SUNWAY BERHAD (Company No : 201001037627 (921551-D))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2026
THE FIGURES HAVE NOT BEEN AUDITED

UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2026

	NOTE	INDIVIDUAL QUARTER CURRENT YEAR QUARTER 30/06/2026	INDIVIDUAL QUARTER PRECEDING YEAR CORRESPONDING QUARTER 30/06/2025	INCREASE/ (DECREASE)	CUMULATIVE QUARTER CURRENT YEAR TO DATE 30/06/2026	CUMULATIVE QUARTER PRECEDING YEAR CORRESPONDING PERIOD 30/06/2025	INCREASE/ (DECREASE)
		RM'000	RM'000	%	RM'000	RM'000	%
REVENUE		2,905,669	2,561,624	13	5,463,217	4,928,669	11
OPERATING EXPENSES		(2,523,268)	(2,330,753)	8	(4,925,976)	(4,525,865)	9
OTHER OPERATING INCOME		49,228	68,340	(28)	9,328,235	119,286	>100
NET IMPAIRMENT (LOSSES) /GAINS ON FINANCIAL ASSETS & CONTRACT ASSETS		(16,826)	(3,067)	>100	1,707	(4,681)	N/A
PROFIT FROM OPERATIONS		414,803	296,144	40	9,867,183	517,409	>100
FINANCE INCOME		119,177	97,291	22	214,988	173,881	24
FINANCE COSTS		(111,032)	(99,560)	12	(217,469)	(189,564)	15
SHARE OF PROFIT FROM ASSOCIATES		42,664	53,459	(20)	85,546	104,809	(18)
SHARE OF PROFIT FROM JOINT VENTURES		30,621	48,638	(37)	104,180	93,547	11
PROFIT BEFORE TAX	B6	496,233	395,972	25	10,054,428	700,082	>100
TAXATION	B5	(87,027)	(66,365)	31	(169,266)	(133,838)	26
PROFIT FOR THE PERIOD		409,206	329,607	24	9,885,162	566,244	>100
ATTRIBUTABLE TO:							
- OWNERS OF THE PARENT		318,587	272,952	17	9,732,179	463,505	>100
- NON-CONTROLLING INTERESTS		90,619	56,655	60	152,983	102,739	49
		409,206	329,607	24	9,885,162	566,244	>100
EARNINGS PER SHARE							
- BASIC (sen) [1]	B13	4.71	4.07	16	143.96	6.74	>100
- DILUTED (sen) [1]	B13	4.71	4.07	16	143.96	6.74	>100

[1] 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 30 JUNE 2026
THE FIGURES HAVE NOT BEEN AUDITED

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME FOR THE PERIOD ENDED 30 JUNE 2026

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 30/06/2026	PRECEDING YEAR CORRESPONDING QUARTER 30/06/2025	CURRENT YEAR TO DATE 30/06/2026	PRECEDING YEAR CORRESPONDING PERIOD 30/06/2025
	RM'000	RM'000	RM'000	RM'000
PROFIT FOR THE PERIOD	409,206	329,607	9,885,162	566,244
OTHER COMPREHENSIVE INCOME/(LOSS) TO BE RECLASSIFIED TO PROFIT OR LOSS IN SUBSEQUENT PERIODS				
FOREIGN CURRENCY TRANSLATION DIFFERENCES FOR FOREIGN OPERATIONS	21,892	(1,477)	4,196	12,974
RECLASSIFICATION OF FOREIGN CURRENCY TRANSLATION RESERVE TO PROFIT OR LOSS UPON LIQUIDATION OF FOREIGN SUBSIDIARIES	6	(694)	215	(2,718)
CASH FLOW HEDGE RESERVE - FAIR VALUE (LOSS)/GAIN				
- NET FAIR VALUE (LOSS)/GAIN OF DERIVATIVES	(6,971)	(70,267)	3,501	(79,904)
- AMOUNTS RECYCLED TO PROFIT OR LOSS	(14,872)	64,097	(26,373)	73,622
OTHER COMPREHENSIVE LOSS NOT TO BE RECLASSIFIED TO PROFIT OR LOSS IN SUBSEQUENT PERIODS				
FAIR VALUE LOSS ON OTHER INVESTMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME	(9,181)	(623)	(16,726)	(223)
OTHER COMPREHENSIVE (LOSS)/INCOME FOR THE PERIOD	(9,126)	(8,964)	(35,187)	3,751
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	400,080	320,643	9,849,975	569,995
ATTRIBUTABLE TO:				
- OWNERS OF THE PARENT	307,407	261,024	9,701,378	462,692
- NON-CONTROLLING INTERESTS	92,673	59,619	148,597	107,303
	400,080	320,643	9,849,975	569,995

(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 30 JUNE 2026
THE FIGURES HAVE NOT BEEN AUDITED

FINANCIAL REVIEW FOR CURRENT QUARTER COMPARED WITH IMMEDIATE PRECEDING QUARTER

	CURRENT QUARTER 30/06/2026	IMMEDIATE PRECEDING QUARTER 31/03/2026	INCREASE/ (DECREASE)
	RM'000	RM'000	%
REVENUE	2,905,669	2,557,548	14
OPERATING EXPENSES	(2,523,268)	(2,402,708)	5
OTHER OPERATING INCOME	49,228	9,279,007	(99)
NET IMPAIRMENT (LOSSES)/GAINS ON FINANCIAL ASSETS & CONTRACT ASSETS	(16,826)	18,533	N/A
PROFIT FROM OPERATIONS	414,803	9,452,380	(96)
FINANCE INCOME	119,177	95,811	24
FINANCE COSTS	(111,032)	(106,437)	4
SHARE OF PROFIT FROM ASSOCIATES	42,664	42,882	(1)
SHARE OF PROFIT FROM JOINT VENTURES	30,621	73,559	(58)
PROFIT BEFORE TAX	496,233	9,558,195	(95)
TAXATION	(87,027)	(82,239)	6
PROFIT FOR THE PERIOD	409,206	9,475,956	(96)
ATTRIBUTABLE TO:			
- OWNERS OF THE PARENT	318,587	9,413,592	(97)
- NON-CONTROLLING INTERESTS	90,619	62,364	45
	409,206	9,475,956	(96)
EARNINGS PER SHARE			
- BASIC (sen)	4.71	139.25	(97)
- DILUTED (sen)	4.71	139.25	(97)

(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.)

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

	CURRENT QUARTER 30/06/2026	IMMEDIATE PRECEDING QUARTER 31/03/2026
	RM'000	RM'000
PROFIT FOR THE PERIOD	409,206	9,475,956
OTHER COMPREHENSIVE INCOME/(LOSS) TO BE RECLASSIFIED TO PROFIT OR LOSS IN SUBSEQUENT PERIODS		
FOREIGN CURRENCY TRANSLATION DIFFERENCES FOR FOREIGN OPERATIONS	21,892	(17,696)
RECLASSIFICATION OF FOREIGN CURRENCY TRANSLATION RESERVE TO PROFIT OR LOSS UPON LIQUIDATION OF FOREIGN SUBSIDIARIES	6	209
CASH FLOW HEDGE RESERVE - FAIR VALUE (LOSS)/GAIN		
- NET FAIR VALUE (LOSS)/GAIN OF DERIVATIVES	(6,971)	10,472
- AMOUNTS RECYCLED TO PROFIT OR LOSS	(14,872)	(11,501)
OTHER COMPREHENSIVE LOSS NOT TO BE RECLASSIFIED TO PROFIT OR LOSS IN SUBSEQUENT PERIODS		
FAIR VALUE LOSS ON OTHER INVESTMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME	(9,181)	(7,545)
OTHER COMPREHENSIVE LOSS FOR THE PERIOD	(9,126)	(26,061)
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	400,080	9,449,895
ATTRIBUTABLE TO:		
- OWNERS OF THE PARENT	307,407	9,393,971
- NON-CONTROLLING INTERESTS	92,673	55,924
	400,080	9,449,895

(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 30 JUNE 2026
THE FIGURES HAVE NOT BEEN AUDITED

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 30 JUNE 2026

	NOTE	AS AT END OF CURRENT QUARTER 30/06/2026	AS AT PRECEDING FINANCIAL PERIOD END 31/12/2025
		RM'000	RM'000
ASSETS			
Non-current assets			
Property, plant and equipment		5,463,479	1,748,310
Intangible assets		94,463	61,388
Investment properties		4,178,335	4,106,578
Inventories		3,274,940	3,170,423
Investment in associates		2,458,919	2,440,732
Investment in joint ventures		2,014,860	6,143,833
Goodwill		9,724,262	410,783
Deferred tax assets		144,131	91,472
Receivables	B10	4,401,105	4,297,207
Derivative assets	B9	3,758	-
Rock reserves		3,900	4,032
Other investments		493,195	513,051
Biological assets		559	546
		32,255,906	22,988,355
Current assets			
Inventories		3,829,926	4,104,661
Receivables, deposits & prepayments	B10	4,602,632	3,985,775
Contract assets		416,705	647,867
Derivative assets	B9	9,916	18
Other investments		284,751	261,855
Tax recoverable		77,389	64,688
Cash and bank balances		8,640,735	6,788,720
		17,862,054	15,853,584
TOTAL ASSETS		50,117,960	38,841,939
EQUITY AND LIABILITIES			
Current liabilities			
Bank borrowings	B8	8,933,492	8,829,551
Payables, accruals & other short term liabilities		5,606,597	5,524,735
Contract liabilities		111,192	111,783
Lease liabilities		41,403	44,342
Derivative liabilities	B9	12,380	155,332
Tax payable		145,023	127,765
		14,850,087	14,793,508
Non-current liabilities			
Long term bank borrowings	B8	7,474,037	6,171,807
Lease liabilities		75,424	85,552
Other long term liabilities		837,596	563,748
Derivative liabilities	B9	14,004	23,435
Deferred tax liabilities		286,161	207,062
		8,687,222	7,051,604
Total liabilities		23,537,309	21,845,112
Equity attributable to Owners of the Parent			
Share capital		7,958,656	7,958,656
Treasury shares		(74,335)	(74,335)
Reserves		16,767,112	8,172,174
		24,651,433	16,056,495
Non-controlling interests		1,929,218	940,332
Total equity		26,580,651	16,996,827
TOTAL EQUITY AND LIABILITIES		50,117,960	38,841,939
Number of ordinary shares ('000)		6,760,421	6,760,421
Net assets per share attributable to Owners of the Parent (RM)		3.65	2.38

(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.)

SUNWAY BERHAD (Company No : 201001037627 (921551-D))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2026
THE FIGURES HAVE NOT BEEN AUDITED

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE PERIOD ENDED 30 JUNE 2026

	I---- ATTRIBUTABLE TO OWNERS OF THE PARENT ----									-----I			
	I---- NON-DISTRIBUTABLE ----							-----I	DISTRIBUTABLE				
				RESERVES									
	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	TOTAL EQUITY ATTRIBUTABLE TO OWNERS 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
PERIOD ENDED 30 JUNE 2026													
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	-	-	-	-	-	-	-	-	9,732,179	9,732,179	9,732,179	152,983	9,885,162
Other comprehensive income/(loss), net of tax	-	-	-	-	8,797	(22,872)	-	(16,726)	-	(30,801)	(30,801)	(4,386)	(35,187)
Total comprehensive income/(loss)	-	-	-	-	8,797	(22,872)	-	(16,726)	9,732,179	9,701,378	9,701,378	148,597	9,849,975
Transfer between reserves	-	-	-	-	-	-	2,755	-	(2,755)	-	-	-	-
Transactions with owners													
Dividends declared by the Company ^	-	-	-	-	-	-	-	-	(1,115,461)	(1,115,461)	(1,115,461)	-	(1,115,461)
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	(216,106)	(216,106)
Shares acquired by non-controlling interests	-	-	-	-	-	-	-	-	9,301	9,301	9,301	61,026	70,327
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)	(1,106,160)	(1,106,440)	(1,106,440)	840,289	(266,151)
At 30 June 2026	7,958,656	-	(74,335)	(1,192,040)	41,785	(7,441)	36,084	513,658	17,375,066	16,767,112	24,651,433	1,929,218	26,580,651
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

^ 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.
# Represents 47,396,900 ordinary shares amounting to RM195,275,228.

(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 30 JUNE 2026

	FOR THE 6 MONTHS PERIOD ENDED 30/06/2026	FOR THE 6 MONTHS PERIOD ENDED 30/06/2025
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	10,054,428	700,082
Adjustments for:		
- non-cash items	(9,292,018)	(168,280)
- finance costs	217,469	189,564
- finance income	(214,988)	(173,881)
Operating cash flows before working capital changes	764,891	547,485
Changes in working capital	(122,838)	302,878
Cash generated from operations	642,053	850,363
Interest received	216,060	172,603
Dividends received from joint ventures, associates and other investments	263,767	141,669
Tax refunded	27,976	1,521
Tax paid	(192,089)	(92,141)
Net cash generated from operating activities	957,767	1,074,015
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from disposal of property, plant & equipment	7,045	5,619
Proceeds from disposal of intangible assets	32	-
Proceeds from disposal of joint ventures	728,951	-
Proceeds from disposal of other investments	91	47,100
Acquisition of property, plant and equipment	(175,702)	(66,828)
Acquisition of biological assets	(185)	(85)
Acquisition of intangible assets	(5,089)	(4,026)
Acquisition and subsequent expenditure of investment properties	(66,079)	(72,190)
Acquisition and subsequent expenditure of land	(69,500)	(29,655)
Acquisition of other investments	(29,169)	(311,179)
Acquisition of subsidiaries for cash, net of cash acquired	1,281,076	-
Investment in associates	(875)	(207)
Investment in joint ventures	(9,600)	-
Repayments from/(Advances to) associates and joint ventures	96,897	(167,142)
Quasi-equity loan repaid by joint ventures	-	33,794
Net cash flows from deposits placed with maturity of over 3 months	(4,568)	(2,311)
Net cash inflow/(outflow) for liquidation of subsidiaries	419	(10)
Other investing activities	-	(169,658)
Net cash generated from/(used in) investing activities	1,753,744	(736,778)
CASH FLOWS FROM FINANCING ACTIVITIES		
Net bank and other borrowings	(366,906)	1,115,800
Net lease liabilities	(32,509)	(17,603)
Interest paid	(268,220)	(250,157)
Acquisitions of equity interest by non-controlling interests	70,327	84,001
Dividends paid to shareholders	(135,208)	(64,677)
Dividends paid to non-controlling interests of subsidiaries	(216,106)	(85,241)
Net cash (used in)/generated from financing activities	(948,622)	782,123
NET INCREASE IN CASH AND CASH EQUIVALENTS	1,762,889	1,119,360
EFFECTS OF EXCHANGE RATE CHANGES	(6,177)	16,088
CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD	6,747,648	4,306,475
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD	8,504,360	5,441,923
Cash and bank balances	1,551,271	1,259,891
Fixed deposits	7,089,464	4,206,536
Total cash and bank balances	8,640,735	5,466,427
Bank overdrafts	(128,802)	(20,791)
Less: Deposits with maturity of over 3 months	(7,573)	(3,713)
Cash and cash equivalents	8,504,360	5,441,923

(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 30 June 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	*Amendments to the Classification and Measurement of Financial Instruments* (Amendments to MFRS 9 and MFRS 7) *Contracts Referencing Nature-dependent Electricity* (Amendments to MFRS 9 and MFRS 7)
MFRS 1, 7, 9, 10 and 107	*Annual Improvements to MFRS Accounting Standards - Volume 11*

The adoption of the above pronouncements does not have any significant impact to the Group for the financial period ended 30 June 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 30 June 2026.

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 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 30 June 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 30 June 2026 are as follows:

	Property Development RM'000	Property Investment RM'000	Construction RM'000	Healthcare * RM'000	Trading and Manufacturing ** 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	1,058,586	529,680	1,573,863	762,585	1,005,093	7,973	525,437	-	5,463,217
Inter-segment revenue	34,385	105,477	1,702,560	25,634	240,889	2,543,044	214,701	(4,866,690)	-
Total revenue	1,092,971	635,157	3,276,423	788,219	1,245,982	2,551,017	740,138	(4,866,690)	5,463,217
Results									
Operating segment results	122,802	131,057	250,687	114,817	68,935	9,102,451	76,434	-	9,867,183
Finance income	49,939	29,250	46,299	56,918	4,142	60,309	7,152	(39,021)	214,988
Finance costs	(49,014)	(89,955)	(12,851)	(64,964)	(14,779)	(18,461)	(6,466)	39,021	(217,469)
Share of results of:									
- associates	-	88,260	326	-	-	(1,581)	(1,459)	-	85,546
- joint ventures	60,478	11,985	7,786	24,265	839	-	(1,173)	-	104,180
Profit before tax	184,205	170,597	292,247	131,036	59,137	9,142,718	74,488	-	10,054,428
Taxation	(29,566)	(28,492)	(63,970)	(17,958)	(15,478)	(1,455)	(12,347)	-	(169,266)
Profit for the period	154,639	142,105	228,277	113,078	43,659	9,141,263	62,141	-	9,885,162
Non-controlling interests	(20,081)	(2,033)	(104,066)	(26,041)	(1,479)	4	713	-	(152,983)
Attributable to owners of the parent	134,558	140,072	124,211	87,037	42,180	9,141,267	62,854	-	9,732,179

	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	5,131,635	9,975,167	9,816,501	9,659,861
Singapore	188,006	82,534	76,552	73,774
China	48,243	6,134	4,212	3,995
India	19,091	(1,853)	(3,309)	(113)
Australia	11,689	(5,411)	(5,760)	(3,336)
Indonesia	20,926	1,678	1,241	1,241
United Kingdom	21,281	(3,375)	(3,467)	(3,467)
Other countries	22,346	(446)	(808)	224
	5,463,217	10,054,428	9,885,162	9,732,179

A8 Segmental Reporting (contd.)

Segmental assets and liabilities for the financial period ended 30 June 2026 are as follows:

	Property Development RM'000	Property Investment RM'000	Construction RM'000	Healthcare * RM'000	Trading and Manufacturing ** RM'000	Investment Holdings RM'000	Others ** RM'000	Adjustments/ Eliminations RM'000	Total RM'000
Assets									
Segment assets	14,021,903	5,312,138	4,945,892	5,657,374	1,852,626	28,874,535	1,820,913	(17,062,720)	45,422,661
Investment in associates	-	2,382,745	-	-	-	17,383	58,791	-	2,458,919
Investment in joint ventures	1,590,723	178,611	225,129	-	13,879	-	6,518	-	2,014,860
Unallocated assets									221,520
Total assets									50,117,960
Liabilities									
Segment liabilities	8,589,903	4,734,306	4,465,534	2,232,439	1,268,799	17,216,860	1,050,736	(16,452,452)	23,106,125
Unallocated liabilities									431,184
Total liabilities									23,537,309

Notes:
* The Healthcare segment's results for the quarter ended 30 June 2026 comprise:
(i) the Group’s 84% share of net profit or loss (equity-accounted) up to 17 March 2026; and
(ii) consolidation of Healthcare segment as a subsidiary Group from 18 March 2026 following the completion of its listing.

** The segmental reporting as at 30 June 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 the Group's total revenue and profit before tax.

A8 Segmental Reporting (contd.)

Segmental results by foreign currency for the financial period ended 30 June 2026 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)	1,047,929	132,636	109,078	86,465	1,047,929	132,636	109,078	86,465
Australian Dollar (AUD'000)	-	(1,451)	(1,576)	(709)	-	(4,058)	(4,407)	(1,983)
Indian Rupee (INR'000)	-	(86)	(86)	(86)	-	(4)	(4)	(4)
Chinese Renminbi (RMB'000)	-	(2,163)	(2,163)	(2,163)	-	(1,262)	(1,262)	(1,262)
Singapore Dollar (SGD'000)	3,424	18,505	16,693	16,693	10,657	57,602	51,961	51,961
United States Dollar (USD'000)	-	(178)	(183)	(155)	-	(709)	(727)	(619)
					1,058,586	184,205	154,639	134,558

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)	496,297	163,566	135,227	132,270	496,297	163,566	135,227	132,270
Pound Sterling (GBP'000)	3,979	(631)	(648)	(648)	21,281	(3,375)	(3,467)	(3,467)
Singapore Dollar (SGD'000)	1,765	3,726	3,712	3,712	5,494	11,597	11,554	11,554
United States Dollar (USD'000)	749	(470)	(475)	(243)	2,984	(1,873)	(1,891)	(967)
Vietnam Dong (VND'000)	23,151,618	4,356,899	4,356,899	4,356,899	3,624	682	682	682
					529,680	170,597	142,105	140,072

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)	1,406,572	288,248	225,734	121,217	1,406,572	288,248	225,734	121,217
Indian Rupee (INR'000)	411,444	(39,849)	(71,228)	(2,349)	19,091	(1,849)	(3,305)	(109)
Singapore Dollar (SGD'000)	47,611	1,879	1,879	997	148,200	5,848	5,848	3,103
					1,573,863	292,247	228,277	124,211

HEALTHCARE 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)	762,585	130,758	112,800	86,792	762,585	130,758	112,800	86,792
Singapore Dollar (SGD'000)	-	89	89	79	-	278	278	245
					762,585	131,036	113,078	87,037

A8 Segmental Reporting (contd.)

Segmental results by foreign currency for the financial period ended 30 June 2026 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)	909,040	52,727	38,862	37,391	909,040	52,727	38,862	37,391
Australian Dollar (AUD'000)	4,180	(484)	(484)	(484)	11,689	(1,353)	(1,353)	(1,353)
Indonesia Rupiah (IDR'000)	83,481,383	6,694,149	4,950,798	4,950,798	20,926	1,678	1,241	1,241
Chinese Renminbi (RMB'000)	50,879	4,380	3,433	3,420	29,682	2,555	2,003	1,995
Singapore Dollar (SGD'000)	5,788	667	571	571	18,018	2,076	1,778	1,778
Thai Baht (THB'000)	98,623	6,574	5,288	5,288	12,346	823	662	662
Vietnam Dong (VND'000)	21,669,506	4,031,090	2,977,002	2,977,002	3,392	631	466	466
					1,005,093	59,137	43,659	42,180

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)	2,336	9,137,495	9,136,062	9,136,062	2,336	9,137,495	9,136,062	9,136,062
Hong Kong Dollar (HKD'000)	-	(10)	(10)	(10)	-	(5)	(5)	(5)
Chinese Renminbi (RMB'000)	-	(867)	(905)	(898)	-	(506)	(528)	(524)
Singapore Dollar (SGD'000)	1,811	1,842	1,842	1,842	5,637	5,734	5,734	5,734
					7,973	9,142,718	9,141,263	9,141,267

OTHERS 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)	506,876	69,737	58,738	59,664	506,876	69,737	58,738	59,664
Chinese Renminbi (RMB'000)	31,816	9,174	6,863	6,498	18,561	5,352	4,004	3,791
Singapore Dollar (SGD'000)	-	(193)	(193)	(193)	-	(601)	(601)	(601)
					525,437	74,488	62,141	62,854

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 30 June 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 30 June 2026.

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 2026 are as follows:

	30/06/2026 RM'000	31/12/2025 RM'000
Approved and contracted for property, plant and equipment and investment properties	378,133	53,797
Approved but not contracted for property, plant and equipment and investment properties	2,146,983	65,863
Approved but not contracted for injection into joint venture and associates	328,893	-
	2,854,009	119,660

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

	30/06/2026 RM'000	31/12/2025 RM'000
Approved and contracted for property, plant and equipment and investment properties	225,098	243,954
Approved but not contracted for property, plant and equipment and investment properties	45,874	46,400
	270,972	290,354

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

	30/06/2026 RM'000	31/12/2025 RM'000
Approved and contracted for property, plant and equipment and investment properties	2,773	215,635
Approved but not contracted for property, plant and equipment and investment properties	4,330	674,291
	7,103	889,926

(b) Operating lease commitment not provided for in the financial period ended 30 June 2026 is as follows:

	30/06/2026 RM'000	31/12/2025 RM'000
Future minimum lease receivable:		
- not later than 1 year	77,711	61,255
- later than 1 year and not later than 5 years	187,730	205,809
	265,441	267,064

A14 Significant Related Party Transactions

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

		Current Quarter Ended		Cumulative Year To Date	
		30/06/2026 RM'000	30/06/2025 RM'000	30/06/2026 RM'000	30/06/2025 RM'000
(i)	Sunway Real Estate Investment Trust ("Sunway REIT") (RHB Trustees Bhd) ^				
	Lease of Sunway Resort Hotel & Spa	(15,321)	(12,664)	(25,620)	(23,483)
	Lease of Sunway Putra Hotel	(2,033)	(1,341)	(3,869)	(2,422)
	Lease of Sunway Hotel Georgetown	(814)	(1,317)	(1,769)	(2,552)
	Lease of Sunway Pyramid's ice rink	(439)	(428)	(871)	(855)
	Lease/Rental of properties in respect of Menara Sunway and accommodation for security staff	(991)	(843)	(1,516)	(2,320)
	Rental and management of car parks and related services	(16,005)	(14,135)	(26,741)	(25,681)
	Rental of office space premises and related services	338	245	595	422
	Provision of property management and related services	1,461	1,494	3,394	3,175
	Provision of loyalty card points	403	395	744	721
	Provision of financial, human resources and IT related services	887	673	1,602	1,157
	Marketing, distribution and sale of construction related products and industrial products	131	(61)	764	209
	Construction, marketing, mechanical engineering, engineering related design and build, civil engineering, building works and related services	(851)	15,481	2,107	35,063
	Management services	4,680	4,122	9,763	9,005
(ii)	Sunway Iskandar Sdn. Bhd. Group				
	Management services	3,327	1,792	6,440	3,759
	Provision of financial, human resources and IT related services	371	333	526	469
	Provision of property management and related services	718	451	1,180	923
	Net interest income	13,691	13,567	26,763	25,298
(iii)	Sunway Healthcare Holdings Berhad Group #				
	Provision of medical services	-	(360)	(120)	(738)
	Construction, marketing, mechanical engineering, engineering related design and build, civil engineering, building works and related services	-	44,802	21,950	78,709
	Rental of office space premises and related services	-	1,276	757	2,402
	Provision of property management and related services	-	1,257	1,228	1,456
	Provision of financial, human resources and IT related services	-	1,403	2,118	3,896
	Management services	-	634	762	1,404
	Provision of ticketing and tour related services	-	303	391	575
(iv)	Sunway Velocity Hotel Sdn. Bhd.				
	Management services	327	310	692	568
	Interest income	1,701	1,834	3,409	3,632
(v)	Sunway Velocity Mall Sdn. Bhd.				
	Corporate guarantee commission fee	486	414	838	858
	Lease of premises	(462)	(201)	(813)	(686)
	Interest income	6,532	5,624	12,925	10,968
(vi)	Hoi Hup Sunway Group				
	Interest income	7,956	15,524	15,623	25,224
(vii)	Sunway Daechang Forging (Anhui) Co. Ltd				
	Manufacturing, repair and assembling of undercarriage components	(368)	(986)	(1,130)	(1,727)
(viii)	Joint ventures of Sunway MCL Group				
	Management services	4,698	-	10,656	-
	Interest income	5,311	-	10,528	-

A14 Significant Related Party Transactions (contd.)

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

		Current Quarter Ended		Cumulative Year To Date	
		30/06/2026 RM'000	30/06/2025 RM'000	30/06/2026 RM'000	30/06/2025 RM'000
(ix)	Chuan Grove Pte. Ltd. Interest income	2,486	-	5,054	-
(x)	Sunway Opus International Pte. Ltd Interest income	2,375	1,642	4,675	3,069

(b) Purchase transactions with shareholders and their related companies

		Current Quarter Ended		Cumulative Year To Date	
		30/06/2026 RM'000	30/06/2025 RM'000	30/06/2026 RM'000	30/06/2025 RM'000
(i)	Active Equity Sdn. Bhd. Group * Information systems products and consultancy fees	(762)	(1,298)	(2,173)	(3,151)

^ 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.

Sunway Healthcare Holdings Berhad Group became a subsidiary of the Group following its listing on 18 March 2026.

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B1 Review of Performance

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

For the quarter

	Quarter ended		
	30/06/2026	30/06/2025	Increase/ (Decrease)
	RM'000	RM'000	%
Revenue			
Property Development	404,979	351,420	15.2
Property Investment	263,432	222,959	18.2
Construction	779,325	1,268,554	(38.6)
Healthcare*	671,814	-	N/A
Trading and Manufacturing**	479,239	449,944	6.5
Others**	306,880	268,747	14.2
	2,905,669	2,561,624	13.4
Profit before tax			
Property Development	82,028	52,171	57.2
Property Investment	78,213	76,312	2.5
Construction	133,114	134,766	(1.2)
Healthcare*	99,906	35,543	181.1
Trading and Manufacturing**	28,082	29,222	(3.9)
Others**	74,890	67,958	10.2
	496,233	395,972	25.3

** The Healthcare segment's results for the quarter ended 30 June 2026 comprise:*
(i) consolidation of Healthcare segment as a subsidiary Group from 18 March 2026 following the completion of its listing, as compared to the equity accounting of an 84% held joint venture in the comparative quarter ended 30 June 2025.

*** Comparative figures for the quarter ended 30 June 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 the Group's total revenue and profit before tax.

For the quarter ended 30 June 2026, the Group recorded revenue of RM2,905.7 million and profit before tax of RM496.2 million compared to revenue of RM2,561.6 million and profit before tax of RM396.0 million in the corresponding quarter of the previous financial year. Revenue increased by RM344.0 million or 13.4% in the current quarter mainly driven by higher contributions from most business segments except for the construction segment. Profit before tax increased by RM100.3 million or 25.3% in the current quarter, mainly due to stronger operating performance across most of the business segments except for construction and trading and manufacturing segments which saw a marginal decrease.

The property development segment reported revenue of RM405.0 million and profit before tax of RM82.0 million for the current quarter, compared to revenue of RM351.4 million and profit before tax of RM52.2 million in the corresponding quarter of the previous financial year. This reflects a RM53.6 million or 15.2% increase in revenue and a RM29.9 million or 57.2% increase in profit before tax. The improved financial performance was mainly driven by higher progress billings from local development projects and, contributions from the newly acquired MCL Group. The higher profit before tax in the current quarter was also attributed to finalisation account of a completed project.

Property investment segment reported revenue of RM263.4 million and profit before tax of RM78.2 million for the current quarter, compared to revenue of RM223.0 million and profit before tax of RM76.3 million in the corresponding quarter of the previous financial year. This represents a RM40.5 million or 18.2% increase in revenue and an increase of RM1.9 million or 2.5% increase in profit before tax. The increase in revenue and profit was mainly contributed by better performance from leisure division, the newly acquired Sunway Wangsa Mall and better share of result from Sunway Velocity Mall, mitigated by lower share of result of REIT due to gains on disposal of Sunway university and college in Q3 2025. The corresponding period last year included a net fair value gain of RM11.0 million arising from the revaluation of investment properties. Excluding this gain, the profit before tax recorded an increase of 19.8% in profit before tax, reflecting improved underlying operating performance.

The construction segment reported revenue of RM779.3 million and profit before tax of RM133.1 million for the current quarter, compared to revenue of RM1,268.6 million and profit before tax of RM134.8 million in the corresponding quarter of the previous financial year. This reflects a RM489.2 million or 38.6% decrease in revenue and RM1.7 million or 1.2% decrease 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 is mitigated by the profit recalibration upon finalisation of accounts of several completed projects.

The healthcare segment recorded revenue of RM671.8 million and profit before tax of RM99.9 million for the current quarter compared to a share of net profit of RM35.5 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. The healthcare segment's results were equity-accounted up to 17 March 2026 and consolidated as a subsidiary thereafter. Operationally the healthcare segment registered an increase in revenue of 29.6%. 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 higher profit before tax was mainly attributable to improved operating performance supported by higher patient volumes, particularly patient inflows from Indonesia, China and Cambodia. The corresponding quarter of the previous financial year also included the Group's share of start-up operating losses of RM22.2 million from the newly opened Sunway Medical Centre ("SMC") Damansara and SMC Ipoh.

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 RM479.2 million and profit before tax of RM28.1 million for the current quarter, compared to revenue of RM449.9 million and profit before tax of RM29.2 million in the corresponding quarter of the previous financial year, representing an increase in revenue of RM29.3 million or 6.5% but a decrease in profit before tax of RM1.1 million or 3.9%. 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. Electric vehicle sales surged strongly prior to the July 1, 2026 deadline as buyers and dealerships rushed to purchase and secure affordable fully imported completely built-up (CBU) electric vehicles before the MITI enforced the new RM200,000 minimum Cost, Insurance, and Freight (CIF) threshold. In addition, profitability also improved from strong demand from the trading of building materials. Current quarter financial result included one-off impairment loss of RM2.8 million from an asset. Excluding the impairment loss, the profit before tax would increase by 5.8%.

Others segment recorded revenue of RM306.9 million and profit before tax of RM74.9 million for the current quarter, compared to revenue of RM268.7 million and profit before tax of RM68.0 million in the corresponding quarter of the previous financial year, representing an increase in revenue of RM38.1 million or 14.2% and an increase in profit before tax of RM6.9 million or 10.2%. The improved financial performance in the current quarter was primarily contributed by building material business, due to stronger demand for spun piles.

For 6 months period

	For 6 months period ended		
	30/06/2026	30/06/2025	Increase/ (Decrease)
	RM'000	RM'000	%
Revenue			
Property Development	1,058,586	614,721	72.2
Property Investment	529,680	469,329	12.9
Construction	1,573,863	2,506,636	(37.2)
Healthcare*	762,585	-	N/A
Trading and Manufacturing**	1,005,093	830,545	21.0
Others**	533,410	507,438	5.1
	5,463,217	4,928,669	10.8
Profit before tax			
Property Development	184,205	85,552	115.3
Property Investment	170,597	168,609	1.2
Construction	292,247	249,299	17.2
Healthcare*	131,036	67,343	94.6
Trading and Manufacturing**	59,137	44,887	31.7
Others**	121,406	84,392	43.9
Others – SHH Revaluation	9,095,800	-	N/A
	10,054,428	700,082	1,336.2

** The Healthcare segment's results for the 6 months period ended 30 June 2026 comprise:*
(i) the Group's 84% share of net profit or loss (equity-accounted) up to 17 March 2026; and
(ii) consolidation of Healthcare segment as a subsidiary Group from 18 March 2026 following the completion of its listing, as compared to the equity accounting of an 84% held joint venture in the comparative 6 months period ended 30 June 2025.

*** Comparative figures for the 6 months period ended 30 June 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 the Group's total revenue and profit before tax.

The Group recorded revenue of RM5,463.2 million and profit before tax of RM10,054.4 million for the current 6 months period ended 30 June 2026 compared to revenue of RM4,928.7 million and profit before tax of RM700.1 million in the corresponding 6 months period ended 30 June 2025, representing an increase in revenue of RM534.5 million or 10.8% and profit before tax of RM9,354.3 million or 1,336.2%. Revenue was higher in the current period due to higher contributions from all business segments except for the construction segment. The improvement in profit before tax for the current period was attributed to stronger operating performance across all the business segments. Excluding one-off gains of RM9.1 billion from the revaluation of Sunway Healthcare Holdings Berhad ("SHH"), the improvement in profit before tax was RM258.5 million or 36.9%.

The property development segment reported revenue of RM1,058.6 million and profit before tax of RM184.2 million for the current 6 months period ended 30 June 2026 compared to revenue of RM614.7 million and profit before tax of RM85.6 million in the corresponding 6 months period ended 30 June 2025, representing an increase in revenue of RM443.9 million or 72.2% and profit before tax of RM98.7 million or 115.3%. The improved financial performance was primarily due to higher progress billings from on-going local development projects particularly from central region and contribution from the newly acquired MCL Group.

The property investment segment reported a revenue of RM529.7 million and profit before tax of RM170.6 million for the current 6 months period ended 30 June 2026 compared to revenue of RM469.3 million and profit before tax of RM168.6 million in the corresponding 6 months period ended 30 June 2025, representing an increase in revenue of RM60.4 million or 12.9% and an increase in profit before tax of RM2.0 million or 1.2%. The corresponding period last year included a net fair value gain of RM20.1 million arising from the revaluation of investment properties. Excluding this gain, the profit before tax recorded an increase of 14.9%, reflecting improved underlying operating performance and the positive impact from the newly acquired Sunway Wangsa Mall.

B1 Review of Performance (contd.)

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

For 6 months period (contd.)

The construction segment recorded revenue of RM1,573.9 million and profit before tax of RM292.2 million for the current 6 months period ended 30 June 2026 compared to revenue of RM2,506.6 million and profit before tax of RM249.3 million in the corresponding 6 months period ended 30 June 2025, representing a decrease in revenue of RM932.8 million or 37.2% but an increase in profit before tax of RM42.9 million or 17.2%. The lower revenue was mainly due to completion of certain data centre projects and new data centre projects have yet to reach its peak. However, profit before tax improved in the current period upon finalisation of accounts adjustments.

The healthcare segment recorded revenue of RM762.6 million and profit before tax of RM131.0 million for the current 6 months period ended 30 June 2026 compared to a share of net profit of RM67.3 million in the corresponding 6 months period ended 30 June 2025. The stronger financial performance in the current period was mainly driven by higher occupancy rate of 70% compared to 68% in the corresponding period of the previous year, alongside an increase in the licensed bed capacity to support the growing patient demand. It should be noted that the prior year included is the share in start-up operational losses of RM33.9 million from the newly opened SMC Damansara and SMC Ipoh.

The trading and manufacturing segment recorded revenue of RM1,005.1 million and profit before tax of RM59.1 million for the current 6 months period ended 30 June 2026 compared to revenue of RM830.5 million and profit before tax of RM44.9 million in the corresponding 6 months period ended 30 June 2025, representing an increase in revenue of RM174.5 million or 21.0% and profit before tax of RM14.3 million or 31.7%. The stronger financial performance in the current period is mainly due to higher sales especially from the automotive segment.

The others segment recorded revenue of RM533.4 million and profit before tax of RM9,217.2 million for the current 6 months period ended 30 June 2026 compared to revenue of RM507.4 million and profit before tax of RM84.4 million in the corresponding 6 months period ended 30 June 2025, representing an increase in revenue of RM26.0 million or 5.1% and an increase in profit before tax of RM9,132.8 million. The significant increase in profit before tax was primarily from the net gain arising from the remeasurement of the Group's investment in SHH amounting to RM9,095.8 million. Excluded this one-off, the others segment would still have recorded a profit before tax of RM121.4 million which represents an increase of 43.9%, 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		
	30/06/2026	31/03/2026	Increase/ (Decrease)
	RM'000	RM'000	%
Revenue			
Property Development	404,979	653,607	(38.0)
Property Investment	263,432	266,248	(1.1)
Construction	779,325	794,538	(1.9)
Healthcare*	671,814	90,771	640.1
Trading and Manufacturing	479,239	525,854	(8.9)
Others	306,880	226,530	35.5
	2,905,669	2,557,548	13.6
Profit before tax			
Property Development	82,028	102,177	(19.7)
Property Investment	78,213	92,384	(15.3)
Construction	133,114	159,133	(16.4)
Healthcare*	99,906	31,130	220.9
Trading and Manufacturing	28,082	31,055	(9.6)
Others	74,890	46,516	61.0
Others – SHH revaluation	-	9,095,800	N/A
	496,233	9,558,195	(94.8)

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

The Group recorded revenue of RM2,905.7 million and profit before tax of RM496.2 million for the current quarter compared to revenue of RM2,557.5 million and profit before tax of RM9,558.2 million in the preceding quarter, representing an increase in revenue of RM348.1 million or 13.6% and a decrease in profit before tax of RM9,062.0 million or 94.8%. Lower profit before tax in the current quarter was primarily attributable to the net gain arising from the remeasurement of the investment in SHH to fair value upon its listing and reclassification as a subsidiary, amounting to RM9,095.8 million recognised in the preceding quarter. Excluding the net SHH gain, the Group's profit before tax was higher compared to the preceding quarter by RM33.8 million or 7.3%, mainly attributable by the healthcare segment, mitigated by softer performance from other business segments.

The property development segment reported revenue of RM405.0 million and profit before tax of RM82.0 million for the current quarter compared to revenue of RM653.6 million and profit before tax of RM102.2 million in the preceding quarter, representing a decrease of RM248.6 million or 38.0% in revenue and a decrease in profit before tax of RM20.1 million or 19.7%. The lower revenue was mainly due to the disposal of an education asset, amounting to RM357.0 million with a net gain of RM23.1 million in the preceding quarter.

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 RM263.4 million and profit before tax of RM78.2 million for the current quarter compared to revenue of RM266.2 million and profit before tax of RM92.4 million in the preceding quarter, representing a decrease of RM2.8 million or 1.1% in revenue and RM14.2 million or 15.3% in profit before tax. The marginal decline in revenue was due to lower contribution from leisure division, partially mitigated by improved performance from hospitality divisions, supported by higher occupancy rates. Profit before tax was lower due to lower interest income in the current quarter and dividend income recorded in the preceding quarter from strategic investment.

The construction segment achieved revenue of RM779.3 million and profit before tax of RM133.1 million for the current quarter compared to revenue of RM794.5 million and profit before tax of RM159.1 million in the preceding quarter, representing a decrease in revenue of RM15.2 million or 1.9% and a decrease in profit before tax of RM26.0 million or 16.4%. The decrease was mainly due to newly secured data centre projects being at the early stages of construction. Notwithstanding this, construction segment remains resilient, underpinned by a record high outstanding order book of RM10.5 billion as of 21 August 2026.

The healthcare segment recorded revenue of RM671.8 million and profit before tax of RM99.9 million for the current quarter compared to revenue of RM90.8 million and profit before tax of RM31.1 million in the preceding quarter. The segment's results reflect a change in accounting treatment following the listing of SHH on 18 March 2026. SHH was equity-accounted up to 17 March 2026 and consolidated as a subsidiary thereafter. At the entity level, the higher profit before tax contribution was mainly attributable to higher census hospital activities in the current quarter following the festive holiday period in the preceding quarter.

The trading and manufacturing segment reported revenue of RM479.2 million and profit before tax of RM28.1 million for the current quarter, compared to revenue of RM525.9 million and profit before tax of RM31.1 million in the preceding quarter, representing a decrease in revenue of RM46.6 million or 8.9% and a decrease in profit before tax of RM3.0 million or 9.6%. The lower revenue and profitability were mainly attributable to comparatively stronger demand for Zeekr 7X in preceding quarter as buyers rushed to buy available stocks that were exempt from excise and import duties.

Others segment recorded revenue of RM306.9 million and profit before tax of RM74.9 million for the current quarter compared to revenue of RM226.5 million and profit before tax of RM9,142.3 million in the preceding quarter, representing an increase in revenue of RM80.4 million or 35.5% but a decrease in profit before tax of RM9,067.4 million or 99.2%. Lower profit before tax was primarily driven by a net gain arising from the remeasurement of the Group's investment in SHH to fair value upon its listing and reclassification as a subsidiary, amounting to RM9,095.8 million in preceding quarter. Excluding this one-off, the segment would have recorded a higher profit before tax of RM28.4 million, mainly due to lower operating expenses and higher contributions from building materials business.

B3 Prospects

The global economy continued to face heightened economic and geopolitical uncertainties, particularly stemming from shifts in US policies and developments in the Middle East. Notwithstanding these challenges, Malaysia’s economy remained resilient, recording a growth of 6.0% in the second quarter of 2026 (Q1 2026: 5.4%), supported by domestic demand and robust exports of electrical and electronics (“E&E”) and energy-related products.

The property development segment remained focused on disciplined execution of project launches and strategic landbank replenishment across key economic growth corridors in Malaysia and Singapore. In the first half of 2026, the segment launched projects with a total gross development value (“GDV”) of RM2.7 billion and achieved property sales of RM2.3 billion, reflecting sustained demand for the Group’s well-located developments. During the period, the Group successfully secured two strategic land parcels in Singapore-River Valley Green and Bayshore Drive-with an estimated total GDV of RM17.0 billion (effective GDV: RM6.4 billion). These acquisitions further strengthen the Group’s presence in Singapore and enhance its development pipeline, providing greater visibility of future launches and earnings contributions. Looking ahead, Malaysia’s real estate market is expected to remain stable, supported by resilient demand in key economic growth corridors, particularly within established townships and transit-oriented developments. In Singapore, the residential real estate market is expected to remain robust underpinned by its transparent regulatory framework, healthy labour market and sustained demand for quality residential developments.

The healthcare segment continued to record broad-based growth, supported by improved operating performance across the hospital network and ongoing capacity expansion. Licensed bed increased to 1,855 as at the end of Q2 FY2026 (31 December 2025: 1,777), with a further 217 beds pending licensing. Following the completion of Sunway Medical Centre Sunway City Kuala Lumpur, Tower F, the segment’s total capacity increased to 2,271 beds. Concurrently, the greenfield development of Sunway Medical Centre Iskandar Puteri is progressing as planned. While geopolitical developments may introduce near-term uncertainties for regional travel, outlook for private healthcare and medical tourism remains constructive. Malaysia’s established position as a regional medical tourism destination, coupled with favourable long-term healthcare demographics, continues to provide a strong foundation for the segment’s sustainable growth.

The construction segment continues to benefit from the acceleration in the global technology investment, driven by rising demand for computing power, cloud services, and data storage, alongside rapid advancements in artificial intelligence ("AI"). These structural trends support on-going digital infrastructure investments in Malaysia. Against this favourable backdrop, the segment’s prospects remain positive, underpinned by robust order book replenishment. To date, the segment secured RM6.9 billion in new orders, surpassing its initial full-year order book replenishment target of RM6.0 billion. Key projects secured during the quarter to date included data centre-related projects totalling RM2.8 billion and a RM400.0 million project for the construction of Sunway Medical Centre Iskandar Puteri. The strong order replenishment provides healthy earnings visibility and reinforces the segment’s position in high-growth construction sectors. In view of the strong year-to-date order wins, the segment revised its full-year order book replenishment target upwards to a range of RM7.0 billion-RM9.0 billion.

The Group’s property investment segment is expected to remain resilient, supported by government measures aimed at mitigating external uncertainties and initiatives to stimulate tourism and consumer activities. Tourism-related campaigns are anticipated to further drive domestic and international visitor spending, supporting footfall and demand across the Group’s integrated townships, retail malls, hotels and leisure attractions.

B3 Prospects (contd.)

The Group's diversified and integrated business portfolio remains well positioned to benefit from Malaysia's continued economic expansion, supported by sustained consumer demand, healthy investment activity and favourable structural growth drivers.

The Board remains cautiously optimistic on the Group's prospects for FY2026, given its diversified business model, robust unbilled sales, continued expansion of healthcare bed capacity, record high outstanding construction order book and resilient recurring-income businesses.

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	
	30/06/2026 RM'000	30/06/2025 RM'000	30/06/2026 RM'000	30/06/2025 RM'000
Current taxation	(87,316)	(74,941)	(168,404)	(143,615)
Over/(Under) provision of tax in prior years	2,664	(1)	3,169	254
Deferred taxation	(2,375)	8,577	(4,031)	9,523
	(87,027)	(66,365)	(169,266)	(133,838)

B6 Profit before Tax

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

	Current Quarter Ended 30/06/2026 RM'000	Cumulative Year To Date 30/06/2026 RM'000
Depreciation and amortisation	(95,238)	(143,716)
Net (provision)/reversal of impairment for financial assets & contract assets:		
- Trade receivables	(5,282)	13,324
- Other receivables	(11,569)	(11,645)
- Amounts due from associates	(10)	(11)
- Amounts due from joint ventures	(12)	(4)
- Contract assets	49	44
Net provision of impairment for:		
- Goodwill	-	(8,401)
- Inventories	(660)	(55,607)
- Property, plant and equipment	(300)	(2,832)
- Other investments	(3,020)	(3,020)
Write off:		
- Trade receivables	(461)	(612)
- Inventories	(489)	(821)
- Property, plant and equipment	(99)	(193)
Net gain on disposal of:		
- Property, plant and equipment	154	284
Gain arising from remeasurements of previously held equity interests in former joint ventures	-	9,151,579
Net foreign exchange gain/(loss):		
- Others	8,263	(6,979)
- Unrealised for hedged items	(14,872)	(26,373)
Cash flow hedge reserve recycled to profit or loss	14,872	26,373
Net (loss)/gain on derivatives	(3,173)	79,784
Net gain on financial guarantee contracts	1,354	4,509

B7 Status of Corporate Proposal Announced

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

B8 Group Borrowings and Debt Securities

The Group borrowings as at 30 June 2026 are as follows:

	Current RM'000	Non-current RM'000	Total RM'000
Secured borrowings			
Islamic:			
Term loans	392,500	-	392,500
Medium term notes	945,348	1,912,064	2,857,412
	1,337,848	1,912,064	3,249,912
Conventional:			
Bank overdraft	128,802	-	128,802
Term loans	1,031,523	910,501	1,942,024
Revolving credits	1,031,082	839	1,031,921
Medium term notes	150,000	800,000	950,000
Hire purchase	1,303	633	1,936
	2,342,710	1,711,973	4,054,683
Total secured borrowings	**3,680,558**	**3,624,037**	**7,304,595**
Unsecured borrowings			
Islamic:			
Revolving credit	26,231	-	26,231
Medium term notes	300,000	3,650,000	3,950,000
Banker's acceptance	32,112	-	32,112
Commercial papers	800,000	-	800,000
	1,158,343	3,650,000	4,808,343
Conventional:			
Term loans	205,128	-	205,128
Revolving credits	3,095,703	-	3,095,703
Medium term notes	120,000	200,000	320,000
Bankers' acceptances	219,894	-	219,894
Bills discountings	272,306	-	272,306
Receivable financing	181,560	-	181,560
	4,094,591	200,000	4,294,591
Total unsecured borrowings	**5,252,934**	**3,850,000**	**9,102,934**
Total borrowings	**8,933,492**	**7,474,037**	**16,407,529**
Islamic borrowings	2,496,191	5,562,064	8,058,255
Conventional borrowings	6,437,301	1,911,973	8,349,274
Total borrowings	**8,933,492**	**7,474,037**	**16,407,529**

On 15 May 2026, the Group issued tranche 1 series 1 Sukuk Wakalah of USD5.0 million under the multi-currency Islamic Medium Term Notes of RM10.0 billion in nominal value under Sukuk Wakalah Programme. The proceeds raised shall be utilised to finance Shariah-compliant investment activities, capital expenditure, working capital requirements and/or other general corporate purposes of the Group.

Included in the Group borrowings as at 30 June 2026 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	118,611	4,935	482,688	20,083	502,771
- Revolving credits	161,420	-	656,899	-	656,899
- Medium term notes	5,000	-	20,348	-	20,348
Singapore Dollar (SGD'000) #					
- Term loans	231,000	-	726,611	-	726,611
- Revolving credit	7,500	-	23,591	-	23,591
Chinese Renminbi (RMB'000) *					
- Term loans	-	470,000	-	282,470	282,470
- Revolving credit	50,000	-	30,050	-	30,050
Australian Dollar (AUD'000) **					
- Term loan	-	6,700	-	18,741	18,741
- Revolving credit	-	300	-	839	839
Pound Sterling (GBP'000) ^					
- Term loans	38,406	33,064	207,020	178,225	385,245
Indian Rupee (INR'000) **					
- Term loans	161,065	2,640,654	7,570	124,111	131,681

B8 Group Borrowings and Debt Securities (contd.)

Included in the Group borrowings as at 30 June 2026 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 credits	130,000	-	529,035	-	529,035
Singapore Dollar (SGD'000) **					
- Revolving credits	670,942	-	2,110,448	-	2,110,448
Chinese Renminbi (RMB'000) *					
- Revolving credits	309,850	-	186,220	-	186,220
Australian Dollar (AUD'000) **					
- Banker's acceptance	976	-	2,730	-	2,730
			4,983,210	624,469	5,607,679

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

	Current RM'000	Non-current RM'000	Total RM'000
Secured borrowings			
Islamic:			
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
Conventional:			
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			
Islamic:			
Medium term notes	-	1,700,000	1,700,000
Banker's acceptances	3,657	-	3,657
Commercial papers	905,000	-	905,000
Bills discounting	50,000	-	50,000
	958,657	1,700,000	2,658,657
Conventional:			
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**

B8 Group Borrowings and Debt Securities (contd.)

Included in the Group borrowings as at 30 June 2025 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	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) **					
- Term loan	-	6,700	-	18,522	18,522
- Revolving credit	-	300	-	829	829
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
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) **					
- Bankers' acceptance	1,407	-	3,890	-	3,890
			2,452,571	886,721	3,339,292

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.

^ Borrowings obtained by both overseas and local subsidiaries.

Overall, the total borrowings of the Group has increased by RM4.46 billion, from RM11.95 billion as at 30 June 2025 to RM16.41 billion as at 30 June 2026.

The weighted average interest rate of borrowings as at 30 June 2026 is 3.56% (30 June 2025: 4.24%). 52% of the Group's borrowings are fixed rate instruments, whereas 48% are floating rate instruments.

Out of the total borrowings of RM16.41 billion, RM5.61 billion (Current: RM4.98 billion; Non-current: RM0.63 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 3.995 and CNY borrowings is 0.613.

B9 Financial Instruments - Derivatives and Financial Guarantee Contracts

(a) The Group derivatives as at 30 June 2026 are as follows:

Type of Derivatives	Currency of the contract	Contract/ Notional Value	Fair Value	Cumulative Year To Date 30/06/2026	
				Gain for the period	Cash Flow Hedge Reserve for the period
		RM'000	RM'000	RM'000	RM'000
Foreign currency forward contracts					
- Less than 1 year	USD/CNY	204,772	(1,186)	3,539	-
Cross currency swap contracts					
- Less than 1 year	USD/CNY	706,890	(1,278)	-	24,004
- 1 year to 5 years	USD/CNY	403,795	(10,246)	-	(1,132)
Derivative liabilities on exit clauses in relation to the partial divestment of Sunway Healthcare Group		-	-	76,245	-
Total derivatives		1,315,457	(12,710)	79,784	22,872

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 30 June 2026.

(b) The Group financial guarantee contracts as at 30 June 2026 are as follows:

Financial guarantee contracts	Contract/ Notional Value RM'000	Carrying Amount RM'000	Gain for the period 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	2,542,546	(18,075)	4,509
Total financial guarantee contracts	2,542,699	(18,075)	4,509

* Amounts are negligible.

B9 Financial Instruments - Derivatives and Financial Guarantee Contracts (cont'd)

(b) The Group financial guarantee contracts as at 30 June 2026 are as follows: (cont'd)

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:

	30/06/2026 RM'000	31/12/2025 RM'000
Current	2,947,654	2,441,474
1 to 30 days past due	341,117	229,034
31 to 60 days past due	199,202	105,115
61 to 90 days past due	134,594	73,310
91 to 120 days past due	37,997	53,285
More than 120 days past due	310,808	233,295
	1,023,718	694,039
Gross trade receivables	3,971,372	3,135,513
Impaired	(161,301)	(146,530)
Total trade receivables	3,810,071	2,988,983
Other receivables	805,549	691,295
Amounts due from associates	40,020	34,899
Amounts due from joint ventures	4,348,097	4,567,805
Total receivables	9,003,737	8,282,982
Non-current receivables	4,401,105	4,297,207
Current receivables	4,602,632	3,985,775
Total receivables	9,003,737	8,282,982

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 RM41.9 million) in addition to interest and cost.

In the counterclaim, SunCon is seeking for Rs.781.4 million (approximately equivalent to RM36.7 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.

B11 Changes in Material Litigation (contd.)

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

(a) (contd.)

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 RM6.4 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 RM3.2 million) from the deposited Award Amount.

On 27 August 2020, the Court directed the release of Rs.67.2 million (approximately equivalent to RM3.2 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, 29 July 2026 and further adjourned.

(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

Other than the dividends as disclosed in note A7, the Board of Directors has declared the following dividend in respect of financial year ending 31 December 2026:

(a) A single-tier first interim dividend of 3.00 sen per ordinary share ("First Interim Dividend"). The entitlement and payment dates are 18 September 2026 and 15 October 2026 respectively.

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 30/06/2026 RM'000	Preceding Year Corresponding Quarter 30/06/2025 RM'000	Current Year To Date 30/06/2026 RM'000	Preceding Year Corresponding Period 30/06/2025 RM'000
Basic earnings per share				
Profit attributable to owners of the parent	318,587	272,952	9,732,179	463,505
Less: Preferential dividends on ICPS	-	-	-	(12,833)
	318,587	272,952	9,732,179	450,672
Weighted average number of ordinary shares ('000)	6,760,421	6,705,916	6,760,421	6,686,493
Earnings per share (Basic) (sen) [1]	4.71	4.07	143.96	6.74
Diluted earnings per share				
Profit attributable to owners of the parent	318,587	272,952	9,732,179	463,505
Less: Preferential dividends on ICPS	-	-	-	(12,833)
	318,587	272,952	9,732,179	450,672
Weighted average number of ordinary shares ('000)	6,760,421	6,705,916	6,760,421	6,686,493
Earnings per share (Diluted) (sen) [1]	4.71	4.07	143.96	6.74

[1] 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
27 August 2026