

SUNWAY BERHAD (Company No : 201001037627 (921551-D))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2024
THE FIGURES HAVE NOT BEEN AUDITED

UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENTS FOR THE PERIOD ENDED 30 SEPTEMBER 2024

	NOTE	INDIVIDUAL QUARTER			CUMULATIVE QUARTER		
		CURRENT YEAR QUARTER 30/09/2024	PRECEDING YEAR CORRESPONDING QUARTER 30/09/2023	INCREASE/ (DECREASE) %	CURRENT YEAR TO DATE 30/09/2024	PRECEDING YEAR CORRESPONDING PERIOD 30/09/2023	INCREASE/ (DECREASE) %
		RM'000	RM'000	%	RM'000	RM'000	%
REVENUE		2,028,963	1,539,136	32	5,027,837	4,271,045	18
OPERATING EXPENSES		(1,867,311)	(1,428,932)	31	(4,613,867)	(3,965,928)	16
OTHER OPERATING INCOME	B6	64,136	14,273	349	198,785	74,443	167
NET IMPAIRMENT LOSSES ON FINANCIAL ASSETS & CONTRACT ASSETS		(3,396)	(5,361)	(37)	(20,367)	(7,059)	189
PROFIT FROM OPERATIONS		<u>222,392</u>	<u>119,116</u>	87	<u>592,388</u>	<u>372,501</u>	59
FINANCE INCOME		100,483	61,729	63	246,165	183,895	34
FINANCE COSTS		(95,916)	(89,777)	7	(277,206)	(230,583)	20
SHARE OF PROFIT FROM ASSOCIATES		40,909	38,955	5	144,142	110,259	31
SHARE OF PROFIT FROM JOINT VENTURES		194,793	117,777	65	324,906	206,776	57
PROFIT BEFORE TAX	B6	<u>462,661</u>	<u>247,800</u>	87	<u>1,030,395</u>	<u>642,848</u>	60
INCOME TAX EXPENSE	B5	(54,184)	(40,540)	34	(134,515)	(104,601)	29
PROFIT FOR THE PERIOD		<u>408,477</u>	<u>207,260</u>	97	<u>895,880</u>	<u>538,247</u>	66
ATTRIBUTABLE TO:							
- OWNERS OF THE PARENT		376,076	180,300	109	818,775	471,873	74
- NON-CONTROLLING INTERESTS		32,401	26,960	20	77,105	66,374	16
		<u>408,477</u>	<u>207,260</u>	97	<u>895,880</u>	<u>538,247</u>	66
EARNINGS PER SHARE							
- BASIC (sen) ⁽¹⁾	B13	<u>5.28</u>	<u>2.61</u>	102	<u>11.69</u>	<u>7.13</u>	64
- DILUTED (sen) ⁽¹⁾	B13	<u>5.26</u>	<u>2.51</u>	110	<u>11.60</u>	<u>6.97</u>	66

⁽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 2023 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 SEPTEMBER 2024
 THE FIGURES HAVE NOT BEEN AUDITED

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME FOR THE PERIOD ENDED 30 SEPTEMBER 2024

	NOTE	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
		CURRENT YEAR QUARTER 30/09/2024	PRECEDING YEAR CORRESPONDING QUARTER 30/09/2023	CURRENT YEAR TO DATE 30/09/2024	PRECEDING YEAR CORRESPONDING PERIOD 30/09/2023
		RM'000	RM'000	RM'000	RM'000
PROFIT FOR THE PERIOD		408,477	207,260	895,880	538,247
OTHER COMPREHENSIVE (LOSS)/INCOME TO BE RECLASSIFIED TO PROFIT OR LOSS IN SUBSEQUENT PERIODS					
FOREIGN CURRENCY TRANSLATION DIFFERENCES FOR FOREIGN OPERATIONS		(189,965)	(20,486)	(179,442)	77,179
RECLASSIFICATION OF FOREIGN CURRENCY TRANSLATION RESERVE TO PROFIT OR LOSS UPON DISPOSAL OF FOREIGN INVESTMENTS		(19,358)	-	(19,358)	-
CASH FLOW HEDGE RESERVE - FAIR VALUE (LOSS)/GAIN					
- NET FAIR VALUE (LOSS)/GAIN OF DERIVATIVES		(175,589)	9,557	(132,710)	70,671
- AMOUNTS RECYCLED TO PROFIT OR LOSS		182,781	(5,970)	131,239	(71,179)
OTHER COMPREHENSIVE INCOME NOT TO BE RECLASSIFIED TO PROFIT OR LOSS IN SUBSEQUENT PERIODS					
FAIR VALUE GAIN ON OTHER INVESTMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME		243	67,208	63,458	47,118
FAIR VALUE GAIN ON REVALUATION OF PROPERTY, PLANT AND EQUIPMENT	A9	-	-	9,573	-
OTHER COMPREHENSIVE (LOSS)/INCOME FOR THE PERIOD		<u>(201,888)</u>	<u>50,309</u>	<u>(127,240)</u>	<u>123,789</u>
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		<u>206,589</u>	<u>257,569</u>	<u>768,640</u>	<u>662,036</u>
ATTRIBUTABLE TO:					
- OWNERS OF THE PARENT		196,508	232,583	708,378	589,005
- NON-CONTROLLING INTERESTS		10,081	24,986	60,262	73,031
		<u>206,589</u>	<u>257,569</u>	<u>768,640</u>	<u>662,036</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 2023 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 SEPTEMBER 2024
THE FIGURES HAVE NOT BEEN AUDITED

FINANCIAL REVIEW FOR CURRENT QUARTER COMPARED WITH IMMEDIATE PRECEDING QUARTER

	CURRENT QUARTER 30/09/2024	IMMEDIATE PRECEDING QUARTER 30/06/2024	INCREASE/ (DECREASE)
	RM'000	RM'000	%
REVENUE	2,028,963	1,579,920	28
OPERATING EXPENSES	(1,867,311)	(1,445,934)	29
OTHER OPERATING INCOME	64,136	92,848	(31)
NET IMPAIRMENT LOSSES ON FINANCIAL ASSETS & CONTRACT ASSETS	(3,396)	(15,274)	(78)
PROFIT FROM OPERATIONS	<u>222,392</u>	<u>211,560</u>	5
FINANCE INCOME	100,483	86,395	16
FINANCE COSTS	(95,916)	(95,993)	(0)
SHARE OF PROFIT FROM ASSOCIATES	40,909	64,424	(37)
SHARE OF PROFIT FROM JOINT VENTURES	194,793	74,657	161
PROFIT BEFORE TAX	<u>462,661</u>	<u>341,043</u>	36
INCOME TAX EXPENSE	(54,184)	(44,586)	22
PROFIT FOR THE PERIOD	<u>408,477</u>	<u>296,457</u>	38
ATTRIBUTABLE TO:			
- OWNERS OF THE PARENT	376,076	270,472	39
- NON-CONTROLLING INTERESTS	<u>32,401</u>	<u>25,985</u>	25
	<u>408,477</u>	<u>296,457</u>	38
EARNINGS PER SHARE			
- BASIC (sen) ⁽¹⁾	<u>5.28</u>	<u>4.11</u>	28
- DILUTED (sen) ⁽¹⁾	<u>5.26</u>	<u>4.08</u>	29

⁽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 2023 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 SEPTEMBER 2024
 THE FIGURES HAVE NOT BEEN AUDITED

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

	CURRENT QUARTER 30/09/2024 RM'000	IMMEDIATE PRECEDING QUARTER 30/06/2024 RM'000
PROFIT FOR THE PERIOD	408,477	296,457
OTHER COMPREHENSIVE LOSS TO BE RECLASSIFIED TO PROFIT OR LOSS IN SUBSEQUENT PERIODS		
FOREIGN CURRENCY TRANSLATION DIFFERENCES FOR FOREIGN OPERATIONS	(189,965)	(15,158)
RECLASSIFICATION OF FOREIGN CURRENCY TRANSLATION RESERVE TO PROFIT OR LOSS UPON DISPOSAL OF FOREIGN INVESTMENTS	(19,358)	-
CASH FLOW HEDGE RESERVE - FAIR VALUE (LOSS)/GAIN - NET FAIR VALUE (LOSS)/GAIN OF DERIVATIVES - AMOUNTS RECYCLED TO PROFIT OR LOSS	(175,589) 182,781	5,305 (4,802)
OTHER COMPREHENSIVE INCOME NOT TO BE RECLASSIFIED TO PROFIT OR LOSS IN SUBSEQUENT PERIODS		
FAIR VALUE GAIN ON OTHER INVESTMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME	243	4,288
FAIR VALUE GAIN ON REVALUATION OF PROPERTY, PLANT AND EQUIPMENT	-	9,573
OTHER COMPREHENSIVE LOSS FOR THE PERIOD	<u>(201,888)</u>	<u>(794)</u>
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	<u>206,589</u>	<u>295,663</u>
ATTRIBUTABLE TO:		
- OWNERS OF THE PARENT	196,508	269,651
- NON-CONTROLLING INTERESTS	10,081	26,012
	<u>206,589</u>	<u>295,663</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 2023 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 SEPTEMBER 2024
 THE FIGURES HAVE NOT BEEN AUDITED

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2024

	AS AT END OF CURRENT QUARTER 30/09/2024 RM'000	AS AT PRECEDING FINANCIAL PERIOD END 31/12/2023 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	1,243,503	1,357,660
Intangible assets	65,384	66,165
Investment properties	2,832,125	2,663,681
Inventories	2,428,996	2,472,441
Investment in associates	2,507,353	2,690,194
Investment in joint ventures	7,231,710	7,106,653
Goodwill	387,942	388,264
Deferred tax assets	76,779	86,405
Receivables	1,826,803	1,692,582
Derivative assets	-	7,293
Rock reserves	4,360	4,556
Other investments	148,661	102,876
Biological assets	468	361
	<u>18,754,084</u>	<u>18,639,131</u>
Current assets		
Inventories	3,724,032	3,435,050
Receivables, deposits & prepayments	3,294,809	2,795,432
Contract assets	378,915	524,361
Tax recoverable	78,231	53,573
Derivative assets	285	13,965
Other investments	449,941	825,302
Cash and bank balances	4,136,209	2,297,002
	<u>12,062,422</u>	<u>9,944,685</u>
TOTAL ASSETS	<u>30,816,506</u>	<u>28,583,816</u>
EQUITY AND LIABILITIES		
Current liabilities		
Payables, accruals & other short term liabilities	3,169,115	3,070,114
Contract liabilities	37,292	35,796
Bank borrowings	5,606,245	6,017,683
Lease liabilities	27,475	35,220
Taxation	77,990	73,987
Derivative liabilities	63,897	8,817
	<u>8,982,014</u>	<u>9,241,617</u>
Non-current liabilities		
Long term bank borrowings	4,938,930	3,632,673
Lease liabilities	87,807	80,133
Other long term liabilities	182,365	178,261
Derivative liabilities	366,916	284,230
Deferred tax liabilities	156,292	166,565
	<u>5,732,310</u>	<u>4,341,862</u>
Total liabilities	<u>14,714,324</u>	<u>13,583,479</u>
Equity attributable to Owners of the Parent		
Share capital	6,542,554	6,160,760
Irredeemable convertible preference shares ("ICPS")	977,779	977,779
Treasury shares	(74,335)	(74,335)
Reserves	7,274,958	6,786,186
	<u>14,720,956</u>	<u>13,850,390</u>
Non-controlling interests	1,381,226	1,149,947
Total equity	<u>16,102,182</u>	<u>15,000,337</u>
TOTAL EQUITY AND LIABILITIES	<u>30,816,506</u>	<u>28,583,816</u>
Number of ordinary shares ('000) ⁽¹⁾	6,654,058	6,433,442
Net assets per share attributable to Owners of the Parent (RM)	2.21	2.15

⁽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 2023 and the accompanying explanatory notes attached to the interim financial statements.)

	ATTRIBUTABLE TO OWNERS OF THE PARENT										NON-DISTRIBUTABLE			DISTRIBUTABLE			TOTAL EQUITY			
	IRREDEEMABLE CONVERTIBLE PREFERENCE SHARES			RESERVES			RESERVES			RESERVES			TOTAL EQUITY ATTRIBUTABLE TO OWNERS OF THE PARENT		NON-CONTROLLING INTERESTS		TOTAL EQUITY			
	SHARE CAPITAL	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 RESERVES	OF THE PARENT	NON-CONTROLLING INTERESTS	TOTAL EQUITY						
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000			
PERIOD ENDED 30 SEPTEMBER 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	-	-	-	-	-	-	-	-	818,775	818,775	818,775	77,105	895,880							
Other comprehensive (loss)/income, net of tax	-	-	-	-	(181,957)	(1,471)	-	73,031	-	(110,397)	(110,397)	(16,843)	(127,240)							
Total comprehensive (loss)/income	-	-	-	-	(181,957)	(1,471)	-	73,031	818,775	708,378	708,378	60,262	768,640							
Transfer between reserves	-	-	-	-	-	-	4,559	-	(3,045)	1,514	1,514	(1,514)	-							
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	200,118 [^]	-	-	-	-	-	-	-	-	-	200,118 [^]	-	200,118 [^]							
- 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	-	-	-	-	-	-	-	-	-	-	-	(96,550)	(96,550)							
Shares acquired by non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	7,361	7,361							
Effects of subscriptions and redemptions of units in structured entities	-	-	-	-	-	-	-	-	-	-	-	268,341	268,341							
Acquisition of equity interest from non-controlling interests	-	-	-	-	-	-	-	-	(2,530)	(2,530)	(2,530)	569	(1,961)							
Disposal of a subsidiary	-	-	-	-	-	-	-	-	-	-	-	(454)	(454)							
Liquidation of subsidiaries	-	-	-	-	-	-	-	-	-	-	-	(67)	(67)							
Redemption on non-controlling interests' non-cumulative redeemable preference shares	-	-	-	-	-	-	-	-	-	-	-	(6,669)	(6,669)							
Total transactions with owners	381,794	-	-	-	-	-	-	-	(221,120)	(221,120)	160,674	172,531	333,205							
At 30 September 2024	6,542,554	977,779	(74,335)	(1,192,040)	138,028	3,608	32,306	508,860	7,784,196	7,274,958	14,720,956	1,381,226	16,102,182							
PERIOD ENDED 30 SEPTEMBER 2023																				
At 1 January 2023	5,393,897	977,779	(74,335)	(1,192,040)	234,670	(26,275)	23,089	505,452	6,683,417	6,228,313	12,525,654	1,031,780	13,557,434							
Profit for the year	-	-	-	-	-	-	-	-	471,873	471,873	471,873	66,374	538,247							
Other comprehensive income/(loss), net of tax	-	-	-	-	70,522	(508)	-	47,118	-	117,132	117,132	6,657	123,789							
Total comprehensive income/(loss)	-	-	-	-	70,522	(508)	-	47,118	471,873	589,005	589,005	73,031	662,036							
Acquisition of a subsidiary	-	-	-	-	-	-	-	-	-	-	-	9,862	9,862							
Transfer between reserves	-	-	-	-	-	-	5,102	(14)	(4,998)	90	90	(90)	-							
Disposal of other investment recognised at fair value through other comprehensive income	-	-	-	-	-	-	-	(2,258)	2,258	-	-	-	-							
Transactions with owners																				
Issuance of ordinary shares pursuant to :																				
- exercise of warrants	48 [^]	-	-	-	-	-	-	-	-	-	48 [^]	-	48 [^]							
- Dividend Reinvestment Scheme ("DRS")	90,476 [#]	-	-	-	-	-	-	-	-	-	90,476 [#]	-	90,476 [#]							
Dividends paid by the Company	-	-	-	-	-	-	-	-	(196,784)	(196,784)	(196,784)	-	(196,784)							
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	(36,979)	(36,979)							
Shares acquired by non-controlling interests	-	-	-	-	-	-	-	-	77	77	77	4,055	4,132							
Effects of subscriptions and redemptions of units in structured entities	-	-	-	-	-	-	-	-	-	-	-	(10,536)	(10,536)							
Acquisition of equity interest from non-controlling interests	-	-	-	-	-	-	-	-	(2,466)	(2,466)	(2,466)	(832)	(3,298)							
Disposal of subsidiaries	-	-	-	-	-	-	-	-	(9)	(9)	(9)	(37)	(46)							
Total transactions with owners	90,524	-	-	-	-	-	-	-	(199,182)	(199,182)	(108,658)	(44,329)	(152,987)							
At 30 September 2023	5,484,421	977,779	(74,335)	(1,192,040)	305,192	(26,783)	28,191	550,298	6,953,368	6,618,226	13,006,091	1,070,254	14,076,345							

[^] Represents 148,235,261 warrants amounting to RM200,117,602 (2023: 34,128 warrants amounting to RM48,462).

[#] Represents 72,380,900 ordinary shares amounting to RM181,676,059 (2023: 65,562,100 ordinary shares amounting to RM90,475,698).

(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 2023 and the accompanying explanatory notes attached to the interim financial statements.)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 30 SEPTEMBER 2024

	FOR THE 9 MONTHS PERIOD ENDED 30/09/2024	FOR THE 9 MONTHS PERIOD ENDED 30/09/2023
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	1,030,395	642,848
Adjustments for:		
- non-cash items	(413,323)	(201,501)
- finance costs	277,206	230,583
- finance income	(246,165)	(183,895)
Operating cash flows before working capital changes	648,113	488,035
Changes in working capital	(428,356)	(405,252)
Cash generated from operations	219,757	82,783
Interest received	246,098	183,432
Dividends received from joint ventures, associates and other investments	116,610	172,611
Tax refunded	6,689	4,656
Tax paid	(152,124)	(76,489)
Net cash generated from operating activities	437,030	366,993
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from disposal of property, plant & equipment	12,326	10,477
Proceeds from disposal of a joint venture	1,061	-
Proceeds from disposal of other investments	434,825	129,911
Proceeds from disposal of an associate	1,777	-
Proceeds from acquisition of equity interest by non-controlling interests	7,361	4,132
Acquisition of property, plant and equipment	(88,954)	(63,637)
Acquisition of biological assets	(280)	(63)
Acquisition of intangible assets	(5,701)	(8,955)
Acquisition and subsequent expenditure of investment properties	(77,823)	(26,879)
Acquisition of other investments	(48,147)	(87,507)
Acquisition of subsidiaries for cash, net of cash acquired	-	10,168
Acquisition of equity interest from non-controlling interests	(1,961)	(3,298)
Investment in associates	(65,163)	(6,869)
Investment in joint ventures	(30,355)	(5,873)
Payment of balance consideration on acquisition of subsidiaries	-	(41,198)
(Advances to)/Repayments from associates and joint ventures	(103,755)	39,268
Quasi-equity loan repaid by/(advanced to) joint ventures	14,255	(32,761)
Redemption of perpetual notes by an associate	340,000	-
Net cash flows from deposits placed with maturity of over 3 months	464	(2,870)
Net redemptions/(subscriptions) of units in structured entities by non-controlling interests	268,341	(10,536)
Net cash outflow from joint ventures becoming subsidiaries	-	(84,989)
Net cash outflow for disposal of a subsidiary	(709)	(35)
Net cash outflow for liquidation of subsidiaries	(110)	-
Other investing activities	(73,025)	(152,317)
Net cash generated from/(used in) investing activities	584,427	(333,831)
CASH FLOWS FROM FINANCING ACTIVITIES		
Net bank and other borrowings	1,190,507	1,018,058
Net lease liabilities	(26,868)	(29,664)
Interest paid	(363,525)	(307,091)
Dividend paid to shareholders	(36,914)	(106,308)
Dividends paid to non-controlling interests of subsidiaries	(96,550)	(36,979)
Proceeds from issuance of shares pursuant to exercise of warrants	200,118	48
Redemption of preference shares by non-controlling interest of a subsidiary	(6,669)	-
Net cash generated from financing activities	860,099	538,064
NET INCREASE IN CASH AND CASH EQUIVALENTS	1,881,556	571,226
EFFECTS OF EXCHANGE RATE CHANGES	(33,193)	12,958
CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD	2,226,547	1,895,421
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD	4,074,910	2,479,605
Cash and bank balances	809,476	736,606
Fixed deposits	3,326,733	1,796,522
Total cash and bank balances	4,136,209	2,533,128
Bank overdrafts	(57,878)	(49,611)
Less: Deposits with maturity of over 3 months	(3,421)	(3,912)
Cash and cash equivalents	4,074,910	2,479,605

(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 2023 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 September 2024.

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 2023. 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 2023.

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 2023 except for the adoption of the following new MFRSs and Amendments to MFRSs that are effective for financial statements effective from 1 January 2024, as disclosed below:

Title	Effective Date
Amendments to MFRS 101 <i>Classification of Liabilities as Current or Non-current</i>	1 January 2024
Amendments to MFRS 101 <i>Non-current Liabilities with Covenants</i>	1 January 2024
Amendments to MFRS 16 <i>Lease Liability in a Sale and Leaseback</i>	1 January 2024
Amendments to MFRS 107 and MFRS 7 <i>Supplier Finance Arrangements</i>	1 January 2024

The adoption of the above pronouncements does not have any significant impact to the Group for the financial period ended 30 September 2024.

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 September 2024.

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 September 2024.

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

During the financial period ended 30 September 2024, the Company increased its issued and paid up ordinary share capital by way of:

- issuance of 148,235,261 ordinary shares pursuant to the exercise of warrants; and
- issuance of 72,380,900 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 3.50 sen per ordinary share for the financial year ended 31 December 2023, 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 95.2% with the allotment of 72,380,900 new ordinary shares at RM2.51 per share amounted to RM181,676,059 and total cash dividend of RM11,246,808 was paid on 18 April 2024. The new ordinary shares issued pursuant to the DRS were listed on the Main Market of Bursa Securities on 19 April 2024;
- RM25,666,696 was paid on 18 April 2024 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 2023 to 31 December 2023;
- RM113,471,854 was paid on 10 October 2024 as single-tier first interim cash dividend of 2.00 sen per ordinary share for the financial year ending 31 December 2024; and
- RM25,666,697 was paid on 10 October 2024 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 January 2024 to 30 June 2024.

A8 Segmental Reporting

Segmental results for the financial period ended 30 September 2024 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	1,155,288	733,853	1,364,321	-	781,058	357,397	7,384	628,536	-	5,027,837
Inter-segment revenue	35,732	102,216	1,266,374	-	148,475	60,975	298,876	183,518	(2,096,166)	-
Total revenue	1,191,020	836,069	2,630,695	-	929,533	418,372	306,260	812,054	(2,096,166)	5,027,837
Results										
Operating segment results	135,407	158,356	167,336	-	40,976	32,890	14,293	43,130	-	592,388
Finance income	68,382	60,002	42,578	-	10,128	9,321	118,059	24,777	(87,082)	246,165
Finance costs	(75,820)	(134,274)	(50,561)	-	(18,362)	(8,023)	(67,222)	(10,026)	87,082	(277,206)
Share of results of:										
- associates	(9)	142,151	1,359	-	-	-	323	318	-	144,142
- joint ventures	166,097	5,564	3,857	149,166	(229)	628	(177)	-	-	324,906
Profit before taxation	294,057	231,799	164,569	149,166	32,513	34,816	65,276	58,199	-	1,030,395
Taxation	(25,840)	(37,386)	(43,893)	-	(6,682)	(7,467)	(4,234)	(9,013)	-	(134,515)
Profit for the period	268,217	194,413	120,676	149,166	25,831	27,349	61,042	49,186	-	895,880
Non-controlling interests	(16,358)	2,452	(52,598)	-	(13)	(146)	(11,660)	1,218	-	(77,105)
Attributable to owners of the parent	251,859	196,865	68,078	149,166	25,818	27,203	49,382	50,404	-	818,775

	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	4,576,460	847,751	720,840	638,785
Singapore	176,145	164,378	164,704	169,358
China	84,764	6,605	5,382	5,087
India	58,067	9,562	3,459	2,458
Australia	24,422	(5,598)	(4,273)	(3,036)
Indonesia	38,220	4,110	3,491	3,491
United Kingdom	33,820	457	(571)	(571)
Other countries	35,939	3,130	2,848	3,203
	5,027,837	1,030,395	895,880	818,775

A8 Segmental Reporting (contd.)

Segmental assets and liabilities for the financial period ended 30 September 2024 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	8,648,620	3,393,168	3,238,097	-	1,010,791	591,006	13,675,674	1,881,095	(11,516,018)	20,922,433
Investment in associates	-	2,437,277	-	-	-	-	17,271	52,805	-	2,507,353
Investment in joint ventures	2,466,800	151,426	235,279	4,354,080	12,432	11,609	84	-	-	7,231,710
Unallocated assets										155,010
Total assets										30,816,506
Liabilities										
Segment liabilities	5,622,220	3,837,357	2,560,508	-	697,841	409,136	11,720,035	1,085,848	(11,452,903)	14,480,042
Unallocated liabilities										234,282
Total liabilities										14,714,324

A8 Segmental Reporting (contd.)

Segmental results by foreign currency for the financial period ended 30 September 2024 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)	1,155,288	121,017	93,680	76,333	1,155,288	121,017	93,680	76,333
Australian Dollar (AUD'000)	-	(1,167)	(734)	(330)	-	(3,574)	(2,249)	(1,012)
Hong Kong Dollar (HKD'000)	-	(5)	(5)	(5)	-	(3)	(3)	(3)
Indian Rupee (INR'000)	-	40,358	40,358	40,358	-	2,230	2,230	2,230
Chinese Renminbi (RMB'000)	-	(3,719)	(3,719)	(3,719)	-	(2,391)	(2,391)	(2,391)
Singapore Dollar (SGD'000)	-	51,014	51,064	51,064	-	176,145	176,317	176,317
US Dollar (USD'000)	-	137	137	83	-	633	633	385
					1,155,288	294,057	268,217	251,859

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)	688,294	233,812	197,454	199,303	688,294	233,812	197,454	199,303
Pound Sterling (GBP'000)	5,725	77	(97)	(97)	33,820	457	(571)	(571)
Singapore Dollar (SGD'000)	-	(688)	(688)	(688)	-	(2,374)	(2,374)	(2,374)
US Dollar (USD'000)	1,406	(249)	(249)	(118)	6,484	(1,147)	(1,147)	(544)
Vietnam Dong (VND'000,000)	28,470,383	5,694,077	5,694,077	5,694,077	5,255	1,051	1,051	1,051
					733,853	231,799	194,413	196,865

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)	1,157,876	167,445	129,690	73,439	1,157,876	167,445	129,690	73,439
Indian Rupee (INR'000)	1,050,881	132,693	22,242	4,126	58,067	7,332	1,229	228
Singapore Dollar (SGD'000)	42,972	(2,956)	(2,967)	(1,619)	148,378	(10,208)	(10,243)	(5,589)
					1,364,321	164,569	120,676	68,078

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)	-	150,443	150,443	150,443	-	150,443	150,443	150,443
Singapore Dollar (SGD'000)	-	(370)	(370)	(370)	-	(1,277)	(1,277)	(1,277)
					-	149,166	149,166	149,166

A8 Segmental Reporting (contd.)

Segmental results by foreign currency for the financial period ended 30 September 2024 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)	625,708	23,619	18,669	18,677	625,708	23,619	18,669	18,677
Australian Dollar (AUD'000)	7,973	(661)	(661)	(661)	24,422	(2,024)	(2,024)	(2,024)
Indonesia Rupiah (IDR'000,000)	131,743	14,167	12,033	12,033	38,220	4,110	3,491	3,491
Chinese Renminbi (RMB'000)	63,366	3,549	1,964	1,932	40,741	2,282	1,263	1,242
Singapore Dollar (SGD'000)	8,042	613	667	667	27,767	2,116	2,304	2,304
Thai Baht (THB'000)	157,477	15,160	12,983	12,983	20,402	1,964	1,682	1,682
Vietnam Dong (VND'000,000)	20,576,692	2,416,326	2,416,326	2,416,326	3,798	446	446	446
					781,058	32,513	25,831	25,818

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)	357,397	34,633	27,166	27,020	357,397	34,633	27,166	27,020
Trinidad & Tobago Dollar (TTD'000)	-	268	268	268	-	183	183	183
					357,397	34,816	27,349	27,203

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)	5,910	65,268	61,237	49,566	5,910	65,268	61,237	49,566
Hong Kong Dollar (HKD'000)	-	(285)	(285)	(266)	-	(168)	(168)	(157)
Chinese Renminbi (RMB'000)	2,293	311	(6)	(6)	1,474	200	(4)	(4)
Singapore Dollar (SGD'000)	-	(7)	(7)	(7)	-	(24)	(23)	(23)
					7,384	65,276	61,042	49,382

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)	585,987	51,514	42,501	44,004	585,987	51,514	42,501	44,004
Chinese Renminbi (RMB'000)	66,178	10,397	10,397	9,954	42,549	6,685	6,685	6,400
					628,536	58,199	49,186	50,404

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 an associate, net of tax, for a total fair value gain of approximately RM27.0 million recognised during the quarter ended 30 June 2024 based on professional valuer's opinion.

Besides, a revaluation gain of RM9.6 million was recognised in other comprehensive income during the quarter ended 30 June 2024 arising from a change in classification of a property, plant and equipment to investment property as a results of change in the use of the asset.

A10 Material Events Subsequent to the end of the Reporting Period

There were no material events subsequent to the current quarter ended 30 September 2024.

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 September 2024.

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, except as follows:

The Group remains exposed to a proportionate share of contingent liability arising from a claim by a third party in relation to a material litigation of Sunway REIT, a 40.89% owned associate of the Group, with Metroplex Holdings Sdn. Bhd. ("Metroplex").

On 31 March 2021, the Federal Court allowed Metroplex's 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.

A13 Commitments

(a) Capital commitments not provided for in the financial period ended 30 September 2024 are as follows:

	30/09/2024 RM'000	31/12/2023 RM'000
Approved and contracted for property, plant and equipment and investment properties	98,220	28,101
Approved but not contracted for property, plant and equipment and investment properties	<u>75,625</u>	<u>64,751</u>
	<u>173,845</u>	<u>92,852</u>

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

	30/09/2024 RM'000	31/12/2023 RM'000
Approved and contracted for property, plant and equipment and investment properties	302,738	370,711
Approved but not contracted for property, plant and equipment and investment properties	<u>191,376</u>	<u>249,092</u>
	<u>494,114</u>	<u>619,803</u>

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

	30/09/2024 RM'000	31/12/2023 RM'000
Approved and contracted for property, plant and equipment and investment properties	279,937	255,460
Approved but not contracted for property, plant and equipment and investment properties	<u>934,362</u>	<u>967,449</u>
	<u>1,214,299</u>	<u>1,222,909</u>

(b) Operating lease commitment not provided for in the financial period ended 30 September 2024 is as follows:

	30/09/2024 RM'000	31/12/2023 RM'000
Future minimum lease receipts:		
- not later than 1 year	57,290	57,092
- later than 1 year and not later than 5 years	<u>130,943</u>	<u>172,655</u>
	<u>188,233</u>	<u>229,747</u>

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

	Current Quarter Ended		Cumulative Year To Date	
	30/09/2024 RM'000	30/09/2023 RM'000	30/09/2024 RM'000	30/09/2023 RM'000
(i) Sunway Real Estate Investment Trust ("Sunway REIT") (RHB Trustees Bhd) ^				
Lease of Sunway Resort Hotel & Spa	(24,091)	(2,478)	(49,719)	(6,615)
Lease of Sunway Putra Hotel	(4,022)	(3,180)	(8,689)	(7,802)
Lease of Sunway Hotel Georgetown	(2,009)	(823)	(5,264)	(2,468)
Lease of Sunway Pyramid's ice rink	(428)	(446)	(1,299)	(1,270)
Lease/Rental of properties in respect of :				
Menara Sunway and accommodation for security staff	(2,283)	(1,792)	(6,085)	(5,338)
Rental and management of car parks and related services	(10,430)	(5,391)	(28,893)	(25,421)
Provision of property management and related services	2,523	1,219	4,755	4,030
Provision of loyalty card points	328	296	1,000	897
Sales of financial, human resources and IT related services	889	628	1,786	1,734
Marketing, distribution and sale of construction related products and industrial products	846	1,027	1,802	1,226
Construction, marketing, mechanical engineering, engineering related design and build, civil engineering, building works and related services	28,820	23,956	107,486	54,114
Management services	2,358	3,537	12,377	11,649
Distribution income from perpetual note	-	2,764	3,114	7,534
(ii) Sunway Iskandar Sdn. Bhd. Group				
Construction, marketing, mechanical engineering, engineering related design and build, civil engineering, building works and related services	1,477	252	1,492	351
Management services	1,505	1,514	4,383	4,616
Property management and related services	540	468	1,621	1,326
Net Interest income	12,817	9,845	37,526	28,804
Lease of land for precast plant	(216)	(218)	(656)	(753)
(iii) Sunway Healthcare Holdings Sdn. Bhd. Group				
Provision of medical services	(388)	(472)	(1,045)	(1,143)
Sponsorship of nurse program	(54)	(246)	(188)	(1,233)
Construction, marketing, mechanical engineering, engineering related design and build, civil engineering, building works and related services	64,395	68,498	193,291	193,964
Rental of office space premises and related services	1,497	561	4,272	1,922
Provision of property management and related services	1,490	812	3,118	2,555
Sales of financial, human resources and IT related services	2,825	1,502	6,278	3,900
Management services	731	697	2,193	2,085
Provision of ticketing and tour related services	386	169	986	958
Distribution income from wholesale funds	4,708	617	7,443	3,488
Corporate guarantee commission fee	214	-	887	-
(iv) Sunway Velocity Hotel Sdn. Bhd.				
Management services	416	334	1,033	842
Interest income	1,844	1,908	5,616	5,454
(v) Sunway Velocity Mall Sdn. Bhd.				
Corporate guarantee commission fee	389	224	1,194	997
Interest income	6,228	8,211	18,194	21,570
(vi) Blacktop Lanchang Sdn. Bhd.				
Distribution and sale of construction related products and industrial products	194	1,432	1,584	2,236
(vii) Hoi Hup Sunway Group				
Interest income	15,223	6,543	38,637	19,252
(viii) Gopeng Berhad ®				
Construction, marketing, mechanical engineering, engineering related design and build, civil engineering, building works and related services	47,899	112,091	47,899	112,091
(ix) Sunway Daechang Forging (Anhui) Co. Ltd				
Manufacturing, repair and assembling of undercarriage components	(535)	-	(2,165)	-

A14 Significant Related Party Transactions (contd.)**(b) Sale/(Purchase) transactions with shareholders and their related companies**

	Current Quarter Ended		Cumulative Year To Date	
	30/09/2024 RM'000	30/09/2023 RM'000	30/09/2024 RM'000	30/09/2023 RM'000
(i) <u>Active Equity Sdn. Bhd. Group</u>* Information systems products and consultancy fees	(1,791)	(1,380)	(5,930)	(5,689)
(ii) <u>Tan Sri Sir Dr. Jeffrey Cheah Fook Ling KBE AO</u> Distribution paid/payable in respect of perpetual note	-	(7,799)	-	(23,116)

^ 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, 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 Dato' (Dr.) Chew Chee Kin, a Director of Sunway Berhad, is also a Director of Gopeng Berhad.

Fortuna Gembira Enterpris Sdn. Bhd., a wholly-owned subsidiary of the Group, is a major shareholder of Gopeng Berhad. Tan Sri Sir Dr. Jeffrey Cheah Fook Ling, Puan Sri Datin Seri Dr. Susan Cheah Seok Cheng, 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 Gopeng Berhad via Fortuna Gembira Enterpris Sdn. Bhd..

* Tan Sri Sir Dr. Jeffrey Cheah Fook Ling, 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.. 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 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 Director in a subsidiary of the Group and 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) %
	30/09/2024 RM'000	30/09/2023 RM'000	
Revenue			
Property Development	495,684	309,540	60.1
Property Investment	271,729	232,810	16.7
Construction	610,711	424,009	44.0
Trading and Manufacturing	284,492	242,619	17.3
Quarry	140,612	148,780	(5.5)
Others	225,735	181,378	24.5
	<u>2,028,963</u>	<u>1,539,136</u>	31.8
Profit before tax			
Property Development	185,137	70,422	162.9
Property Investment	76,211	55,189	38.1
Construction	69,771	51,094	36.6
Healthcare*	63,031	44,445	41.8
Trading and Manufacturing	13,081	13,433	(2.6)
Quarry	12,510	10,197	22.7
Others	42,920	3,020	1,321.2
	<u>462,661</u>	<u>247,800</u>	86.7

* 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 RM2,029.0 million and profit before tax of RM462.7 million for the current quarter ended 30 September 2024, compared to revenue of RM1,539.1 million and profit before tax of RM247.8 million in the corresponding quarter of the previous financial year, representing an increase in revenue of 31.8% and profit before tax of 86.7%. The higher revenue in the current quarter was attributed to better performance from most business segments except for the quarry segment. The increase in profit before tax in the current quarter was mainly due to stronger operating performance across most business segments, except for the trading and manufacturing segment.

B1 Review of Performance (contd.)

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

For the quarter (contd.)

The property development segment reported revenue of RM495.7 million and profit before tax of RM185.1 million for the current quarter, compared to revenue of RM309.5 million and profit before tax of RM70.4 million in the corresponding quarter of the previous financial year, representing an increase in revenue of 60.1% and profit before tax of 162.9%. The improved revenue in the current quarter was mainly due to higher sales and progress billings from new and on-going local property development projects.

It should be noted that the accumulated development profit of approximately RM124.0 million from one of the Group's Singapore property development projects, which was deferred due to adoption of MFRS 15, was recognised in the current quarter.

The property investment segment reported revenue of RM271.7 million and profit before tax of RM76.2 million for the current quarter, compared to revenue of RM232.8 million and profit before tax of RM55.2 million in the corresponding quarter of the previous financial year, representing an increase in revenue of 16.7% and profit before tax of 38.1%. Revenue in the current quarter was higher mainly due to stronger performance across most sub-segments. This included higher visitorships at the theme parks, increased occupancy rates and average room rates at the Group's hotels, and higher revenue from the operations of property investment assets. Consequently, a higher profit before tax was recorded.

The construction segment reported revenue of RM610.7 million and profit before tax of RM69.8 million for the current quarter, compared to revenue of RM424.0 million and profit before tax of RM51.1 million in the corresponding quarter of the previous financial year, representing an increase in revenue of 44.0% and an increase in profit before tax of 36.6%. The higher revenue and profit before tax in the current quarter were mainly due to contributions from the accelerated progress in data centre projects.

The healthcare segment reported a share of net profit of RM63.0 million for the current quarter compared to share of net profit of RM44.4 million in the corresponding quarter of the previous financial year, representing an increase of 41.8%. The stronger financial performance in the current quarter was driven by better revenue performance from the three operating hospitals, namely Sunway Medical Centre ("SMC") Sunway City, SMC Velocity and SMC Penang, in line with the higher licensed bed from SMC Penang and better performance in most of the census compared to the corresponding quarter of the previous financial year. This was partially offset by higher operating expenses due to increased business activities, and higher depreciation and finance costs arising from increased capital expenditure.

The trading and manufacturing segment reported revenue of RM284.5 million and profit before tax of RM13.1 million for the current quarter, compared to revenue of RM242.6 million and profit before tax of RM13.4 million in the corresponding quarter of the previous financial year, representing an increase in revenue of 17.3% and a marginal decrease in profit before tax of 2.6%. The higher revenue in the current quarter was mainly attributable to stronger contributions from both domestic and overseas markets. However, profit before tax decreased marginally due to lower profit margins.

The quarry segment reported revenue of RM140.6 million and profit before tax of RM12.5 million for the current quarter, compared to revenue of RM148.8 million and profit before tax of RM10.2 million in the corresponding quarter of the previous financial year, representing a decrease in revenue of 5.5% and an increase in profit before tax of 22.7%. The lower revenue in the current quarter was mainly due to lower sales volume for aggregates and premix. However, profit before tax was higher due to higher operating margins.

The others segment reported revenue of RM225.7 million and profit before tax of RM42.9 million for the current quarter, compared to revenue of RM181.4 million and profit before tax of RM3.0 million in the corresponding quarter of the previous financial year, representing an increase in revenue of 24.5% and profit before tax of 1,321.2%. The better financial performance in the current quarter was attributed to higher contributions from building materials, community pharmacy business, and the other business segments.

For 9 months period

	For 9 months period ended		Increase/ (Decrease) %
	30/09/2024 RM'000	30/09/2023 RM'000	
Revenue			
Property Development	1,155,288	919,418	25.7
Property Investment	733,853	642,096	14.3
Construction	1,364,321	1,156,046	18.0
Trading and Manufacturing	781,058	694,532	12.5
Quarry	357,397	321,490	11.2
Others	635,920	537,463	18.3
	<u>5,027,837</u>	<u>4,271,045</u>	17.7

B1 Review of Performance (contd.)

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

For 9 months period (contd.)

	For 9 months period ended		Increase/ (Decrease) %
	30/09/2024 RM'000	30/09/2023 RM'000	
Profit before tax			
Property Development	294,057	142,560	106.3
Property Investment	231,799	156,287	48.3
Construction	164,569	135,140	21.8
Healthcare*	149,166	110,999	34.4
Trading and Manufacturing	32,513	33,138	(1.9)
Quarry	34,816	18,090	92.5
Others	123,475	46,634	164.8
	<u>1,030,395</u>	<u>642,848</u>	60.3

* 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 RM5,027.8 million and profit before tax of RM1,030.4 million for the current 9 months period ended 30 September 2024, compared to revenue of RM4,271.0 million and profit before tax of RM642.8 million in the corresponding 9 months period ended 30 September 2023, representing an increase in revenue of 17.7% and profit before tax of 60.3%. Revenue was higher in the current period due to stronger contributions from all business segments. The higher profit before tax in the current period was underpinned by improved operating performance across most business segments, except for the trading and manufacturing segment, and recognition of a fair value gain of RM62.4 million from the redemption of an investment, as well as a share of fair value gain of RM27.0 million from newly acquired investment properties of an associate company of the Group.

The property development segment reported revenue of RM1,155.3 million and profit before tax of RM294.1 million for the current 9 months period ended 30 September 2024, compared to revenue of RM919.4 million and profit before tax of RM142.6 million in the corresponding 9 months period ended 30 September 2023, representing an increase in revenue of 25.7% and profit before tax of 106.3%. Revenue in the current period was higher mainly due to increased sales and progress billings from new and on-going local property development projects. As a result, higher profit before tax for local property development projects was reported, coupled with the recognition of development profits of RM124.0 million from one of the Group's Singapore property development projects upon its completion and handover in the third quarter of 2024, which had previously been deferred due to the adoption of MFRS 15.

The property investment segment reported revenue of RM733.9 million and profit before tax of RM231.8 million for the current 9 months period ended 30 September 2024, compared to revenue of RM642.1 million and profit before tax of RM156.3 million in the corresponding 9 months period ended 30 September 2023, representing an increase in revenue of 14.3% and profit before tax of 48.3%. The better financial performance in the current period was attributed to stronger operational performance across most sub-segments. This included increased visitorships at theme parks, higher occupancy rates at the Group's hotels, and higher revenue from property investment assets. As a result, a higher profit before tax was recorded. Profit before tax for the current period included a share of fair value gain of RM27.0 million from its associate company, Sunway REIT's newly acquired investment properties.

The construction segment recorded revenue of RM1,364.3 million and profit before tax of RM164.6 million for the current 9 months period ended 30 September 2024, compared to revenue of RM1,156.0 million and profit before tax of RM135.1 million in the corresponding 9 months period ended 30 September 2023, representing an increase in revenue of 18.0% and profit before tax of 21.8%. The financial performance in the current period was better mainly due to the accelerated progress in data centre projects.

The healthcare segment reported a share of net profit of RM149.2 million in the current 9 months period ended 30 September 2024, compared to RM111.0 million in the corresponding 9 months period ended 30 September 2023, representing an increase of 34.4%. The financial performance in the current period was higher mainly due to stronger operational results from its three operating hospitals, attributed to the increase in licensed bed from SMC Penang and better census performance compared to corresponding period. This was partially offset by higher operating expenses due to increased business activities, and higher depreciation and finance costs arising from increased capital expenditure.

The trading and manufacturing segment recorded revenue of RM781.1 million and profit before tax of RM32.5 million for the current 9 months period ended 30 September 2024, compared to revenue of RM694.5 million and profit before tax of RM33.1 million in the corresponding 9 months period ended 30 September 2023, representing an increase in revenue of 12.5% and a decrease in profit before tax of 1.9%. Revenue was higher in the current period mainly driven by stronger contribution from domestic markets. However, profit before tax decreased marginally due to lower contribution from overseas operations.

The quarry segment reported revenue of RM357.4 million and profit before tax of RM34.8 million for the current 9 months period ended 30 September 2024, compared to revenue of RM321.5 million and profit before tax of RM18.1 million in the corresponding 9 months period ended 30 September 2023, representing an increase in revenue of 11.2% and profit before tax of 92.5%. The higher revenue and profit before tax were mainly attributable to higher sales volumes and average selling prices of aggregates and premix, driven by increased demand from projects, coupled with better profit margins.

The others segment recorded revenue of RM635.9 million and profit before tax of RM123.5 million for the current 9 months period ended 30 September 2024, compared to revenue of RM537.5 million and profit before tax of RM46.6 million in the corresponding 9 months period ended 30 September 2023, representing an increase in revenue of 18.3% and profit before tax of 164.8%. The better financial performance in the current period was primarily contributed by stronger operational performance across most sub-segments, along with a fair value gain of RM62.4 million from the redemption of an investment which the Group had invested in.

B2 Material Changes in the Quarterly Results

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

	Quarter ended		Increase/ (Decrease) %
	30/09/2024 RM'000	30/06/2024 RM'000	
Revenue			
Property Development	495,684	371,863	33.3
Property Investment	271,729	230,974	17.6
Construction	610,711	381,146	60.2
Trading and Manufacturing	284,492	255,212	11.5
Quarry	140,612	111,942	25.6
Others	225,735	228,783	(1.3)
	<u>2,028,963</u>	<u>1,579,920</u>	28.4
Profit before tax			
Property Development	185,137	70,124	164.0
Property Investment	76,211	86,168	(11.6)
Construction	69,771	52,447	33.0
Healthcare*	63,031	49,332	27.8
Trading and Manufacturing	13,081	10,452	25.2
Quarry	12,510	11,197	11.7
Others	42,920	61,323	(30.0)
	<u>462,661</u>	<u>341,043</u>	35.7

* 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 RM2,029.0 million and profit before tax of RM462.7 million for the current quarter compared to revenue of RM1,579.9 million and profit before tax of RM341.0 million in the preceding quarter, representing an increase in revenue of 28.4% and profit before tax of 35.7%. Revenue was higher in the current quarter mainly due to stronger contributions from most business segments except for others segment. Most business segments recorded higher profit before tax in the current quarter except for property investment and the others segment.

The property development segment reported revenue of RM495.7 million and profit before tax of RM185.1 million for the current quarter compared to revenue of RM371.9 million and profit before tax of RM70.1 million in the preceding quarter, representing an increase in revenue of 33.3% and profit before tax of 164.0%. Revenue in the current quarter was higher mainly due to higher sales and progress billings from on-going local property development projects. The increase in profit before tax was primarily due to full recognition of the development profits amounted RM124.0 million from one of the Group's Singapore property development projects.

The property investment segment reported revenue of RM271.7 million and profit before tax of RM76.2 million for the current quarter compared to revenue of RM231.0 million and profit before tax of RM86.2 million in the preceding quarter, representing an increase in revenue of 17.6% and a decrease in profit before tax of 11.6%. Revenue in the current quarter was higher mainly due to stronger performance across most sub-segments, mainly driven by higher visitorships at the theme parks as well as increased occupancy rates and average room rates at the Group's hotels. However, profit before tax in the current quarter was lower mainly due to non-recurrence of share of fair value gain of RM27.0 million from Sunway REIT's newly acquired investment properties which was recorded in the preceding quarter.

The construction segment recorded revenue of RM610.7 million and profit before tax of RM69.8 million for the current quarter compared to revenue of RM381.1 million and profit before tax of RM52.4 million in the preceding quarter, representing an increase in revenue of 60.2% and profit before tax of 33.0%. The higher revenue and profit before tax in the current quarter were mainly attributable to accelerated progress in data centre and other newer projects.

The healthcare segment reported a share of net profit of RM63.0 million in the current quarter compared to the share of net profit of RM49.3 million in the preceding quarter, representing an increase of 27.8%. The improved financial performance in the current quarter was driven by better overall census performance across all three operating hospitals.

The trading and manufacturing segment recorded revenue of RM284.5 million and profit before tax of RM13.1 million for the current quarter compared to revenue of RM255.2 million and profit before tax of RM10.5 million in the preceding quarter, representing an increase in revenue of 11.5% and profit before tax of 25.2%. The segment's financial performance in the current quarter improved due to increased demand in both overseas and domestic markets, which resulted in higher sales, coupled with improved profit margins.

The quarry segment reported revenue of RM140.6 million and profit before tax of RM12.5 million for the current quarter compared to revenue of RM111.9 million and profit before tax of RM11.2 million in the preceding quarter, representing an increase in revenue of 25.6% and profit before tax of 11.7%. The improved performance in the current quarter was attributed to increased demand from local council and highway projects, which resulted in higher sales volumes and average selling prices for both aggregates and premix.

The others segment recorded revenue of RM225.7 million and profit before tax of RM42.9 million for the current quarter compared to revenue of RM228.8 million and profit before tax of RM61.3 million in the preceding quarter, representing a decrease in revenue of 1.3% and profit before tax of 30.0%. The financial performance in the current quarter was lower due to lower contribution from the community pharmacy business, partly mitigated by the improved performance from other businesses. It should be noted that profit before tax in the preceding quarter recorded a fair value gain of RM62.4 million from the redemption of an investment which the Group had invested in.

B3 Prospects

The Malaysian economy expanded by 5.3% in the third quarter of 2024 (1H 2024: 5.1%), driven by strong investment activity and higher exports. Bank Negara Malaysia raised the economic growth projection for 2024 to a range of 4.8% to 5.3%, up from 4.0% to 5.0%. The stronger economic growth is expected to be underpinned by a resilient external sector and robust domestic demand. Inflation moderated to 1.8% in the first nine months of 2024 (9M 2023: 2.8%). Bank Negara Malaysia maintained the Overnight Policy Rate ("OPR") at 3.00% as the monetary policy continues to support economic growth.

The Group's healthcare segment continues to increase the bed capacity at its three operating hospitals. Sunway Medical Centre Penang added 82 licensed beds, bringing its total licensed beds to 287, and Sunway Healthcare Group ("SHG")'s total licensed beds to 1,240 as at 30 September 2024. With the planned opening of Sunway Medical Centre Damansara in December 2024 and Sunway Medical Centre Ipoh in Q1 2025, SHG's portfolio will expand to 5 hospitals and its total bed capacity to approximately 2,500. The private healthcare sector is poised for sustained growth on the back of increasing ageing population, non-communicable diseases and medical tourism. The Group's healthcare segment is well-positioned to ride on the growth momentum.

The Group's property development segment continues to strategically replenish its landbank in Malaysia and Singapore. In October 2024, the Group signed a sale and purchase agreement ("SPA") to acquire a parcel of 17.58-acre prime freehold land located at Taman Taynton, Kuala Lumpur. Situated adjacent to the Group's existing Sunway Alishan residential development, the land is earmarked for mixed-use development with a potential gross development value of RM3.2 billion. In the Southern region, the Group is optimistic of the prospect of Sunway City Iskandar Puteri ("SCIP"). Following a full take-up rate for its Sunway Aviana development, SCIP launched its maiden freehold residential project Sunway Maple Residence Phase 1 in September 2024.

In Singapore, the Group's joint venture entity, between Sunway Development and Hoi Hup Realty, was awarded a mixed commercial and residential development site of 5.8 acres located at Tampines Street 94, Singapore. This marks the Group's second successful land tender acquisition in Singapore this year. The Group launched Novo Place, a 504-unit executive condominium nestled in Plantation Close, Tengah, in November 2024. Subsequent to the Novo Place launch, the Group plans to launch its second executive condominium development in Tengah in 2025.

The National 2025 Budget reinforced the government's commitment on key developments such as the Penang LRT project, Penang International Airport expansion project and Johor-Singapore RTS Link. The Group's construction segment achieved a new order book replenishment of RM4.028 billion to date, backed by a solid outstanding order book of RM7.1 billion. The segment is currently constructing five data centres for four multinational corporations whilst actively pursuing more opportunities in the Advanced Technology Facilities ("ATF") space.

Barring any unforeseen circumstances, the Board is confident of the Group's performance for the financial year, given the better performance expected from all segments.

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	
	30/09/2024 RM'000	30/09/2023 RM'000	30/09/2024 RM'000	30/09/2023 RM'000
Current taxation	(42,226)	(53,397)	(131,842)	(143,986)
(Under)/Over provision of tax in prior years	(9,139)	3,475	(2,669)	4,912
Deferred taxation	(2,819)	9,382	(4)	34,473
	(54,184)	(40,540)	(134,515)	(104,601)

[THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

B6 Profit before Taxation

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

	Current Quarter Ended 30/09/2024 RM'000	Cumulative Year To Date 30/09/2024 RM'000
Depreciation and amortisation	(37,189)	(105,785)
Net reversal/(provision) of impairment for financial assets & contract assets:		
- Trade receivables	7,522	5,653
- Other receivables	(9,983)	(25,130)
- Amounts due from joint ventures	(943)	(972)
- Contract assets	8	82
Net reversal/(provision) of impairment for:		
- Investment in an associate	28	(1,533)
- Other investment	64	(3,892)
- Inventories	(847)	(1,717)
Write off:		
- Trade receivables	(20)	(56)
- Other receivables	(117)	(126)
- Inventories	(39)	(95)
- Property, plant and equipment	(1,288)	(1,349)
- Intangible assets	-	(614)
Net gain on disposal of:		
- Property, plant and equipment	4,409	4,583
- An associate	2,248	2,248
- A joint venture	20,442	20,442
Net foreign exchange (loss)/gain:		
- Others	(4,433)	(1,912)
- Unrealised for hedged items	182,781	131,239
Cash flow hedge reserve recycled to profit or loss	(182,781)	(131,239)
Fair value gain on redemption of perpetual notes issued by an associate	-	62,371
Net gain/(loss) on derivatives	3,373	(246)
Net gain on financial guarantee contracts	5,459	6,216

B7 Status of Corporate Proposal Announced

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

Investment by Greenwood Capital Pte. Ltd. ("Greenwood"), an indirect wholly-owned subsidiary of GIC (Ventures) Pte. Ltd., in Sunway Healthcare Holdings Sdn. Bhd. ("Sunway Healthcare"), a former wholly-owned subsidiary of Sunway City Sdn. Bhd. ("SunCity") which in turn was a wholly-owned subsidiary of the Group, for a total consideration of RM750 million in cash

On 23 June 2021, Sunway Berhad, SunCity, Sunway Healthcare and Greenwood entered into a Share Subscription Agreement ("SSA") for the subscription of 100,000,000 ordinary shares in Sunway Healthcare, 10,000,000 irredeemable convertible preference shares in Sunway Healthcare ("ICPS") and 1 cumulative irredeemable dividend convertible preference share in Sunway Healthcare (collectively, "Subscription Shares") by Greenwood for a total subscription consideration of RM750 million in cash ("Subscription Amount").

The Subscription Amount will be paid over five (5) tranches subject to the satisfaction of the closing conditions of the respective tranches in accordance with the SSA as follows:

- (i) RM34 upon the Initial Closing;
- (ii) the 1st tranche of RM199,999,994 on the later of the date falling 6 months after the date of the SSA and the date of the Initial Closing ("1st Closing");
- (iii) the 2nd tranche of RM100,000,000 on the date falling 18 months after the date of the SSA ("2nd Closing");
- (iv) the 3rd tranche of RM168,000,000 on the date falling 18 months after the date of the 2nd Closing ("3rd Closing"); and
- (v) the 4th tranche of RM281,999,972 on the date falling 6 months after the date of the 3rd Closing ("4th Closing").

The Group had fulfilled the initial closing conditions on 23 December 2021 as stipulated in the SSA resulting in Greenwood becoming a shareholder of Sunway Healthcare.

Sunway Berhad, SunCity, Sunway Healthcare and Greenwood (collectively, "Parties") have on 23 December 2021 signed a supplemental letter to the SSA ("SSA Supplemental Letter") to vary, among others, the date of the 1st Closing. Pursuant to the SSA Supplemental Letter, the Parties agreed that the 1st Closing has been amended from the later of the date falling six (6) months after the date of the SSA or the Initial Closing Date to the date falling nine (9) months after the date of the SSA. Accordingly, 1st Closing conditions have been fulfilled and that 1st Closing had occurred on 23 March 2022 with Greenwood having paid the 1st tranche of the Subscription Amount of RM199,999,994 to Sunway Healthcare.

In addition, the Parties have also signed a Shareholders' Agreement to regulate their relationship as shareholders of Sunway Healthcare. The 2nd and 3rd Closing in accordance with the SSA have taken place on 23 December 2022 and 24 June 2024 respectively.

The 4th Closing of the abovementioned Subscription Amount is expected to take place in December 2024.

B8 Group Borrowings and Debt Securities

The Group borrowings as at 30 September 2024 are as follows:

	Current RM'000	Non-current RM'000	Total RM'000
Secured borrowings			
<u>Islamic:</u>			
Term loans	53,698	401,751	455,449
Bankers' acceptances	6,400	-	6,400
Revolving credit	1,500	-	1,500
Medium term notes	765,000	1,681,500	2,446,500
	826,598	2,083,251	2,909,849
<u>Conventional:</u>			
Bank overdrafts	57,878	-	57,878
Term loans	991,557	901,104	1,892,661
Revolving credits	1,028,013	233,039	1,261,052
Medium term notes	-	500,000	500,000
Bankers' acceptances	974	-	974
Hire purchase	801	1,536	2,337
	2,079,223	1,635,679	3,714,902
Total secured borrowings	2,905,821	3,718,930	6,624,751
Unsecured borrowings			
<u>Islamic:</u>			
Revolving credits	135,812	-	135,812
Medium term notes	-	900,000	900,000
Bankers' acceptances	31,072	-	31,072
Commercial papers	875,000	-	875,000
Bills discounting	29,500	-	29,500
	1,071,384	900,000	1,971,384
<u>Conventional:</u>			
Term loans	514,128	-	514,128
Revolving credits	707,827	-	707,827
Medium term notes	-	320,000	320,000
Bankers' acceptances	227,363	-	227,363
Bills discounting	179,722	-	179,722
	1,629,040	320,000	1,949,040
Total unsecured borrowings	2,700,424	1,220,000	3,920,424
Total borrowings	5,606,245	4,938,930	10,545,175
Islamic borrowings	1,897,982	2,983,251	4,881,233
Conventional borrowings	3,708,263	1,955,679	5,663,942
Total borrowings	5,606,245	4,938,930	10,545,175

Included in the Group borrowings as at 30 September 2024 are amounts denominated in foreign currency as follows:

	Foreign currency		RM'000		Total
	Current	Non-current	Current	Non-current	
Secured					
US Dollar (USD'000) *					
- Term loans	23,647	127,884	97,259	525,987	623,246
- Revolving credits	55,564	53,936	228,536	221,838	450,374
Singapore Dollar (SGD'000) **					
- Term loans	70,870	22,193	227,848	71,351	299,199
- Revolving credits	36,000	-	115,740	-	115,740
Chinese Renminbi (RMB'000) *					
- Term loan	-	150,000	-	88,035	88,035
Australian Dollar (AUD'000) **					
- Revolving credit	-	300	-	856	856
- Term loan	-	6,700	-	19,108	19,108
Pound Sterling (GBP'000) **					
- Term loans	24,000	47,380	132,216	261,015	393,231
Indian Rupee (INR'000) **					
- Term loans	7,415,552	-	364,104	-	364,104

B8 Group Borrowings and Debt Securities (contd.)

Included in the Group borrowings as at 30 September 2024 are amounts denominated in foreign currency as follows: (contd.)

	Foreign currency		RM'000		
	Current	Non-current	Current	Non-current	Total
Unsecured					
US Dollar (USD'000) *					
- Revolving credits	50,000	-	205,650	-	205,650
Singapore Dollar (SGD'000) **					
- Revolving credits	100,000	-	321,500	-	321,500
Chinese Renminbi (RMB'000) *					
- Revolving credits	307,850	-	180,677	-	180,677
Australian Dollar (AUD'000) **					
- Bankers' acceptances	980	-	2,795	-	2,795
			1,876,325	1,188,190	3,064,515

The Group borrowings as at 30 September 2023 were as follows:

	Current RM'000	Non-current RM'000	Total RM'000
Secured borrowings			
<u>Islamic:</u>			
Term loans	51,709	151,328	203,037
Medium term notes	1,230,000	1,159,000	2,389,000
Bankers' acceptance	5,700	-	5,700
	1,287,409	1,310,328	2,597,737
<u>Conventional:</u>			
Bank overdrafts	49,611	-	49,611
Term loans	279,717	1,607,458	1,887,175
Revolving credits	1,268,783	5,850	1,274,633
Medium term notes	-	500,000	500,000
Hire purchase	110	2	112
	1,598,221	2,113,310	3,711,531
Total secured borrowings	2,885,630	3,423,638	6,309,268
Unsecured borrowings			
<u>Islamic:</u>			
Revolving credits	48,000	-	48,000
Medium term notes	200,000	-	200,000
Commercial papers	720,000	-	720,000
	968,000	-	968,000
<u>Conventional:</u>			
Term loans	600,195	206,562	806,757
Revolving credits	808,483	-	808,483
Medium term notes	-	320,000	320,000
Bankers' acceptances	276,151	-	276,151
Bills discounting	121,402	-	121,402
	1,806,231	526,562	2,332,793
Total unsecured borrowings	2,774,231	526,562	3,300,793
Total borrowings	5,659,861	3,950,200	9,610,061
Islamic borrowings	2,255,409	1,310,328	3,565,737
Conventional borrowings	3,404,452	2,639,872	6,044,324
Total borrowings	5,659,861	3,950,200	9,610,061
Perpetual sukuk	-	600,000	600,000
Total borrowings and perpetual sukuk	5,659,861	4,550,200	10,210,061

B8 Group Borrowings and Debt Securities (contd.)

Included in the Group borrowings as at 30 September 2023 were amounts denominated in foreign currency as follows:

	Foreign currency		RM'000		
	Current	Non-current	Current	Non-current	Total
Secured					
US Dollar (USD'000) #					
- Term loans	30,200	140,444	141,969	660,227	802,196
- Revolving credits	52,500	-	246,803	-	246,803
Singapore Dollar (SGD'000) **					
- Term loans	9,574	33,063	32,959	113,828	146,787
- Revolving credits	6,300	-	21,689	-	21,689
Australian Dollar (AUD'000) #					
- Revolving credits	83,996	-	254,022	-	254,022
- Term loans	-	6,700	-	20,262	20,262
Pound Sterling (GBP'000) **					
- Term loans	24,000	47,327	137,748	271,634	409,382
Indian Rupee (INR'000) **					
- Term loans	-	6,747,904	-	381,257	381,257
Unsecured					
US Dollar (USD'000) *					
- Revolving credits	50,000	-	235,050	-	235,050
Singapore Dollar (SGD'000) **					
- Term loans	25,000	60,000	86,068	206,562	292,630
- Revolving credits	118,000	-	406,239	-	406,239
Chinese Renminbi (RMB'000) #					
- Revolving credits	259,376	-	167,194	-	167,194
			1,729,741	1,653,770	3,383,511

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 contracts.

Overall, the total borrowings (excluding perpetual sukuk) of the Group has increased by RM0.94 billion, from RM9.61 billion as at 30 September 2023 to RM10.55 billion as at 30 September 2024.

The weighted average interest rate of borrowings as at 30 September 2024 is 4.47%. 44% of the Group's borrowings are fixed rate instruments, whereas 56% are floating rate instruments.

Out of the total borrowings of RM10.55 billion, RM3.06 billion (Current: RM1.87 billion; Non-current: RM1.19 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 4.587 and CNY borrowings is 0.615.

B9 Financial Instruments - Derivatives and Financial Guarantee Contracts

(a) The Group derivatives as at 30 September 2024 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	(234)	(18)	-
- 1 year to 2 years	33,210	(166)	(178)	-
Foreign currency forward contracts				
- Less than 1 year	47,298	(839)	(857)	(1,970)
Cross currency swap contracts				
- Less than 1 year	800,995	(62,540)	-	5,010
- 1 year to 5 years	800,215	(79,053)	-	(2,202)
- More than 5 years	48,371	(6,049)	-	633
Derivative liabilities on exit clauses in relation to the partial divestment of Sunway Healthcare Group	-	(212,994)	10,874	-
Put option	91,350	(68,653)	(10,067)	-
Total derivatives		(430,528)	(246)	1,471

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 Swap Offer Rate ("SOR") per annum and paid fixed rate of interest of 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 September 2024 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	5,057	(3)	4
Guarantees given to financial institutions in respect of credit facilities obtained by joint ventures	3,083,825	(26,367)	6,212
Total financial guarantee contracts		(26,370)	6,216

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:

	30/09/2024 RM'000	31/12/2023 RM'000
Current	2,600,876	1,984,323
1 to 30 days past due	186,049	228,003
31 to 60 days past due	122,821	125,485
61 to 90 days past due	90,252	92,528
91 to 120 days past due	38,363	28,707
More than 120 days past due	180,866	241,102
	<u>618,351</u>	<u>715,825</u>
Gross trade receivables	3,219,227	2,700,148
Impaired	(121,883)	(129,282)
Total trade receivables	3,097,344	2,570,866
Other receivables	553,347	564,841
Amounts due from associates	35,102	40,021
Amounts due from joint ventures	1,435,819	1,312,286
Total receivables	<u>5,121,612</u>	<u>4,488,014</u>
Non-current receivables	1,826,803	1,692,582
Current receivables	3,294,809	2,795,432
Total receivables	<u>5,121,612</u>	<u>4,488,014</u>

B11 Changes in Material Litigation

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

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

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

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

The Statement of Claim was raised in respect of various claims and the total amount claimed is Rs.891.5 million (approximately equivalent to RM43.8 million) in addition to interest and cost.

In the counterclaim, SunCon is seeking for Rs.781.4 million (approximately equivalent to RM38.4 million) for inter alia, additional costs incurred by SunCon to complete the works, recovery of mobilisation advance and interest charges, loss of reputation and loss of profits.

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

B11 Changes in Material Litigation (contd.)

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

(a) (contd.)

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 RM6.3 million).

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

On 10 February 2020, the Honorable Court has directed SunCon to deposit, on a without prejudice basis, the decretal amount with interest with the Registrar General of the High Court of Delhi. SunCon has deposited Rs.135.7 million (approximately equivalent to RM6.7 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 RM3.3 million) on the basis of a corporate guarantee to be furnished by Srei Infrastructure Finance Ltd. The balance is 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. 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 hearing originally set for 14 May 2024, has been postponed to 27 September 2024. The next hearing date is listed for 23 January 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 10 February 2025, 12 February 2025, 13 February 2025 and 24 February 2025, 9 June 2025 to 13 June 2025, 6 October 2025 and 7 October 2025, 17 November 2025 to 20 November 2025, 6 April 2026 to 9 April 2026, 27 April 2026 and 28 April 2026, 4 May 2026 to 7 May 2026 and 22 June 2026 to 25 June 2026. The matter is currently fixed for case management on 10 January 2025.

B12 Dividend

Other than the dividends paid as disclosed in note A7, no dividend has been proposed by the Board of Directors for the financial period ended 30 September 2024.

B13 Earnings per share

The calculation of the earnings per share for the Group is based on profit after taxation 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 30/09/2024 RM'000	Preceding Year Corresponding Quarter 30/09/2023 RM'000	Current Year To Date 30/09/2024 RM'000	Preceding Year Corresponding Period 30/09/2023 RM'000
<u>Basic earnings per share</u>				
Profit attributable to owners of the Company	376,076	180,300	818,775	471,873
Less: Preferential dividends on ICPS	(25,667)	(25,667)	(51,333)	(51,333)
	350,409	154,633	767,442	420,540
Weighted average number of ordinary shares ('000)	6,632,680	5,932,425	6,562,194	5,901,921
Earnings per share (Basic) (sen) ⁽¹⁾	5.28	2.61	11.69	7.13
<u>Diluted earnings per share</u>				
Profit attributable to owners of the Company	376,076	180,300	818,775	471,873
Less: Preferential dividends on ICPS	(25,667)	(25,667)	(51,333)	(51,333)
	350,409	154,633	767,442	420,540
Weighted average number of ordinary shares ('000)	6,659,595	6,097,960	6,613,510	6,033,393
Earnings per share (Diluted) (sen) ⁽¹⁾	5.26	2.51	11.60	6.97

⁽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