the pleadings and documents provided and a review of the law, SunCon's solicitor's considered opinion is that the Plaintiff's claim for the sum of RM643,851,825.01 is excessively inflated and speculative. The Third Party is to indemnify SunCon in the event SunCon is found liable towards the Plaintiff.

- (c) 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").

B11 Changes in Material Litigation (contd.)

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

(c) (contd.)

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.

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

Other than the dividend as disclosed in note A7, the Board of Directors has declared the following dividends in respect of financial year ending 31 December 2025:

a) A single-tier first interim dividend of 4.00 sen per ordinary share ("First Interim Dividend").

The Board had resolved that the dividend reinvestment scheme ("DRS"), which was approved by the shareholders of Sunway, at the Extraordinary General Meeting of Sunway held on 26 June 2014, will apply to the First Interim Dividend, in which shareholders may elect to reinvest the entire First Interim Dividend into new ordinary shares; and

b) A preferential dividend of 5.25% per annum (based on the issue price of RM1.00) per irredeemable convertible preference share ("ICPS") in respect of the financial period from 1 January 2025 to 30 June 2025.

The entitlement and payment dates in respect of the aforesaid dividends will be determined later.

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 Quarter 30/06/2025 RM'000	Preceding Year Corresponding Quarter 30/06/2024 RM'000	Current Year To Date 30/06/2025 RM'000	Preceding Year Corresponding Period 30/06/2024 RM'000
Basic earnings per share				
Profit attributable to owners of the parent	272,952	270,472	463,505	442,699
Less: Preferential dividends on ICPS	-	-	(12,833)	(25,667)
	272,952	270,472	450,672	417,032
Weighted average number of ordinary shares ('000)	6,705,916	6,587,287	6,686,493	6,526,564
Earnings per share (Basic) (sen) ⁽¹⁾	4.07	4.11	6.74	6.39
Diluted earnings per share				
Profit attributable to owners of the parent	272,952	270,472	463,505	442,699
Less: Preferential dividends on ICPS	-	-	(12,833)	(25,667)
	272,952	270,472	450,672	417,032
Weighted average number of ordinary shares ('000)	6,705,916	6,632,187	6,686,493	6,585,968
Earnings per share (Diluted) (sen) ⁽¹⁾	4.07	4.08	6.74	6.33

⁽¹⁾ The calculation of earnings per share (basic and diluted) includes the ordinary shares that will be issued upon the mandatory conversion of ICPS.

By Order of the Board

Tan Kim Aun
Chin Lee Chin

Secretaries